



“Resurrecting a Community Through the Built Environment”

Hudson Road/Mounds Theatre Adaptive-Re-Use

North Dakota State University
Architecture Design Thesis
Timothy Wellner
May 11, 2006

“Resurrecting a Community Through the Built Environment”

Hudson Road/Mounds Theatre Adaptive-Re-Use

A Design Thesis Submitted to the
Department of Architecture and Landscape Architecture of
North Dakota State University

By

Timothy Wellner

In Partial Fulfillment of the Requirements for the
Degree of Bachelor of Architecture

Primary Thesis Critic/**Stephen Wischer**

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Fargo, North Dakota



TABLE OF CONTENTS

PROPOSAL	page
Abstract.....	3
Statement of Intent.....	4
Narrative.....	6
User/Client Description.....	7
Major Project Elements.....	7
Site Information Macro.....	8-16
Site Information Micro.....	17-19
Project Emphasis.....	20
Plan for Proceeding.....	20
Design Method.....	20-21
Documentation of Design Process.....	21
Schedule of Work.....	22
Previous Studio Experience.....	23
 PROGRAM	
Theoretical Premise Research.....	25-32
Phenomenology, Functionalism, UrbanTheory	
Potential Design Metaphors.....	33
Case Studies.....	35-52
Programmatic Requirements.....	53
Project Goals.....	54-55
Site Analysis.....	56-59
 Process Documentation.....	61
Project Solution Documentation.....	62-67
Personal Identification.....	69
Reference List.....	71



STATEMENT OF INTENT
PROPOSAL
PROGRAM
CASE STUDIES
PROCESS DOC
PROCESS SOLUTION DOC
PERSONAL ID
REFERENCE





ABSTRACT

The design I am proposing will be an adaptive re-use project at the Mounds Theatre in Dayton's Bluff, St. Paul, Minnesota. The thesis project will examine how rejuvenation of existing buildings and urban renewal can recover and sustain the history of a place while providing a new use.

Attempt at the rejuvenation

The Mounds Theatre was renovated to accommodate the culture of the community but the way it was proposed was meaningless. As opposed to its intention in the 1920's which had the purpose to unite a community, the remodeling that took place in early 2000 was based mainly on an economic plan. Much of the history of the building and its context was lost. The brick walls were painted gray and the façade of old was hidden. The thesis project I am proposing will encompass a rejuvenation of this area and will attempt to provide a meaningful expression to complement the history and to bond the area of arts and architecture thus establishing a poetic quality.



PROJECT TYPOLOGY

The design being proposed is an adaptive re-use project at Hudson Rd & Earl St located in Dayton's Bluff, St. Paul, Minnesota.

THEORETICAL PREMISE

The thesis will examine how adaptive re-use of existing buildings can recover and sustain the history of a place while providing a new use. The understanding of a well-done theatre resurrection is one that encompasses the history of the site, an understanding to which the function of the building will serve for its user, and using the building to help link a community that has been separating.

PROJECT JUSTIFICATION

Community organizations like the Portage for Youth require more space to operate and this historical building can be adapted to house the added space. This project will address the need for re-establishing a relinquished building and entire block, while also helping an important segment of society.

The deciding factor for the selection of this project was the Portage for Youth located in the Mounds Theatre. This non-profit organization's goal is to respond to the unmet needs of youth and their families on St. Paul's East Side. The organization was started by Raeann Ruth a women who had a troubled past like many of the girls the Portage tries to nurture. The purpose of the organization is to instill a quality in the community mainly discouraging youth from criminal activity, alcohol/drug use, teen pregnancy and many other unsafe acts.



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PROPOSAL
PROGRAM
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NARRATIVE:

Dayton's Bluff has always been a community of culture, history and social diversity. In the 1880's the newly established neighborhood transformed into a great place of wealth, largely in the riches of the residents and of an equal importance the views from the bluffs. With the southern portion occupied by wealthy immigrants the north was welcomed by immigrants of lesser stature.

Based on the history and various other aspects of the district I found that I could narrow down a portion of the area that could be looked at as a project of analysis. The vicinity is located on the southern edge of Dayton's Bluff in a residential and commercial district. The history of this area runs as deep as the entire city. From 1920 through the 50's the block of Hudson Road and Earl Street was a major part of the community. Simple amenities such as a grocery store, barber shop, ethnic restaurants and a few other businesses anchored this part of town. After time however this part of town started to be neglected. Mounds Theatre, built in the 1920's, was boarded up in the early 1950's and sold as a storage facility. Other businesses soon followed. When the windows were boarded up and the doors locked a part of the history of Dayton's Bluff also was lost.

In early 2000 Mounds Theatre was renovated to accommodate a new vision for the community. In spite of this, the rest of the block stayed in the past. After studying this district for the potential it can take on, as a designer I feel that I can propose an idea to rejuvenate the part of abandonment which could "jump-start" the culture and history of a city already having it. My proposal will be to create a new urban fabric in this neighborhood keeping some of the qualities of past and introducing new qualities as well. Mounds Theatre will stay intact with an addition to this building for additional space for the community, which will also infill portions of the block missing an identity.



barge traffic on mississippi



metropolitan state university



michael and rose halter house

CLIENT/USER DESCRIPTION:

Client:

Mounds Theatre/Portage for Youth director Raeann Ruth
Residents of Dayton's Bluff

User:

The main group that will utilize this neighborhood will primarily be nearby residents especially centering on the youth. With the addition to Mounds Theatre/Portage for Youth a larger amount of citizens will be able to accommodate the space. Also, residents outside of Dayton's Bluff will travel to the site to learn the history of the area. Cultural events like art shows could bring the user of the building from distances outside of the St. Paul area too. As of now the theatre's peak usage is later in the day into the evening and weekends. On the weekends the user would primarily be groups renting the space for gatherings.

MAJOR PROJECT ELEMENTS:

This project will require several spaces that will serve the public/private sector. This list may expand as the process of the program is advanced.

- Parking garage
- Urban redevelopment (centering on commercial spaces)
- Mounds Theatre Rejuvenation
 - Meeting rooms
 - Community events room
 - Classrooms
 - Roof-top restaurant
- Site Plaza and Green Space



view on theatre facade



renovation process



completed renovation

SITE INFORMATION- MACRO:

In the mid 1850's a man originally from Vermont, Lyman Dayton, moved to the St. Paul area and bought a substantial piece of land east of St. Paul. In the early 1880's Dayton's Bluff as it would be formally called, became a district of adjacent St. Paul with many incredible views overlooking the Mississippi River. This in turn caused wealthy families to move from the inner city to the bluffs.

With an area once settled by Native Americans, there is a historical quality still present with the preservation of burial mounds located on the south edge of Dayton's Bluff.

St. Paul has usually been closely linked to its nearby districts, except Dayton's Bluff. Having a separation from the many bluffs, river, ravines, a major freeway and rail tracks, this gave the neighborhood its own "sense of place" and uniqueness.

DEMOGRAPHICS/ECONOMICS:

Dayton's Bluff Neighborhood (District 4 St. Paul)

Population

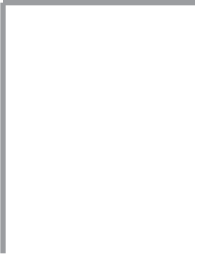
- 17,758 people
- Total population grew 15% in 1990's, compared to 5.5% growth in St. Paul as a whole.

Age profile

- The number of preschoolers (age 0-4) increased 4% to 1,665 children.
- The number of working adults (age 18-64) increased 12% to 10,1017.

Race and ethnicity

- White population decreased from 83% to 52%.
- Asian population grew from 7% to 19%.
- Black population grew from 5% to 12%.



Latino population grew from 4% to 11%
-American Indian population grew from 1% to 2%.
-4% of residents were multiracial.

Languages

-28% spoke a language other than English at home. Asian languages (18%) and Spanish (8%) were the most common.
-18% of residents did not speak English “very well.”

Housing

-The U.S. Census counted 5,715 occupied units in 2000.
-58% were owner-occupied (3,330 units) and 42% were rented (2,385 units).
-56% were built before 1940, 21% between 1940 and 1959, and 23% since 1960.
-80% homes heated with gas and 15% with electricity.
-2% of households had no phone service.
-41% of the residents in this neighborhood had lived in the same home for the last five years.

Cars and drivers

-19% of households had no vehicle, 40% had one vehicle, 29% had two, and 13% had had three or more.
-65% of workers in this neighborhood drove alone to work, 18% carpooled, 11% took public transportation, 2% walked, and 2% worked at home.
-The average one-way commute took 23.9 minutes for workers living in this neighborhood.

Education

Of those age 25 or older:

- 75% had at least a high school education
- 25% had some college or a 2-year college degree.
- 13% had a 4-year college degree or higher.
- 4% had a professional degree.

Income

- \$34,465 was the medium household income in 1999.
- Men in this neighborhood working full-time, year-round earned a medium income of \$30,645 compared to \$35,284 for women.
- 23% of households had income of \$74,000 or more.
- 33% had income of less than \$25,000.

Poverty

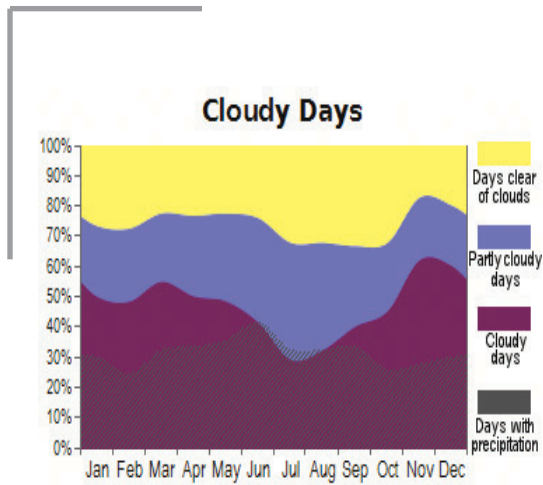
Families with income below the poverty level in this neighborhood included:

- 23% of families with children
- 23% of families with children under age 5.
- 38% of single mothers with children.
- 44% of single mothers with children under age 5.

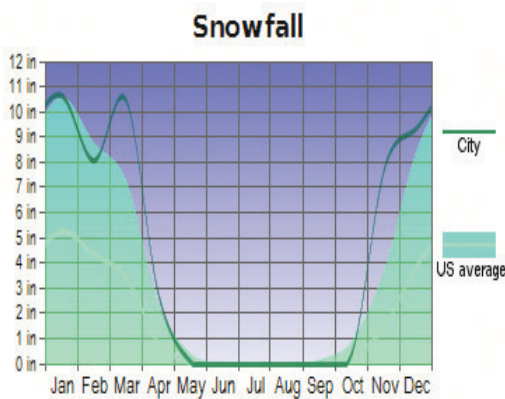
Individuals with income below the poverty level included.

- 21% of all residents in this neighborhood.
- 32% of all children under age 18.
- 14% of older adults age 65 or older

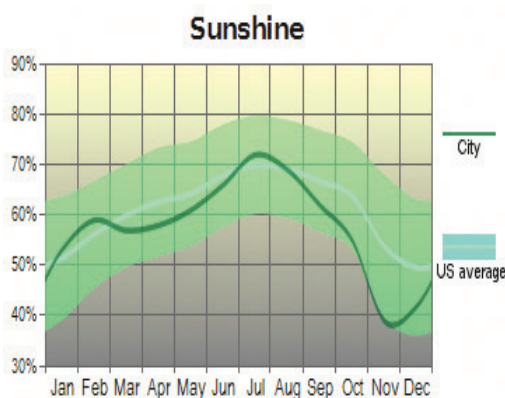
-U.S. Census, 2000



Snowfall is usually around 70 inches in the northern part of Minnesota, while the rest of the state averages 30-40 inches annually. After mid-November through April the chances of the state receiving more than 4 inches of snow at a time is very common. On average blizzards will occur about 2-4 times per year.



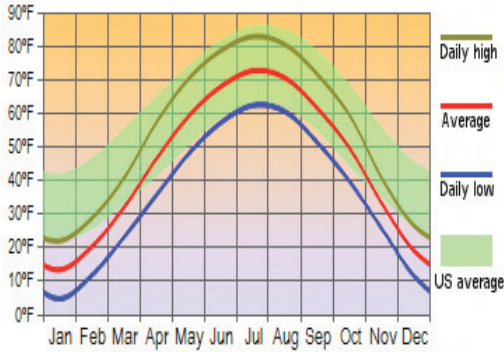
Cases of severe drought have been estimated to occur in the southern part of Minnesota one about every 10 years, eastern 1/25 and in the north 1/50 years.



Thunderstorms not tornadoes are the storms that cause the most damage to property in Minnesota. About 40 days per year is the rate for thunderstorms taking place. A majority of these will happen during the heavy rainfall months which is May through September. Freezing rain which happens rarely will occur a few times a year causing damage to utility lines and trees.

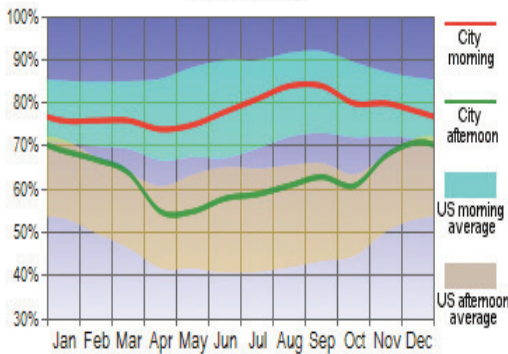
Soil will freeze in the state around the first week of December and thaw in mid April. The frost will average 3-4 feet in the south and 5-6 in the north, except in wooded areas which will cause the depth of frost to decrease.

Average Temperatures



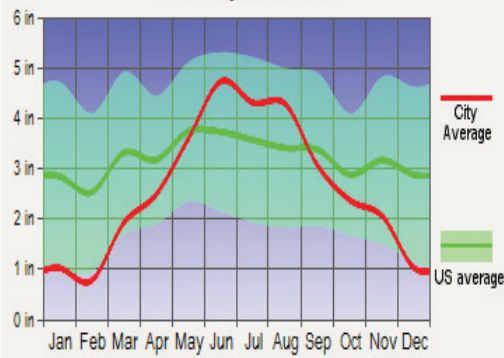
Minnesota’s climate is classified as continental type which is usually affected from varying weather conditions from the arctic regions. Occasional periods of heat exist during the summer months caused by the air movements from The Gulf of Mexico and from the Southwestern portion of the United States. The Pacific Ocean air brings milder dryer air to the area as well.

Humidity



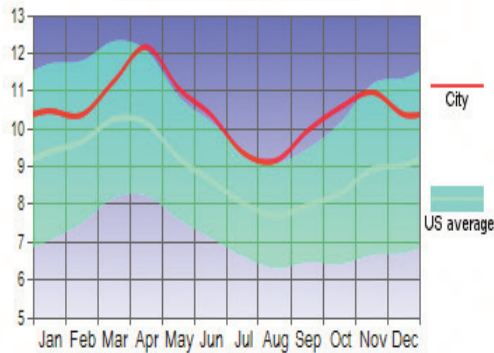
The average annual temperature will range from 36 in the north to mid 40’s in the southwest of the state. The extreme temperatures are usually minus 60 to 114 F. The average temperature in the state in the month of July is 70 F, while the average in January is around 14 F.

Precipitation



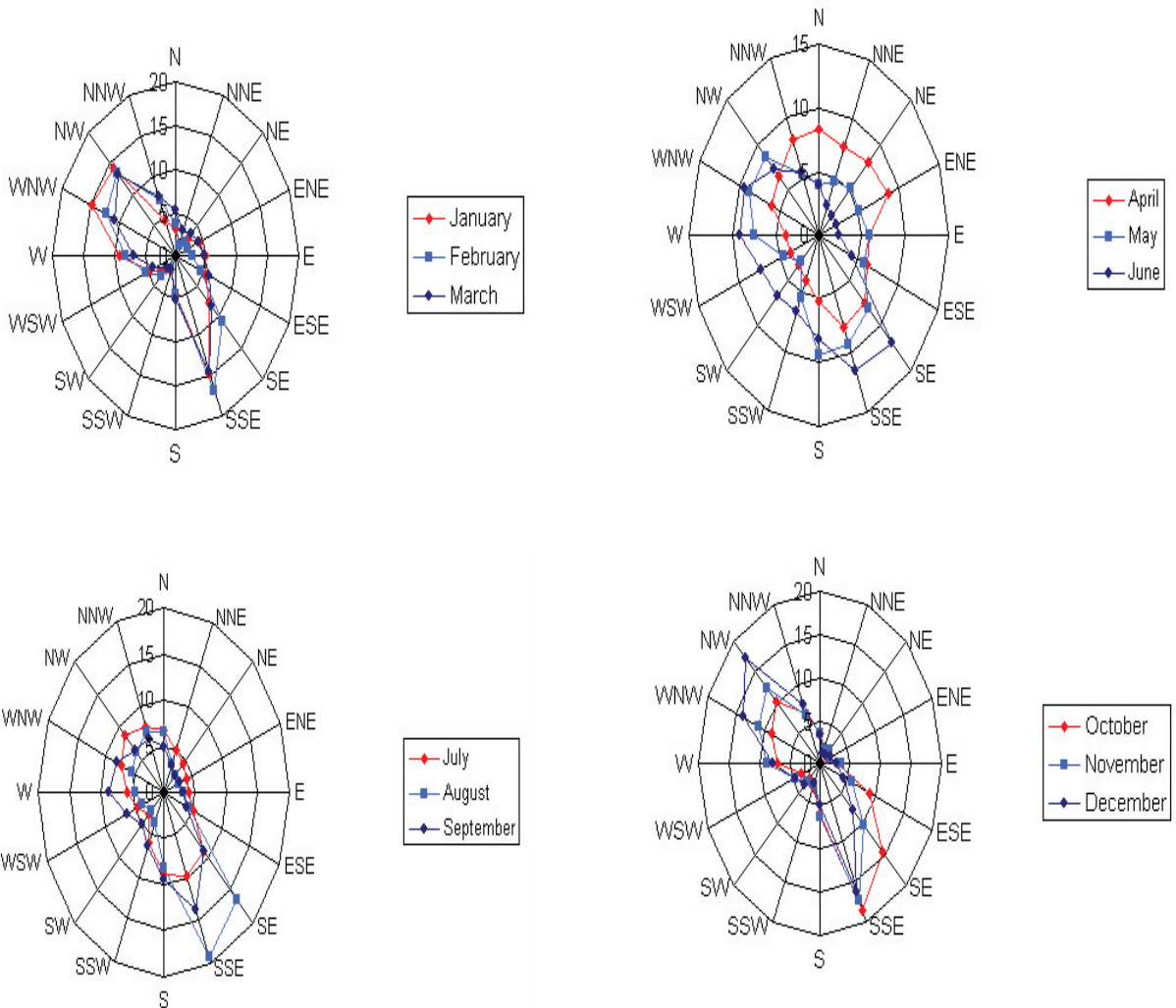
Since a substantial amount of land is used for agriculture the amount of precipitation and time frame is important. Native vegetation will grow for around 7 months and row crops will grow approximately 5 months. Two-thirds of the annual rainfall will occur during the 3 latter months of the growing season. The southeast of the state has the highest average of rainfall with 34 inches, while the average decreases to 19 once you reach the northern edge. Most locations in the state have actually had an instance of no rainfall for months.

Wind Speed (mph)



Because of the 10,000 plus lakes Minnesota has a desirable climate for summer months for outdoor activities. Warm days and cool nights attract visitors from all over the United States.

Wind Roses for St. Paul MN



PHYSICAL QUALITIES

Compared to other districts of St. Paul Dayton's Bluff is quite diverse both culturally and economically. A shift in predominately Asian population has been occurring in recent years however there is still a number of Mexican and European immigrants. With the diversity staying strong in the neighborhood there is a slight economic decline in the population.

St. Croix Moraines & Outwash Plains

Bedrock Geology

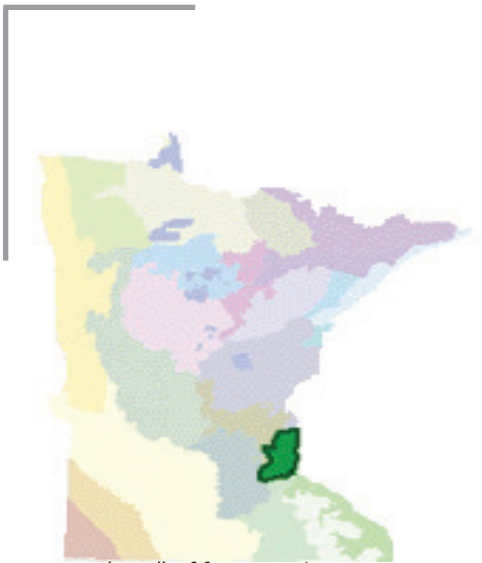
Glacial drift is usually found to be 100-200 feet thick in the section. Limestone, sandstone, and shale is exposed nearby, usually in dissected stream valleys. Precambrian bedrock can be seen along the St. Croix River (East edge of St. Paul).

Soil

The soils in this part of the state of Minnesota are mainly Alfisols (soils created below forested vegetation) and Mollisols (soils created below prairie vegetation). These soils are commonly composed of mixtures of loams, clay loams, sandy loams, and loamy sands.

Climate

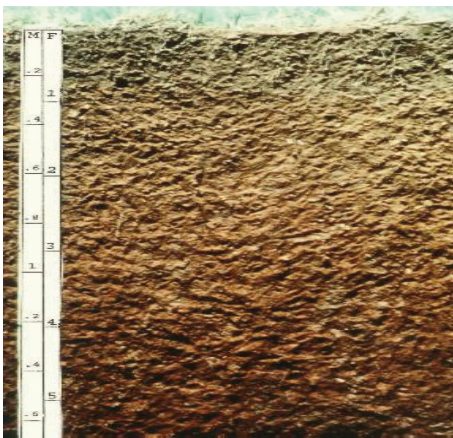
The annual precipitation rate usually varies from 28 to 31 inches of rain with the growing season precipitation around 12 to 12 inches. The growing season is usually around 146 to 156 days.



eastern broadleaf forest province



bedrock



alfisol soil



hydrology

Hydrology

With the Mississippi River running through a majority of the land the drainage is poor because of the shape. The moraines found in the northern part of the section have an undeveloped drainage network. To the east the St. Croix River flows toward the Mississippi along with the many lakes.

-

Vegetation

With the accumulation of urbanization to the St. Paul much of the former tall prairie grass was displaced. There are however portions of forest present in the eastern side of the St. Croix Moraines.



native grasses

Natural Disturbance

Fire is the most frequent disturbance that will occur. High winds and tornadoes will also take place along with the flooding of rivers and stream valleys.

Conservation Concerns

The most important issue within this area is urban development. There needs to be an equal amount of built environment with green space then linked to it. Pollution is also a concern with the Mississippi River.



conservation techniques

SITE HISTORY



mounds theatre in 1950

At the center of my redevelopment of Hudson Road is a theatre already saved from its unintended use; a storage facility. Mounds Theatre was built in 1922 and was operated until 1967, when it was bought out and then used for storage until 2001. At that time Raeann Ruth, director for the Portage for Youth, decided her current building for the non-profit organization was inadequate. Seeing the theatre as potential, she contacted the current owner George Hardenbergh and persuaded him to donate the run-down building. Through city grants and an anonymous donation the remodeling of the theatre began in late 2001. Upon completion in early 2003 Mounds Theatre has been a staple to the community housing the Portage. Children plays and various other events are experienced at the theatre, while also creating a cultural center for the dominant Asian population.



bakery in 1915

Not ending with the theatre, Hudson Road offers much more history than just this one building. Back in the 1950's the entire block had a strong commercial node. The block still today has those same buildings from that time, however many are becoming unsightly and even unused. A change to this portion of Dayton's Bluff can strengthen the entire district.



boarded up former bakery 2001



view looking east on hudson

SITE INFORMATION- MICRO:

Site Location

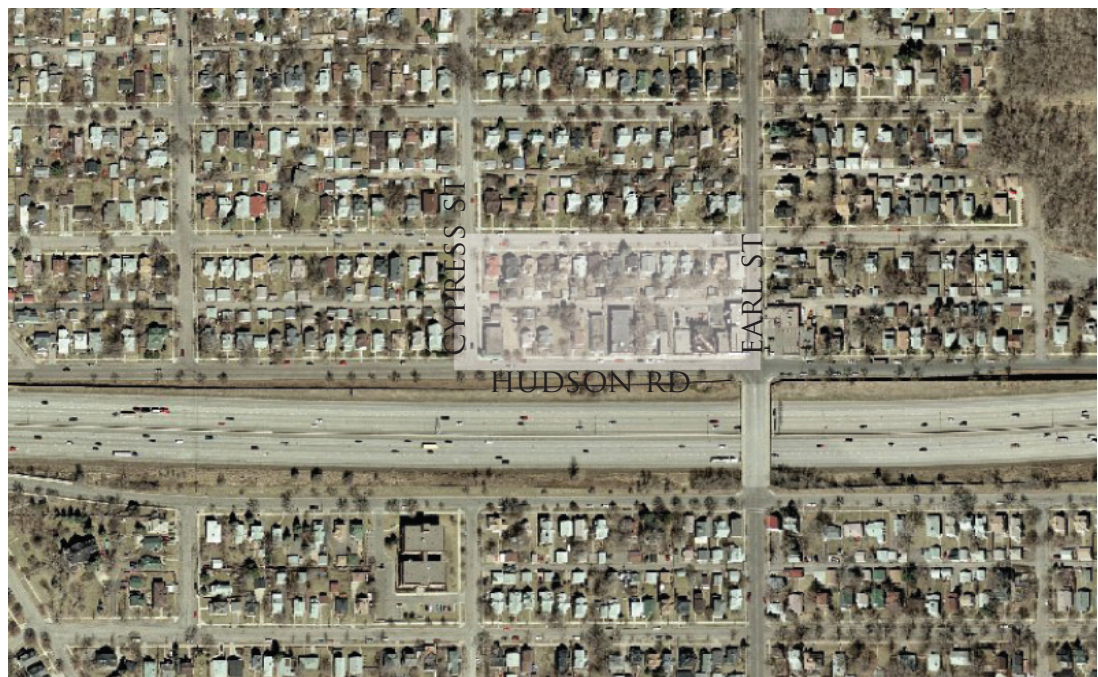
Hudson Road bordered by Cypress Street (West) and Earl Street (East)
Dayton's Bluff, St. Paul, Minnesota

Physical Size

Approximately 6.5 acres



state of minnesota with area of interest



2003 aerial view with boundaries

SITE CONTEXT



view looking at south facade



view looking directly east of theatre



view north adjacent of theatre



view showing parking on hudson rd



view looking south on hudson rd



view west showing apartments of theatre



view of intersection hudson & earl



view looking east in alley



view looking east side of theatre to lot edge



view looking west in alley



view looking west side lot edge



view looking south on bridge over I94

PROJECT EMPHASIS:

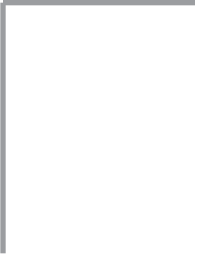
This project will encompass a deteriorating block within a community rich in history and culture. My main area of interest will be an expansion to the current Mounds Theatre adding square footage for the Portage for Youth and the community in general. The second area I will be exploring is a redevelopment of the street/buildings where the theatre is located. The end product will help an area of Dayton's Bluff exceed its intended use.

PLAN FOR PROCEEDING:

The research and analysis that I will be conducting will be guided by my theoretical premise. I will be looking at quantitative and qualitative data mainly with the existing neighborhood and the redevelopment that will be proposed. The kinds of research I will be doing relates to direct interviews with people associated with this project, mainly the director of Mounds Theatre/Portage for Youth Raeann Ruth. Also, site visits will give me a basis for which my research can get a full effect.

DESIGN METHODOLOGY:

For my design method I will be exploring a combination of graphic exploration dealing with matrixes and nets and also language based views. Of the language based I will be mainly using the idea of phenomenology. To this I will be visiting the site and get an understanding of the qualitative features of the site. A few other areas I will be researching is urban theory and functionalism which could help define the purpose for a phenomenal site. One example of a quality lacking at this site is a sense of place. There is no definition as to where this site separates from the rest of the neighborhood. From this my design exploration will begin. With my



personal previous experiences and documentation of the site and then analysis I will be able to understand the lack of quality this space includes. After this, the next step I will take will be looking at case studies with similar positive/negative qualities and studying from these examples.

DOCUMENTATION OF DESIGN PROCESS:

With the documentation process of this project I will be retaining all information I feel worthy. Sketches will be kept in a sketchbook being able to then scan these images into a digital form when felt necessary.

SCHEDULE OF WORK:

27-Oct	Turn in proposal
31-Oct	Gather additional research material
7-Nov	Interviews, case studies, data analysis
14-Nov	Compilation (advisor)
23-Nov	Program draft due
28-Nov	Work on program (advisor)
5-Dec	Program due 8th
12-Dec	Suggestions from faculty before break
19-Dec	Work on design research (advisor)
26-Dec	Work on resume/send out
2-Jan	Design research cont..
9-Jan	Design sketches
16-Jan	Schematic drawings (advisor)
23-Jan	Review work
30-Jan	Start design development
6-Feb	Cont. design development
13-Feb	Critique work(outside source) (advisor)
20-Feb	Work on changes
27-Feb	Finalize design
6-Mar	Mid-term thesis review 6th-10th
13-Mar	Final changes/start renderings (advisor)
20-Mar	Renderings
27-Mar	Renderings
3-Apr	Layout
10-Apr	Final photoshop
17-Apr	Finish...put everything together
24-Apr	Thesis due
1-May	Work on book
8-May	Work on book
11-May	Thesis book due



PREVIOUS STUDIO EXPERIENCE:

Fall 2002 (2nd Yr)

Naja Palenzula

- space planing
- form shaping

Spring 2003 (2nd Yr)

Vince Hatlen

- alley reclamation
- climate controlled sustainable environment
- branch library

Fall 2003 (3rd Yr)

Steve Martens

- clubhouse (fargo)
- boathouse (new york)

Spring 2004 (3rd Yr)

Mohamed Elnahas

- civic center (s.c.)
- und areospace

Fall 2004 (4th Yr)

Cindy Urness

- urban planning
- urban design (dayton's bluff)

Spring 2005 (4th Yr)


Don Faulkner

- high rise (san francisco)
- marvin windows

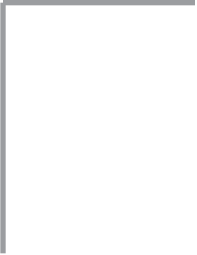
Fall 2005 (5th Yr)

Ganapathy Mahalingam

- verge of echos
- rivulets
- volumes of heat
- space visual desire
- nestling the mother



STATEMENT OF INTENT
PROPOSAL
PROGRAM
CASE STUDIES
PROCESS DOC
PROCESS SOLUTION DOC
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Conducting theoretical research will enlighten my perspectives on new ideas while providing a design tool and possible design solutions as of exploration from topics of various degrees.

“Phenomenology leads from conscious experience into conditions that help to give experience its intentionality”. From this quote I hope to create a design solution to my thesis project which interprets the ‘conscious experiences’, analyze these, then provide a solution as an exploration of qualitative data that will enable the intention of the design to be clearly visible.

Understanding the concept of phenomenology has taken many steps in the right and wrong direction for myself. Applying this consciousness study to my thesis design project I have gained a greater awareness as to what kind of site related analysis can be gained from this philosophical principle. A few of the areas of phenomenology I will use to advance the observation of my thesis include perception, social/historical activity, and desire.

Spatial awareness (perception)

Alberto Pérez-Gómez states that “contemporary Architects” are subject to mathematics but choose to not let this factor into altering their intentions of “art rather than a science.” This can be intended the way cities are developed based on a series of grids and geometrical proportions.

There are two ways to look into this area. Understanding the site the way it was in the 1920’s when the area was becoming an intricate part of the entire neighborhood and the present day decrepit context. From numerous images of the area in the early part of its existence I can understand that the purpose for the buildings, especially the theatre, was to satisfy the need for a functional grid. Actually, the entire east side of St. Paul is laid out to this concept. In the early planning of cities I can understand that this was the most desired way to plan spaces having

hardly any areas of the grid that would become a problematic design. However what kind of sense of feeling does a basic grid give a person? I can honestly say from being in spaces that are entirely grid oriented or based solely on a 'functionistic' layout the sense of why am I here often may come about.

After many years of the site in St. Paul becoming run-down, the perception of anything relating to spatial understanding was lost as well. There is strong sense of forceful edge conditions in the area, but from the intersections and beyond there is a lack of 'good spatial design.' One example I can give after walking the block is after the intersection the sidewalk almost feels like it narrows. This maybe because of a shortage of buildings along the block to create the edge, or that this perception is lost from more. I think that the sense that a person gets from walking through this neighborhood is one that could be fixed. Beyond the perception of spatial experience another feeling I got from the site was the need for a feeling of safety. The area during the day right now gives the impression of a 'crime ridden' or 'drug plagued.' Having never been to the site at night I can only assume the feeling.

Analysis of Spatial awareness

The next question to be answered is can architecture help a community and bring it back to its intended use? After visiting bigger cities like San Francisco, Minneapolis, and New Orleans, I think it is possible for a design to establish a sense of place which will help in the feeling a visitor gets toward experiencing spatial quality. In exploring the experiences of site visits to the site of my thesis I've found areas of this example. One problem I've encountered with writing my thoughts of my experience from the site is that I visited it at a time when I was just getting introduced to the concept of phenomenology and its details. The first and second visit I had I really did not take into account what detail of perception would be entailed. Basically, the exploration to what I perceived from the site will be a recollecting



of thoughts.

Cultural/Historical Activity

The Historical and Social features of this site, as stated earlier are very present. The site characteristics, which right now are lacking, are visible to even an untrained eye.

When Mounds Theatre and the rest of the block was established it served as a focal point of the community. To the community this space was the place to be. From my site visit my understanding is that when the theatre as its surrounding was built the meaning of the build was quite intentional. This commercial district is located in the heart of a residential container. There has to be a reason for the placement of this. My perception is that rejuvenating the commercial node would create a unifying public. The community is rich in diversity. What better way to bridge the ethnic backgrounds of a community rather than a center-piece, which will be designed to fulfill a purpose of creating the natural commercial funnel that used to exist in the 1920's.

Desire

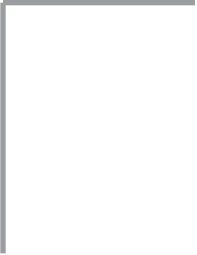
I can admit to the fact of a lack of strict intention in some of my past designs. This could be a shortage of understanding as to what the project might entail but maybe just the fact that I did not look 'outside the box' of current Architecture. A quote directly from Gomez, he states his view of functionalism, "its main concern becomes how to build in an efficient and economical manner, while avoiding questions related to why one builds and whether such activity is justified in the existential context." Coming into the generation of the 'technologically advanced' era some of my point of departures have been in a lapse of meaningful Architecture. This could be attributed to looking too deeply into case studies and trying to not copy them, but possibly getting mixed up in their design intention and clouting my own mind's thoughts. Plus doing the mul-

multiple case studies can affect the mind in a way that is sometimes confusing. Intentions of projects can greatly differ and this can affect the way we might perceive an intention or we might perceive the wrong meaning of the Architect.

This is why for my thesis design project I am researching into design philosophies more hardily than before. I intend to create a project that is not based solely from something I have seen from a related project but to design creating my own storia because I have experienced the site, culture and similar areas that can give me an impact to my design metaphor(s).

Herekleitos was quoted in saying “the hidden harmony is stronger than the visible.” Leaving design intention able to be interpreted for the users creates the ‘hidden harmony.’ Visiting spaces that feel ‘open for interpretation’ I think are well thought out architecture ploys. If you look at it, experience → perception → interpretation. Not only does the space seem more inviting, more of a creative feeling, it can also give the sense of being more, more being quality. Maurice Merleau-Ponty stated that “our body is not in space like things; it inhabits haunts space.” Various perceptions from the qualitative experience of the space will be created. As a designer I believe this is the way design must be established. Having an interactive space, one that can be ‘played with’ mentally will allow the user to craft their perception of their self-perspective experiences thus creating meaningful poetic architecture.

“The focus of the auditorium pulls you – eye, heart, mind, imagination – onto the stage.” This quote from a theatre manager not an Architect, gives the sense of what phenomenology can bring to my design. The feelings that become over the occupants does not matter whether the space in the theatre is old or new, but how the space interacts with the occupant. The relationship between the audience and the performers is one that makes a well designed theatre. Whether the intent of the theatre’s designer




is to make the audience feel like they are a part of the performance or whether a barrier between the two is intended makes a difference with the experience.

One area of design that needs a certain area of interpretation is that of creating a sense of place. This has already been brought to our attention as architecture students. But what really does this mean? It could be just creating a single landmark at two intersecting roads. One issue I have found is that the term is so vague that there is no clear way to establish a sense of place. In my opinion sense of place needs to be formulated more from just the visual realm. Once architecture designs for the body's other senses 'good architecture' can be created. From my research into phenomenology I feel that these philosophical ideas can bring my understanding of creating the sense of place that every site needs to reality.

Giving an example of a current Architect using some of these principles, Steven Holl understands that architecture is meant to be an exploration. With the Bellevue Art Museum, Holl tried to make the design feel open in experience, thought and contact of the different spaces. "Bellevue Art Museum's spirit of openness and emphasis on the exploration of creativity allowed me to further my own exploration of perception by focusing on how light changes throughout the day and with the seasons," explains Holl. Like Holl, my intentions for my thesis will be to use design metaphors to create meaningful architecture.

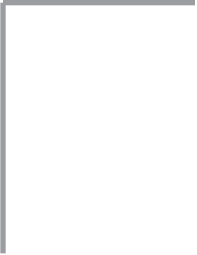
Along with using design metaphors in creating a meaningful project I will also be directing my design towards sustainability. Gomez states that the architect should confront "technology with desire and thus explore the true potential of new materials." I believe that there can be equilibrium of technology and desire required to create positive architecture. After being introduced to sustainable practices earlier in the curriculum, I have gained



the understanding that meaningful Architecture and sustainable design can be used as a point of departure equally.

After researching phenomenology I thought it would be appropriate to look at the other side of design philosophy to perhaps get a greater understanding of phenomenology by looking at its counterpart. Functionalism had been used as a design tool consistently in the early 20th Century. It had taken over the built environment which used to be the poetic quality of past. The phrase “form follows function” was a popular saying by Louis Sullivan. I know this phrase all too well. I would say it is one of the more famous sayings in architecture, which seemed to be implemented into our minds as fresh design students.

This principle was based that the design of a building would be structured solely on the size, mass and other characteristics be derived from the intended function of the building. From this, the aesthetics and beauty of the building would be accounted for naturally. However, basing the design to a science meant that the qualitative experience that once was would be wiped from architecture’s built environment’s slate. I believe that there can be a balance between a functionalist intention and a poetic one. My goal for this project will be to establish this balance to step towards a new beginning in the design principles that I have become to apply.




Urban theory will have a strong showing in the research into the design of my adaptive/reuse urban design thesis project. My basis on some of my research will center on Kevin Lynch's design principles including creating a 'sense of place.' My area of interest which is located in a 'run-down' part of lower St. Paul is in need of a statement for the community. The history and social aspects of the neighborhood are strong with a diverse ethnicity. Looking at design ideas, according to Yan Xu successful urban planning creating a sense of place should have three standards: “

- 1) Psychological responses to designs
- 2) Preservation of the past of a place
- 3) Creation of a sense of place for future environments.”

These standards not only deal with the research conducted but also understanding and involving the local public. Based on my site using these three ideas will benefit the outcome of the design. First, the site has a strong past. The theatre which is the area of my concentration will be the focal point of 'preservation of the past of a place.' From this I can then branch off into the topic of creating a sense of place. The psychological response can be achieved from additional research. One area of interest that Kevin Lynch explains is to develop a place that looks to be safe to a person walking alone at any hour in different areas. This is one of the problems for my site. The area is very dark and gloomy. After visiting the site during the day the night outlook can be assumed to be not promising. This can be remedied with adequate lighting and an improved 'image' of the block.

Another issue with urban design that will be implemented to my design will be Lynch's five design principles of node, edge, path, district and landmark. Adding a landmark to the neighborhood would help signify the idea of a sense of place and also it could be used as a point of interest for the community perhaps a point of history. Of the other four topics the ones that need to be applied the



most are path and edge. As of now the neighborhood has a negative quality with the amount of open space. This could be fixed by infilling these areas. As for the path, creating a newly defined edge will help define the path as well as using simple design practices like using correct materials and creating a path(s) that have no limits.

Addressing a few or all of these principles will help instill a new quality to the neighborhood.



KEY WORDS/ METAPHORICALLY

nurture

separating

rebirth

safety

freeing

extricate

value

intention

personal

determined

inspiration

past

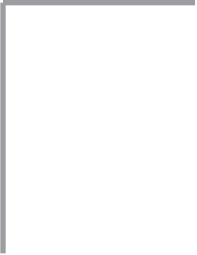
understanding

rational

local

unifying

quality



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Project Type:

Opera/Performing Arts Center

Location:

Omaha, Nebraska

Size:

2,600 seating capacity

Characteristics:


Orpheum Theatre or 'Creighton Theatre' as it was called when it was built in 1895, has over 100 years of cultural and social history from the site. In 1926 the old theatre was demolished and in the next year and half the new Orpheum was built. The next four decades the Orpheum was the foremost venue for films and performers. After twenty years of filled seats the theatre began to decline in use. This was due to the new technology, mainly the television. In the 1960's the theatre became primarily a place to show movies. After this decline in attendance the theatre closed in April 1971. A few years later plans were already in the works for renovating the current interior. On January 7, 1975 the Orpheum's grand re-opening was held. From this date until present only two additional renovation projects were done. The final renovation took place in the summer 2002 totaling \$10 million. The theatre has seen changes for over 100 years but the history of the area still remains.



Analysis

The Orpheum Theatre

This theatre along with other studies looked at have similar qualities mainly that they were built for a specific purpose, served that purpose for a number of years, then became obsolete. When these theatres were originally built their purpose was to house traveling shows. Adapting to the ever changing entertainment industry the theatres were renovated to comply with movie theatre parameters.



This theatre along with Mounds both are non-profit funded. I think can affect a great deal with a potential design and for how the building will survive not having the stable funding.

Taking a stab with my perception of the quality of space around the theatre is tough, but can be attempted from the images. I look at theatres as one of the more important pieces of Architecture. They are literally a blend of art and engineering. Obviously users will get a perception from the experience of the space in some way. How good can design get? Could it be so interactive that a person in a theatre would be more interested in the space created rather than the actual performance of a play?

Conclusion

This case study is a good example which provides an indication of how my thesis can take a historical building that has withstood different building purposes and the design of the building itself.



Project Type:
Community Theatre

Location:
Ferndale, California

Size:
450-500 person capacity

Characteristics:

Ferndale Repertory Theatre is the oldest surviving community theatre in northwest California. The theatre opened on December 8, 1920 and for the first two nights totaled 850 patrons. It was the place for traveling vaudeville companies and movies for about forty years. Similar to the Mounds Theatre Ferndale's was open until 1956 and has been a non-profit organization for its entire existence. Sixteen years later the theatre was born again mainly from an economic boom. The theatre did stop showing movies, it was never converted from its original purpose. Ferndale Theatre has seen 200 plays in 29 years. Likewise with the Mounds Theatre Ferndale Theatre seemed to revive the community creating a new point of interest in the city.



Analysis

This theatre like the Orpheum begins with its history. Having a building that is historically deep within the city can help bring it back to life. When it was proposed that Ferndale Theatre would be redeveloped this created a stir in the community. Local residents varying in profession from farmers to ranchers, and artists united to show a strong interest. I think that this could have the same affect to the neighborhood of St. Paul. Improving the theatre and the surrounding context can unite the diverse community.





Conclusion

These two theatres I have researched has given a sense of how theatres are used to develop a community. Covering the aspects of cultural and social issues a theatre can be a useful tool in bridging the needs and values of a neighborhood together.



Project Type:
Orpheum Theatre

Location:
Minneapolis, Minnesota

Size:
2,600 person capacity

Characteristics:

The Minneapolis Orpheum Theatre or Hennepin as it was formally called was built in 1921 for a substantial cost of \$1 million. Like the other theatres, the main attraction for the theatre was performances by traveling live vaudevilles. Already in 1927 the vaudeville productions were declining and the theatre became a major cinema house. Productions like *Gone with the Wind* premiere at the Orpheum with every showing sold out. In 1959, the theatre was bought by Ted Mann whose intention was to bring back part of the past by producing some Broadway touring shows.



Then in 1988 the Orpheum went through another change in owners from singer Bob Dylan and his brother to The Minneapolis Community Development Agency. In 1993 the theatre began a facelift. Because of the changing arts and entertainment industry the theatre had to alter its image. Changes were made to the stage and the interior was renovated to its earlier Victorian colors. Through the process of the rejuvenation historical finds like a black and white photo of the original theatre and six Pompeiian friezes. The first concert was performed by Heart in December of 1993.

Analysis

Obviously similar to all the other theatres the Orpheum has a long and storied past. From the changes made to accommodate the changing industry or the variety of different shows the theatre housed, it's had a significant influence in direction.





Conclusion

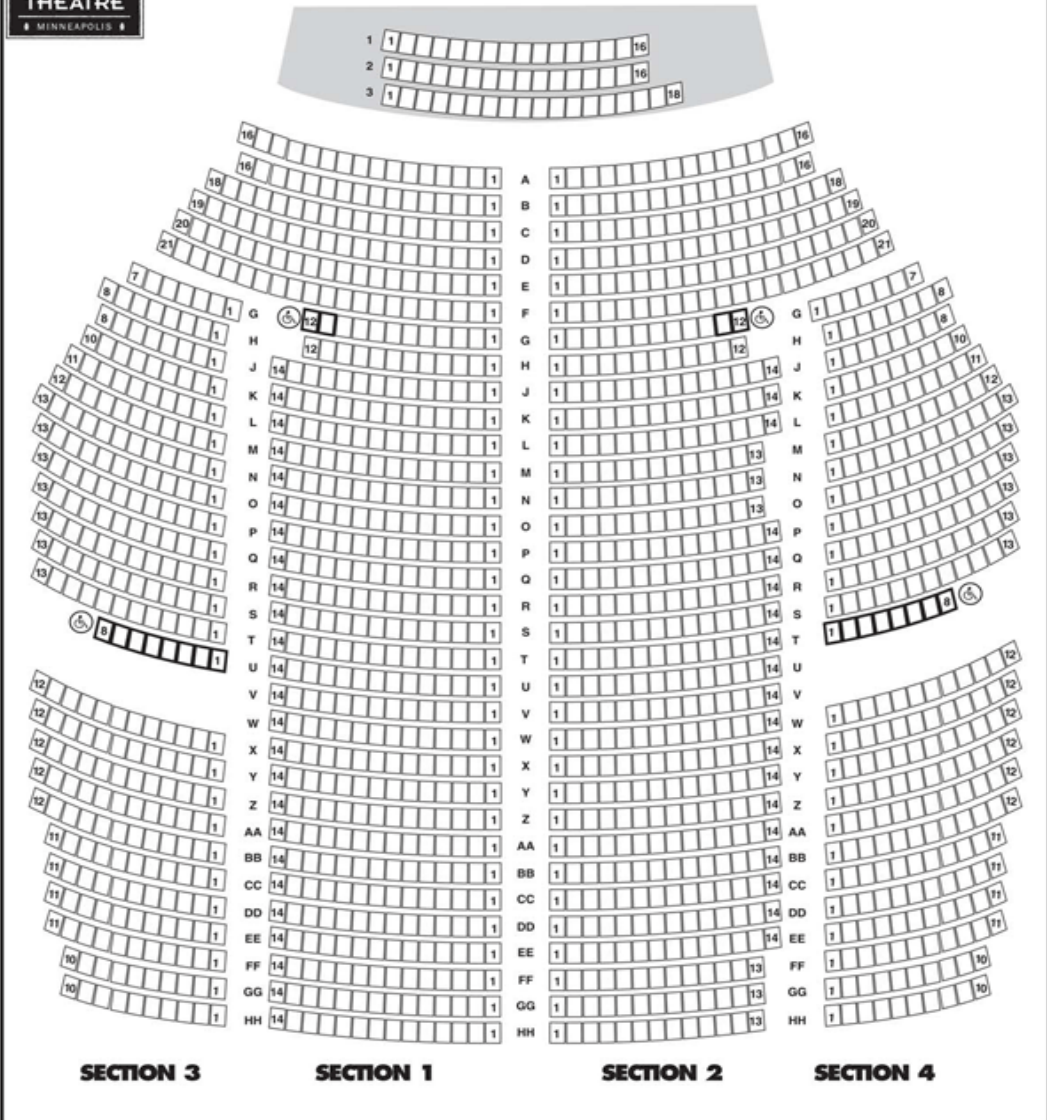
What I hope to assess from this theatre to my own project is the way the theatre adapted to its context. Frankly it had to if it was to survive. This is the area quite similar to the theatre I am proposing a rejuvenation. It already has seen some recent changes to the quality of the space inside and out but much more can be accomplished. With the history of the theatre and its context there is much potential for the redevelopment to bring life back to the entire community. Like animals in nature this project can adapt to its changing surrounding



ORPHEUM THEATRE

MAIN FLOOR

STAGE

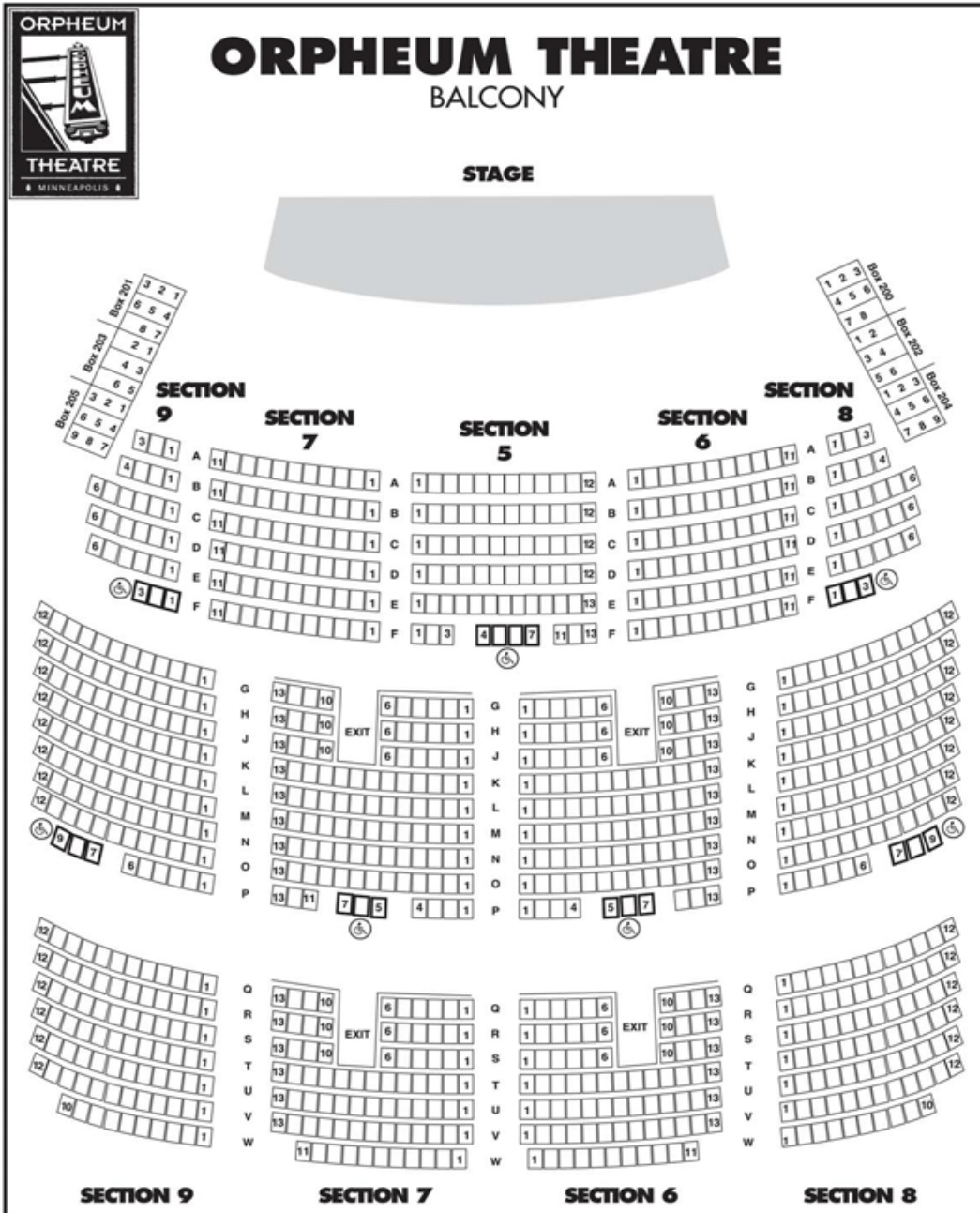




ORPHEUM THEATRE

BALCONY

STAGE





Project Type:

Peace Center Concert Hall/Gunter Theatre

Location:

Greenville, South Carolina

Size:

2,100/400 person capacity

Characteristics:

The Peace Center for the Performing Arts was established in the early 1980's. The entire main street of Greenville was in need of rejuvenation. Starting with public and private donations the Concert Hall and Gunter Theatre were built while amidst historical buildings. Important ideas were instituted when designing these buildings mainly to preserve the past. The stage in Gunter Theatre has 100 year old flooring from a former nearby building. The Concert Hall is best represented for large performances while the Gunter is reserved for a more intimate setting for theatrical and various showings.



Analysis

One of the biggest differences between this study and the others is that these two buildings were built on a historic site and were built next to aged structures, but they were both new and did not have the historic story the others did. Aside of the historical side the quality of space is still practical.



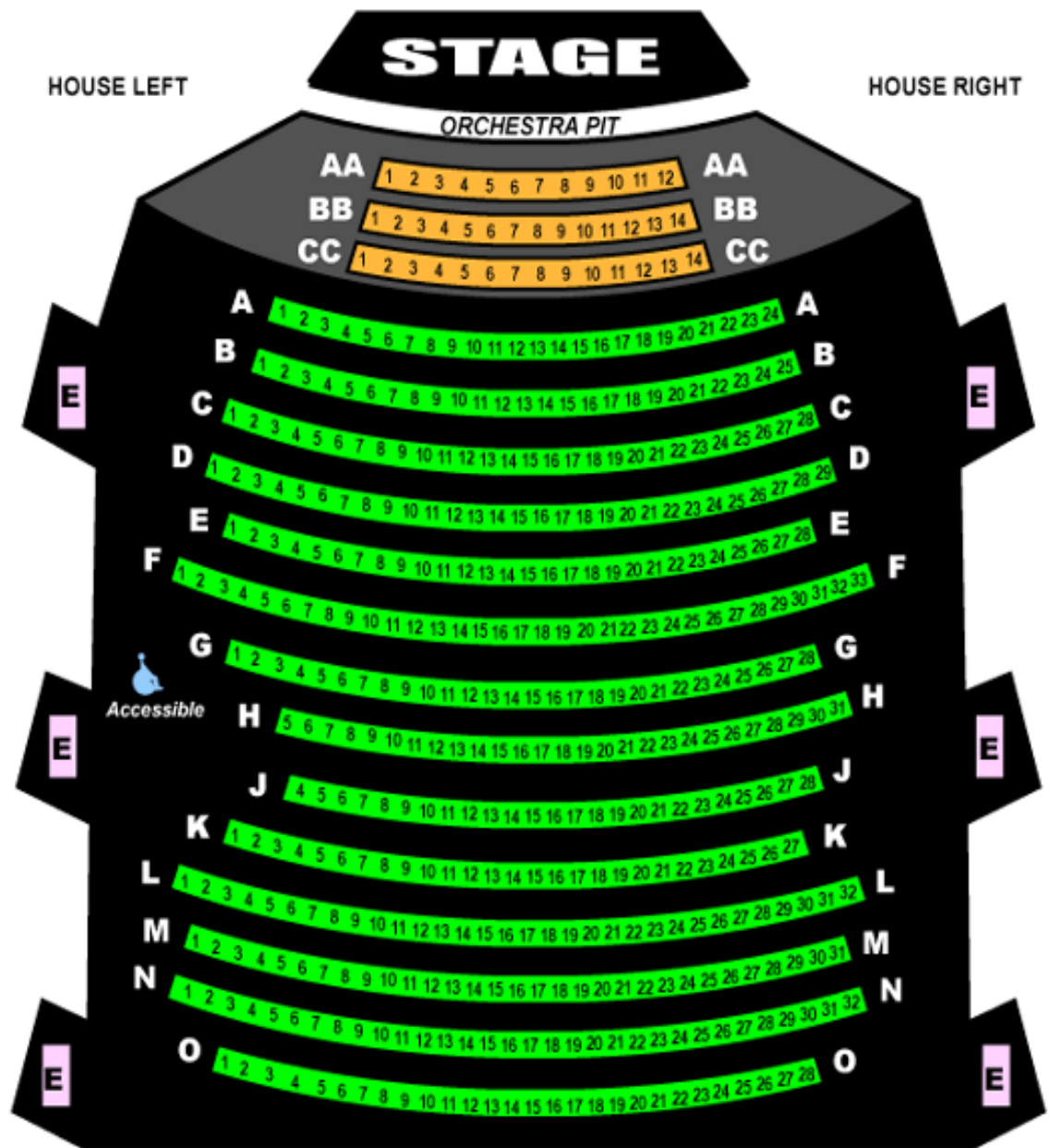
Conclusion

The Peace Center's mission statement centers on establishing theatrical shows and supporting local performances while also educating students with art courses and an outreach program. The organization also has a strong belief that cultural life is important to the community's success. This area is quite similar to Mounds Theatre. Both have a strong cultural/ethnic background which is not forgotten. Having a performing arts center in a redevelopment plan is



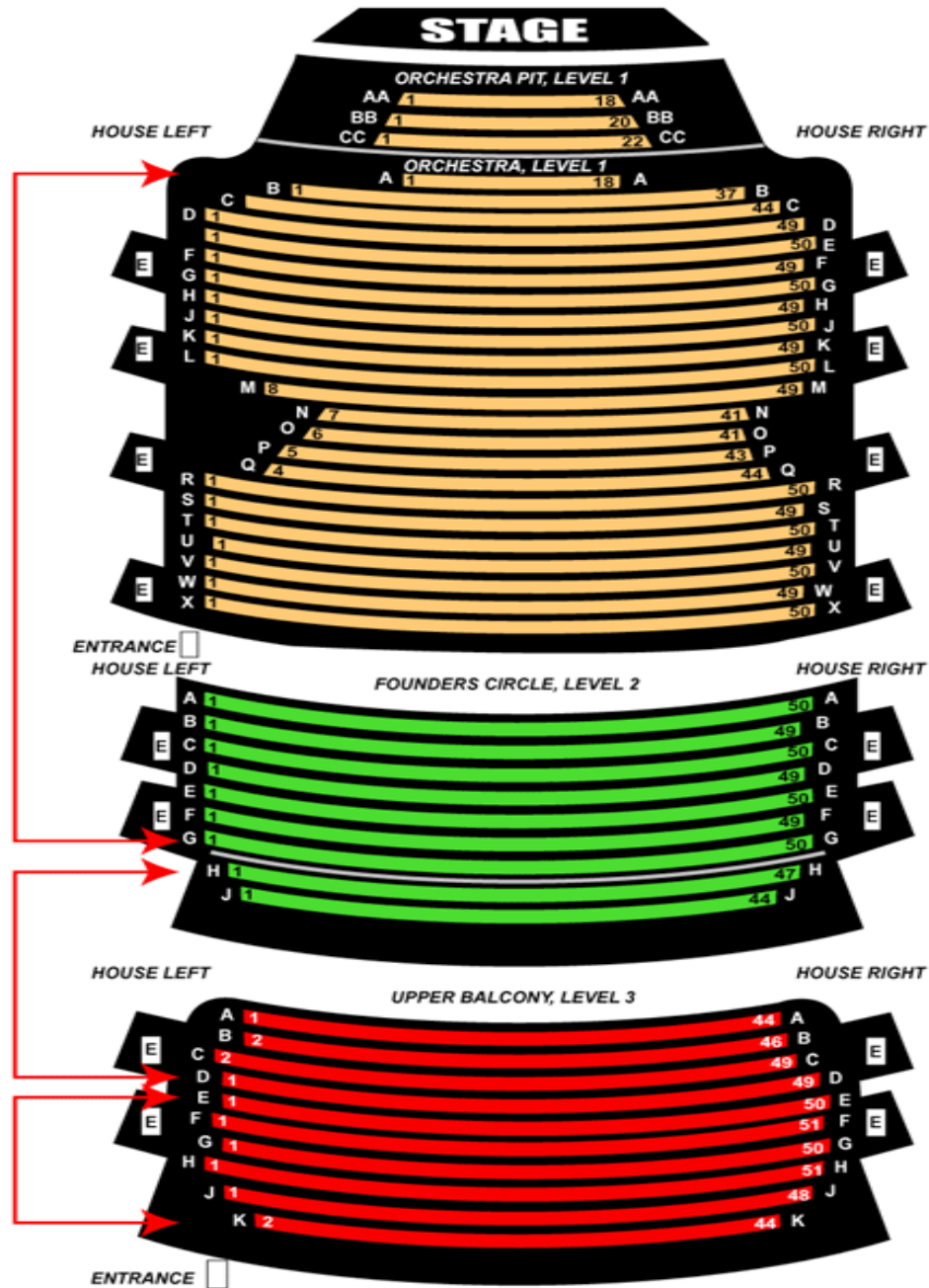
some of the most important buildings that can create a stir in the community and unite it.





Dorothy Gunter Theatre
 Peace Center for the Performing Arts
 Greenville, SC

Tickets.com 2003



"A"
Price Seats

"B"
Price Seats

"C"
Price Seats

Tickets.com 2003

Peace Center Concert Hall
Greenville, SC



Project Type:

Mixed-use, urban infill

Location:

Portland Oregon

Size:

2.5 acre site

Characteristics:

The site was abandoned until the early 1990's. The location was prime for re-development because of the location near downtown. The Phase 1 of this project, completed in 1996, was converted to 19 market-rate, loft-style apartments and 26,000 square feet of ground-level retail, including a grocer, restaurant, and shops. A new apartment building was built to house 66 units of affordable housing. The density of Phase 1 is about 70 units per acre. Phase 2, completed in 1999, was designed with 30 rowhouses having a density of 33 units per acre.

The design of this redevelopment starts with the history of the site. The area was a contaminated environmental nightmare but developers knew of the potential it could bring. The new urban infill was planned to integrate the expanding downtown of Portland, while establishing the historic connection to the community while creating a pedestrian-friendly neighborhood. Much of the old dairy walls were spared and used in the new design of the rowhouses.

One of the biggest positives from this re-design is the impact it made environmentally. Reclaiming a delapidated site, restoring it, and then developing it to sustain a new purpose can be very rewarding to the city and its residents. Not only the environmental aspect, but economically this could boost the city's financial status with renewed interest in the area.



Analysis

This project has a great story to it. An unpleasing piece of land which is re-claimed and designed to blend to the expanding part of the city. Mentioned earlier was the fact the city wanted to create more pedestrian-friendly walkable streetscapes. Doing this has many advantages most significantly the creation of a sense of place. Walkable neighborhoods satisfy this and creates a feeling of a safer neighborhood. The safer the neighborhood the less crime it will have, thus a possibility of reducing housing costs. Finally, utilizing the former dairy brick walls will keep the sites historical sense intact while providing new uses.

Conclusion

Of the several mixed-use urban design case studies researched none accomplished its premise better than Portland's'. Using a set of urban principles the area sustained its history while nestling it with the existing urban fabric. These design strategies used here I will be using in the redevelopment of my site.



Project Type:

Mixed-use, urban infill

Location:

Greenville, South Carolina

Size:

6 blocks

Characteristics:

In the 1960's downtown Greenville began a decline in the quality of their buildings. The retail center was in a major downturn and from this many buildings were left vacant. Like many other cities with a historic downtown, Greenville now was faced with a withering downtown and a booming outer region. To counter this planner set out to envelope a new plan to the downtown, proposing a new atmosphere centering on retail, office, entertainment, residential and the arts.



The run-down industrial area was redesigned for a new performing arts center, the Peace Center. From this anchor the rest of the redevelopment followed suit. Buildings that could be salvaged were, which was a very important concept that to save as much history of the area as possible.



The next important step to creating a successful redevelopment was to improve the streetscape. The city's Main Street was narrowed from its four lanes to two thus creating a less congested feeling. Also, green space and plazas were inserted into the mix to link the new spaces.

Analysis

One of the best examples from this study was the fact that the planners began the redevelopment plan by setting an anchor first, then feeding from this. This is quite similar to my situation having a theatre at the center of the rejuvenation. Having the anchor a performing arts center is also very important.



Conclusion

With the diverse community the glue that will hold all the different amenities together will be the piece of the puzzle that was the centerpiece back when the theatre was originally built in the 1920's.



Project Type:
Mixed-use, urban infill

Location:
Roxbury, Massachusetts

Size:
1.5 square miles

Characteristics:

In the 1970's a shift in the economy of nearby Boston affected this suburb in ways that made it undesirable for redevelopment. Many developers noted that the area needed to be replenished as the realized that have to be done on their own. Getting the money for reclaiming these businesses was hard to come by, so in a harsh way, these building owners intentionally set ablaze their own buildings collecting on the insurance money. Several residents of the above retail stores died in this act of poor discretion. Because of this, the area took many years to find its original identity.




Of the many areas of the revitalization of the city there were four main concerns planning, housing, economic development, and social services. One other important factor was the city adopted a plan designated "development without displacement", which meant that residents would not be forced out of their location for development purposes.

The plan was embraced whole-hardily by the residents mainly because the city established committees with local residents on these to give input to potential concerns of future development

Analysis

One of the main successes from this redevelopment was that the community as a whole was involved within the project. This would help alleviate some





of the concerns of residents, business owners and the city itself. Also the plan called for correcting a community that was missing a link to its urban fabric. Lastly, the plan maintained a meaning. The purpose was not to just create new cheap spaces but to incorporate the community's vision

Conclusion

This case study serves as a good example of what a community driven revitalization plan should encompass. Addressing the needs of historical, social, economic and physical qualitative means will create a sense of accomplishment to unify a community with a long and troubled past. The fact that this project had a substantial meaning or vision right from the start I feel made it easier for the entire community to agree on what could sustain and bind the neighborhood together.

Summary Conclusion

All of these case studies differed in ways from the size and with the project type, but they all seemed to have one common initiative. The goal seemed to be to unify the space by creating a meaningful design not based solely on quantitative data but on the quality that it could bring to a community or site which needs it. Looking at these examples I have gained an understanding of what kind of community importance can be used as a basis for establishing a design that will bring back to life an unpromising situation.



GOALS FOR THIS PROJECT

-Restore a rundown commercial node to a community begging for design input.

-Incorporate existing features of site conditions which will blend with the new features.

-Utilize site as a catalyst for new and advanced built environment with sustainability in mind.

-Increase square footage for Portage for Youth classrooms so more teenage girls can be brought off the streets.

PROGRAMMATIC REQUIREMENTS

Ground Floor

banquet-	6,680 sf
theatre-	4,470 sf
dressing-	1,250 sf
kitchen-	1,260 sf
ethnic-	1,670 sf
leo's chow	
mien-	3,020 sf
eastside	
pizza/grill-	2,080 sf
m & a	
market-	2,640 sf
lease a (5)-	2,192 sf
lease b (1)-	957 sf
mechanical-	2,540 sf
daycare-	3,630 sf

ground floor approx footprint w/o parking
49,971 sf

Parking garage 2 floors 25,000 sf
52 stalls (3 handicap)

2nd Floor

classroom a-	730 sf
classroom b-	539 sf
directors	
office -	220 sf
meeting(2)-	530 sf
storage-	637 sf
seating theatre-	1,370 sf
non-profit-	1,700 sf

total 13,280 sf



Apartments

(10) 1 bedroom- 800-900 sf

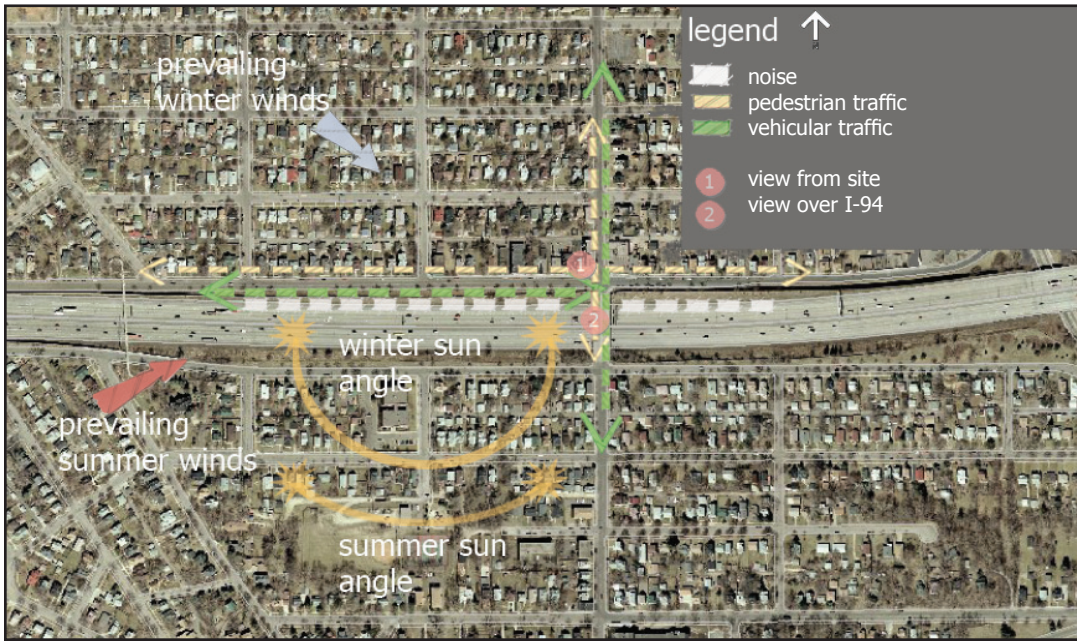
(14) 2 bedroom- 1100-1300 sf

(6) 3 bedroom- 1700-1900 sf

30 total units

total 47,360 sf

135,611 sf for entire redevelopment



Site Analysis

Qualitative Aspects:

The site which is located near the intersection of Hudson Road and Earl Street in St. Paul Minnesota is a mixed-use development. Commercial businesses line the main floors of the buildings with two-three story residential units above. This area of the city was established in the early 1900's, however after time the neighborhood is becoming dilapidated. The exterior brick on these buildings are beginning to show the state of their age. A once promising area of the community has now become one which is boarded up or lacks the qualities to sustain itself.



- 1 Laundry Mat
- 2 Apartment
- 3 Mounds Theatre
- 4 Storage Building
- 5 Mounds Liquors
- 6 Eastside Pizza/Grill
- 7 Mounds Barber
- 8 Grocery Store
- 9 Mounds Lounge
- 10 Leo's Chow Mein
- 11 Interstate 94

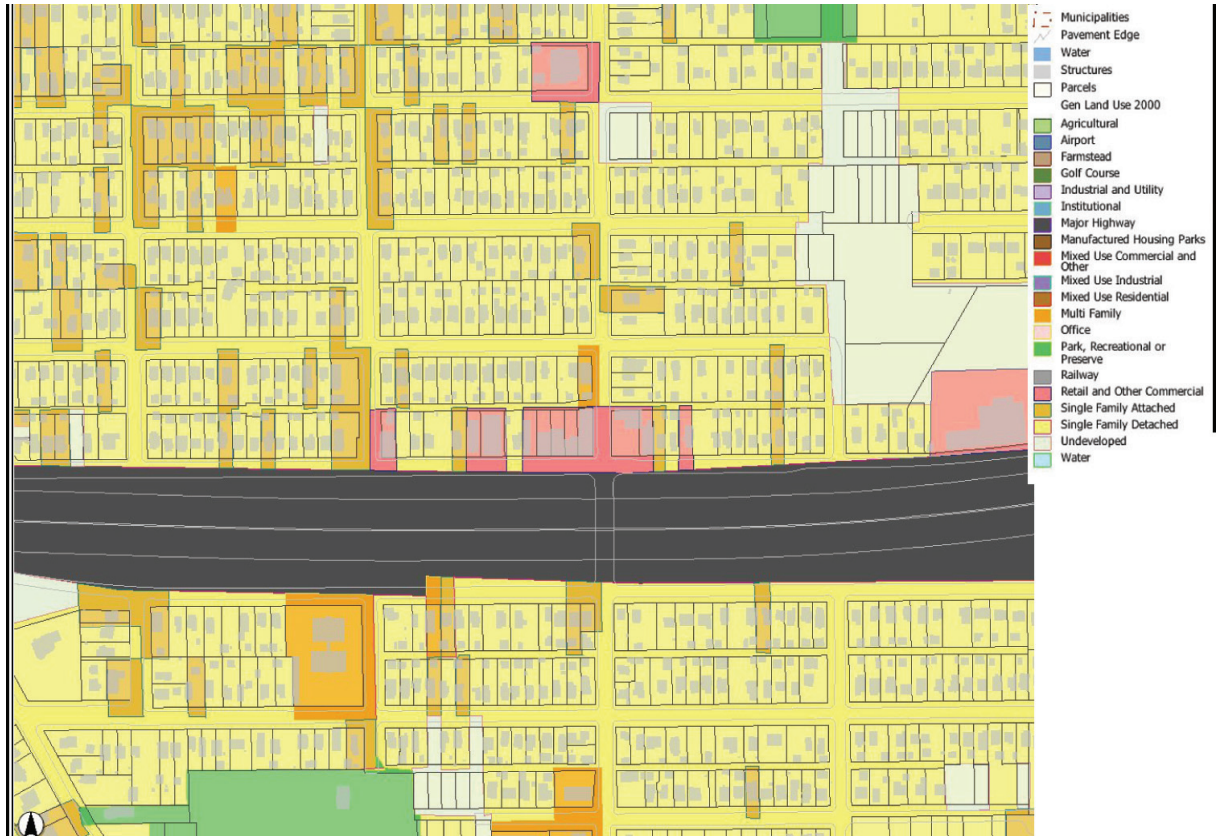
Built Environment

The surrounding context is a mixed-use development. The buildings along Hudson Road are commercial on the main floor with residential units above. Surrounding this commercial node is medium density residential. These houses are mainly single family homes with few being multifamily. On the southern edge of Hudson Road the Interstate exists. To minimize the effect of the noise a sound barrier was built to soften the noise and the hard edge.



Park Link

The ultimate goal of this project is to link the northern parks to the southern. Swede Hollow is a green space park on the northern boundary of Dayton's Bluff which has been around for generations. To the south there is Mounds Park which originated back to the days of Native Americans when they called this their land. To this day there are burial grounds on the south end of the park for some of these Native Americans.



Existing Land Use

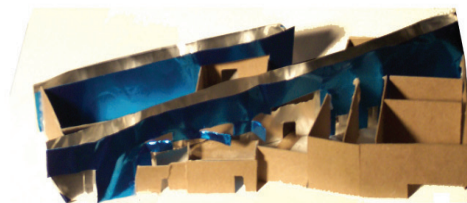
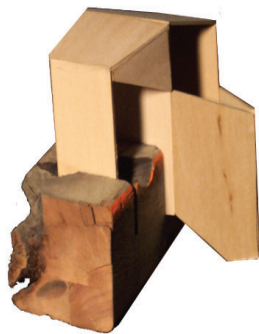
The land use is predominantly single family residential with a few multifamily units in the neighborhood. At the center of this land use is the commercial node which is the area of interest for my project. This commercial district will directly serve the residential needs of the community and beyond.



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BRIDGE AS A MEANS OF RECRUDESCENCE: mounds theater redevelopment



process

The design started with creating a parti which established the major concept as a rebirth of the entire site. A parti was created to act as a metaphorical design tool giving the design its purpose. Using the parti as a **design compass** a process model was created to illustrate the initial concept of resurrection. This idea centered on keeping the existing theatre intact and surrounding this building with the resurrection. While the parti was being interpreted for the built environment process models were created to generate a form that would instill the quality of space within my concept of the rebirth and with the attempt to utilize the potential of the site. The original idea was to incorporate a cut of the existing theater, which was the focus building of the site. From this cut, a path was created that would resemble how the rebirth is occurring in built form. The path progressed to involve the entire site with spaces joining the existing theater and using the cut path as a connecting backbone.

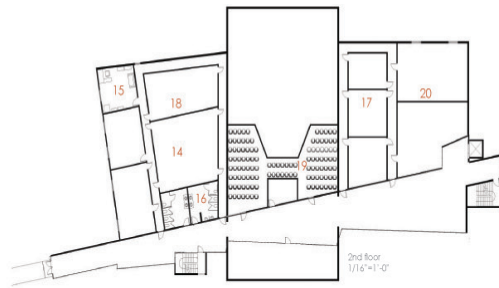
The resurrection in built form is found evident with walls from the previous buildings which have been left in place for this purpose. These walls cut through the new spaces generating space and reliving the past history of these materials. One of the main goals of this revitalization of the site was to not forget the past and find ways to blend new and old. The theater was an enabler as well as an accepting force behind the concept.



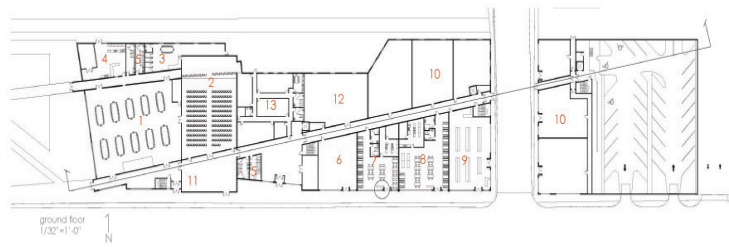
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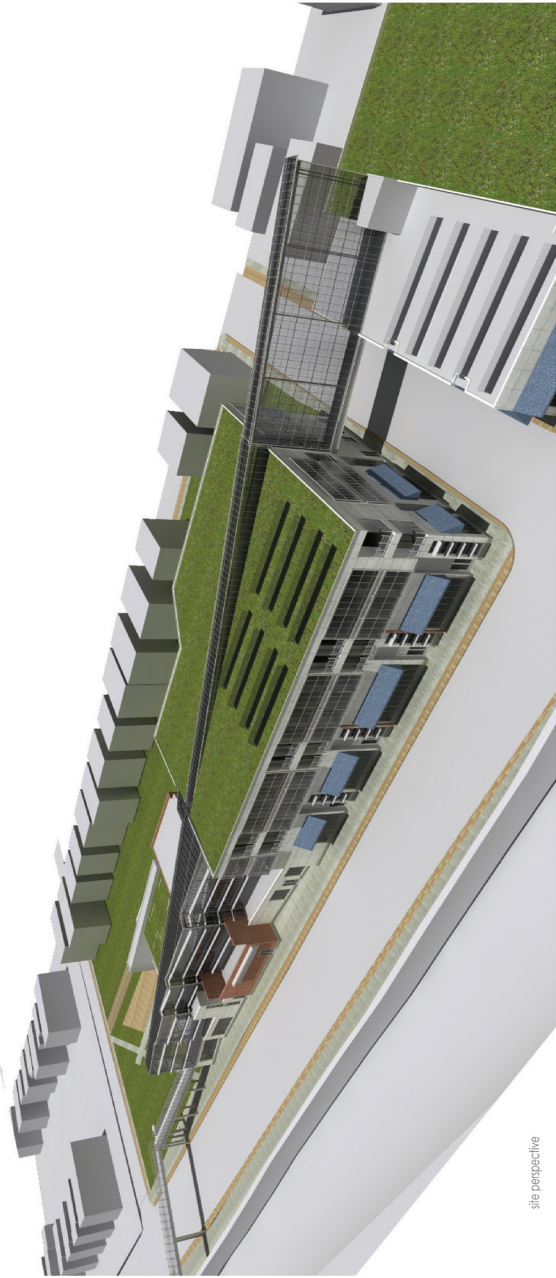
floor plans

The program for the expansion calls for more of community involvement within the small neighborhood. Setting this as the goal, a mixed use complex was designed to provide the necessary retail shops on the ground floor while providing second and third level apartments above retail. Other spaces will support the existing theater plus add to the already rich history and ethnic diversity of the neighborhood. A new parking garage will provide the necessary parking to the new expansion, a two story parking garage with retail surrounding the streetscape which will break up the facade.

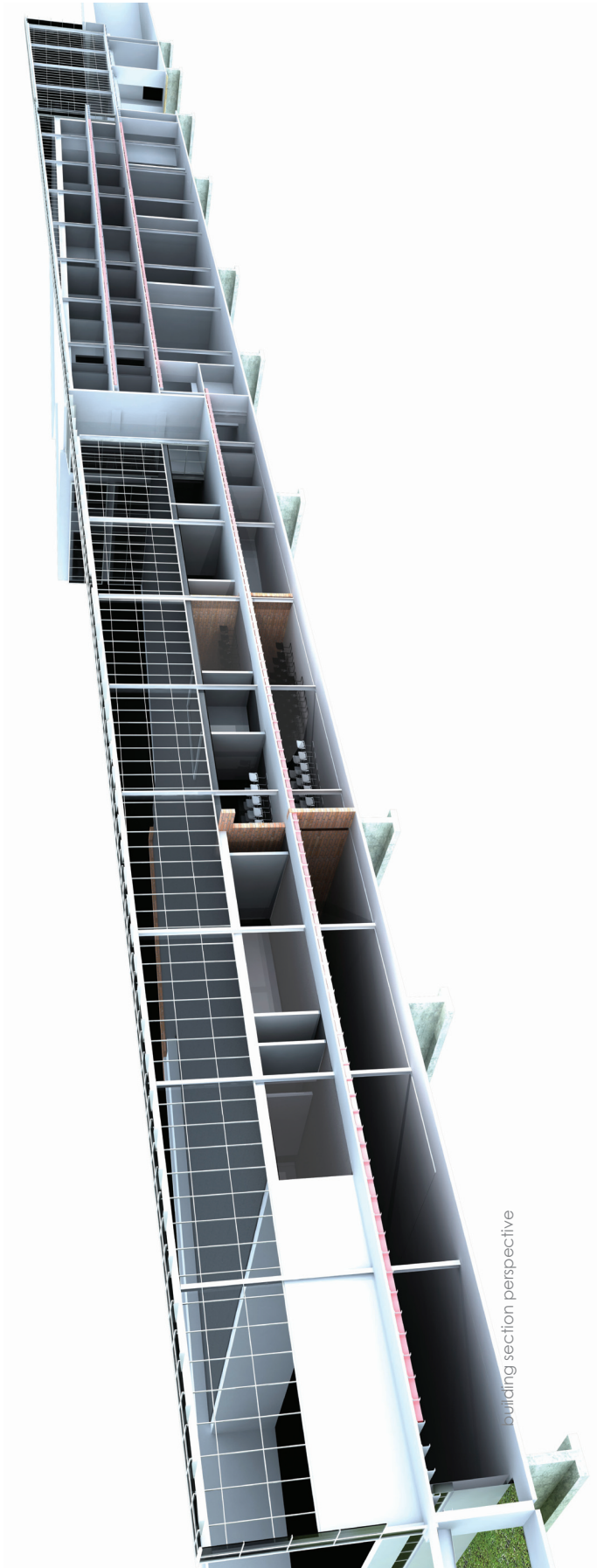


- | ground floor | | 2nd floor | |
|----------------------|----|-------------------|----|
| banquet | 1 | classrooms | 14 |
| theater | 2 | director's office | 15 |
| dressing room | 3 | restroom | 16 |
| kitchen | 4 | meeting rooms | 17 |
| restroom | 5 | storage | 18 |
| ethnic arts | 6 | seating theater | 19 |
| eastside pizza/grill | 7 | non-profit rooms | 20 |
| leo's chinese | 8 | | |
| m & a market | 9 | | |
| lease space | 10 | | |
| concessions | 11 | | |
| mechanical | 12 | | |
| daycare | 13 | | |
| | | apartments | |
| | | bedroom | |
| | | 1 | |
| | | 2 | |
| | | 3 | |



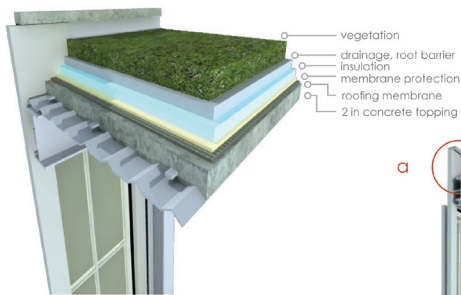


site perspective

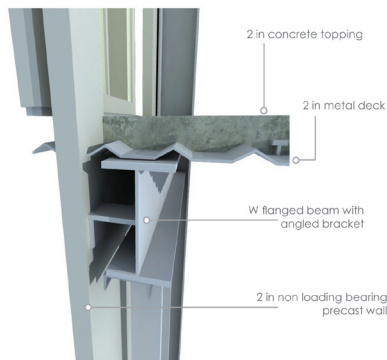


building section perspective

sections | details



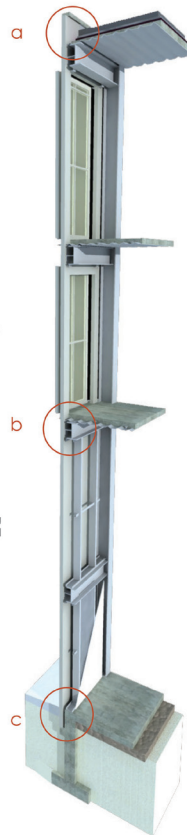
a detail of green roof



b detail of exterior wall connection



c detail of foundation



wall section perspective

structure

The structure entails a steel post and beam system at the perimeter of the building which will support the load of the building, act against lateral forces and create a connection point for attaching pre-cast concrete panels and curtain walls. Beyond the exterior wall the complete structural system will be comprised of steel post and beam in the central corridor, while the rest of the building supported by load bearing metal studs and joists.

hvac

Commercial buildings use a large percentage of the national energy cost, roughly 30 percent. To combat this, the entire mechanical system has been looked at to provide a more environmentally clean alternative. One main component is installing geothermal as the main heat/cool source. This system is highly efficient and effective in reducing energy consumed and pollution produced. Installing it is simplified because it can use conventional forced air heating ducts. Using cross ventilation to cool spaces in the summer with the prevailing winds will also reduce the amount of active mechanical equipment needed.

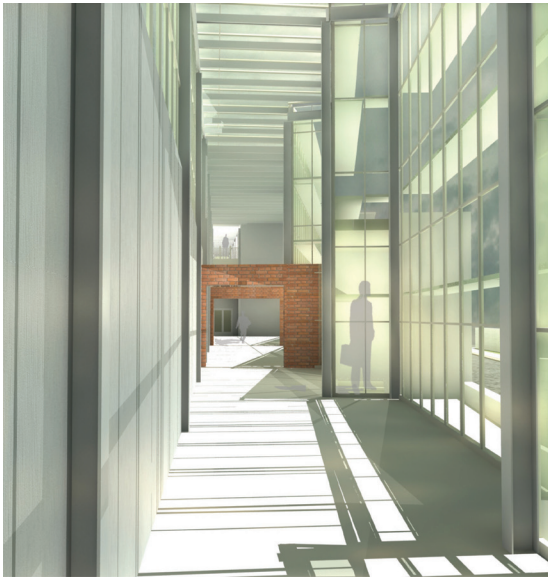
perspectives



se perspective



sw perspective



2nd floor cut. corridor perspective

This interior view shows the driving force of this space and of my concept. The concept lies on a linear path directly cutting through many of the spaces including the existing walls of Mounds Theater. This enacts the idea of the resurrection of the theater and of the history of the entire site. Using the path as a corridor for egress serves its function purpose but the path also creates a form based initiative.

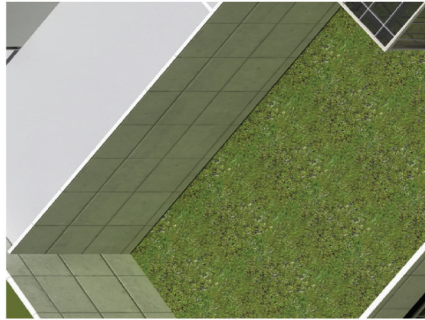
2nd floor theater seating



1 bedroom apartment



sustainability



green roof and cool roof

"Cool Roofs"

Roof slabs for these buildings are designed with lighter colors rather than dark asphalt for the purpose of reflecting much of the sun's rays. Besides keeping the roof cooler, lighter color slabs should last longer than dark with minimal rays being absorbed into the roof material.

Cross Ventilation

The natural environment can be utilized for many cooling purposes: mainly cross ventilation. The central corridor linking the buildings acts as a tunnel pulling warm air from its adjacent spaces. Operable windows and vents at the perimeter of the buildings will allow the prevailing summer winds to cool many of the spaces.

Green Roofs

One of the more common sustainable strategies, green roofs, creates a more pleasing break from built environment to nature. Similar to "cool roofs", green roofs will reduce the heat absorbed on the surface while providing an aesthetically and environmentally sound design plus controlling storm water runoff.


PVC Panels

Geothermal

Geothermal systems have been proven to be the most appropriate system dealing with efficiency and the environment. Using the earth's constant temperature of 55 degrees the spaces can be heated and cooled depending on the season. Beyond the fact of maintaining a friendly environment, using geothermal also saves money. Although initial costs for installing the system is higher than conventional systems much of the up front cost will be evened out after 3-5 years with energy savings around 40-70 percent of normal heating and cooling costs.

Geothermal pumps for these buildings work by pumping a water/anti-freeze mixture through polyethylene pipes buried 3-4 feet deep horizontally. The pump moves heat from lower temperatures to a higher temperature location. Geothermal in fact produces warmer air than their conventional counterpart because forced air systems can only generate a maximum of 80 degrees F while geothermal can reach 110, which relates to less heat needed to warm a space. Small back-up systems would be in place in case of a need for additional warm and cool air.

As second plus towards geothermals that during the summer months when heat is being pulled from the warm air the excess can be used to heat water.



STATEMENT OF INTENT
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CASE STUDIES
PROCESS DOC
PROCESS SOLUTION DOC
PERSONAL ID
REFERENCE LIST



Timothy Wellner


Hometown:

Stating that you may miss North Dakota State University and Fargo can imply that you are from a small town or farm.

“This is life the one you get so go and have a ball because the world don’t move to the beat of just one drum. What might be right for you may not be right for some. You take the good you take the bad you take them both and their you have my opening statement...sit booboo sit...good dog.”

-Family Guy (Peter)

inspiration for us all



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