



Celebrating the Past
while Creating the Present
and Imagining the Future

Acknowledging social purpose as the foundation of design and reaccessing what is important to the community

A DESIGN THESIS SUBMITTED TO THE
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Thesis Proposal

Can we adapt existing buildings while acknowledging their social purpose as the foundation of design and reassessing what is essential to the community instead of tearing down history only to rebuild?

Thesis Abstract

Architecture is more than four walls and a roof. It becomes a beacon of a community. As a country the United States is relatively young, hence the architecture is not as historic as other countries. As a whole, there seems to be a pattern that if the building is not working, tearing it down and starting over is the only option. Throughout this thesis there will be research on why preserving these historic buildings is essential and why they are important to the community surrounding the building.

The Hamline Midway Library is only one example of buildings being torn down because saving the existing building is too much work. Yes, the building is not functioning in a way that is conducive to either the community or the people that work there. Is it possible to preserve history and keep the exterior while making the interior a place more functional to the surrounding area? Does the structure have to stay a library? What is needed within the building that will benefit and continue to provide a sense of belonging to those who use it? There will be further research throughout this thesis to evaluate what will be more beneficial for all users.

The research that will help determine the best solution for the Hamline Midway Library will include case studies, literary analysis, and talking to people who fought to save the existing building. From buildings that moved into an existing building and did a complete remodel to a library that has more than one resource to provide the community, the case studies will provide what makes a library work. Looking at the proposed new design to see what is being changed/added to the library will also give an insight into what needs to be changed within the existing structure.

Narrative



Figure 1.1

Architecture can be a symbol of an area, and be the face of a community. I have always been passionate about preserving older architecture and turning it into something new. Many aspects of architecture draw people in, whether an intriguing design or a personal connection. Other countries have been creating and evolving their architecture for thousands of years, while the United States is still relatively young in comparison.

I have always loved books and libraries. Our community library in my hometown was a place of wonder and excitement. My brother and I would spend hours in the library during the summers on the computers because we did not have access to the internet at home and looking through books to pick out the ones we would like to read for the week. The library for us was a place to escape and have access to things that we wouldn't normally have access to. Our hometown did not have a place for the younger generation to be together. If we wanted to hang out it would be at Target walking around for hours. I think it could be useful for an area to have a community center could be really beneficial to the community surrounding it.

I know that in today's day and age, we have become reliant on technology and some do not have access to a computer. Libraries are a place for people to have access to resources that otherwise they may not have. A library used to be a symbol of a well-established city. The location of the Hamline Midway Library is ideal for creating a place for the community to enjoy. If through this thesis I decide that the building would have a better use if it was a community center I want to create an atmosphere that gets people inside and makes them want to come back. When I was young there was no place to hang out and we usually ended up walking around Target for hours.

Historic buildings were one of the reasons that I fell in love with architecture. There are stories with each and every building that are waiting to be told. Critical thinking is one of my favorite parts of architecture and buildings that are no longer providing benefits to the surrounding community are one big question of what can we do differently to make it work again. In any problem, there are many solutions, and weighing out the pros and cons of what to do with an existing building holds many possibilities. Compared to other countries the United States is relatively young when it comes to architecture and instead of embracing the past, it feels like they want to tear it down and start new. Yes, this can be more beneficial at times but from what I have seen in my home town they decide not to invest in what could have been and destroy a piece of history that belongs to the community. This thesis will show why it is important to save existing structures and hopefully bring light to the reuse of historic buildings.

Project Typology



Historic preservation will play a large part in this building and affect the different outcomes of redesigning the interior. Whether the building continues to work as a library or is more beneficial as a community center, making sure that the new design works for both the employees and the community is the priority.



A community center should be a safe haven for people using it, providing different opportunities for an active life within a place that is based on creating a healthy and positive environment. This will allow the community to join programs, learn new skills, and socialize with others.



Libraries provide a place for people of all ages to access information and knowledge they may not have access to regularly. There are both places for the community to connect with others and spaces for a more quiet setting for whoever needs it. With a college campus being so close to the Hamline Midway Library, they can create a study space that would bring in more people.

Figure 1.2



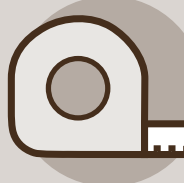



Case Studies

Figure 1.3



Hamline Midway Library - Existing

Architect	Year Complete	Square Footage	Location
			
Carl Buetow	1930	8,194 square feet	1558 W Minnehaha Ave, St Paul, MN 55104

Summary:

The Hamline Midway Library is a small community library that was built in 1930. As of right now, it is not benefiting the community to its full potential. The updates range from updating electrical systems to creating designated spaces throughout the building. The library was built at the end of the Carnegie library explosion and with other libraries being farther away the people urged the city to build one to provide for the Hamline Midway area. It was a building that was fought to be built and continues to have the community stand behind up to keep it standing.



Figure 1.5

The Hamline Midway Library is a collegiate Gothic-style building with curved stone accents and dark bronze finishes. It was built in 1930 after the community pushed for a library to be in their area the Carnegie Library was still becoming popular, and with the closest library, being 30 minutes away, the community urged and pushed to get a public library in their area. They initially had lending stations within storefronts to see how much use a library would receive in the community. After great success, they decided to build a Library thanks to Henry Hale who left the funds of his estate to be used to build a library.

Ever since opening day, they have hosted study clubs, readings, different organizations, meetings, lectures, and presentations. People who have used the library since they were young feel very fond of the space. Most in the community want it preserved and thousands have signed the petition to save the building. Whether the library is moved and the space used for something else or reorganized to better accommodate the users, people are fighting for this building to be saved. The library has become a piece of community and is still loved by many.

The electrical and plumbing need to be updated. The basic updates that are needed to make the building up to code would cost more than the city is willing to pay to keep the building. The elevator feels like an afterthought and is hidden on the side of the building. This creates an unwelcoming entrance for anyone that needs to use the elevator. There are also no water sprinklers in the building. There are quite a few basic updates that would help the library become more efficient for the users.

Figure 1.6



Figure 1.7

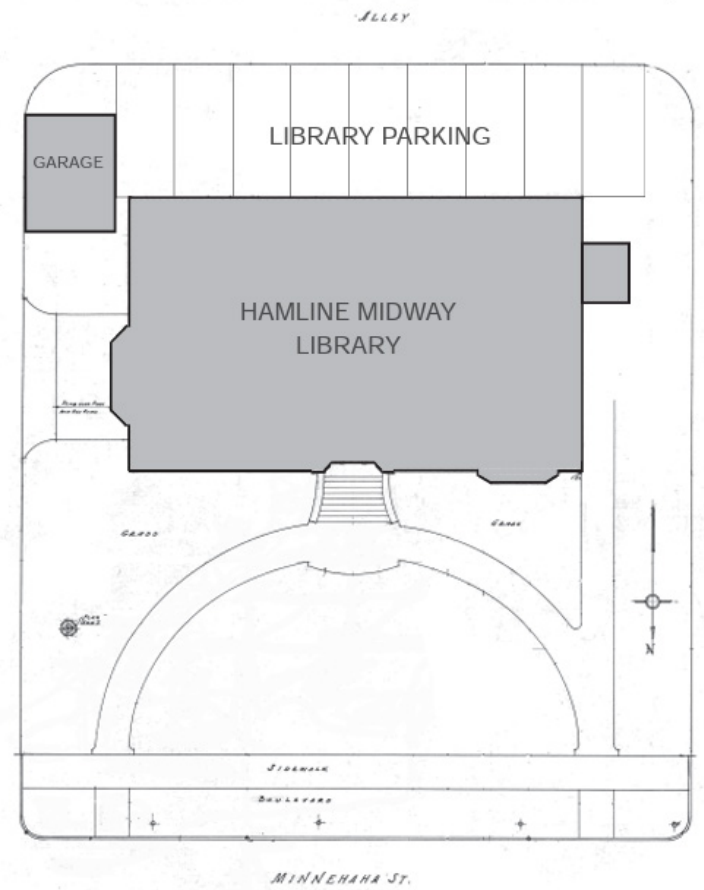
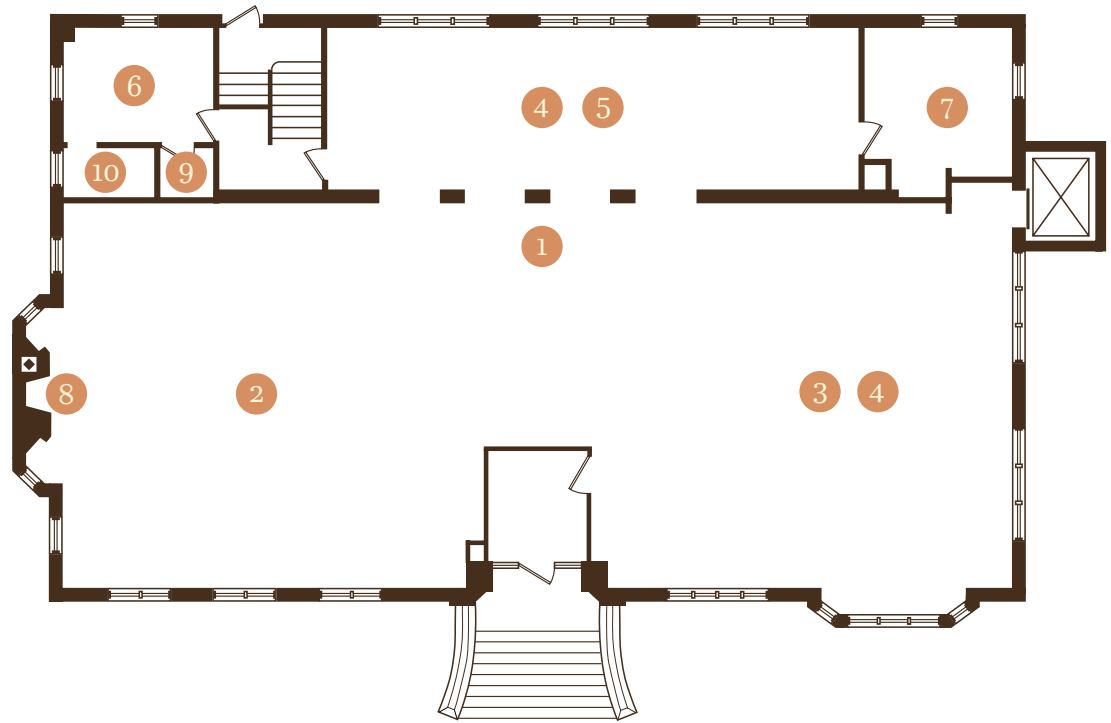


Figure 1.8

Legend

- 1 Front Desk
- 2 Kids
- 3 Computer Station
- 4 Collections
- 5 Study
- 6 Breakroom
- 7 Office
- 8 Fireplace
- 9 Restroom
- 10 Kitchenette
- 11 Meeting Room
- 12 Entry Hall
- 13 Auditorium
- 14 Stage
- 15 Storage
- 16 Maintenance Office
- 17 Boiler Room
- 18 Janitor Closet



1 3 5 20
2 4 10



Table 1

Figure 1.9



Figure 2.1

After walking up the nine stairs to the elevated upper floor, one is immediately hit with the computer stations surrounded by collections of books. Continuing through the space, the main desk sits right in front of the four arches that hold the only tables within the space and more collections, the children's section as a whole other east side along with the fireplace that has not worked for years. In order to get to the staff room one has to cross through the fire stairs and get to the tiny break room for the staff where there's a small kitchenette and a bathroom. There is also the librarian's office on the west side of the building right next to the elevator.

The lower floor consists of long hallways and multiple stairs to get to the different areas. Directly off of the fire stairs there is storage and more office space for the staff, two bathrooms that need key access for security, and the maintenance room. After walking down a long hallway there is a lobby for the elevator entrance along with a meeting space, another kitchenette, and the auditorium.



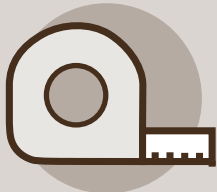



Figure 2.2



Figure 2.3

Hamline Midway Library - New Design

Architect	Year Complete	Square Footage	Location
			
LSE Architects, Inc.	Spring 2023	10,965 Square Feet	1558 W Minnehaha Ave, St Paul, MN 55104

Summary:

The new Hamline Midway Library is making a refined focus on a building that has a space for all and is easy to access. The high ceilings help with sound control throughout the building and help with allowing fresh air in through the higher mechanical room. The building is focusing on becoming net-zero with the help of solar panels and low-energy mechanical systems. Elements from the existing library will be in the community room and adult collections with wood from the stage and the concrete arch.

Figure 1.4



Figure 2.4



Figure 2.5



Figure 2.6

The New Hamline Library will start construction in the spring of 2023 and is proposed to take around a year to complete. They will demolish the existing library and use the site to build a more beneficial library for all users. After showing two designs to the public they decided on an option and have been planning on moving forward with the construction. The new library design is focused on making the building a space for children, teens, adults, gathering, service, and staff. The building is planning on being net-zero and will have many aspects on the site that will help that outcome. There will be plenty of computers throughout the building, different spaces for everyone in the community, comfortable seating, meeting rooms, and more area for staff, unlike the existing library. They will be trying to incorporate the existing library with an arch that goes into the adult collections and art from local artists in the community. There is also wood from the stage that will be used in the community area.



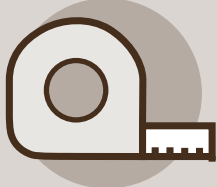

The site of the library will focus on making entering the building easier for all. There will be plenty of seating and space for outside activities. The library is already in a highly walkable area with plenty of transportation options around it. The new exterior of the building will provide seating for those waiting for a ride and plenty of bike racks for those who need them. There will also be a large patio surrounded by vegetation and a large tree for shade.

The building has a reading room that comes out further than to help with noise from the street to the west of it. There is plenty of lighting through the windows making the space feel light and airy. There are solar panels on the roof and the taller mechanical room makes clean air easier to bring into the building. With the kid's space more in the front, there is always action happening when looking in. The further you go into the building the quiet the rooms get. The higher ceiling also helps with sound control throughout the entire building while still having it fairly open to all areas. The service desk is in the middle of the building and can easily be accessed and found. There are spaces for all and a new welcoming library for the community.



Figure 2.7

Cambridge Public Library

Architect	Year Complete	Square Footage	Location
			
StudioEA of Hudson, Wisconsin	2020	40,000 Square Feet	548 1st Ave W, Cambridge, MN 55008

Summary:

The Cambridge Public Library is one of the many branches of the East Central Regional Library. In 2018, they outgrew their original building and bought Grace-Pointe Crossing Gables Assisted Living Facility. They undertook a huge remodel, including all electrical, structures, and plumbing. The new building was completed in 2020 and is open to the public. Their priority was to create spaces for everyone in the community. They have a place for an art display and rooms in the basement to rent out to community groups, like a local community library.

The library grew out of its old building and decided to buy the recently emptied assisted living facility, GracePointe Crossing Gable, with a huge renovation in mind. They stripped the entire building and got a new mechanical system, piping, and electrical. They had to look at what a library needed that the assisted living facility did not provide. The extra weight of books was the main reason for adding more structural elements. With this new renovation, they made the basement the new headquarters for the East Central Regional Library, plus extra space for other community groups, like Play Inc. a local community theatre group.

The original library had minimal lighting and with the renovation of their new building, lighting was a priority. They added floor-to-ceiling windows, large skylights, and more options to enjoy the amenities outside. Every section of the library has windows and natural light being let in. Even the study spaces have windows.

The new renovation has a place for everyone. There are designated spaces for children, youth, and adult collections, with an assortment of study rooms and conference rooms. They have a separate area for the kid's programs, to ensure that the public still has a quiet space. With the rise of technology, computers are everywhere in the youth space for them to use. Not everyone can keep up with the prices of new technology and to help those who do not have access to the internet at home there is wifi available throughout the entire building.

While there is a space for all individuals, they also wanted to make sure there was space for people to gather with a community room on the lower level that can seat up to 300 people. There is also a kitchen within the space and it is all available to rent. To accommodate those with younger children or others who get overwhelmed with different situations, there are calming rooms for people to escape to and be secluded. There is also space for a possible coffee shop.

There was a lack of outside seating at the old location and with this new location, there is a large courtyard, large trees, and canopied entrances that guide people inside. There is more parking and although there is not an option for a drive-up dropoff there are no stairs on the way in. They wanted to make this new location a one-stop destination for their users.

Major Project Elements

Library:

Front Desk

Lobby

Event Space

Children's Area

Young Adult

Computer Stations

Lounge Seating

Table Seating

Offices

Storage

Community Center:

Front Desk

Lobby

Arts and Crafts Room

Meeting Rooms

Game Room

Weight Room

Computer Stations

Lounge Seating

Offices

Storage

User/Client

Children

Teens

Adults

Seniors

Students

Families

Employees

Librarians

Site

1558 W Minnehaha Ave, St Paul, MN 55104

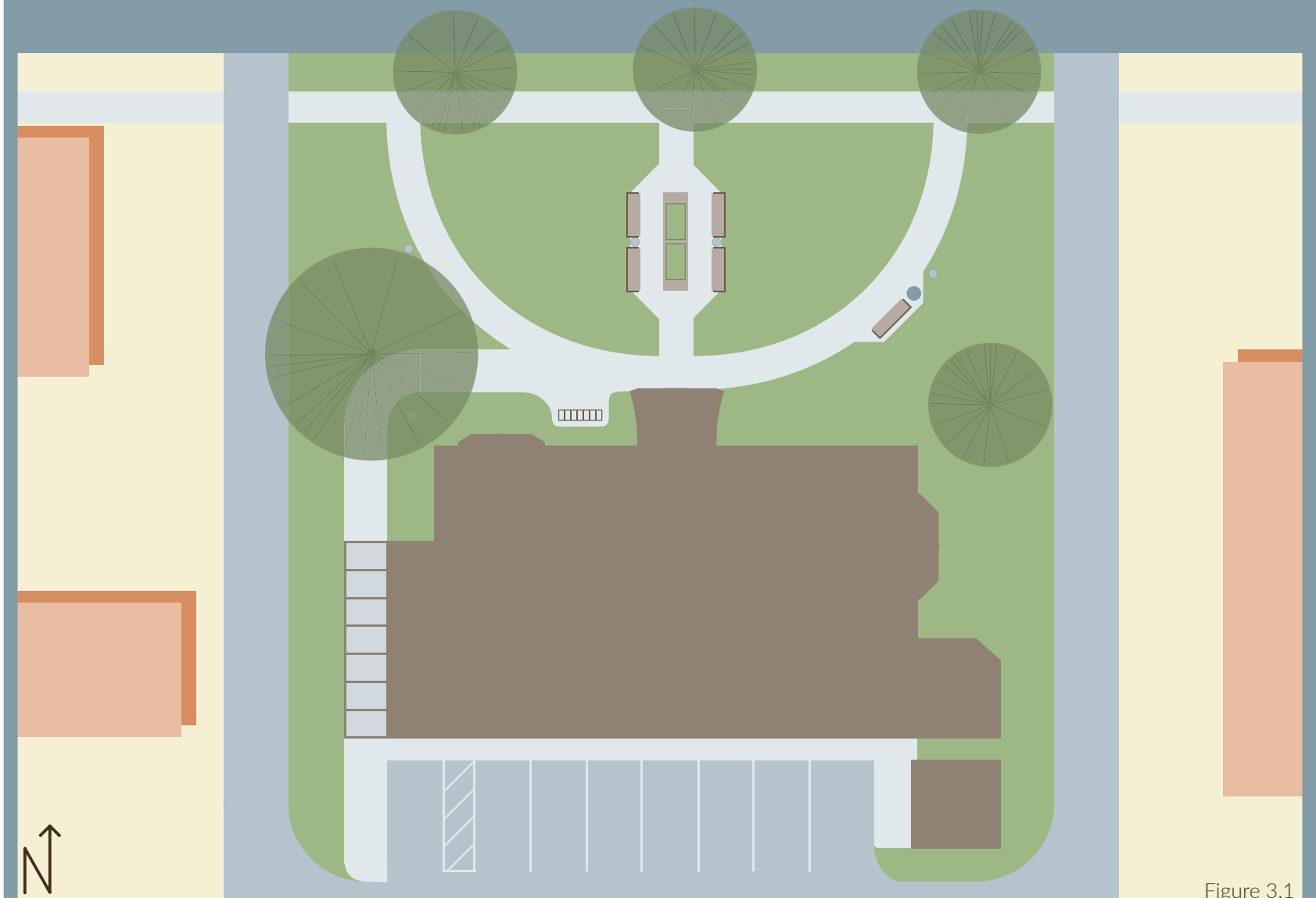


Figure 3.1

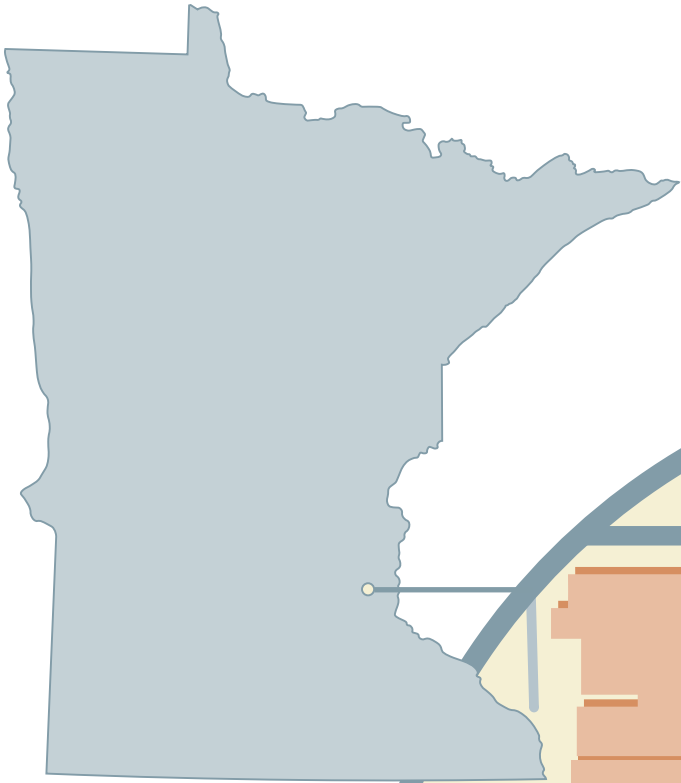


Figure 3.2

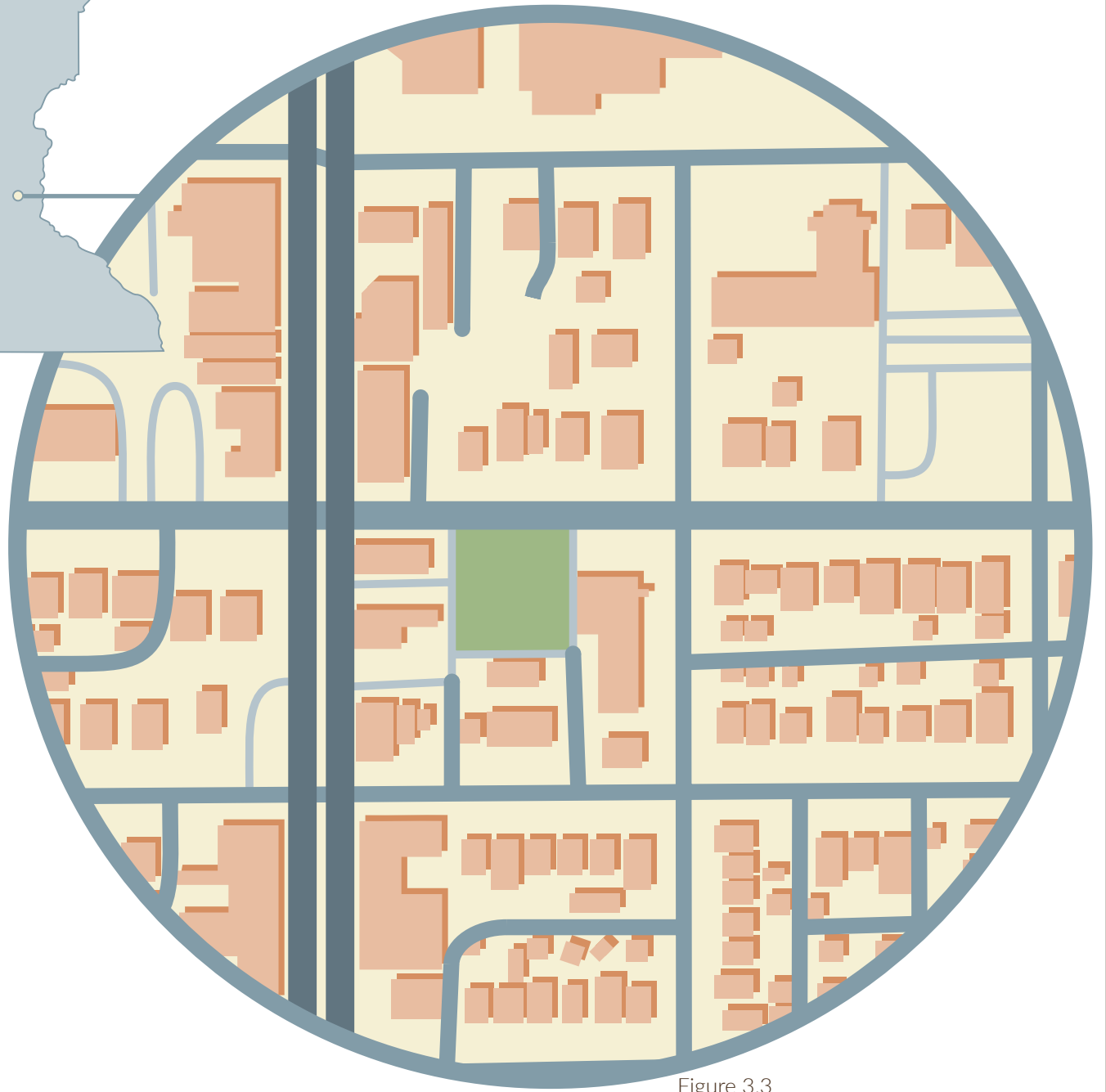


Figure 3.3

Project Emphasis

Preservation

My main priority for this thesis is to save the Hamline Midway Library and show that it can be a place where people can still gather and enjoy. As of right now, the layout does not function well for both the employees and the community using the space. I want to reconfigure how the building functions and show that although it may not be working right now there are options to make it functional for the users.

Adaptive Reuse

I want to use a building that is already standing and elevate it into something that will benefit the community again. I plan on using the bones of the Hamline Midway Library and possibly adding to the structure to make it into a community center that benefits both the neighborhood and the employees. My goal is to show that we do not have to tear down a building to create a design that helps the people in the area.

Master Plan

Throughout my thesis, I want to prove that we can add social aspects to already existing buildings and do so effectively. There are so many abandoned buildings that could be turned into a place that has a positive impact on the environment around them.

Goals for Project

Project

Throughout this thesis, I want to prove that demolition is not always the answer when a building is not working for the community. The United States is still a young country and has a tendency to tear structures down without looking at all of the options. I want to look into the Hamline Midway Library and at other avenues that were not looked at. I know that it has already been decided that the building will be demolished and a new library will be put in its place. Although the decision has been made I will be looking at schematic designs on whether reorganizing the library will work or would it be more beneficial to make it a different type of building like a community center.

Academic

Academically, I would like to use as many resources as I can to create a thesis that is backed with concrete evidence. There will be case studies, interviews, and many conversations with professors to see an outsider's perspective on the different outcomes of my schematic designs. Another goal of mine is to make a project that can stand by itself and take a stand for saving future buildings. There are many aspects that will be going into this project and I want to create a well-designed and organized thesis for the final project of my architecture degree.

Personal

This project has been something that I have looked forward to since I was in ninth grade. I want it to be a project that I not only adore but one that highlights all that I have learned over the past five years. One of my main goals is to not fall behind on the workload. In an attempt to stay on track, I created a calendar that has a deadline at the end of each week to keep me on pace. Another goal for this project is to make a model. Our year did not make as many models as previous years and I have been wanting to make a highly detailed model for this project since our second year.

Plan for Proceeding

Definitions of Research Direction:

I will be using case studies for my main research methods. There will be an emphasis on what is working or not working in current libraries. Through these case studies a solution on how to reorganize and reuse the existing building will be found. Although the Hamline Midway Library is the focus of this thesis the main problem being addressed is the destruction of historic buildings and losing that history.

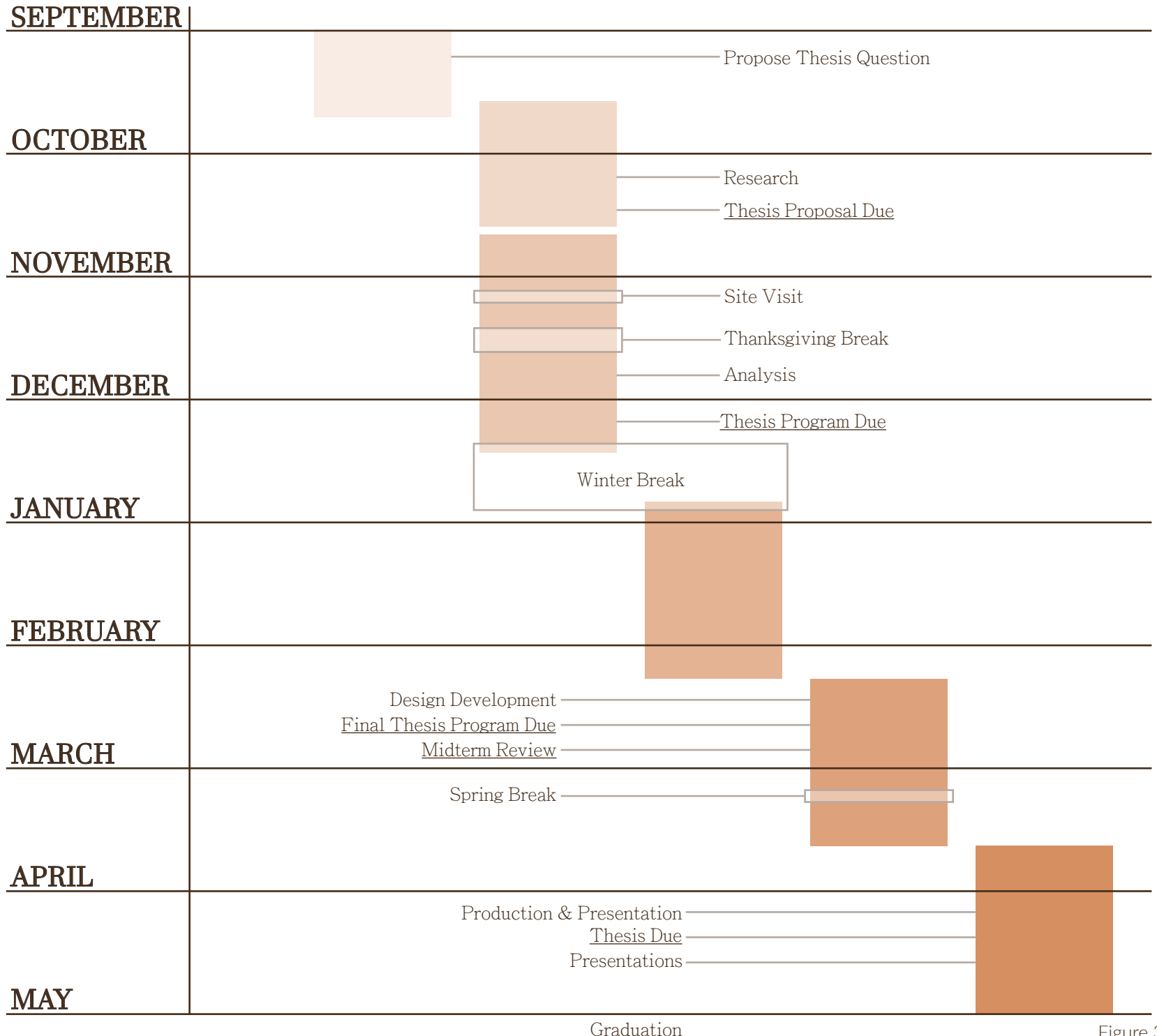
A Plan for Design Methodology:

Using mostly qualitative research with case studies and other readings, there will be a solution that will best fit the need of the community and the existing building. Thinking of what is needed in the community and what will be beneficial to the people that use the facility on a weekly basis. Analyzing and seeing what the new design provides that the old design does not will also contribute to what is rearranged and added in this thesis.

A Plan for Documenting the Design Process:

The documentation of this process will be majority digital with hand sketches for schematic designs and floor plans of the case studies. With each case study and reading on historic preservation, there will be beneficial information to apply to the thesis. There will be a physical book, slideshow, and board to display the information at the end of the semester. The programs that will be used for documentation will be Revit, AutoCAD, and Illustrator.

Schedule



Graduation

Figure 3.4



Thesis Research

Results from Research

Through the case studies that were looked at, there comes a question of whether the library is worth saving. There is the example of a library moving into an existing building when it needed to expand. The city could have torn down the existing building and built a new library on the lot like the city plans on doing with the Hamline Midway Library but they saw the potential of the assisted living space and decided to give it another chance.

The new Library is simply made of glass and metal, and although they say it will be LEED certified, there will still be demolition which is the biggest contributor to CO2 being released into the atmosphere. They are hoping to celebrate the old library by keeping the arch but is that enough to show what the community went through to get this library? Before the library was built people had to travel further to get access to the resources a library supplies. It was at the tail end of the Carnegie era and after multiple years of having lending stations instore fronts they were able to build a library for the area.

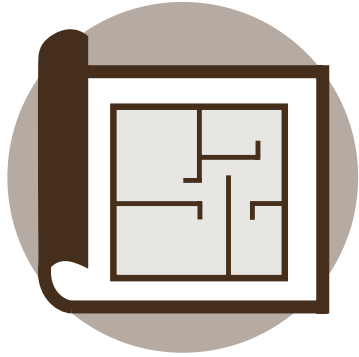
Despite becoming registered on the National Register of Historic Places, the library is still fighting to stay standing. The city has confirmed that demolition will start at the end of May 2023 and the new library will be built. The community still fights to save the history that comes with the library. They have suggested that instead of tearing down the building, completely relocate the library and renovate the building into something else that can benefit the community. They share updates on their website that the city is not showing the public and tries to keep everyone informed on the status of preserving the building.

There are quite a few updates that need to happen in order for the building to house people well. Some suggest that they do those basic updates and put the money into other libraries that need more attention. The library continues to have the potential of supporting the community if given a chance. With Hamline University just north of it and the number of families in the area, there is a high demand for a space where people can use the resources within a library. That is not to say that the new library will not meet those needs but if given the opportunity the existing library can preserve the history that it brings to the area and again provide for the people like it did in the past.

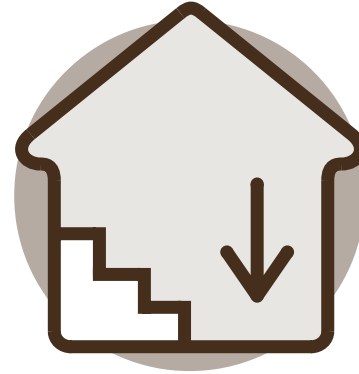
what is past is prologue

William Shakespeare

Current Issues



Poor Layout



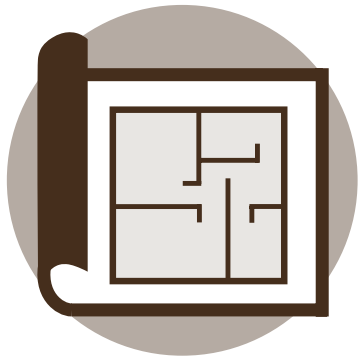
Underutilized
Basement



Lacks
Designated
Space

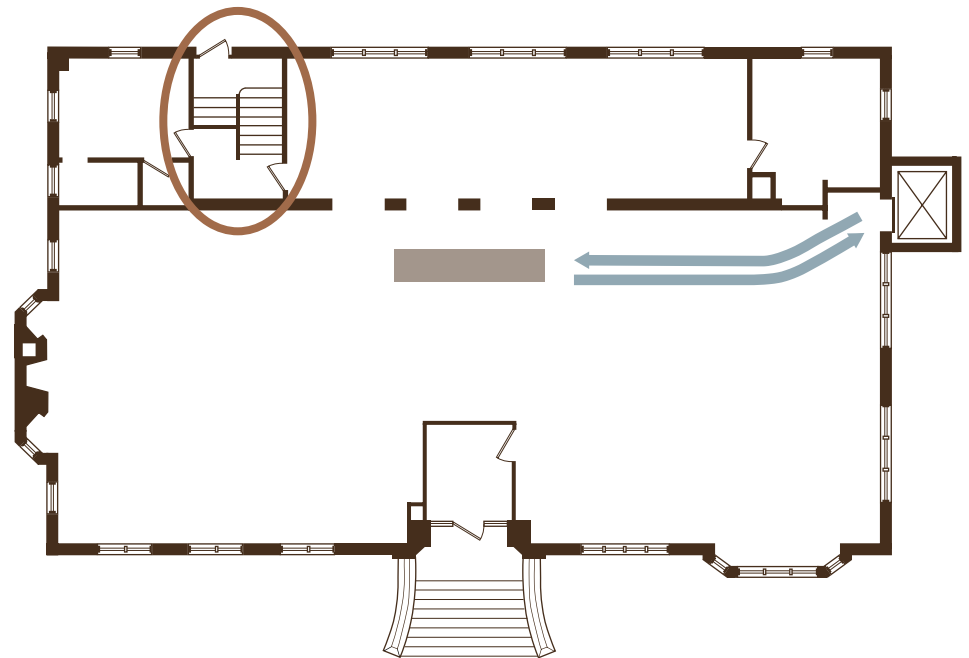


Accessibility



Poor Layout

The staff has to walk from one side of the building, into the elevator, and walk again through the whole lower level to get to their work area. The only restroom in the building is in the basement and needs keys to access it. The stairs to the basement are also the fire stairs and are tucked away on the opposite side of the library as the elevator.



➔ The front desk and the staff workroom is on the opposite side of the building

○ One fire staircase hidden in through the backroom

○ Bathrooms only on the lower level

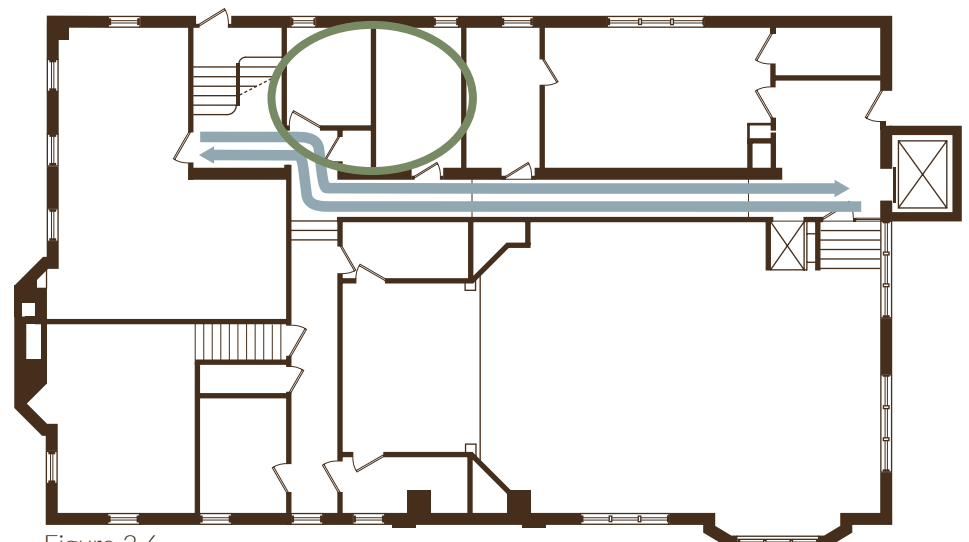


Figure 3.4

Figure 3.6



Underutilized Basement

The lower level is unwelcoming with dimly lit hallways and low ceilings. It is only interacted with if someone is entering the building through the elevator, using the restroom, or has reserved the space, such as the meeting room or auditorium. The only way to access it from within the building is through the fire stair that is hidden between the staff room and bookshelves.

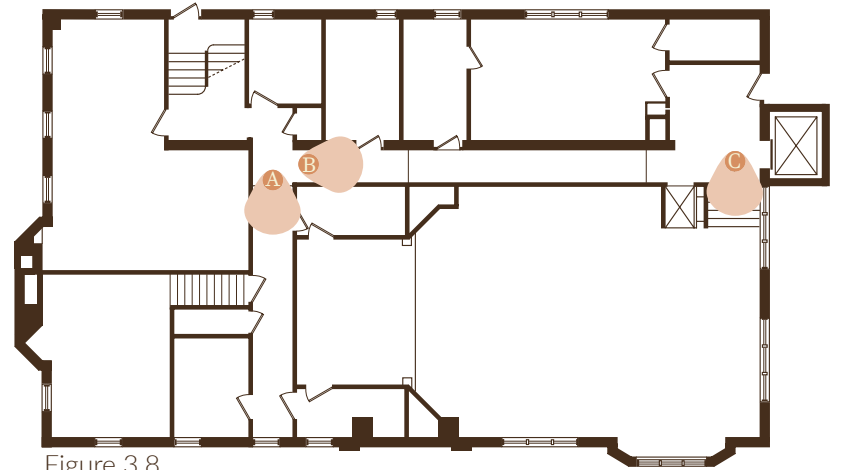


Figure 3.8



Figure 3.7



Figure 3.4



Lacks Designated Space

There is very little separation of space. The computer station is surrounded by books and is in the same room as the kid's space which is connected to the only sitting space currently in the building. It is one large room with everything squeezed into it. The basement is not interacted with unless it is people reserve the space. There is no sense of privacy and talking, even if it is to ask a question to a worker, feels like it is disturbing the entire library. When it was originally built the space was enough to accommodate all users. Now with the community growing, there needs to be a more distinct separation of space.



Figure 3.9



Figure 4.1

Figure 3.4



Accessibility

The elevator is only accessible from the side door around the west corner of the building. To access the restroom, one must use the elevator to get to the upper floor to get a key, use the elevator down to go to the bathroom, which is through a long hallway, only to use the elevator again to bring back the keys. The auditorium has another mini elevator people can use but it again needs a key to access.

- Elevator access feels like a second thought and an inconvenience
- Security for getting to the entrance
- Bathroom access

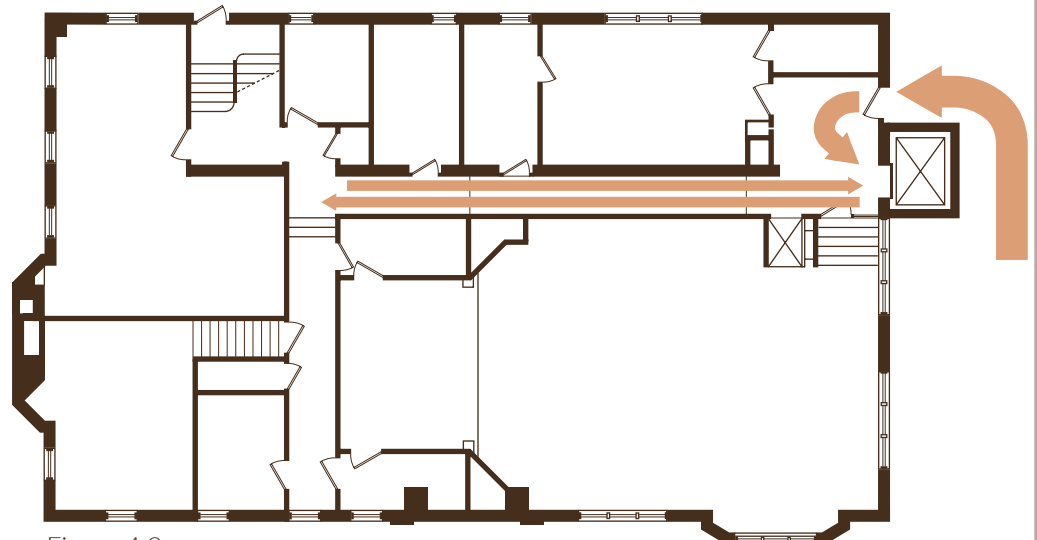
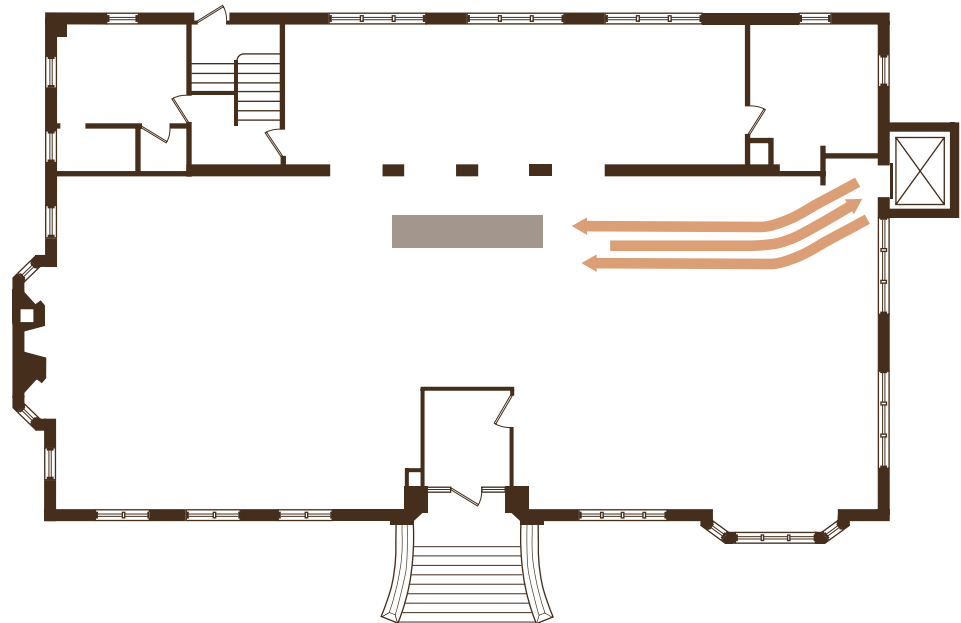


Figure 4.2

Figure 3.4

Project Justification

Architecture has the power to solve social problems. There tends to be either a quick movement to address certain social problems and then they get put on the back burner, or we just accept what is happening and attempt to live with it. From looking at the cities that have decided to make an extra effort to address these problems, they have done changes that positively affect the entire city. Through research and talking to people in the community, this thesis will demonstrate how we can reuse already standing buildings instead of tearing them down and turning them into a place where the community thrives while also helping those who need them the most.

The Hamline Midway Library is 93 years old and has been an integral part of the community when it comes to providing different services. Ever since opening day, they have hosted study clubs, readings, different organizations, meetings, lectures, and presentations. There are people constantly using the computers and children running in eager to find a new book.

When looking into whether the library should stay or not, the typology was a serious idea to look at. Was the building going to continue to succeed if it continued to be a library or was shifting the typology into a community center more beneficial? Upon looking at why the library was initially built and how much traffic it sees throughout the day, it seemed like a library was still necessary in the area. There were heavy amounts of foot traffic through it even though the current library feels overcrowded. A library supports people in a different way than a community center would and from watching people use the space and interact with what was provided, keeping the building a library felt justified.

Historical Context

The National Historic Preservation Act was established on October 15, 1966, after World War II, when urban renewal was taking over all design. Cities were being torn down to create new high-rises to accommodate the rising population, and to create a city that prioritized the car. People were erasing the past, and cities across America were experiencing a great loss of history. Albert Rains while talking about the Parthenon's demise said, "Connections between successive generations of Americans are broken by demolition. Sources of memory ceased to exist." The new act stated that each state would be held accountable and responsible for its own preservation throughout and have an office specifically for preservation. With this new push, different professions such as archaeologists, historians, and other preservation fieldwork became much more known in federal state, and local governments with the new Act. The act is to help regulate the buildings that are preserved and to encourage the next generation to celebrate the past while they move forward.

Usually working, mostly in schools or education facilities, Carl Buetow was commissioned to do a library. The Hamline Midway library was Buetow's final design before leaving the Education Department of the City Architect of Saint Paul and starting his own practice. He mostly worked with colored pencils and you can see his sketch for the Hamline Midway library. Here is not an exact replica of what they ended up doing, but he did sign off on the final drawings. With many designs around the area, Buetow has two other designs already on the National Register of Historic Places, Clarks Grove, cooperative creamery, and Deerwood Auditorium. The Hamline Midway Library is his third as it was just recently accepted.

The Hamline Midway Library is a collegiate Gothic-style building with curved stone accents and dark bronze finishes. It was built in 1930 after the community pushed for a library to be in their area the Carnegie Library was still becoming popular, and with the closest library, being 30 minutes away, the community urged and pushed to get a public library in their area. They initially had lending stations within storefronts to see how much use a library would receive in the community. After great success, they decided to build a Library thanks to Henry Hale who left the funds of his estate to be used to build a library. Ever since opening day, they have hosted study clubs, readings, different organizations, meetings, lectures, and presentations. There was an elevator added after the library was built and another small one for people to get into the auditorium. Rehabilitation would be the focus of this project and creating additions to make the space feel more welcoming and better suited for the users.

Site Analysis



Location

It is right off Snelling Avenue, which is a busy street with lots of cafés and restaurants, and other shops along it. It is north of Interstate 94 and it's directly south of Hamline University. This place already has foot traffic and with a re-organization of the interior could be a great place for students to walk to you and to get their homework done in peace.

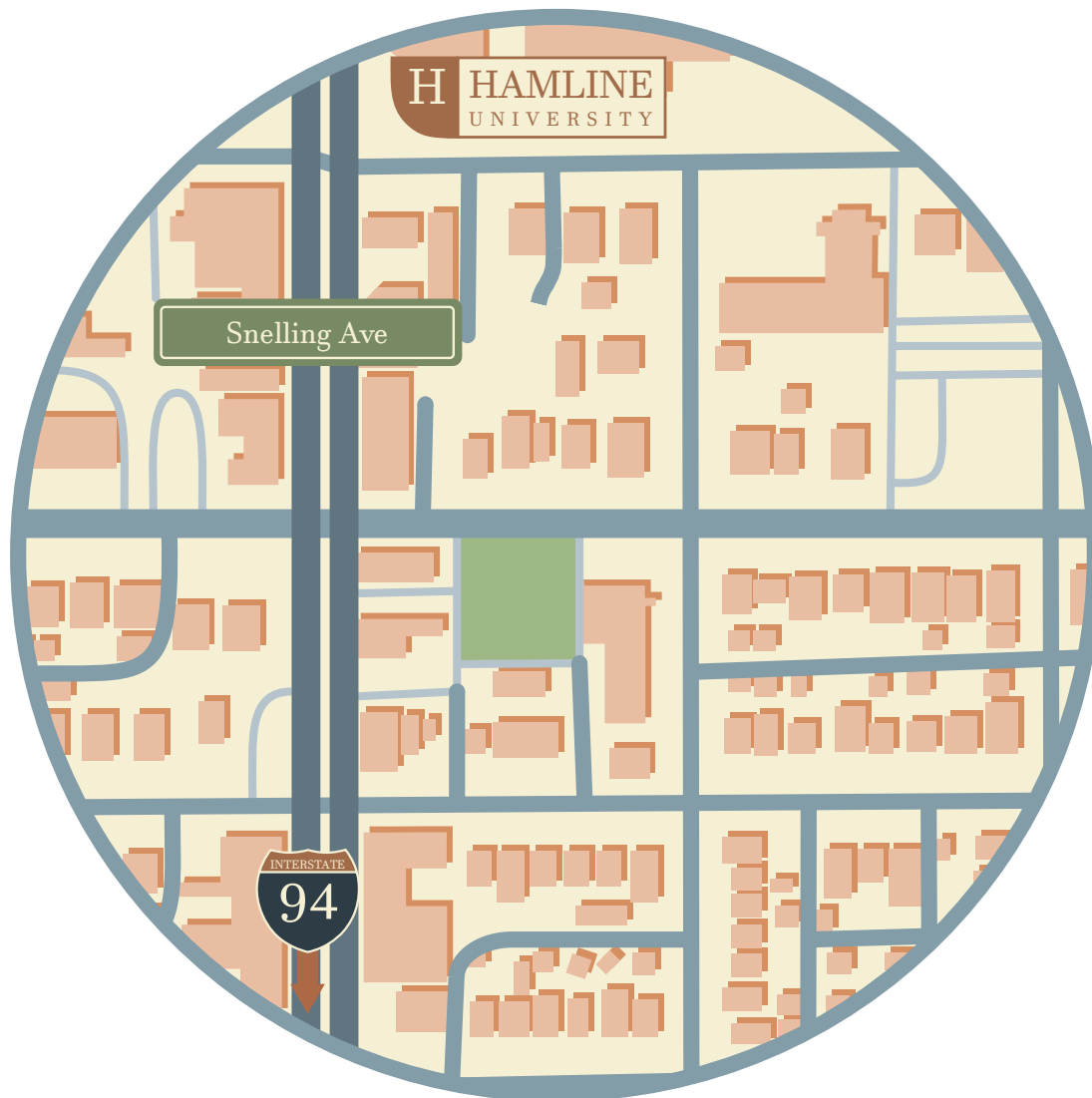


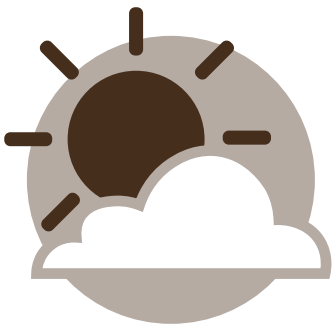
Figure 4.3



1558 W Minnehaha Ave, St
Paul, MN 55104



Population: 11,493 Residents



Climate: Summers are Warm and Wet
Winters are freezing, snowy, and windy
Partly cloudy year round



Land Area: 0.33 Acres

Figure 4.4



Transportation

It has a lot of access to transportation as well, including multiple bus stops, and is only a 20-minute walk from the green line light rail. Unlike when it was originally built, there are now a couple of libraries surrounding it in closer proximity. There are three different libraries: Merriam Park Library, Rondo Community Library, and Saint Anthony Park Library. All about a six-minute drive and a 30-minute to an-hour walk from the current library location.

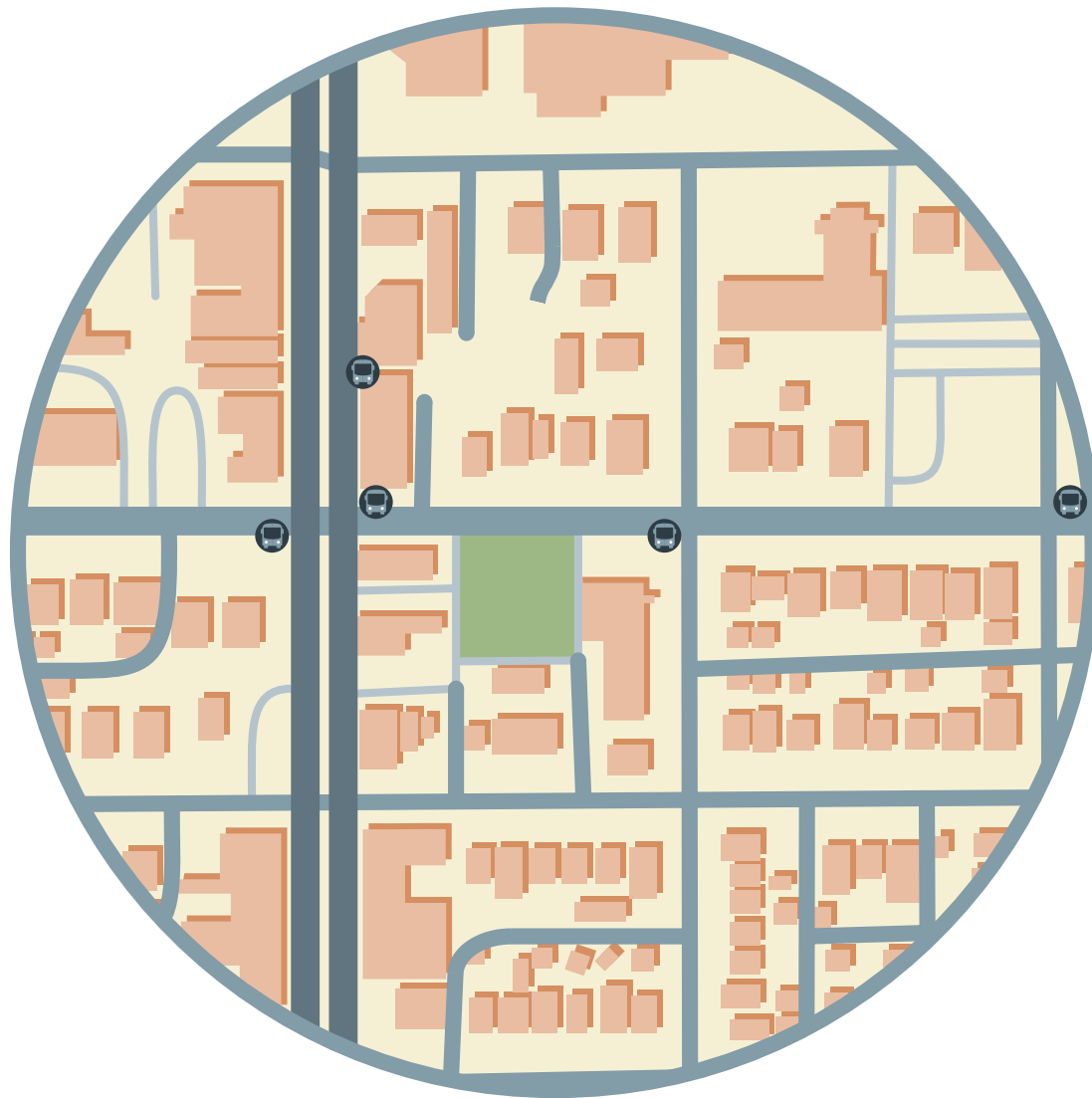


Figure 4.5



Walkability: 9th Most Walkable Neighborhood

Walk Score: 77



Transit: Good Transportation

Transit Score: 53



Biking: Very Bikeable

Biking Score: 87

Figure 4.6

Performance Criteria

Spatial Program and Performance Criteria

Space Allocation:

The current order of the Hamline Midway Library is not working for the users or the workers, the revised space allocation will be the main part of this thesis. Based on the current order of space and the case studies that were done previously, the new organization will reflect the findings. Trying to preserve the exterior should not affect reorganizing the interior and making it function better than before, whether that is as a library or a community center. Dividing the space into areas will be decided from information based on the case studies and will create an ideal format for all users. Maximize square footage

Energy Consumption:

Attempting to make this building more sustainable will be throughout this thesis. Currently the electrical and mechanical are out of date and one of the reasons that the city is redoing the library. There are case studies provided that show, while updating those features does have a higher cost, doing so can give a historic building another chance. That being said ensuring the building complies with the goals of 2030 is not a priority of the redesign but a goal nonetheless.

Behavioral Performance:

This is a building that will be open seven days a week for about twelve hours each day. It will be in constant use. In order to encourage people to stay and come back into the building, the space needs to be inviting and make sense for use. During the site visit, there were constantly people engaging in the space and it can be assumed that with a new design that would continue.

Psychological Impact:

The psychological impact that this design would come in two different forms: from the public who use the space and to the people who decide whether or not a building will continue to exist. The public will have a refreshed space that will be better thought out for the future. It will have space allocated for needs that were not a priority in the past. Ensuring that it is benefiting the community and its growth will be addressed throughout the new design. As for the council that determines the life of a building, this thesis will hopefully show another way to save buildings that do not need to be torn down. There are always different solutions to a problem and this thesis may influence them into thinking again about whether they need to tear down a building or not.

Environmental Impact:

The current design is not up to code with many different aspects which is not great for making it efficient. There will be a focus on addressing those issues to ensure that the space will be more environmentally friendly in the future. The building is used every day, so prioritizing the way it affects the surrounding environment is crucial.

Code Compliance:

All local codes, ADA, and IBC codes will be used as required to design a recreational building.

Cost:

This redesign will cost a large amount of money. The updating of the mechanical and electrical alone is estimated to be about one million dollars, but rebuilding is also not cheap. The cost of saving a building can be more than rebuilding at times, but hopefully, there will be ways to offset that cost with different solutions.



Design Solution

“The greenest buildings are the ones that already exist,” wrote Carl Elefante, 2018 AIA President, and iconic places like the Hamline Midway Library possess both the infrastructure to support ongoing community needs and the historic and aesthetic values that enrich our neighborhood.

Renovate 1558 <https://www.renovate1558.org>

Legend

- 1 Conversation Pit
- 2 Teen
- 3 Study
- 4 Front Desk
- 5 Office
- 6 Staff Workroom
- 7 Staff Breakroom
- 8 Collections
- 9 Self Checkout
- 10 Restrooms
- 11 Elevator Vestibule

Upper Floor Plan

The upper floor has been reconfigured so that when one walks in they are immediately introduced to the front desk. To the right, all of the books are now in one place instead of separated into two parts of the library. There is a seating area with chairs and tables for people to use. A study area going into the teen room with a conversation pit for people to hang out together in. The offices were put all together, so they hopefully can work more seamlessly and not have to walk as far. There is more storage in the basement as well. There are now bathrooms upstairs so that people do not have to worry as much when they have to go and get key access. With the addition of two fire stairs and a third staircase to make it feel more welcoming to go into the lower level and an elevator vestibule. There is a mural along the wall which makes it more of an experience rather than an inconvenience.

Table 2

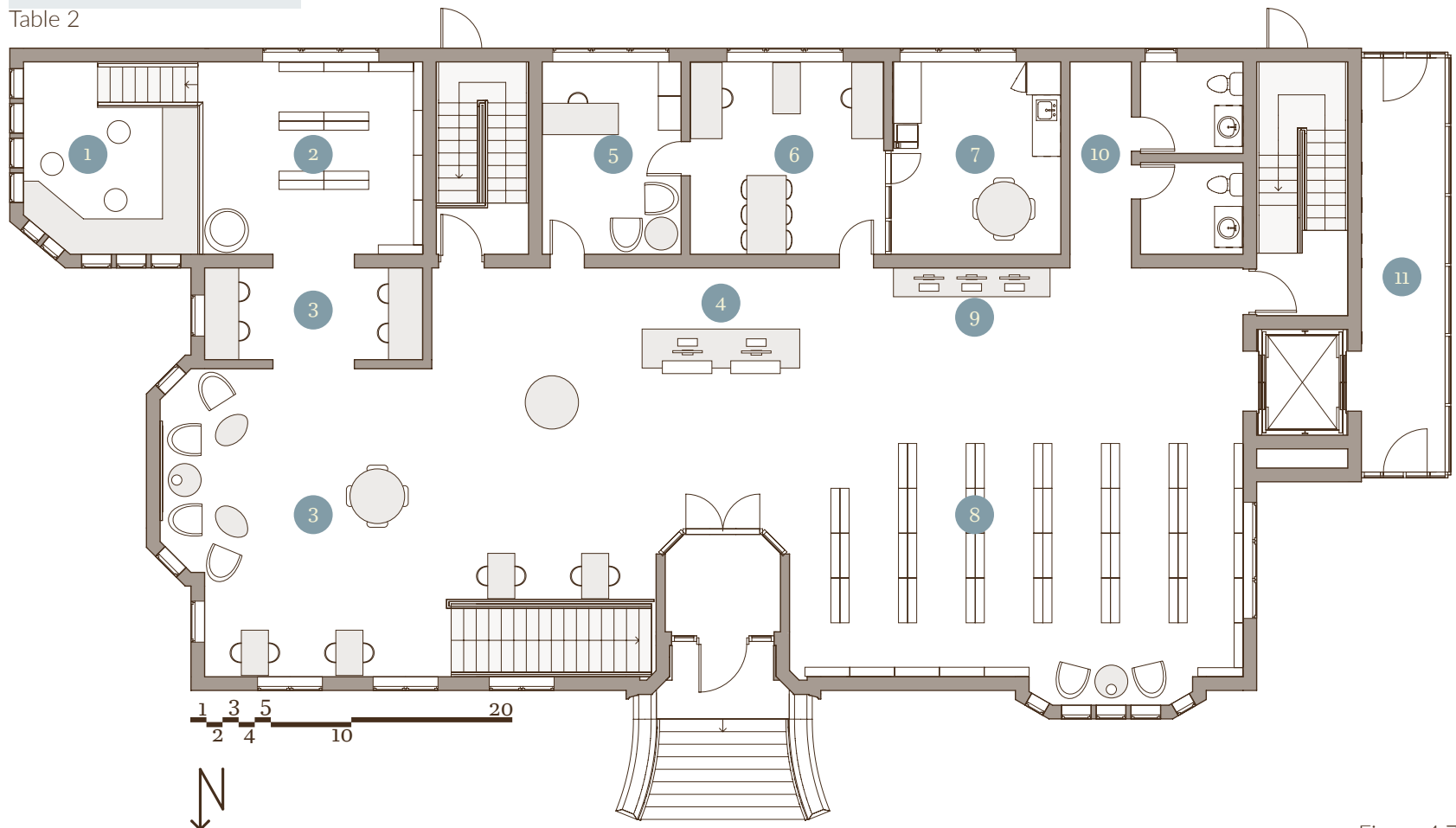


Figure 4.7

Lower Floor Plan

Legend

- 3 Study
- 10 Restrooms
- 12 Meeting Room
- 13 Community/Flex Space
- 14 Computer Stations
- 15 Children
- 16 Storage
- 17 Mechanical
- 18 Janitor Closet

As for the basement, the kid's space has been moved down there along with the computers. An additional seating area for people to study, and the kid's area that can be closed off from the rest of the library to keep it quiet in case there are kids excited about a book that they found, will be quieter for the people on the computers. More study rooms and a meeting room. The priority of making sure there was a community room that can be completely closed off from the rest of the library so a staff member does not have to stay after hours in case there is an event afterward for people who are learning to do the taxes or people who are just simply taking a class on how to draw.

Table 3

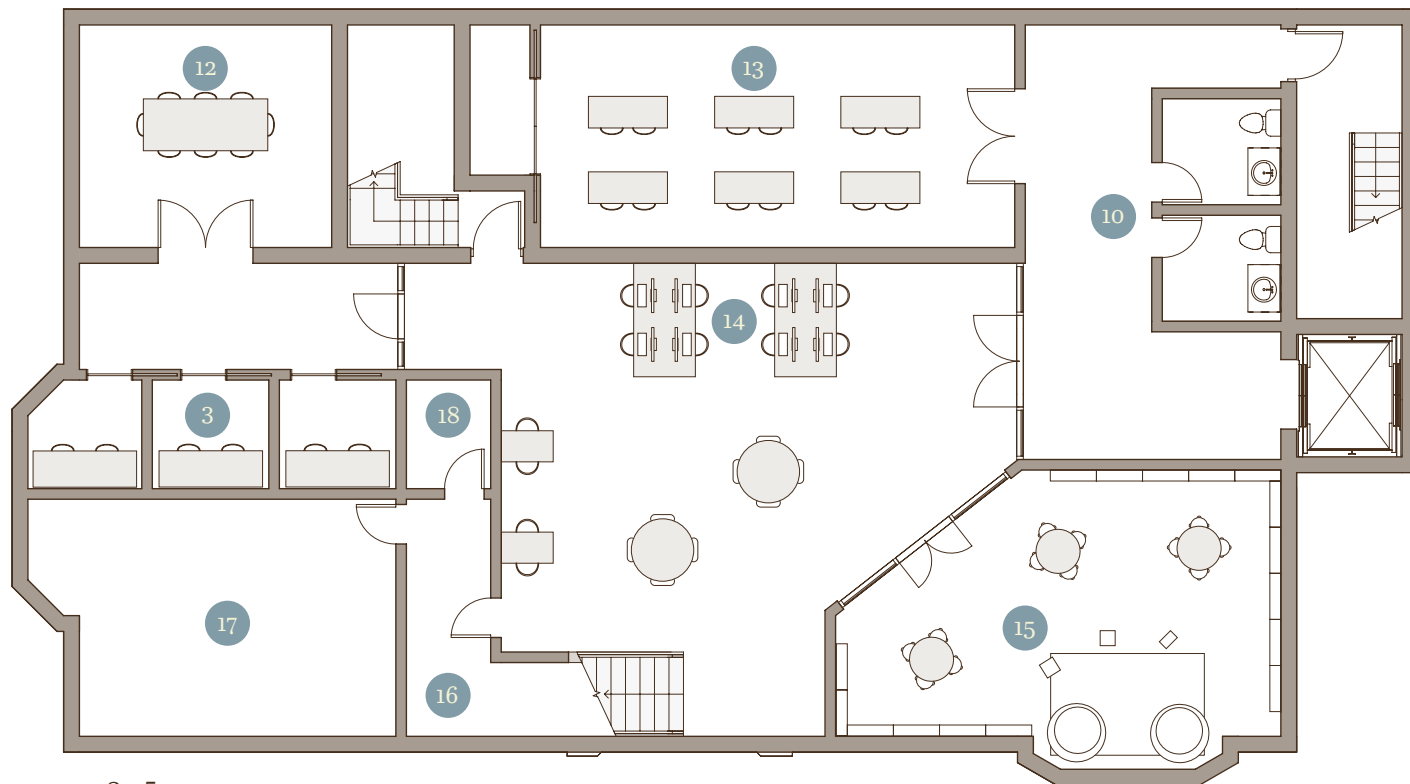


Figure 4.8

Front Entrance



Figure 4.9

Elevator Vestibule

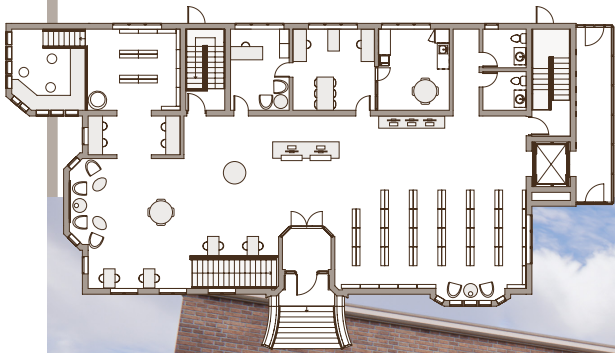


Figure 5.1

Main Sitting Area

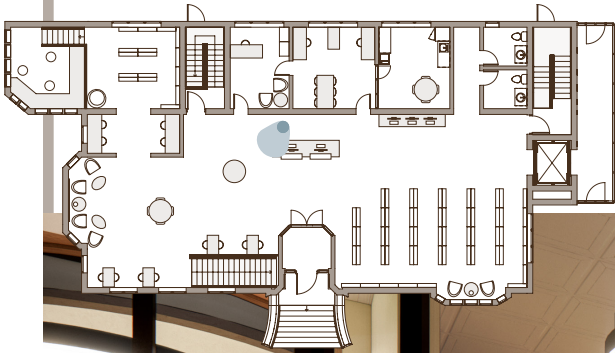


Figure 5.2

Book Nook

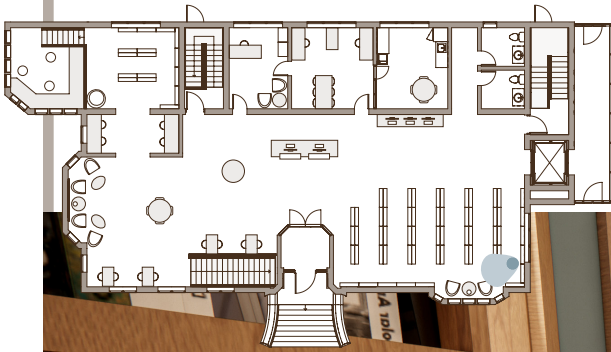


Figure 5.3

Teen Lounge

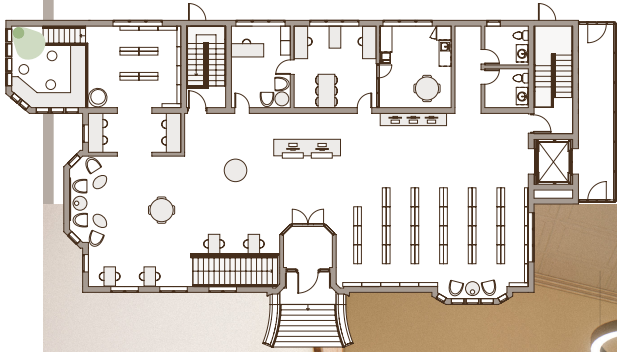


Figure 5.4

Children's Room

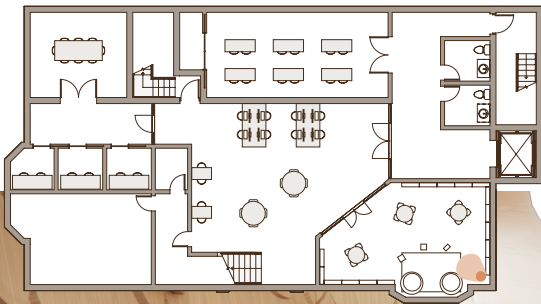
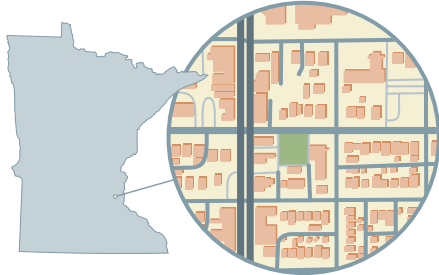


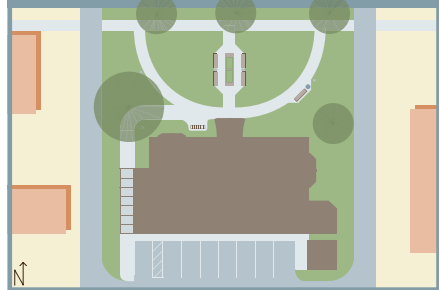
Figure 5.5



Project Installation



1558 W Minnehaha Ave, St Paul, MN 55104



“The greenest buildings are the ones that already exist,” wrote Carl Elefante, 2018 AIA President, and iconic places like the Hamline Midway Library possess both the infrastructure to support ongoing community needs and the historic and aesthetic values that enrich our neighborhood.

Renovate 1558 <https://www.renovate1558.org>

HAMLIN MIDWAY LIBRARY

CELEBRATING THE PAST, WHILE CREATING THE PRESENT & IMAGINING THE FUTURE

Architecture is more than four walls and a roof. It becomes a beacon to a community. As a whole, the United States is relatively young; hence the architecture is not as historic compared to other countries. Despite this, there seems to be a pattern that if the building is not working, tearing it down and starting over is the “best” option. Through the Hamline Midway Library, there will be an effort and a proposal for what could be if the building was given a chance. Despite the building not functioning in a way that is conducive to the community and the people that work there, there was a huge push to save the existing structure. The library has been a part of the area since 1930 when it opened and despite the communities best efforts to preserve it, the city confirmed that demolition and construction of a new library will start this spring. This will not be the last building torn down before being allowed to succeed but hopefully, this research will encourage people to try and preserve the history that surrounds them.

Current Issues in the Library



Poor Layout

The staff has to walk from one side of the building, into the elevator, and walk again through the whole lower level to get to their work area. The only restroom in the building is in the basement and needs keys to access it. The stairs to the basement are also the fire stairs and are tucked away on the opposite side of the library as the elevator.



Underutilized Basement

The lower level is unwelcoming with dimly lit hallways and low ceilings. It is only interacted with if someone is entering the building through the elevator, using the restroom, or has reserved the space, such as the meeting room or auditorium. The only way to access it from within the building is through the fire stair that is hidden between the staff room and bookshelves.



Lacks Designated Space

There is very little separation of space. The computer station is surrounded by books and is in the same room as the kid's space which is connected to the only sitting space currently in the building. It is one large room with everything squeezed into it. The basement is not interacted with unless it is people reserve the space. There is no sense of privacy and talking, even if it is to ask a question to a worker, feels like it is disturbing the entire library.



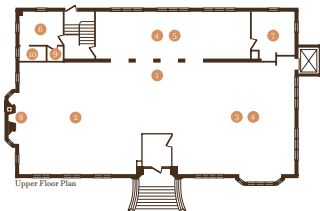
Accessibility

The elevator is only accessible from the side door around the west corner of the building. To access the restroom, one must use the elevator to get to the upper floor to get a key, use the elevator down to go to the bathroom, which is through a long hallway, only to use the elevator again to bring back the keys. The auditorium has another mini elevator people can use but it again needs a key to access.

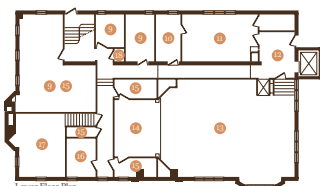
Original Floor Plans

Legend

- 1 Front Desk
- 2 Kids
- 3 Computer Station
- 4 Collections
- 5 Study
- 6 Breakroom
- 7 Office
- 8 Fireplace
- 9 Restroom
- 10 Kitchenette
- 11 Meeting Room
- 12 Entry Hall
- 13 Auditorium
- 14 Stage
- 15 Storage
- 16 Maintenance Office
- 17 Boiler Room
- 18 Janitor Closet



Upper Floor Plan



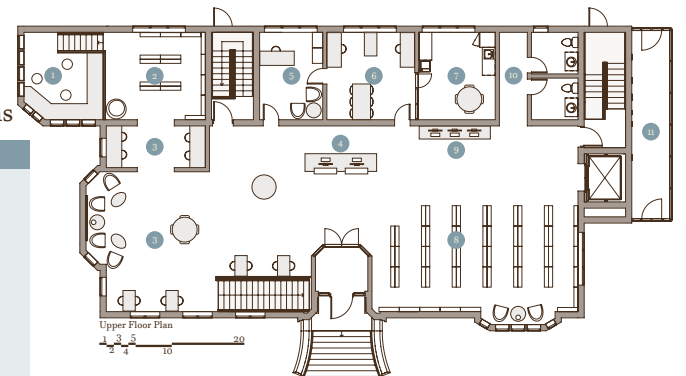
Lower Floor Plan



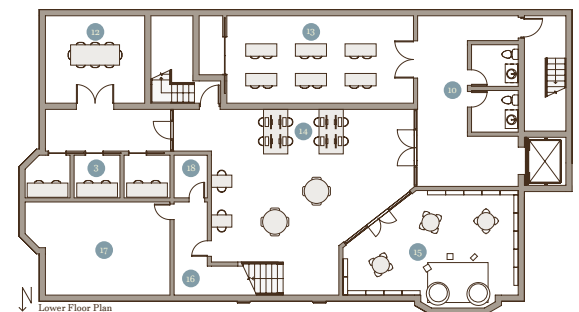
Proposed Floor Plans

Legend

- 1 Conversation Pit
- 2 Teen
- 3 Study
- 4 Front Desk
- 5 Office
- 6 Staff Workroom
- 7 Staff Breakroom
- 8 Collections
- 9 Self Checkout
- 10 Restrooms
- 11 Elevator Vestibule
- 12 Meeting Room
- 13 Community/Flex Space
- 14 Computer Stations
- 15 Children
- 16 Storage
- 17 Mechanical
- 18 Janitor Closet



Upper Floor Plan



Lower Floor Plan

Figure 5.6



Appendix

Studio Experience

2nd Year

Charlotte Greub
Fall 2019

Boat House

Land Artist Studio

Milton Yergens
Spring 2020

Marfa

Multi Use Building

3rd Year

Regin Schwaen
Fall 2020

Jenga
(Competition)

In Plain Sight
(Competition)

Emily Guo
Spring 2021

Retirement Home
(Concrete)

Water Pavilion

4th Year

Mark Barnhouse
Fall 2021

Highrise
(Capstone)

Paul Gleye
Spring 2022

Renewing Downtown
Moorhead

5th Year

Ron Ramsey
Fall 2022

Akrin Board Game
(Architecture Based Board Game)

Spring 2023

Hamline Midway Library
(Thesis)

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THANK YOU!