

LINCOLN SCHOOL
Gourmet Specialties
CENTER

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LINCOLN SCHOOL

Gourmet Specialties

CENTER

Missoula , Montana

by

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Montana State University

Bozeman, Montana

June 1991

*Programming Analysis submitted in partial fulfillment
of the requirements for the degree of*

Bachelor of Arts

in

Interior Design

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Introduction

INTRODUCTION

My intent in doing this project was to work with a building which was historical in nature, because I feel that older buildings have character which make them each unique and special. I appreciate the advantages that are had when recycling an old building, namely, how they can preserve an identity of a town. I also feel there is great value in using an old building on a pre-existing site, instead of having to develop new land. Consequently, I selected an existing school building in Missoula which was built in 1914.

In the past couple of decades, there has been a trend of lowered enrollments in the public school systems. Unfortunately the targetted surplus schools are the oldest, most beautiful ones. These schools are usually torn down because it is felt they aren't capable of meeting today's teaching needs. However, this is often not the case. Many old schools are easily brought up to today's standards and can continue to function as schools. When the need for a school is no longer there, however, they can also be transformed or readapted to new uses. It is my goal to show such a readaptation by designing a small school into a collection of retail spaces.

*The
History
of
Lincoln
School*

THE HISTORY OF LINCOLN SCHOOL

The Lincoln school was built in 1914 following its predecessor of 1902 which was a much smaller version of the grade school. In 1902, the residents of the Rattlesnake area (a valley just Northeast of Missoula : see map in Appendix A) petitioned the Board of Trustees of School District #1 to build them a small schoolhouse. A one story frame schoolhouse was built on the Northeast corner of the poor farm. It was first known as the "Poor Farm School", but the name later changed to a more stately "Lincoln School" after our president. In 1911, when a new school was desired, the School District moved the small school to another location a few blocks away. It remained in this location until about 1930 when it was condemned as a safety hazard and burnt down.

In 1914, plans were made to build a new school that would be "a modern 4 room brick and stone building with a basement and assembly room, properly equipped for teaching grades 1-8". Ole Bakke was hired as the architect with E.S. Newton as the contractor. During the first 30 years the Lincoln School continued to function as it was originally built with occasional remodeling and improvements. In 1938, the enrollments had increased to a point that 7th and 8th graders had to be bussed down into Missoula to other schools. In 1959, there were 75 students at Lincoln School with 83 others being bussed elsewhere. In 1959, plans were made to build a new school in the Rattlesnake valley a few blocks away. In 1961, the children were moved to the new school and the Lincoln School building was rented to the State Foresters as an office building. In 1964, it reopened as a school because of increased enrollments in the area. In 1982 it closed until the next year when it was leased as a Children's Art Center.

This remained its use for some time until it closed again for good as a school. In 1987 the School District decided to sell it. There were some developers who had plans for the site for some grocery stores and to use the existing school for a community center and daycare. The residents opposed this because there was some doubt as to whether the developers would actually keep the old building or tear it down. They were also concerned the developer's store designs would be too commercialized like a Minimart or Seven Eleven.

Later that year, the school was finally bought by a Baptist church. The church is now in the process of renovating the interior of the building.

*Existing
Building
Analysis*

EXISTING BUILDING ANALYSIS

Site:

The site for the Lincoln School is a triangular shaped plot of land with frontage along Rattlesnake Drive, Lolo Street, and Gilbert Street. This covers about 78,000 square feet or 1.79 acres (refer to map in Appendix A).

Exterior:

The building consists of two levels; a daylight basement and a second level. It enters on a ground level halfway between the two floors. The total square footage is about 5750.

The exterior consists of a variety of materials ranging from split boulders at the base, face brick for the majority of the body, plaster at the top with a brown-painted wood framed gabled roof. The mixture of materials gives the building a rich, solid looking character (refer to photographs in Appendix C).

Interior:

The basement floor, as it was originally designed, consisted of two playrooms, two restrooms, and two halls, all divided between girls and boys; a fuel room; a kitchen; a storage room; and a janitor's closet. Currently, the separation between the girl's and the boy's side is no longer in existence. The fuel room still contains the original boiler which is suspect of being a fire hazard.

EXISTING BUILDING ANALYSIS (continued)

The second floor was divided into two classrooms, an assembly room, two cloak-rooms, a hallway, and a teachers' room. Presently, the teacher's room has been opened up to the assembly room and a window has been changed into a door to provide a second exit from this floor on the south side of the building. A raised platform exists now in the old teacher's room which steps up about 8 inches. The only other changes to this floor are some added doorways between rooms (through closets), and an old air exchange system has been enclosed in the East and West assembly room walls and plastered over. (see existing floor plans in Appendix B and page 34 for square footage allocations.)

The materials in the interior are consistent with most other schools. There are maple hard wood floors (recently stripped and refinished), lath and plaster walls and ceilings, and hardwood door and window trim (mostly painted over now). The basement is much the same with a poured concrete floor, and some unfinished walls. One of the basement play-rooms has carpeting in it. There are some exposed water pipes along the ceilings in the basement which service radiators on the floor above.

Many of the materials used in the interior, while appropriate for school design, really don't convey the same richness of the exterior. The lighting consists mostly of suspended fluorescents. The wood frame windows are mostly unaltered except for the addition of metal frame storm windows.

It is my intention to remove the "institutional" qualities of this space which were natural choices at the time it was used as a school, and give it a character which truly compliments the exterior, as well as create a dynamic new use for the old Lincoln School.

*Goal
and
Concept
Statements*

GOAL AND CONCEPT STATEMENTS

Goal:

To create a new purpose for the Lincoln School, as it is no longer needed as a school.

Concept:

By converting this building into a usable, productive space.

Goal:

To maintain Missoula's connection to her past.

Concept:

By rehabilitation of a historical timepiece that can be physically enjoyed through its new use.

Goal:

To create a place that is very unique for Missoula.

Concept:

By the design of a special gourmet shops which carry a variety of hard to find items.

Goal:

To create a space that is very inviting.

Concept:

By the inclusion of an eating area that will draw people in to sample the specialties.

GOAL AND CONCEPT STATEMENTS (continued)

Goal:

To fill a need for the surrounding residential community.

Concept:

By providing a social gathering place up in the Rattlesnake valley.

Goal:

To create a space that captures the spirit of Missoula..

Concept:

By creating a space that is new and refreshing, yet not too flashy or overstated.

Goal:

To create a place which offers a wide range of gourmet products which accommodate any occasion be it fancy or frivolous.

Concept:

By creating an environment that anyone would feel comfortable in.

*Historical
Preservation
Implications*

HISTORICAL PRESERVATION IMPLICATIONS

Because my building is on the historical register, I must recognize certain historical preservation standards. Please see Appendix D for a list of standards which were considered concerning any work done on the interior which could potentially alter the exterior of my building.

*Interior
Space
Analysis*

SPACE ANALYSIS

On the following pages is a detailed space analysis of the areas I would like to include in my design of this collection of retail gourmet food shops. First, I have made a list of all the spaces I wish to include:

- 1) Entry
- 2) Open seating/Eating Area
- 3) Wine/Beer shop
- 4) Bakery
- 5) Candy/Chocolate Shop
- 6) Delicatessen
- 7) Coffee/Tea/Spice Shop
- 8) Storage Areas
- 9) Office
- 10) Restrooms
- 11) Employee Lockerroom
- 12) Mechanical Room
- 13) Circulation
- 14) Janitorial Room

Each of the above spaces was then analyzed in the following format:

NAME OF SPACE: Description of Space

Approximate Area:

Number of Occupants:

Soft Requirements: (The atmosphere I wish to create in my spaces)

Hard Requirements: (The physical items needed to make the spaces function)

ENTRY: This is the space that defines transition between the exterior and the interior of the building.

Approximate Area: 80 square feet

Number of Occupants: varies

*Soft Requirements: distinguishable
inviting
intriguing
attractive*

*Hard Requirements: special signage
handicapped accessible
overhang/recessed area
security
glazing*

OPEN SEATING/EATING AREA:

This is a small space that allows the customer to sample and enjoy some of the products such as coffees, teas, candies, deli goods, and baked goods.

Approximate Area: 550 square feet

Number of Occupants: 1-40 people

Soft Requirements:
open
centralized
inviting
comfortable
pleasant
clean
naturally lit

Hard Requirements:
seating for up to 40 people
tables
planters
garbage containers

WINE AND BEER SHOP:

This is a shop that will offer a variety of wines and beers from locations worldwide. The products will not be sold for drinking in the Center.

Approximate Area: 700 square feet

Number of Occupants: 1-10 people

Soft Requirements:
warm
atmospheric
clean
well orgnized
dynamically lit

Hard Requirements:
special signage
service counter
wine racks
beer racks
cold storage
hard surfaced floors

BAKERY: This is a shop that will offer a variety of baked goods, some of which will be baked at the store. Other dessert items will be brought in. Some products will be available to eat in the Center.

Approximate Area: 700 square feet

Number of Occupants: 1-10 people

*Soft Requirements: warm
aromatic
clean
naturally lit*

*Hard Requirements: special signage
service counter
display cases
prep area
baking ovens*

CANDY AND CHOCOLATE SHOP:

This is a shop which will offer a variety of gourmet candy and ice cream. It will offer packaged candy and individual pieces for making your own combinations or purchasing for eating in the Center.

Approximate Area: 300 square feet

Number of Occupants: 1-10 people

Soft Requirements:
aromatic
smooth textures
rich textures
clean

Hard Requirements:
special signage
service counter
cold display cases
hard surfaced floors

DELICATESSEN:

This is a shop which will offer a variety of meats and cheeses and appetizer plates. Also served will be deli sandwiches and soups for lunches in the center.

Approximate Area: 700 square feet

Number of Occupants: 1-10 people

*Soft requirements: naturally lit
clean
aromatic
stimulating*

*Hard Requirements: special signage
service counter
cold display cases
hot display cases
sandwich and soup prep area
refridgerator
microwave
hard surfaced floors*

COFFEE, TEA AND SPICE SHOP:

This is a space which will offer a variety of bulk teas, coffees, and spices to be measured and packaged by the customer. Also offered will be coffees, teas and other drinks to be consumed in the center as well.

Approximate Area: 500 square feet

Number of Occupants: 1-10 people

*Soft Requirements: dark
aromatic
mysterious
clean*

*Hard Requirements: special signage
shelving
containers for dry goods
self-service counter
service counter
coffee/hot water pots
soft drink dispenser
refrigerator/cold storage
planters*

STORAGE: This will be several storage areas divided between the 5 shops. Each storage area will be designed individually for each shop depending on the needs of that shop.

Approximate area: 500 square feet divided between 5 shops

Number of Occupants: varies

*Soft Requirements: clean
well lit
organized*

*Hard Requirements: shelving
circulation space with room for hand carts
cold storage
hard surfaced floors*

OFFICE: This will consist of one main office to service the entire building. There will be room enough for one manager and an assistant.

Approximate Area: 300 square feet

Number of Occupants: 2 people

*Soft Requirements: clean
organized
naturally lit
non-public*

*Hard Requirements: 2 desks
4 chairs
phones
filing system
computer
security equipment*

RESTROOMS: *These will consist of two facilities; for men and women, and will serve both the customers and the employees.*

Approximate Area: *200 square feet (100 per each)*

Number of Occupants: *2 people each*

Soft Requirements: *clean*
organized
well lit
private

Hard Requirements: *1 handicapped stall in each*
2 stalls in women's
1 stall in men's/1 urinal in men's
handicapped sink in each
regular sink in each
hand dryers
mirrors
soap dispensers
toilet paper dispensers

EMPLOYEE LOCKERROOM: This room will serve as a place for employees to store their things while working. It will have some seating but employees will be encouraged to take their breaks in the main public eating area.

Approximate Area: 100 square feet

Number of Occupants: 1-6 people

*Soft Requirements: Naturally lit
orgnaized
personal
non-public*

*Hard Requirements: lockers for employees
table for meetings
chairs (lounge and regular)*

MECHANICAL ROOM: This room will contain a newly installed HVAC system to replace the existing one which is unsafe.

Approximate Area: 150 square feet

Number of Occupants: 1-3 people

*Soft Requirements: clean
well organized
well lit*

*Hard Requirements: double door access to exterior
hard surfaced floor*

CIRCULATION SPACE:

This will include all circulation within the Center: hallways, aisles among displays, and aisles among seating.

Approximate Area: 1100 square feet

Number of occupants: varies

*Soft Requirements: organized
functional
not too spacious, but comfortable*

Hard Requirements: Handicapped accessible

JANITORIAL CLOSET: This space will be a small closet for janitorial supplies for a janitor servicing the entire center.

Approximate Area: 40 square feet

Number of Occupants: 1 person at any one time

*Soft Requirements: organized
non-public
clean
well lit*

*Hard Requirements: shelving
double sink
storage space for equipment*

SPACE ANALYSIS SUMMARY

1) Entry.....	80 sq. ft.
2) Open Seating/Eating Area.....	550 sq.ft.
3) Wine and Beer Shop.....	300 sq.ft.
4) Bakery.....	700 sq.ft.
5) Candy/Chocolate Shop.....	300 sq.ft.
6) Delicatessen.....	700 sq.ft.
7) Coffee/Tea/and Spice Shop.....	500 sq.ft.
8) Storage.....	500 sq.ft.
9) Office.....	300 sq.ft.
10) Restrooms.....	200 sq.ft.
11) Employee Breakroom.....	100 sq.ft.
12) Mechanical Room.....	150 sq.ft.
13) Circulation (20% of total).....	1100 sq.ft.
14) Janitorial Room.....	40 sq.ft.

TOTAL.....	5520 sq.ft.

The existing building consists of 5750 total square feet. The needs of this space analysis add up to 5520 square feet, leaving 230 square feet for the adjustment of spaces.

On the following page is an explanation of how the square footages are divided among the existing spaces.

EXISTING SPACE ANALYSIS

ENTRY:

vestibule.....80 sq.ft.

CIRCULATION:

upper level

stairway up.....39 sq.ft.

hallway.....266 sq.ft.

exterior stair.....83 sq.ft.

lower level

stairways down.....72 sq.ft.

hallway.....266 sq.ft.

S.E. stairway.....36 sq.ft.

S.W. stairway.....36 sq.ft.

ROOMS:

upper level

E. cloakroom.....100 sq.ft.

W. cloakroom.....100 sq.ft.

assembly room (including hall addition).....900 sq.ft.

E. classroom.....664 sq.ft.

W. classroom.....664 sq.ft.

lower level

girl's restroom.....102 sq.ft.

boy's restroom.....102 sq.ft.

E. classroom.....653 sq.ft.

W. classroom.....653 sq.ft.

fuel room.....338 sq.ft.

boiler room.....282 sq.ft.

kitchen.....208 sq.ft.

storage room.....58 sq.ft.

janitor closet.....48 sq.ft.

TOTAL.....5750 SQ.FT.

Case Studies

CASE STUDIES

When I did my case studies I approached them from three directions:

- I. Historic School Buildings*
 - a) readapted for similar retail uses*
 - b) readapted for other uses*
- II. Historic Buildings (various types)*
 - a) readapted for similar retail uses*
 - b) readapted for other uses*
- III. Nonhistorical Buildings*
 - a) retail shops that carried similar products*

Each one I chose that fit under the historical category was analyzed using the following format:

Project Title:

Where:

When Built:

When "Re-built":

Designer/Architect:

Summary of Project:

Design Implications:

All non-historical buildings were analyzed using the following format:

Project Title:

Where:

Summary of Project:

Design Implications:

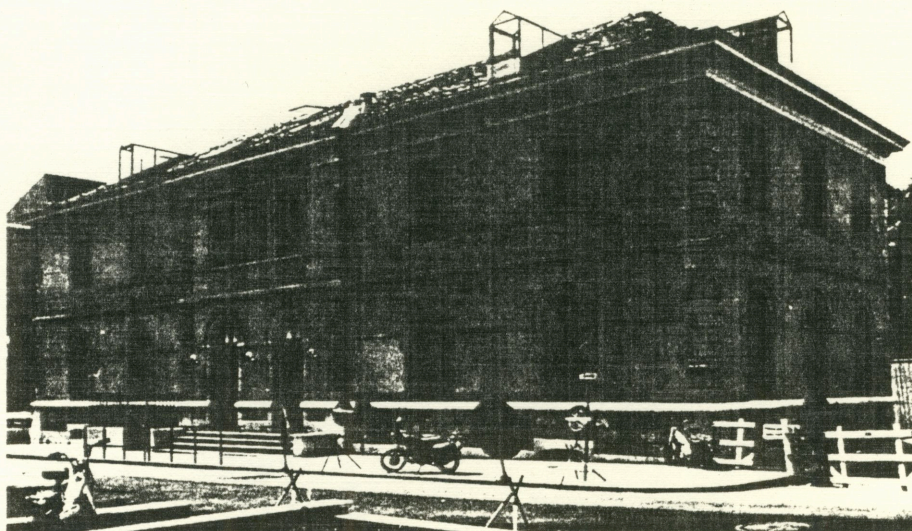
I. Historical School Buildings

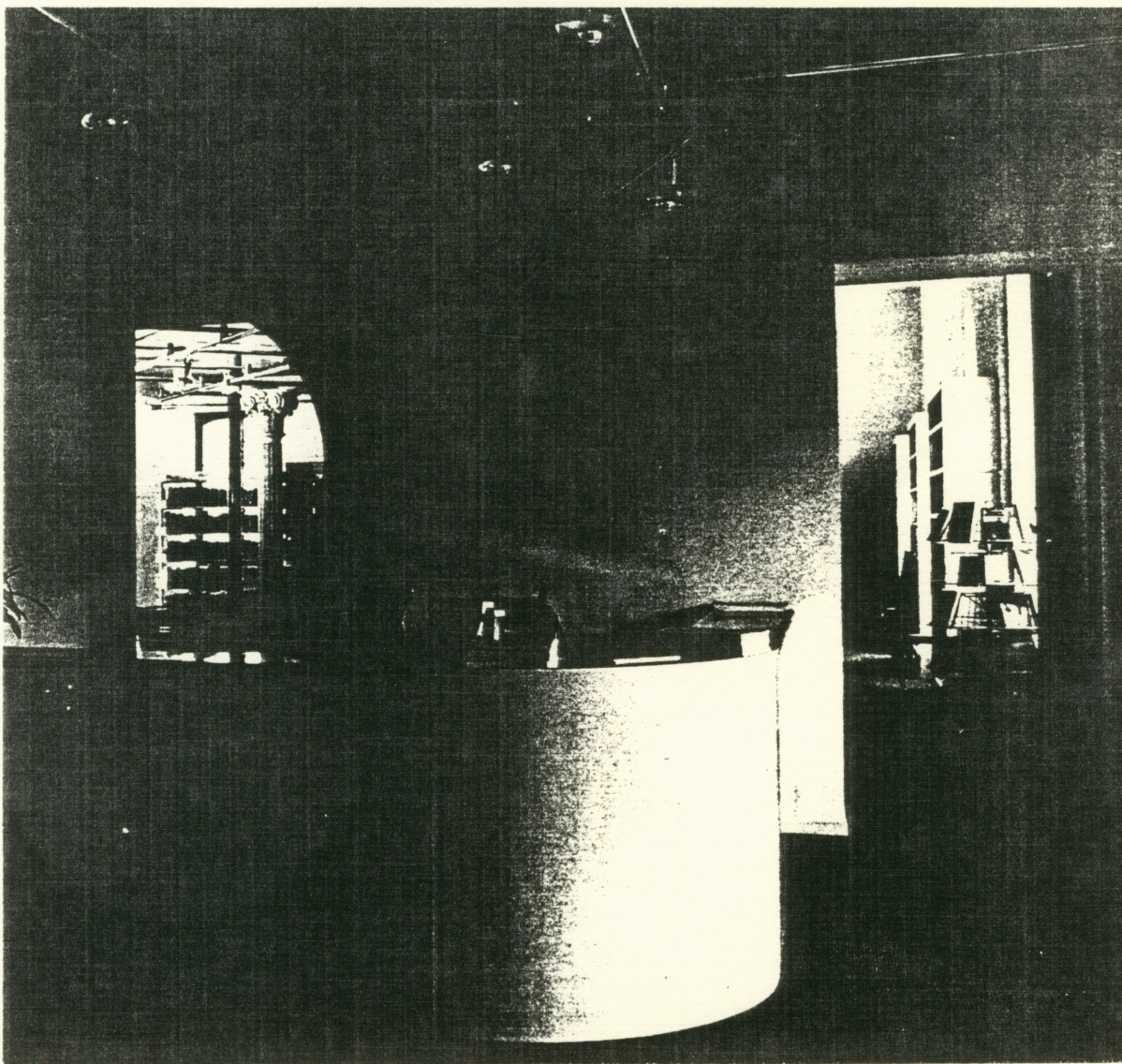
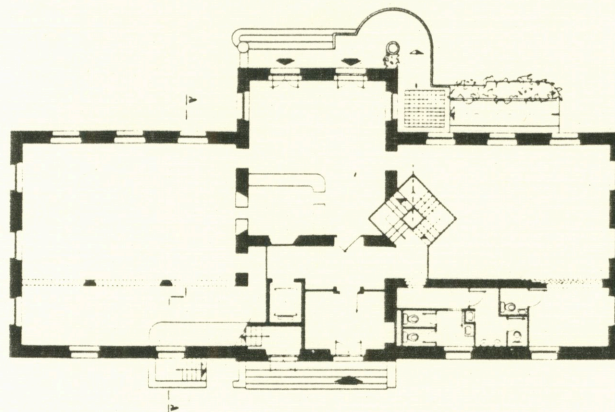
<i>Project:</i>	<i>Le Paquis School into Public Library</i>
<i>Where:</i>	<i>Geneva, Switzerland</i>
<i>When Built:</i>	<i>1857</i>
<i>When "Re-built":</i>	<i>1981</i>
<i>Designer/Architect:</i>	<i>Ugo Brunoni</i>
<i>Summary of Project:</i>	<i>In this study I looked at a school that had been converted into a public library. It was originally built by Auguste Bourdillon. The stucco and stone exterior was restored and some changes were made to the entrances. Dormers were added to bring light into the attic. One entrance also exits to a fire escape staircase required by fire regulations. A central glass enclosed staircase was added to the interior. It is turned on a 45 degree angle which creates a surprising disturbance to the symmetrical geometry of the space. The attic has been converted to a children's library by lowering the floor. Two large steps run along the edges of the floor leaving just enough room for children to sit and read below the sloped ceilings where adults wouldn't fit. New openings within the spaces allow views of the whole length of the building. Along with the strangely juxtaposed staircase, there are many unusual details such as mirrors behind glass, an old salvaged Corinthian column, and a Trompe-l'Oeil mural.</i>
<i>Design Implications:</i>	<i>Despite the simple interior plan, the designer was able to create a complexity which was both functional and intriguing. This is a quality I would like to achieve in my design. Some of the geometries and juxtapositions seemed a bit awkward, but I hope to get some of the same effect of new experiences and views around every turn. I also like the exposed ceiling in the loft which allowed the designer to fully utilize the interior space.</i>



**Les Pâquis School,
Geneva, Switzerland**

School into public library





I. Historical School Buildings

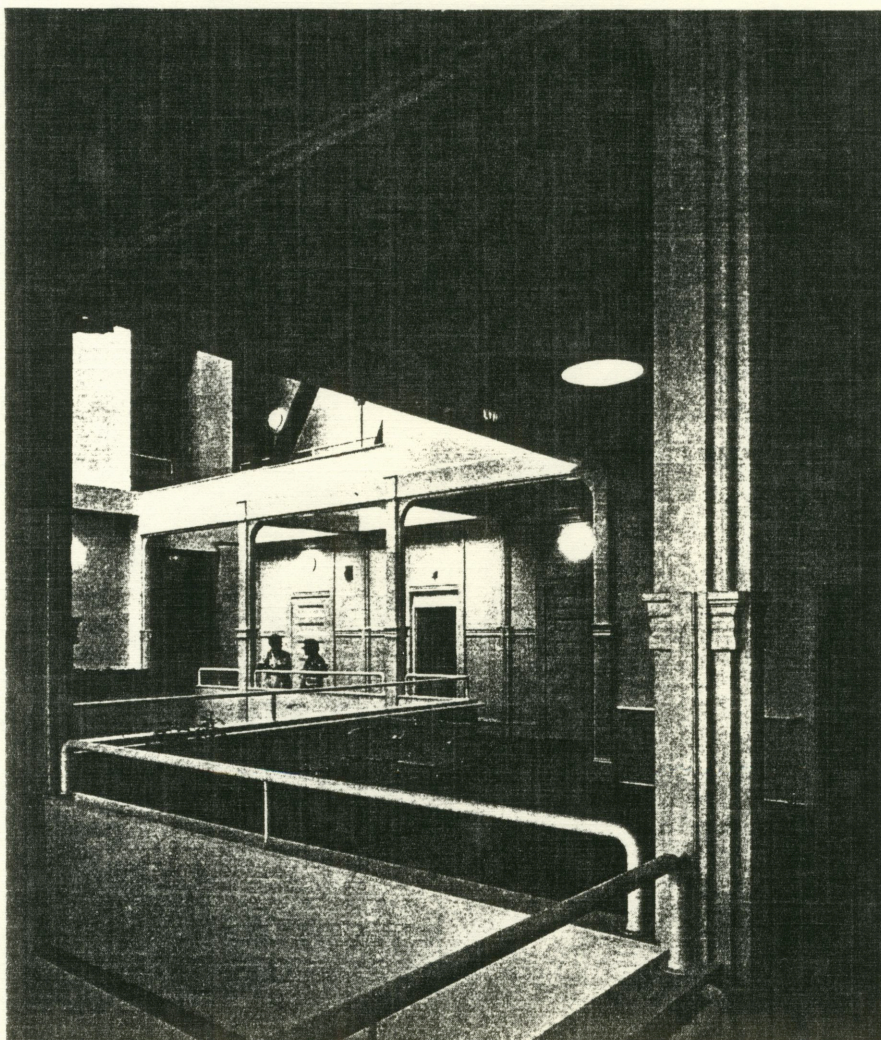
<i>Project:</i>	<i>Varney School into Housing for the Elderly</i>
<i>Where:</i>	<i>Manchester, New Hampshire</i>
<i>When Built:</i>	<i>1890</i>
<i>When Re-Built":</i>	<i>1983</i>
<i>Designer/Architect:</i>	<i>John Sharatt Associates, Inc.</i>
<i>Summary of Project:</i>	<i>In this study I looked at a school that was converted into housing for the elderly. It was originally built by F.W. Stickney. This project included complete exterior restoration and the addition of a 5 story complex that was built with similar materials. Some of the interior details have also been preserved except for some modernization. The main floor contains the administration, a community room, storage, and some apartments. Except for a library on the first floor, the rest of the floors are taken up with housing. In this building entry now takes place on the lowest (basement) level and the main arched entry is now only used to get to the library.</i>
<i>Design Implications:</i>	<i>Unlike this project which lowered the level of it entrance, I wish to keep my main entrance because it has such nice detail. I think that it would be insensitive not to use such a dominant beautiful entryway. This will be a challenge for me though, in order to meet handicapped requirements. This project combines old with new quite well with its use of old materials. I like the way the solid, built to last character is maintained and still updated with contemporary materials to create a place which is refreshingly new, yet established. One of the best features of this building was the use of a large central sky-lit atrium space which gives it a nice circulation area. I wish to use a central area in my space to serve as an eating area with views to most of the other spaces and provide a similar atmosphere for social gathering to take place.</i>

Varney School,

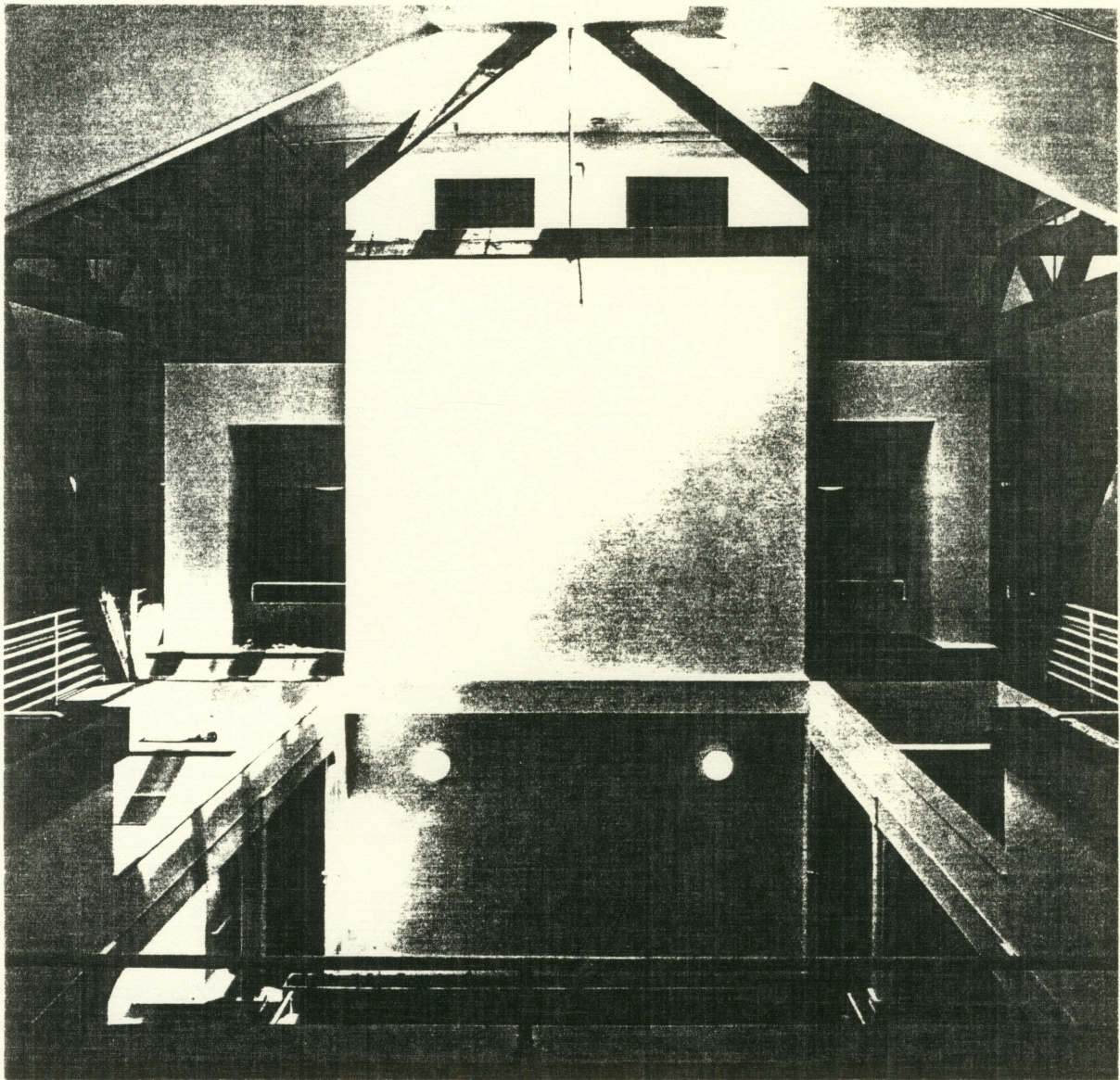


Manchester, USA

School into housing for the elderly



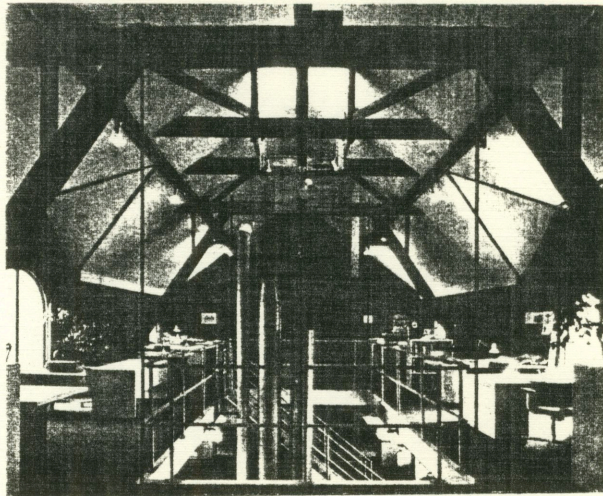
The formerly unused attic space has been converted into apartments. The central sky-lit atrium, which has been carved out of the existing structure to provide a generous circulation area, rises through the full height of the building. Roof trusses have been left exposed, and blatantly modern details, such as handrails and balustrades, stand in contrast to some of the interior features which have been preserved on the lower floors.



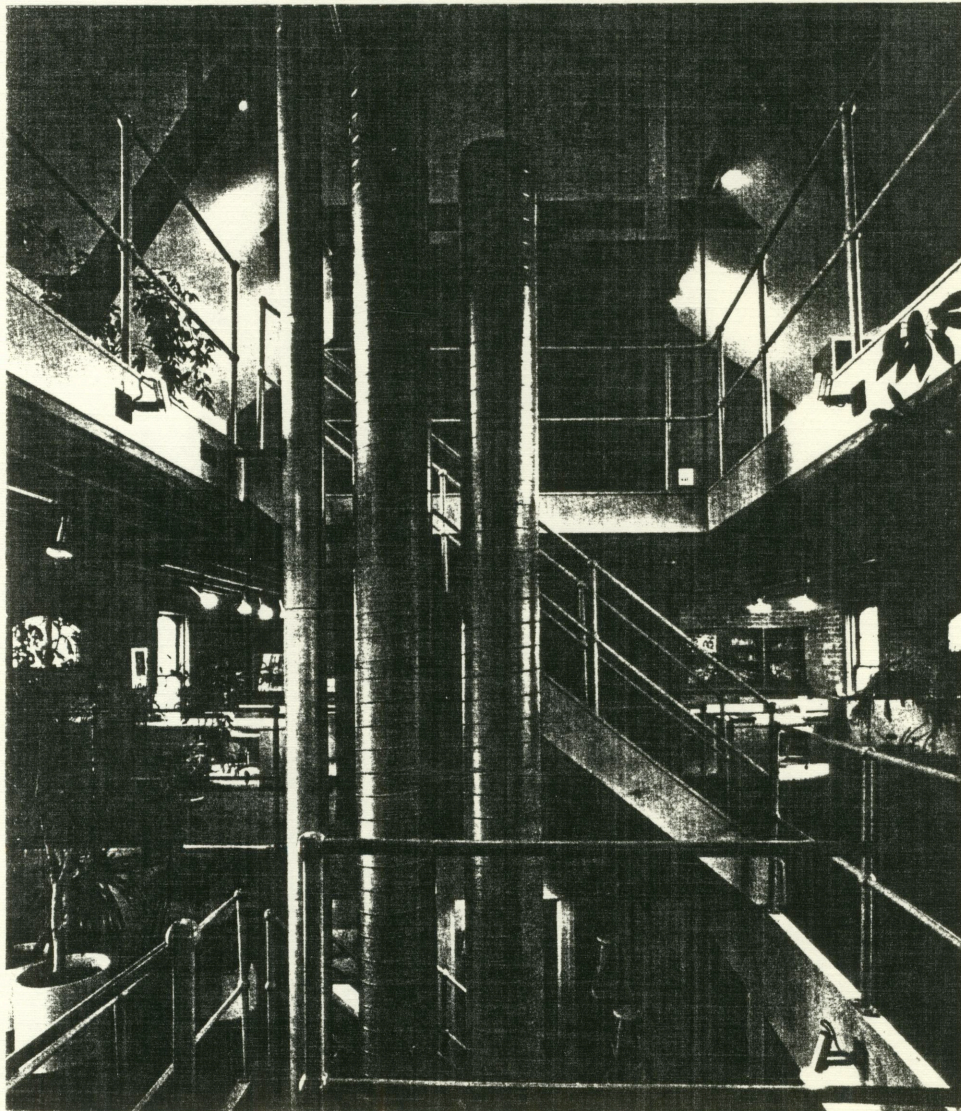
II. Historical Buildings

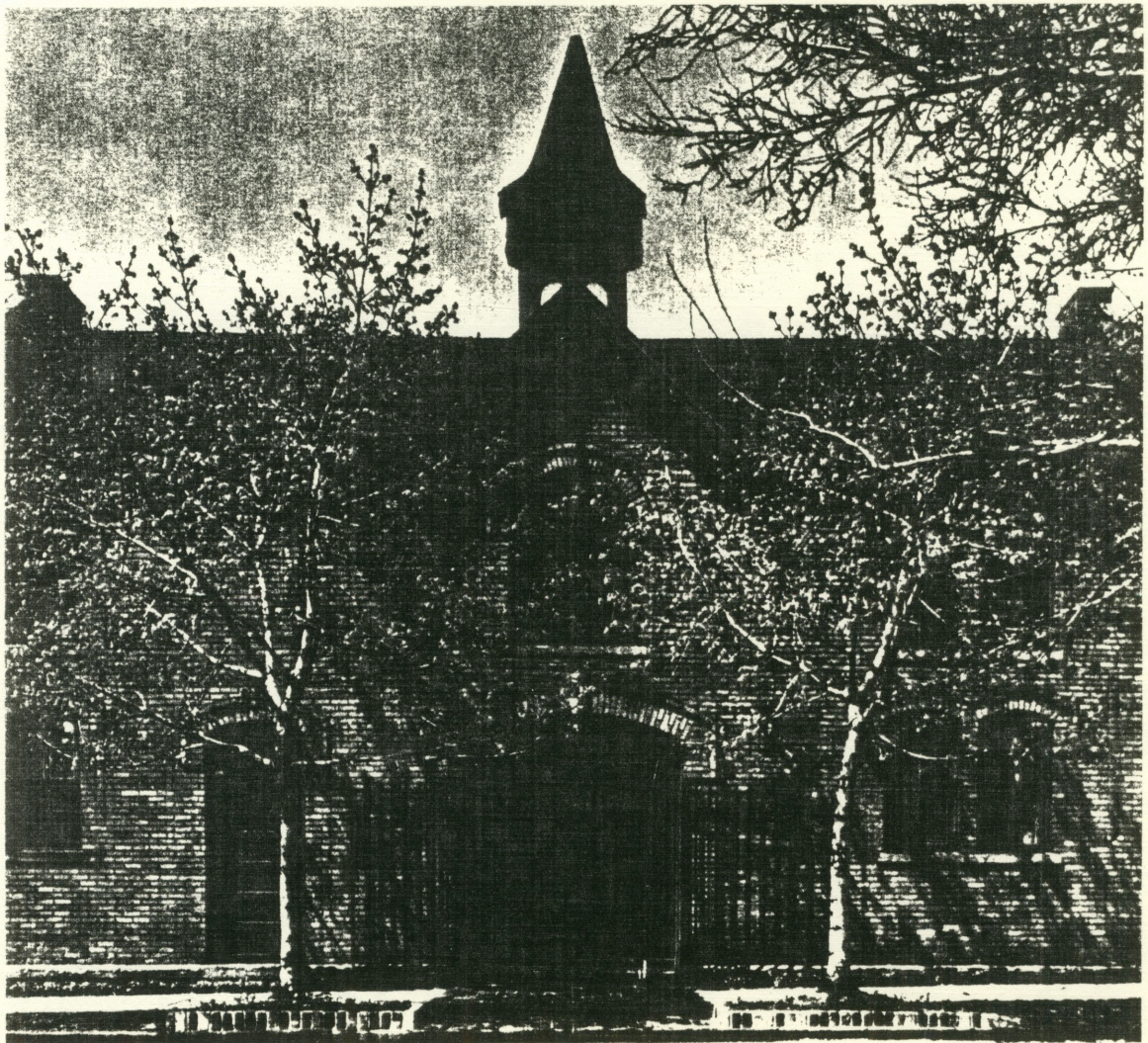
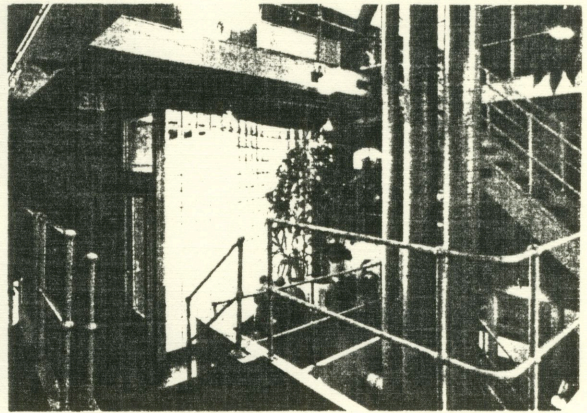
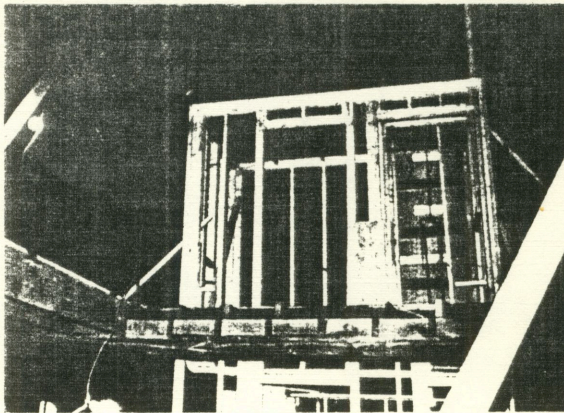
<i>Project:</i>	<i>The McGregor Carriage House into Architectural Offices</i>
<i>Where:</i>	<i>Detroit, Michigan</i>
<i>When Built:</i>	<i>1885</i>
<i>When "Re-Built":</i>	<i>1981</i>
<i>Designer/Architect:</i>	<i>Schervish, Vogel, and Merz, P.C.</i>
<i>Summary of Project:</i>	<i>In this study I looked at a historic carriage house that was restored as an architectural office. It was originally built by H.G. Hollands. This carriage house is a brick victorian Italianate design. It has gone through many different uses including a garage, a welding shop, an automobile shop, an artist studio, and a warehouse. The architects did some extensive changes to the structure. They unblocked the bricked up archway on the front facade and fit it with a glass block S-curve wall which is now the front entry. The interior was altered considerably; a new basement was dug, the first story was raised three feet, and a second story was hung from the ceiling to eliminate the need for columns on the main floor. An atrium was cut by enlarging the haydrop in the loft. It won the 1982 Honor Award of the Detroit Chapter of the A.I.A.</i>
<i>Design Implications:</i>	<i>Huge changes were made to make this building function in its new use. However, the exterior was kept intact. This study is an exceptional example of how a building can maintain its original integrity on the exterior, yet be creatively changed to meet a new demand on the interior. Except for some of the original heavy timber framework, the interior is quite modern with the use of exposed ducts, and pastel colored air conditioners shooting up the atrium and surrounded by tubular metal railings on each floor. This may have importance to how I approach the mechanical work especially on the basement level where there is not much floor space within which to hide the pipework and ductwork.</i>

THE MCGREGOR CARRIAGE HOUSE



FROM: Carriage house
TO: Architectural office







II. Historical Buildings

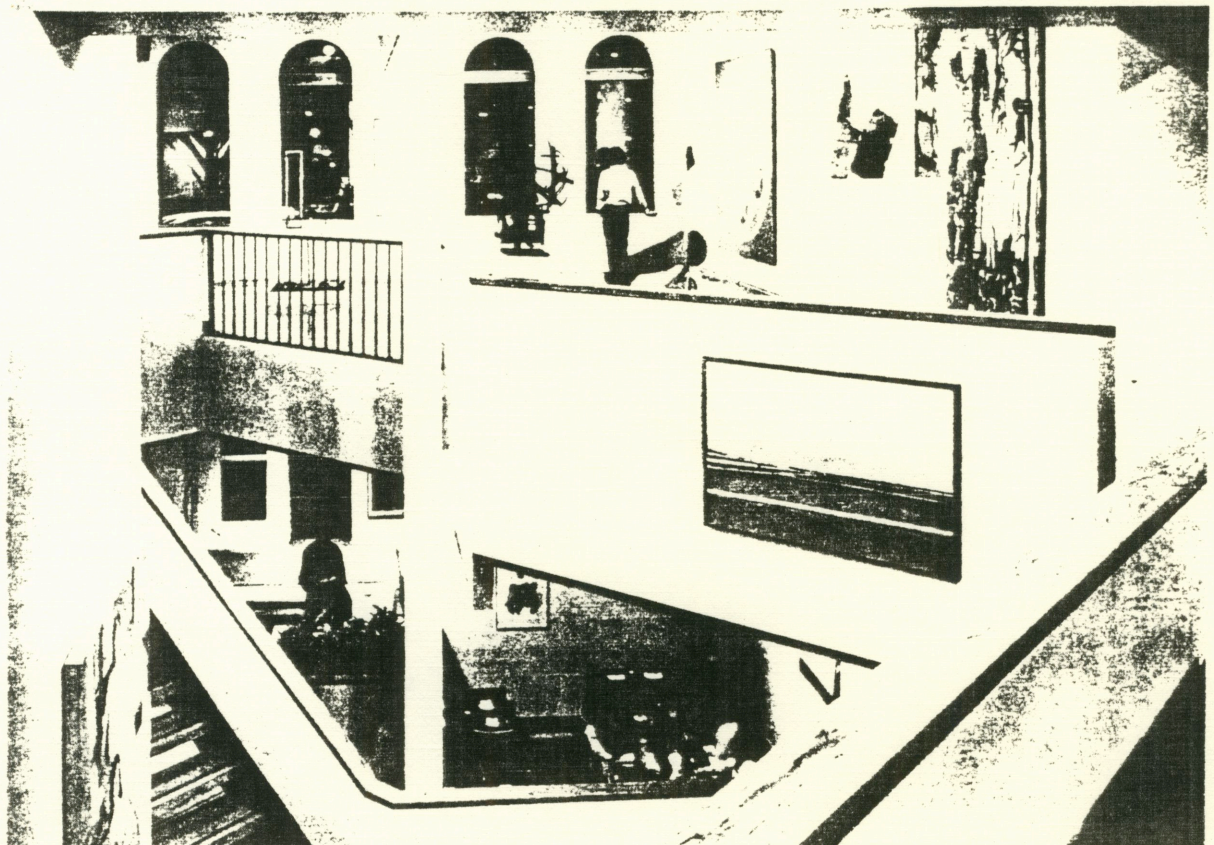
<i>Project:</i>	<i>Police Station into Institute of Contemporary Art</i>
<i>Where:</i>	<i>Boston, Massachusetts</i>
<i>When Built:</i>	<i>1886</i>
<i>When "Re-Built":</i>	<i>1973</i>
<i>Designer/Architect:</i>	<i>Graham Gund</i>
<i>Summary of Project:</i>	<i>In this study I looked at an old police station which was converted into galleries, offices, shops, and a restaurant. It was originally designed by Arthur Vinal. It is a beautiful Romanesque revivalist-style building. A similar structure of the same design next door functioned as a firehouse. The exterior was restored to its original grandeur. To readapt this building for its new use major changes had to be made to the interior. These changes involved gutting the existing prison cells, guard rooms, coal cabins, and drill halls. The interior was rebuilt into a multi-level space allowing great views to the gallery.</i>
<i>Design Implications:</i>	<i>This building is another great example of an existing historic building which has been given a complete face-lift on the inside. The spaces are dynamic and contemporary. I like the combination of wood, brick, and white plastered walls. The layering of planes both horizontally and vertically gives the space a maze-like feeling yet there is always a view to the other spaces so you don't really feel lost. As quoted from the article; this building is ".....a landmark facade which leads into an elegant, exciting space."</i>

BOSTON

Institute of Contemporary Art

From: police station

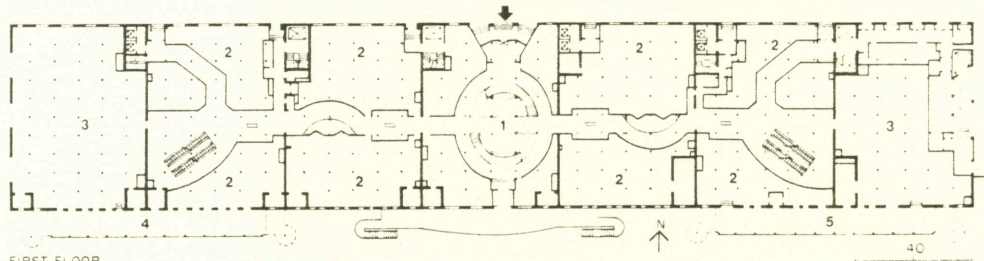
To: galleries, offices, shop, restaurant



II. Historical Buildings

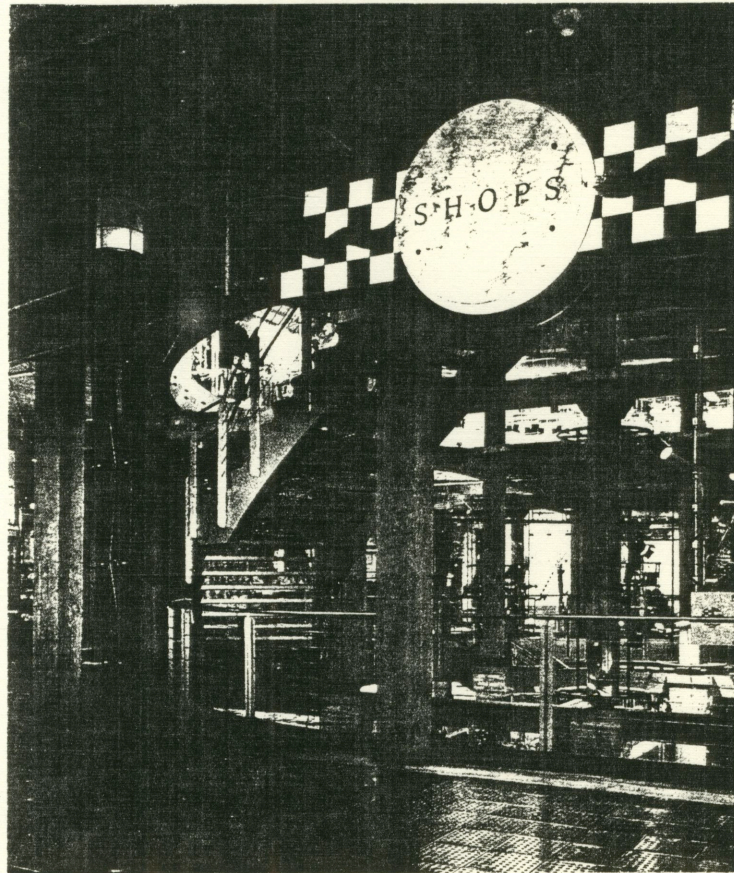
<i>Project:</i>	<i>North Pier Warehouse into Shopping Center</i>
<i>Where:</i>	<i>Chicago, Illinois</i>
<i>When Built:</i>	<i>@ 1905</i>
<i>When "Re-Built":</i>	<i>1984</i>
<i>Designer/Architect:</i>	<i>Booth/Hansen and Associates and The Austin Company</i>
<i>Summary of Project:</i>	<i>In this study I looked at a exhibition/distribution dock warehouse which was converted into a mixed use retail and commercial complex. This was a very large warehouse measuring 630 feet from end to end. It was constructed of heavy timber posts and beams. White paint was sandblasted from the exterior brick and interior wood elements to bring it to its raw original character. The architects divided the vertical space with a three story gallery. To break up the incredible length of the space, a central oval atrium was created with bays of space for restaurants and retail spaces.</i>
<i>Design Implications:</i>	<i>The architects developed a great organization of space which allows each store its own identity but arranged them in a mall configuration. The use of the old materials with the new ones give it a unique character which is far lacking in today's malls. The new materials are used in a thoughtful, crafted manner which fits in with the existing materials. I think this has strong ties to what I want to achieve in my spaces. The architects said they didn't want to use anything slick or high-tech because it would clash with the old crafted feeling of the space. I feel this is an appropriate approach.</i>

A converted pier
brings a mix of retail
and offices to Chicago's
redeveloping lakefront.

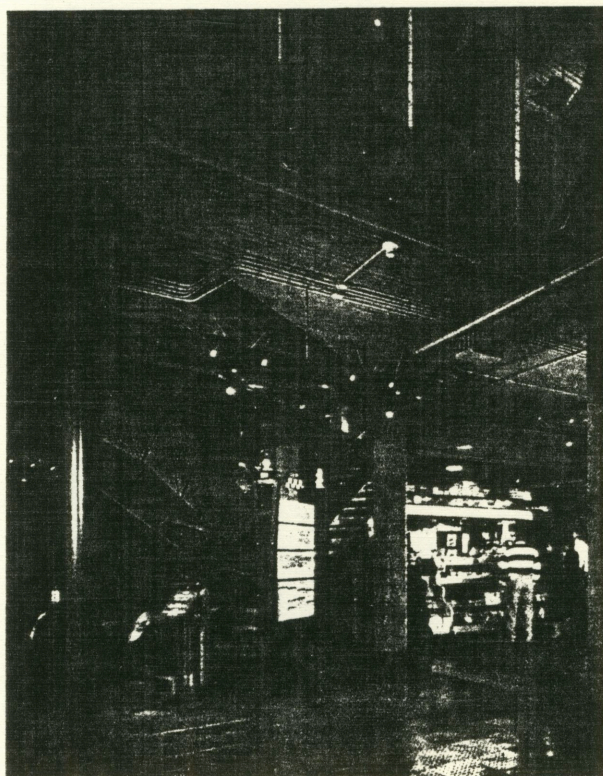
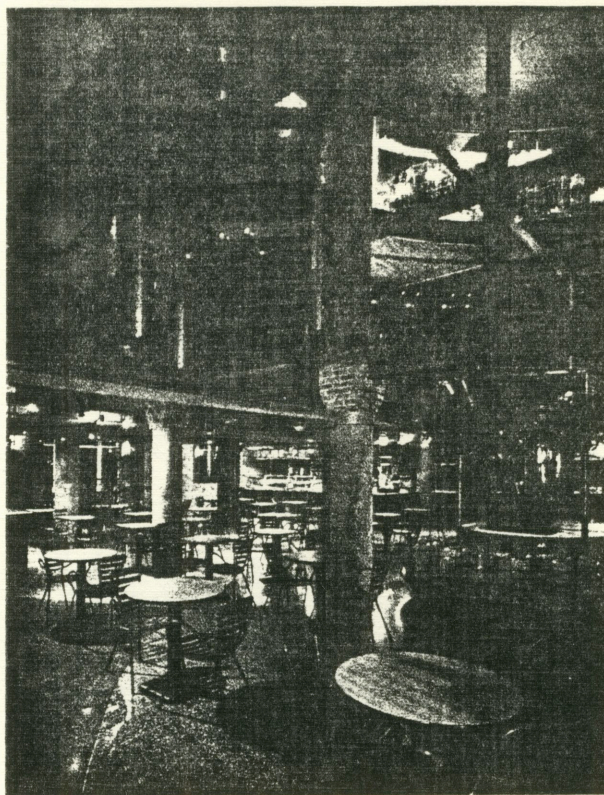


FIRST FLOOR

- 1. Main atrium
- 2. Stores
- 3. Restaurant
- 4. West Galleria
- 5. East Galleria



Old meets new at Chicago's North Pier, where steel posts
and wire railings mingle with wood and brick.



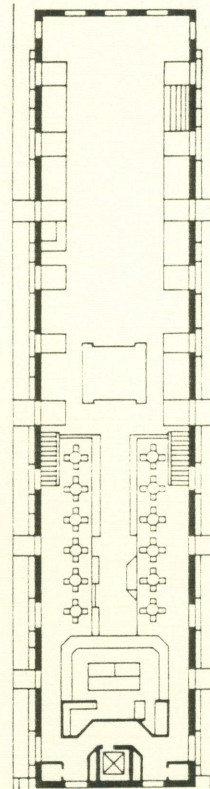
II. Historical Buildings

<i>Project:</i>	<i>The Market House Revived as Market Center</i>
<i>Where:</i>	<i>Washington, D.C.</i>
<i>When Built:</i>	<i>1865</i>
<i>When "Re-Built":</i>	<i>@ 1981</i>
<i>Designer/Architect:</i>	<i>Clark Tribble Harris</i>
<i>Summary of Project:</i>	<i>In this study I looked at an old historic marketplace that was restored to a similar modern marketplace. The history of this building includes being a market for farmers to sell their goods, then it was a Square Deal Supermarket, and then a whole-sale autoparts distributorship. The architects tried to design what you can't get in today's supermarket; special ambience, unusual merchandise, and personal touches. The design includes carefully controlled lighting, individual graphics for each store, and a tight circulation space. Their plan consists of 19 diverse food operations from butchers, to green grocers, to ready made hors d'oeuvres, to restaurants.</i>
<i>Design Implications:</i>	<i>This study has the most relevance to my project of any of the other historical buildings I found. The feelings created by the colorful lively atmosphere are the kind that I would like to evoke in my space. One key to their successful design was the use of tighter aisles which force people to take a closer look at the products. Special lighting created a dynamic theatrical feeling so that the merchandise was "on stage" and the whole place has a bazaar-like flavor. The use of interior foliage gives it a feeling of being outside with the colonaded walkway within the cozy confines of the brick walls. While my space is not as large, I would still like to use foliage to give the space some life.</i>

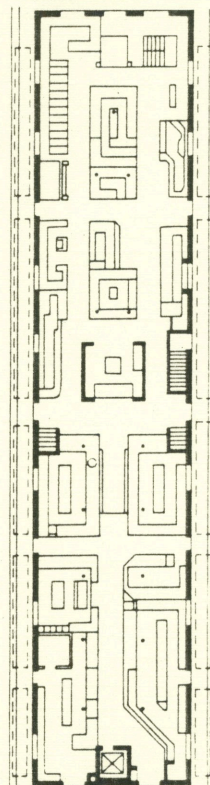
CONTEMPORARY MERCHANDISING PRINCIPLES REVIVE AN HISTORIC BUILDING TYPE: MARKET HOUSE IN WASHINGTON, D.C.



Despite the seeming casualness here, there is a design formula that similar plans would do well to heed. Architect Li likens the result to a stage set. Instead of supermarket-sized corridors, there are narrow ones that invite people to see the merchandise and each other at close range. Instead of bright even lighting, there are directed pinpoints that highlight the special nature of what is being sold. Instead of rows of standardized displays, there is a variety of stands with individual graphics, both encouraged and controlled by the architects to add to the bazaar-like flavor.



MEZZANINE



MAIN FLOOR

III. Non-Historical Buildings

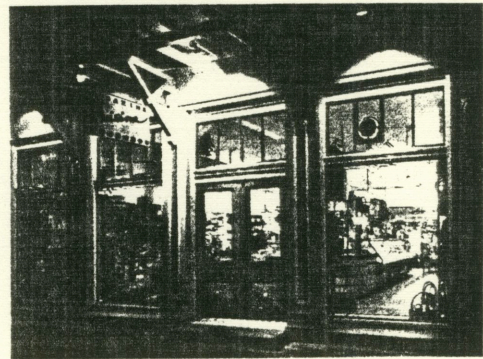
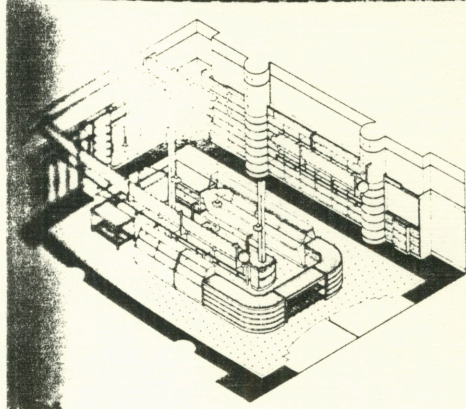
Project: *Quisine---Food and Housewares Shop*

Where: *New Orleans, Louisiana*

Designer/Architect: *Sheldon Haizlip and Tom Howorth*

Summary of Project: *In this study I looked at a food and housewares shop that features many products including packaged goods and some take-out food made on the premises. It was originally the home of a ship magnate. Although the original drawings were missing, the architects restored the exterior with the colors correct for the time and installed new signage and lighting for the ground floor shop. In the interior they added a structural beam which opened up the space to a larger width. The only original feature they retained was a cypress tongue and groove ceiling. In their design they tried to create a space in which to display their products which was bright and clean but not too sanitized. They wrapped shelving around two of the walls and placed a food serving counter around two columns in the center. They used food storage cases that came from an old bowling alley. They mounted display lighting on air conditioning ducts which were hung from the ceiling. They also used a black and white tile pattern which was laid in a very unique way.*

Design Implications: *In this project I liked the Architect's approach of trying to create a clean backdrop for the products yet "non-sanitized" or sterile. I think this is the feeling I would like to achieve in the bakery and deli. I'm not sure they were totally successful in this project with all the shiny surfaces. However the use of jars, tins and baskets to display their goods gives it a home-like feeling which helps tone down the modern feeling of the space. I wish to achieve a pleasing combination of the old and the new by providing all the modern day convenience with the personal qualities which used to be such a part of life at the beginning of the century.*



III. Non-Historical Buildings

Project: *Green Mountain Coffee Roasters---Coffee Store and Cafe*

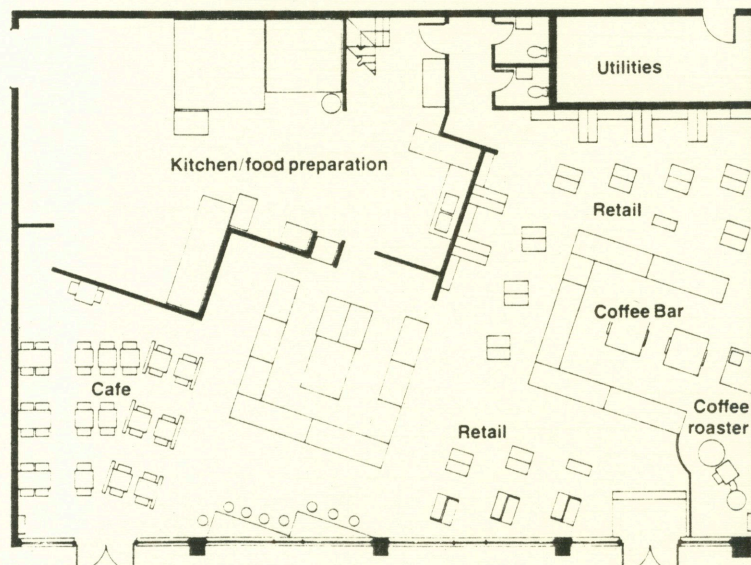
Where: *Portland, Maine*

Designer/Architect: *Kevin Walz*

Summary of Project: *In this study I looked at a coffee store and cafe which was designed by a New York architect who was used to doing fast-paced modern design. Here a different approach was necessary because this was in Portland, Maine which supported a hardworking historic seaport community and also had lots of tourists. Rather than designing a flashy boutique, the designer chose materials that were subdued: grey and white matte finish tile, early-modern chairs in natural wood finishes and plastic laminate-finished tables. The plan is offset at an angle which creates interest and variety.*

Design Implications: *What I liked most about this store was the use of matte finishes. I feel the checkerboard tiles were a bit large in scale and that can get a bit distracting if the colors are deeply contrasting. The unusual simple geometry in the plan is a nice feature and may have implications to my design which involves such a symmetrical building. I would like to provide contrast. However I don't want to have such an open feeling. It feels rather minimalistic, and somewhat sterile. The display cases that the designer uses are very simple and fit into the environment he has created, but I don't feel they would apply to my design.*

*Kevin Walz designs
the flagship store and café for
Green Mountain Coffee Roasters
in Portland, Maine.*





III. Non-Historical Buildings

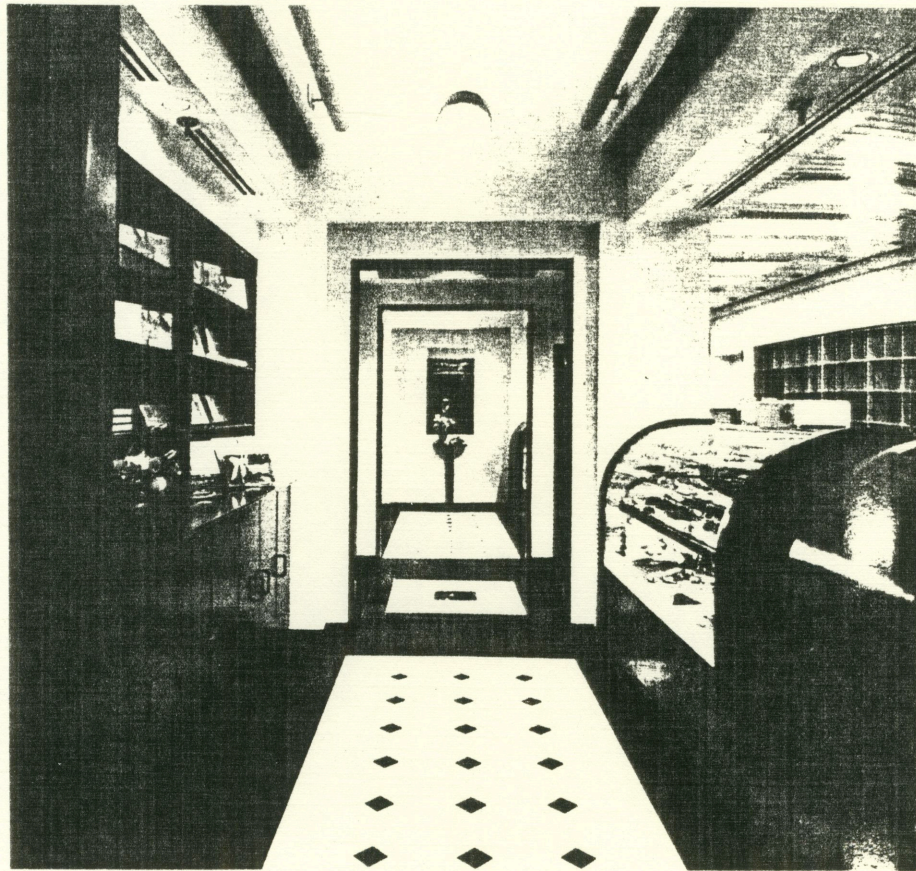
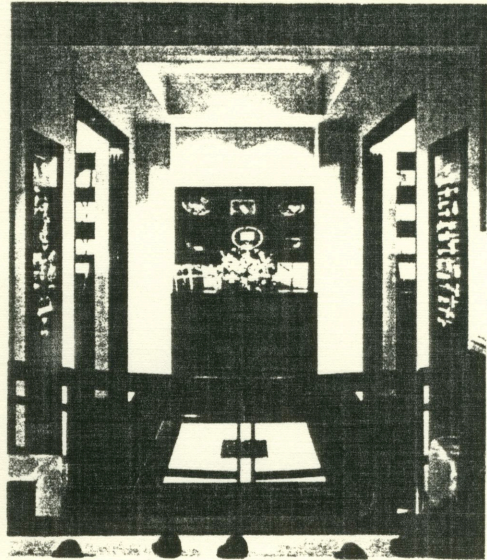
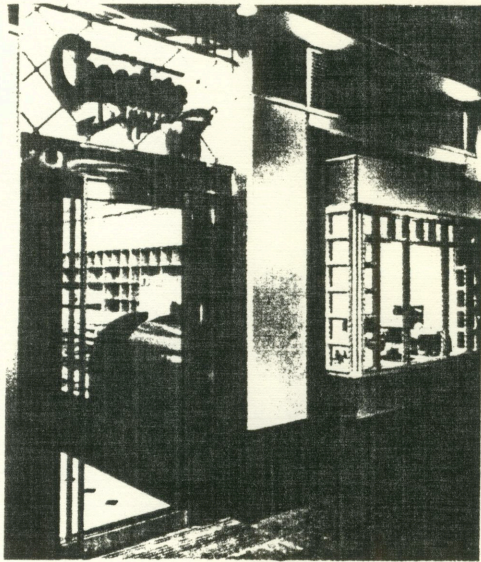
Project: *The Chocolate Dipper---Chocolate and Candy Shop*

Where: *Boston, Massachusetts*

Designer/Architect: *Stephen L Faulk & Associates*

Summary of Project: *In this study I looked at a very modern chocolate shop in Marketplace Center in Boston. In this store the chocolate is also made here on a marble slab which is cradled in a projected bay window. The materials in this space consist of grey plastic laminate, a painted metal ceiling, and three colors of floor tile. The area where the chocolate is actually sold is made of rich materials; a polished marble and granite floor, mahogany veneered casework, and vaulted ceilings. The architects say it was created as sort of a "shrine" to chocolate since people give it almost religious attention.*

Design Implications: *Although this design is more high brow than I want to go with my own, there are some things to note. They have used many smooth rich surfaces which are quite appropriate to this product. I wish to also use smooth surfaces but tone down the atmosphere so it is fitting to Missoula's community. This store is quite small and compares to the size I will be using. This design is quite processional, and I don't think my own will be arranged so formally since I am limited in space.*



III. Non-Historical Buildings

Project: *The Wine Reserve*

Where: *Philadelphia, Pennsylvania*

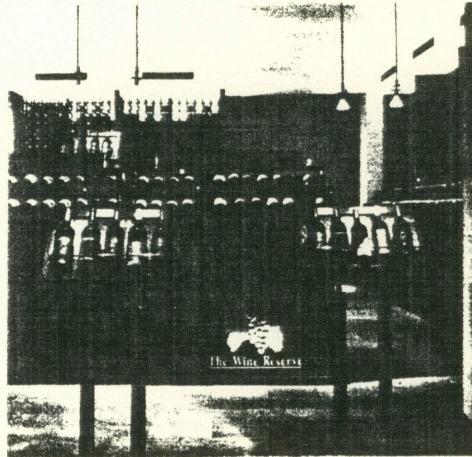
Designer/Architect: *Boyd Associates*

Summary of Project: *In this study I looked at a new wine shop that reinterprets the usual liquor store design. This store is exclusively for the selling of fine wines. This store is only 800 square feet. The designers took a simple approach. They used an Idaho non-porous quartzite stone floor which reflected the same various colors of different wines. The racks were of mahogany and red-bronze and allowed for maximum view of the wine bottles. This also allowed the wines to be kept at proper temperatures. Lighting is achieved through hidden recessed halogen lights.*

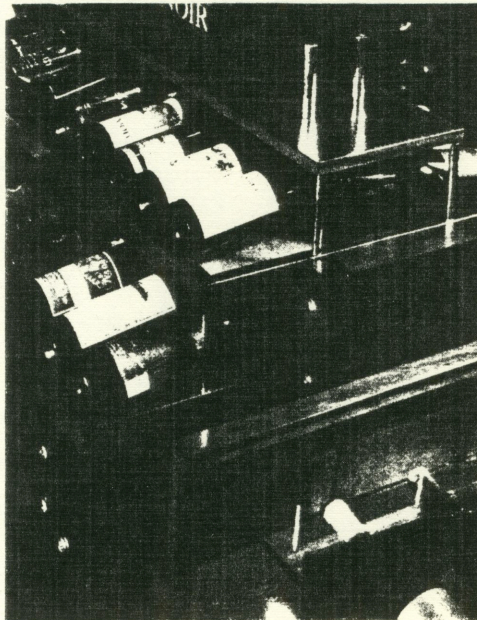
Design Implications: *This example was a good because it showed that with careful organization a small space could work well for this type of product. The rich materials are very different than what might be expected. I don't think that such rich materials will be as appropriate for my design because I wish to ensure that my spaces don't feel too exclusive. However, I liked how the designer chose colors which blended well with wine. Another idea I learned from this article is that when wine bottles are stored up high it's easier to grasp them by the neck, where as when they're stored low it's easier to grasp them by the bottom. I liked the signage used in this space. It was clearly read able and marked the different international varieties of wines.*

NEW VINTAGE

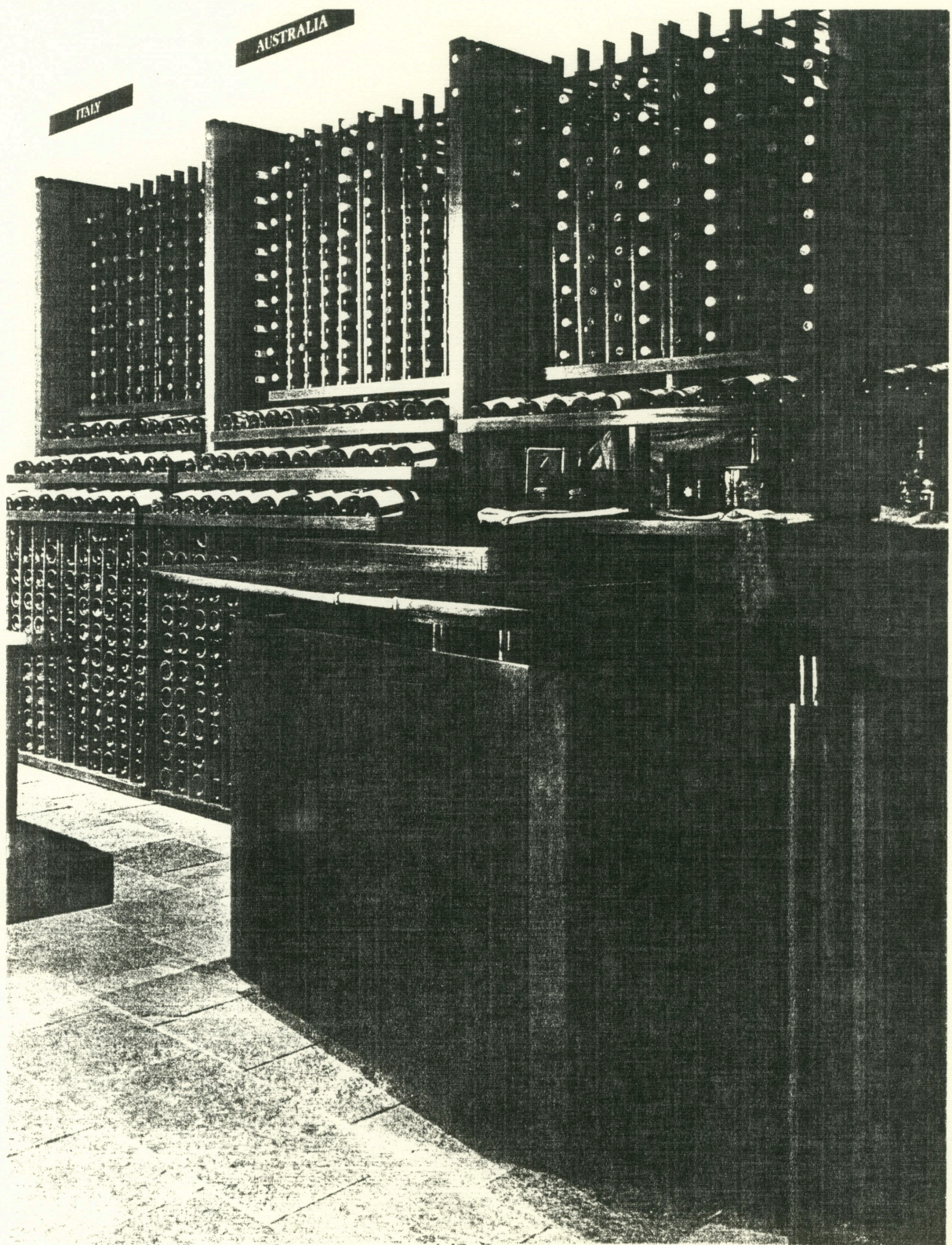
Boyd Associates matches elegant brevity with an elegant address for Pennsylvania's first wine store.



Left: Looking into the Wine Reserve from Rittenhouse Square. The windows flanking the entrance door on the long side of the store are mullion-free.

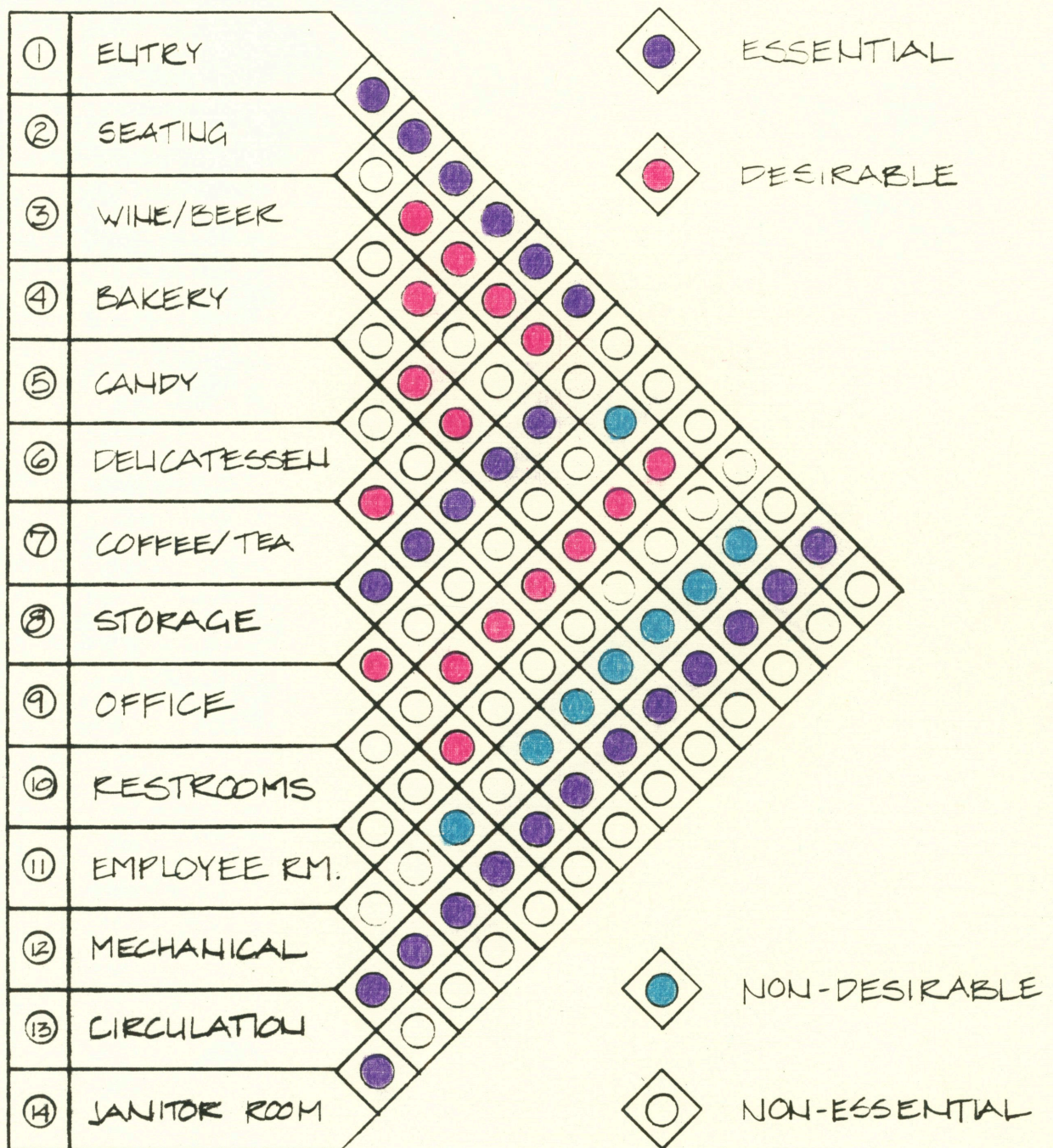


Left: Detailing of tilted wine racks show choice of solid (in high-use sections) and veneered mahogany pieces and red-bronze connectors. All finishes were selected in order to reinforce the wonderful varieties and many hues of wine.



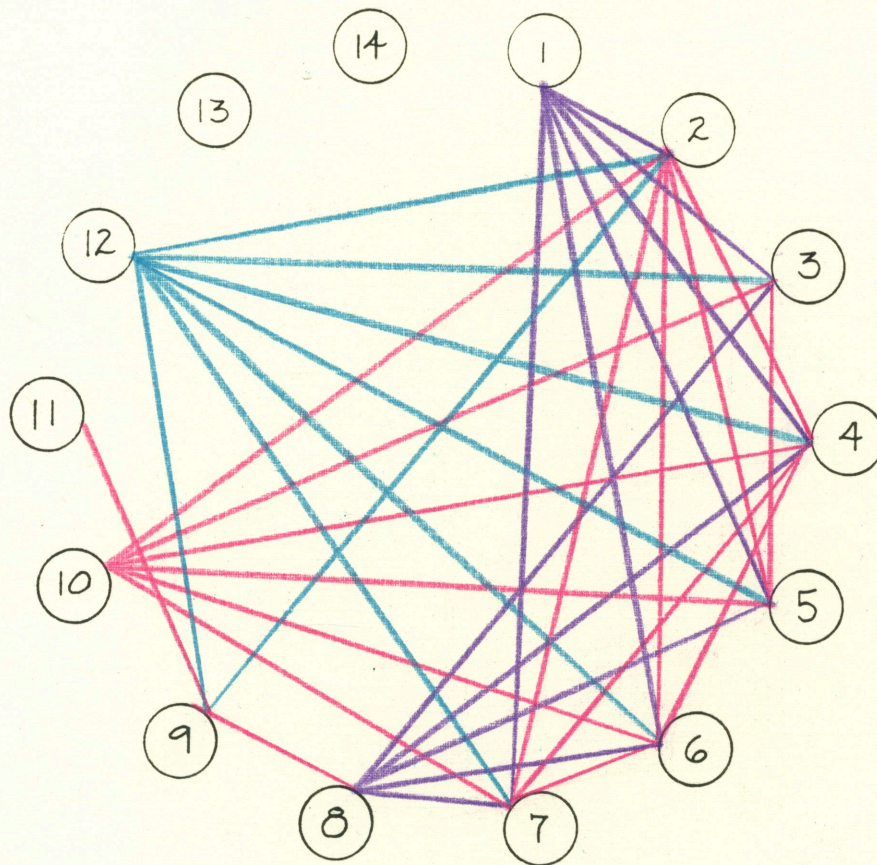
Spatial Diagrams

SPATIAL MATRIX SHOWING RELATIONSHIPS BETWEEN THE SPACES



BUBBLE DIAGRAM: PHASE I

THIS PHASE SHOWS RELATIONSHIPS BETWEEN THE SPACES AS THEY ARE IN CHRONOLOGICAL ORDER WITH NO SIZE CONSIDERATION.



ESSENTIAL ——— DESIRABLE ——— NON-DESIRABLE ———

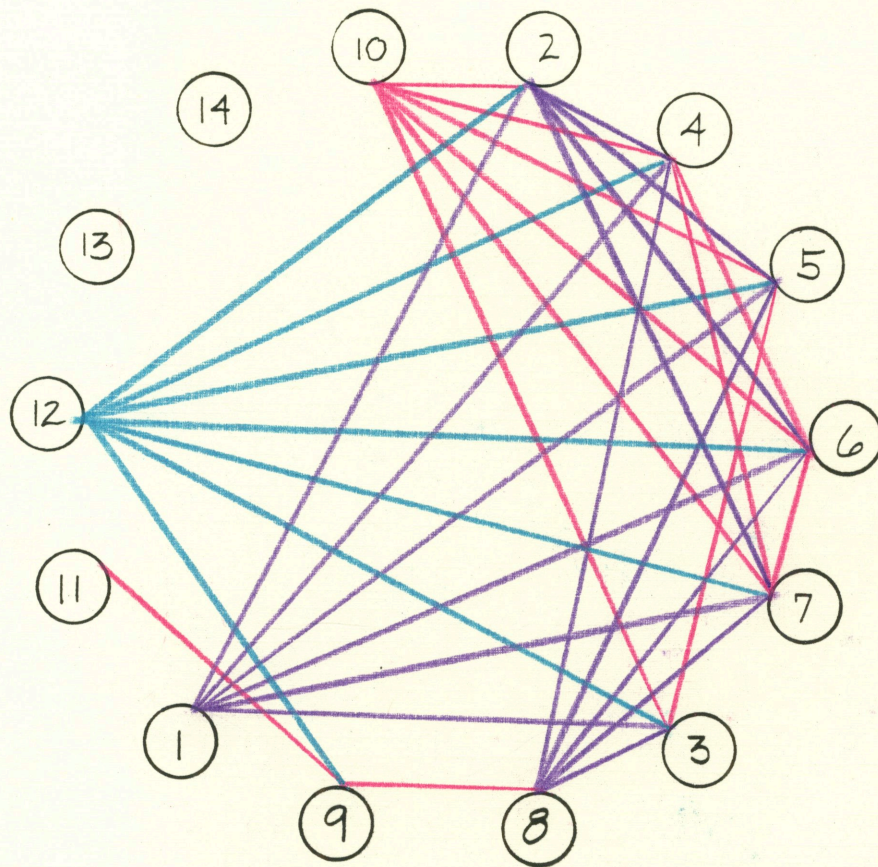
LEGEND

- 1 ENTRY
- 2 SEATING/EATING
- 3 WINE/BEER
- 4 BAKERY
- 5 CANDY
- 6 DELICATESSEN
- 7 COFFEE/TEA

- 8 STORAGE
- 9 OFFICE
- 10 RESTROOMS
- 11 EMPLOYEE RM.
- 12 MECHANICAL
- 13 CIRCULATION
- 14 JANITOR RM.

BUBBLE DIAGRAM: PHASE 2

THIS PHASE SHOWS RELATIONSHIPS BETWEEN THE SPACES AS THEY ARE IN CLUSTERED ORDER WITH NO SIZE CONSIDERATION.



ESSENTIAL — DESIRABLE — NON-DESIRABLE —

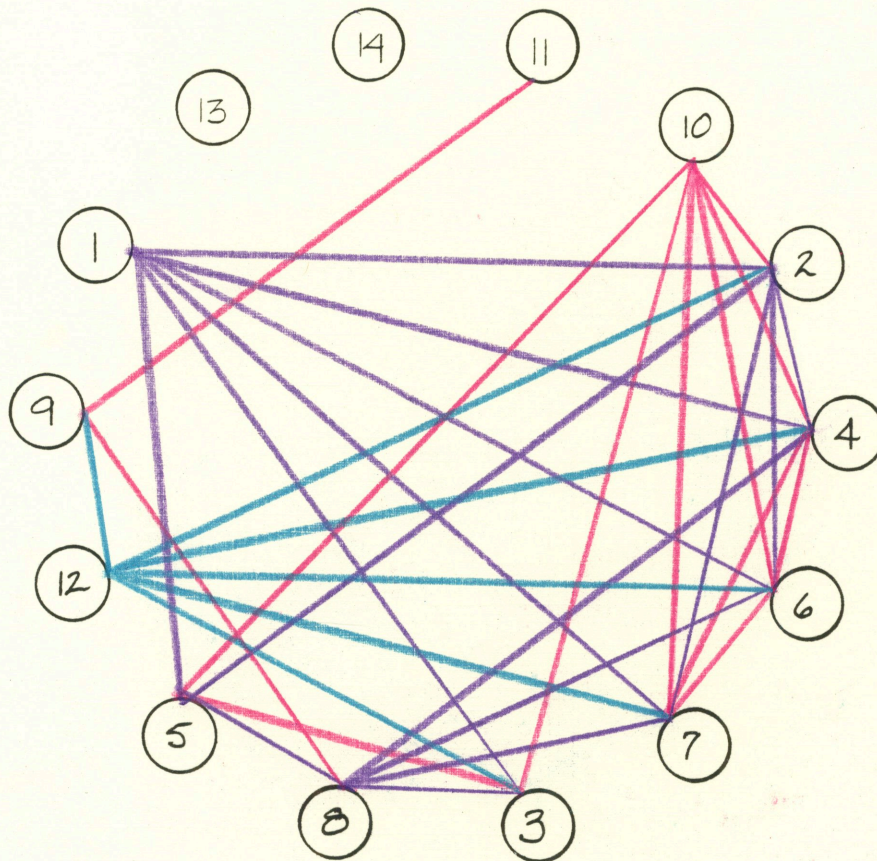
LEGEND

- 1. ENTRY
- 2. SEATING/EATING
- 3. WINE/BEER
- 4. BAKERY
- 5. CAFÉ
- 6. DELICATESSEN
- 7. COFFEE/TEA

- 8. STORAGE
- 9. OFFICE
- 10. RESTROOMS
- 11. EMPLOYEE RM.
- 12. MECHANICAL
- 13. CIRCULATION
- 14. JANITOR RM.

BUBBLE DIAGRAM: PHASE 3

THIS PHASE SHOWS RELATIONSHIPS BETWEEN THE SPACES AS THEY ARE IN FURTHER CLUSTERED ORDER WITH NO SIZE CONSIDERATION.



ESSENTIAL — DESIRABLE — NON-DESIRABLE —

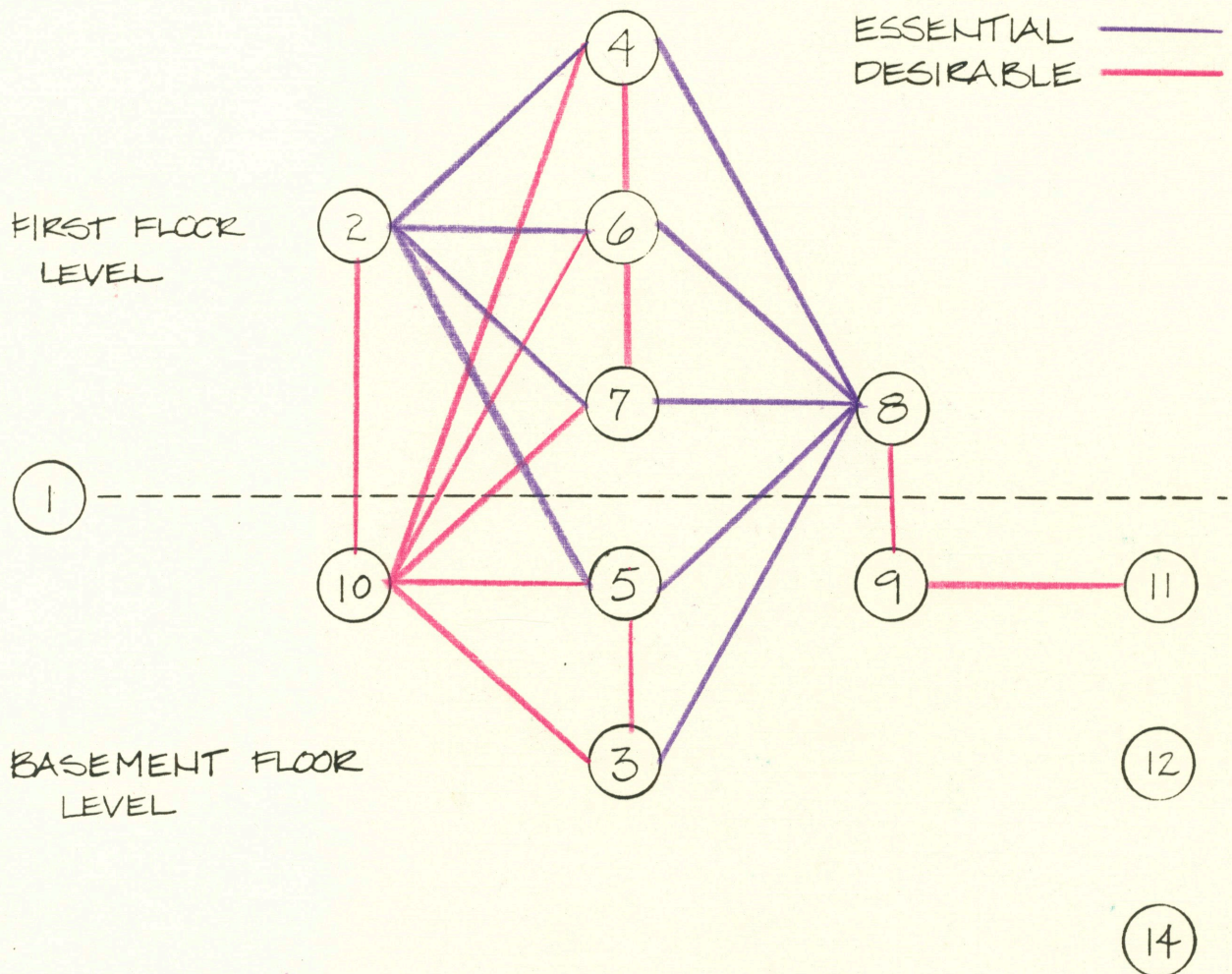
LEGEND

- 1. ENTRY
- 2. SEATING/EATING
- 3. WINE/BEER
- 4. BAKERY
- 5. CANDY
- 6. DELICATESSEN
- 7. COFFEE/TEA

- 8. STORAGE
- 9. OFFICE
- 10. RESTROOMS
- 11. EMPLOYEE RM.
- 12. MECHANICAL
- 13. CIRCULATION
- 14. JANITOR RM.

BUBBLE DIAGRAM: PHASE 4

THIS PHASE SHOWS RELATIONSHIPS BETWEEN THE SPACES AS THEY ARE IN CLUSTER ORDER WITH BASIC ORIENTATION TO THE BASEMENT AND FIRST FLOOR LEVELS AND NO SIZE CONSIDERATION.

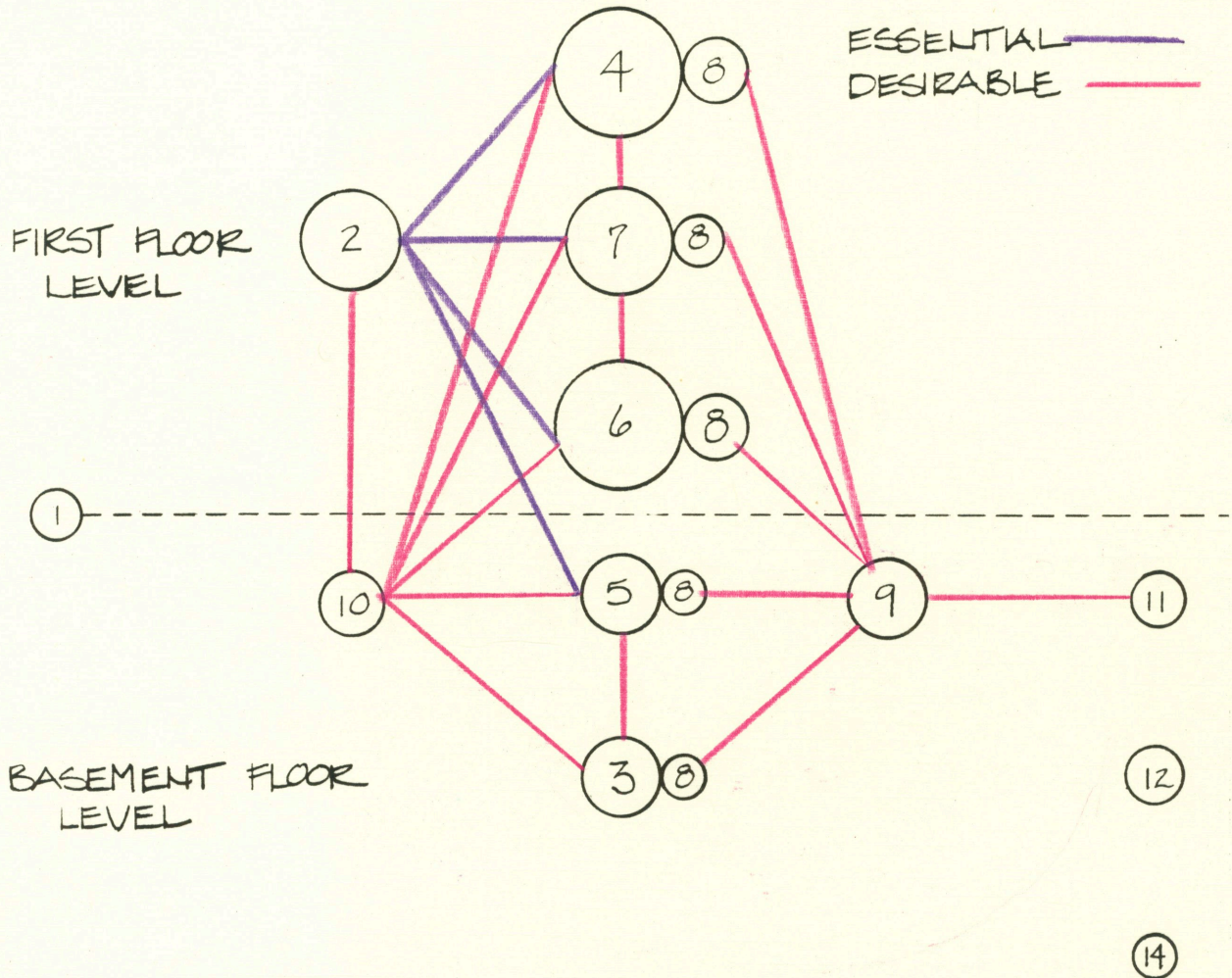


LEGEND

- | | |
|------------------|-----------------|
| 1 ENTRY | 8 STORAGE |
| 2 SEATING/EATING | 9 OFFICE |
| 3 WINE/BEER | 10 RESTROOMS |
| 4 BAKERY | 11 EMPLOYEE RM. |
| 5 CANDY | 12 MECHANICAL |
| 6 DELICATESSEN | 13 CIRCULATION |
| 7 COFFEE/TEA | 14 JANITOR RM. |

BUBBLE DIAGRAM: PHASE 5

THIS PHASE SHOWS RELATIONSHIPS BETWEEN THE SPACES AS THEY ARE IN FURTHER CLUSTER ORDER WITH BASIC ORIENTATION TO THE BASEMENT AND FIRST FLOOR LEVELS WITH GENERAL SIZE CONSIDERATION.



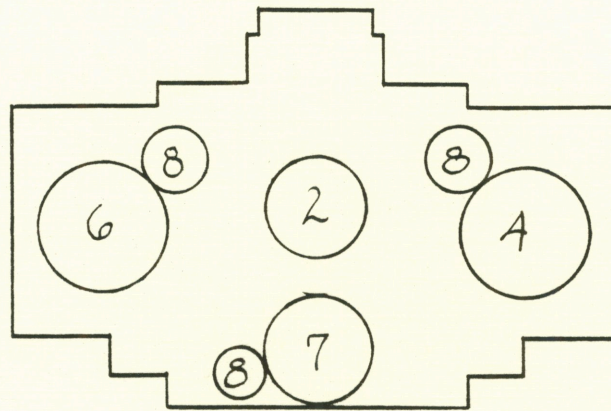
- 1 ENTRY
- 2 SEATING/EATING
- 3 WINE/BEER
- 4 BAKERY
- 5 CANDY
- 6 DELICATESSEN
- 7 COFFEE/TEA

- 8 STORAGE
- 9 OFFICE
- 10 RESTROOMS
- 11 EMPLOYEE RM.
- 12 MECHANICAL
- 13 CIRCULATION
- 14 JANITOR RM.

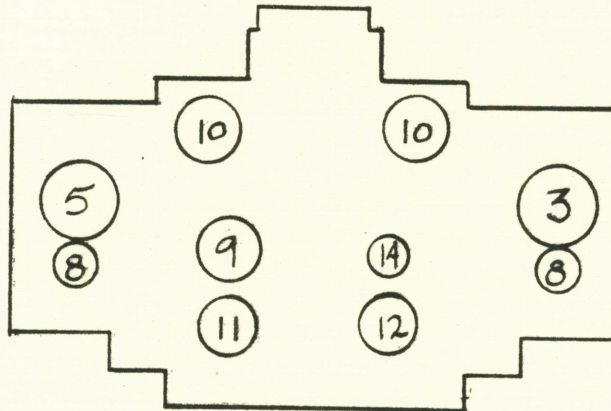
BUBBLE DIAGRAM: PHASE 6

THIS PHASE SHOWS RELATIONSHIPS BETWEEN THE SPACES AS THEY ARE IN FURTHER CLUSTER ORDER WITHIN ACTUAL PLAN CONFIGURATIONS OF THE BASEMENT AND FIRST FLOOR LEVELS WITH SIZE CONSIDERATION.

FIRST FLOOR
LEVEL



BASEMENT FLOOR
LEVEL



LEGEND

- 1 ENTRY
- 2 SEATING/DINING
- 3 WINE/BEER
- 4 BAKERY
- 5 CANDY
- 6 DELICATESSEN
- 7 COFFEE/TEA

- 8 STORAGE
- 9 OFFICE
- 10 RESTROOMS
- 11 EMPLOYEE RM.
- 12 MECHANICAL
- 13 CIRCULATION
- 14 JANITOR RM.

Handicapped Requirements

HANDICAPPED REQUIREMENTS

Building Accessibility

At least one primary entrance to a building shall be usable by the physically handicapped and be on a level that would provide accessibility to the elevators where provided.

Doorways

- 1) Doorways shall be at least 36 inches in width and have a clear opening of 32 inches with a level area of 60 inches in diameter on each side of the door.*
- 2) Door thresholds shall be no more than 1/2 inch in height.*

Elevation Changes

Changes in elevation shall be made accessible to the handicapped by means of ramps, mechanical lifts, or elevators . When ramps are used the following will apply:

- 1) The stair width requirements will apply to the width of the ramp.*
- 2) The ramp shall not slope steeper than 1 foot rise to every 12 feet run.*
- 3) Ramps may not extend longer than 30 feet without providing a 5 foot landing.*
- 4) Slip resistant surfaces shall be provided.*

HANDICAPPED REQUIREMENTS (continued)

Toilet Accessibility

- 1) *At least one facility for each gender or a separate facility usable for each gender shall be provided for physically handicapped persons.*
- 2) *All doorways shall have a clear and unobstructed width of not less than 32 inches.*
- 3) *On each side of doors to toilet rooms there shall be a 44 inch minimum clearance. Only one door may swing into that space.*
- 4) *A clear space in the toilet room shall be provided in which a 60 inch diameter circle can be inscribed.*
- 5) *A handicapped stall with minimum width of 42 inches and minimum length of 48 inches shall be provided. In a compartment arrangement the entry shall have a minimum width of 32 inches when toilet is located at the end of the stall, and a minimum of 34 inches when toilet is located at the side. Doors shall only swing out on handicapped stalls and there will be a minimum depth of 48 inches clearance.*
- 6) *The height of handicapped toilets shall be 17 to 19 inches measured to the top of the seat. At least one urinal rim shall be no higher than 15 inches.*
- 7) *Grab bars shall be installed either on each side, one side, or at the back of the toilet at a height of 33 to 36 inches above 42 inches long with front end 24 inches from the toilet. Back installed grab bars shall be a minimum of 36 inches long in a stall. Grab bars shall have an outside diameter of 1 1/4 to 1 1/2 inches and be attached at least 1 1/2 inches from the wall.*

HANDICAPPED REQUIREMENTS (continued)

Access to Lavatories, Mirrors, and Towel Fixtures

- 1) *At least one lavatory shall be installed in each facility which is 32 inches high with 27 inches clearance underneath.*
- 2) *The bottom of one mirror shall be no higher than 38 inches.*
- 3) *All wall dispensers shall be usable at 40 inches.*

Access to Switches and Water Fountains

- 1) *Light switches shall be at 40 to 48 inches from the floor.*
- 2) *When water fountains are provided at least one shall have a spout within 38 inches of the floor with hand operated controls placed up front. If located in an alcove it shall be a minimum of 32 inches wide.*

Code Search

CODE SEARCH

Required Code

Building.....1988 Uniform Building Code

Plumbing.....1988 Uniform Plumbing Code

Code Requirements

Occupancy Group.....B-2

Fire Resistance of Exterior Walls.....1 hour less than 20 feet

Openings in Exterior Walls.....not permitted less than 5 feet
protected less than 10 feet

Occupation Separation.....N/A

<u>Construction Type</u>	<u>Allowable Floor Area (one story)</u>	<u>Allowable Floor Area (multiple stories)</u>	<u>Allowable Height</u>
Existing:			
Type III/1 hour	18,000 sq.ft.	36,000 sq.ft.	4
Allowed:			
Type V/N	8,000 sq.ft.	16,000 sq.ft.	2

Fire Resistive Requirements (Assuming Type V/N Construction)

Exterior Walls.....N

Interior Walls.....N

Partitions.....N

CODE SEARCH (continued)

Fire Resistive Requirements (continued):

Structural Frames.....	N
Shafts.....	1 hour
Floors-Ceilings/Floors.....	N
Roofs-Ceilings/Roofs.....	N
Exterior Doors and Windows.....	Refer to Exterior Openings previous page

Exits

Use.....	Retail Sales Rooms
Assignable Square Footage.....	5750 sq.ft.
Occupant Load Factor.....	30/sq.ft.
Occupant Load.....	192
Number of Exits Required (per floor).....	2
Width of Exits Required.....	3.84
Distance Between Exits.....	46 feet
Distance To Exits.....	150 feet without sprinklers

CODE SEARCH (continued)

Doors

Swing Out Required.....yes

Special Hardware Required.....no

Corridors

Width.....44 inch minimum

Height.....7 feet minimum

Construction:

walls and Ceilings.....one hour

Doors.....20 minutes

Other Openings.....fixed with 1/4 inch wire-glass
(Total area of openings shall not exceed 25% of corridor wall separating rooms from
corridor.)

Stairs

Width.....44 inches exclusive of handrails

Handrails.....required on both sides of stair
may project 3 1/2 inches on each side

Rise.....not less than 4 inches
not more than 7 inches

Run.....minimum run of 11 inches

CODE SEARCH (continued)

Flame Spread Requirements

Stairs.....Class I

Corridors.....Class II

Rooms.....Class III

Plumbing Requirements: (fixtures per person)

	<u>male</u>	<u>female</u>
Water Closets	1:1-50	1:1-50
Urinals	1:1-50	
Lavatories	1:1-50	1:1-50
Drinking Fountains		

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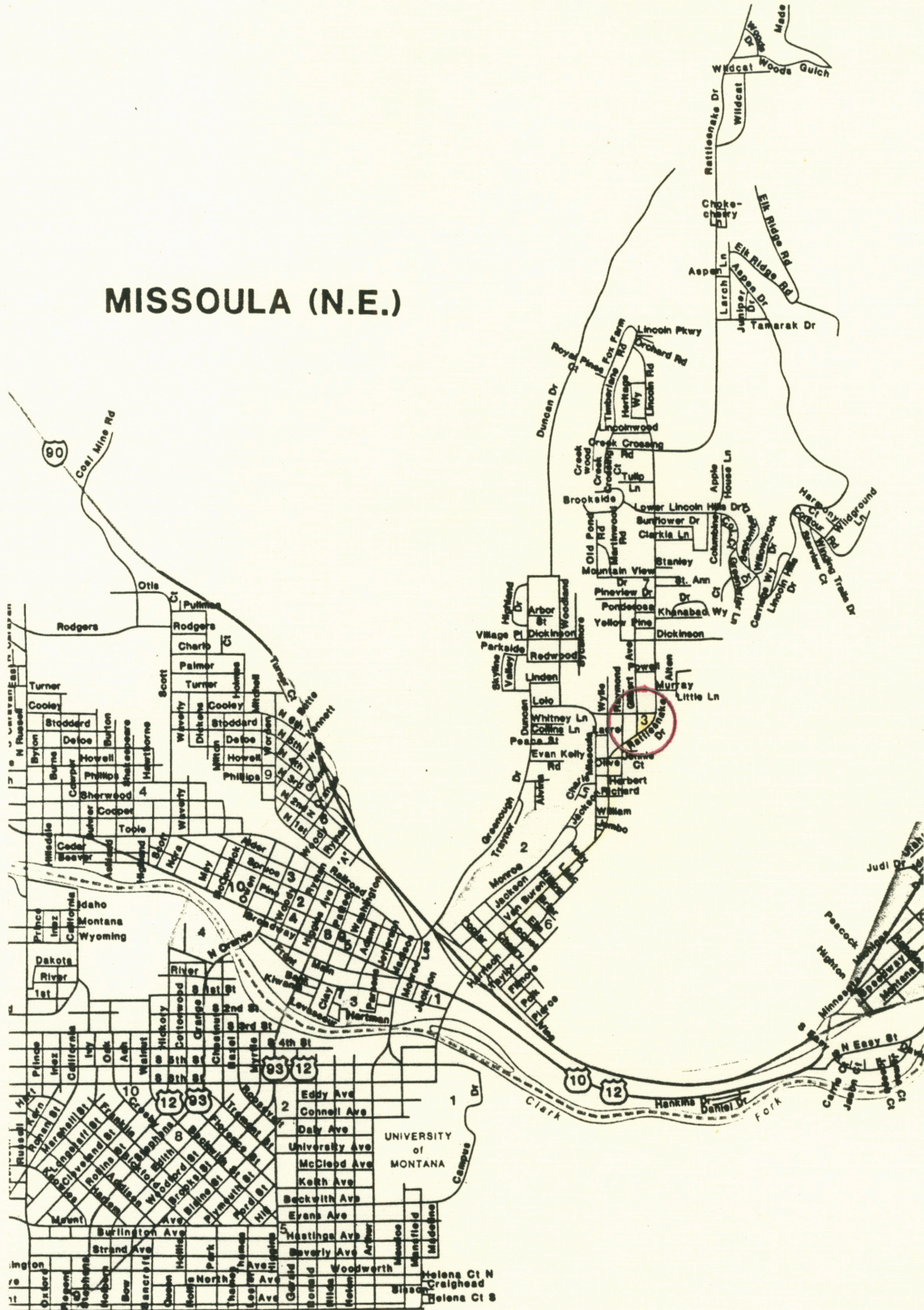
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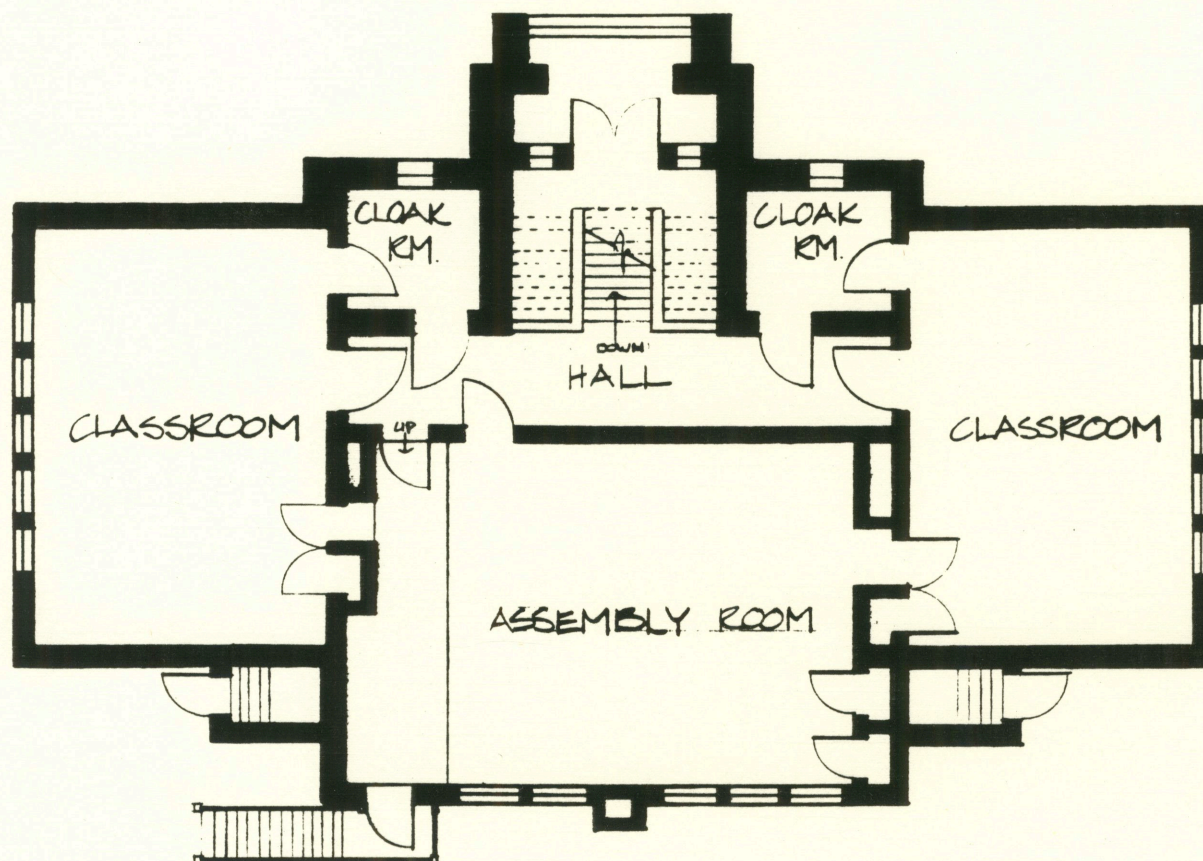
Appendix
A
Map of Site

MISSOULA (N.E.)



Appendix
B
Existing
Floor Plans

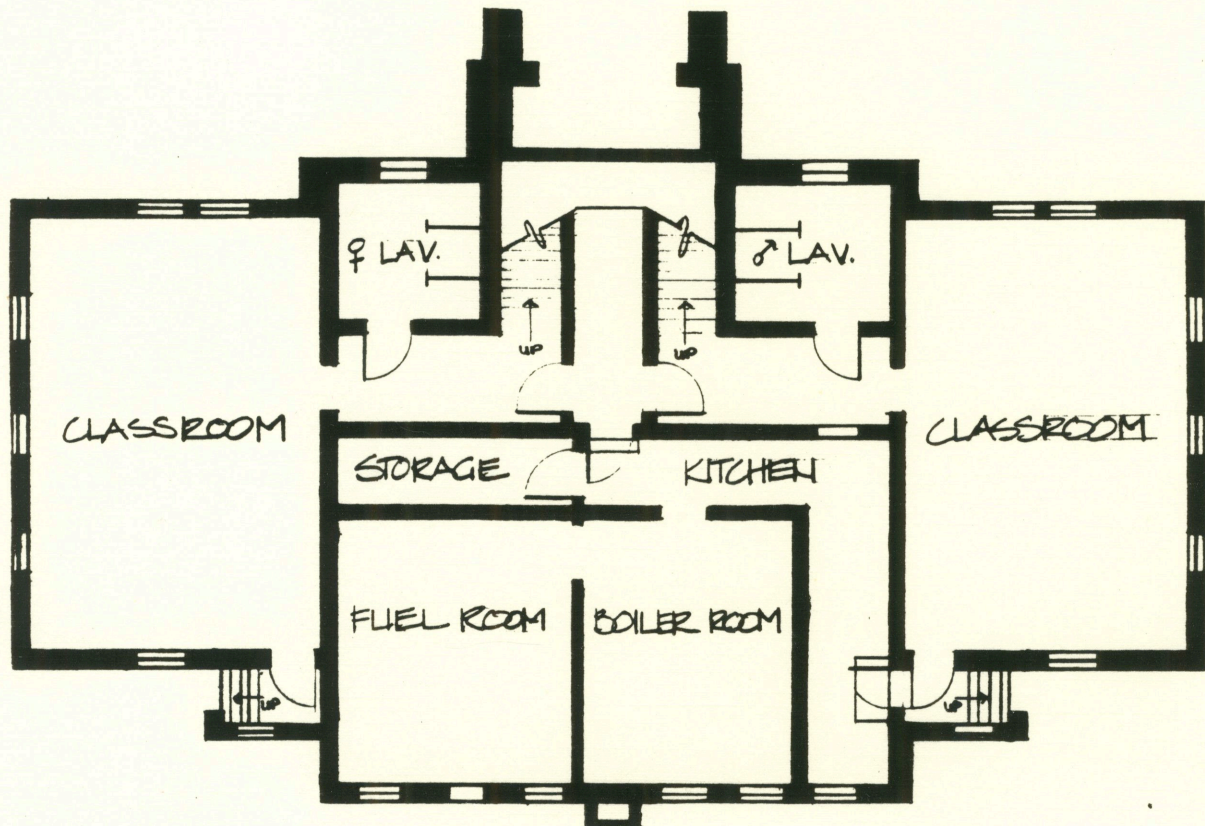
LINCOLN SCHOOL 1991
BUILT IN 1914



FIRST FLOOR LEVEL



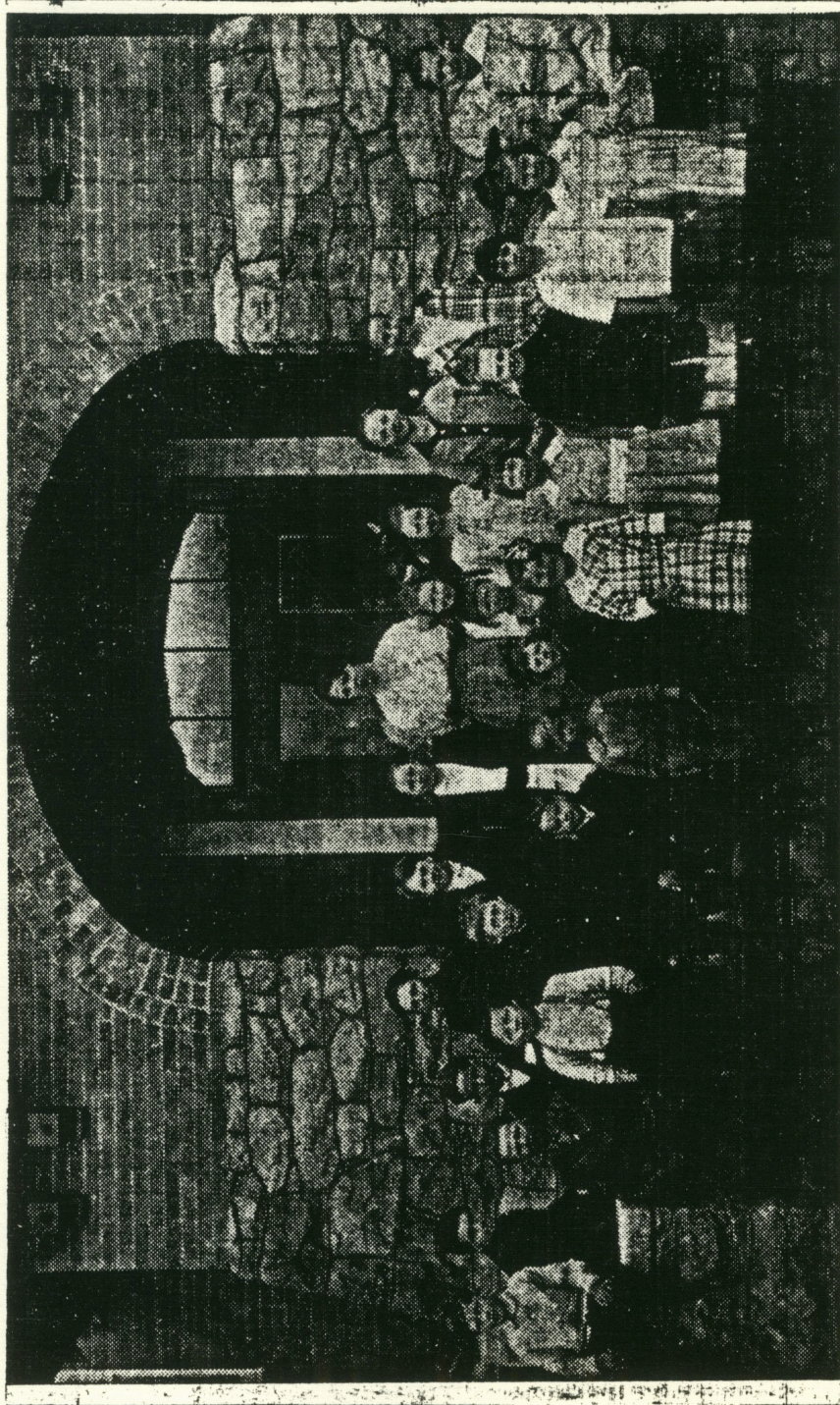
LINCOLN SCHOOL 1991
BUILT IN 1914



BASEMENT FLOOR LEVEL



Appendix
C
Photographs



Central School's first grade class of 1907, with Miss Mittie L. Shoup as teacher, is reproduced at top in The Missoulian's series of old school pictures, and first graders of half a century ago seem equally as charming as modern cutie-pies. The original is the property of Mrs. Harold Braun. The lower picture, made at Lincoln School, represents an exception to the policy of printing pictures of 1910 or before in the series; Lincoln School was not built until 1913. The 40-year-old picture shows the lower grades of the school and is the property of Jack Dunn.



Appendix
D
Historical
Preservation
Standards

U.S. DEPARTMENT OF INTERIOR
PRESERVATION STANDARDS

- (1) *Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.*
- (2) *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible,*
- (3) *All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.*
- (4) *Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.*
- (5) *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.*
- (6) *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.*
- (7) *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.*

Appendix
E
Slides of Project





Northeast Portion of Missoula, Montana



Lincoln School Site Map



Delicatessen



Lincoln School

Missoula, Montana



Wine/Beer Shop



Coffee/Tea/Spice Shop



Bakery

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