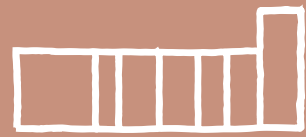


**d i s t i  
n g u i s  
h e d t  
r a n s i  
t i o n s**



# dedication

This project is dedicated to Axel, who was always there day and night with support, encouragement, and love.

To my family, who without them, I would not be who I am or where I am today.

To my classmates and friends, I would not have gotten through the semester with my sanity intact without you all being there when I needed you.

To my committee, for always showing support and willingness to go on this journey with me.

Thank you all.



# tablets of contents

## 01 site

13 site location  
15 why galveston  
17 existing site  
19 site plan

## 02 research

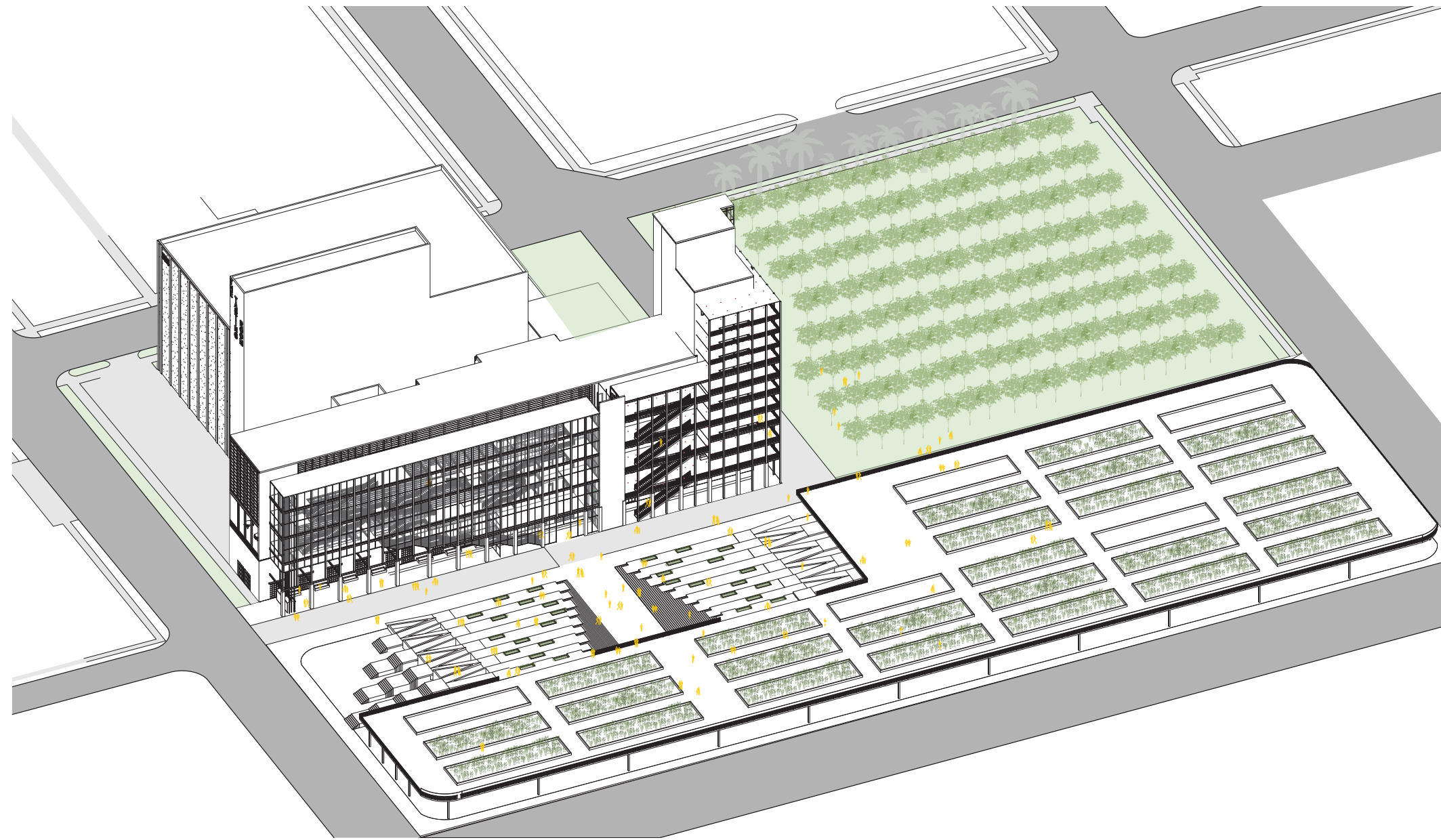
23 history  
25 timeline  
27 demographics

## 03 concept

31 form  
33 program  
35 transitions

## 04 design

49 adaptive reuse  
57 floor plans and renders  
83 wall section  
85 details



## abstract

Located in the Industrial District of Galveston Island, Distinguished Transitions is a unique complex that offers housing for the homeless and working poor combined with a public community center, all within the fabric of a listed historic building. This transitional housing facility exhibits a self-sustaining nature that encourages community interaction among the building's residents. While providing services such as case management, job training, and housing assistance to help residents get back on their feet, the project imparts the skills necessary to prosper in a tourism society.

**site**

**alcohol & drug abuse women's center**

**united way**

**port of galveston cruise terminal**

**historic falstaff brewery**



**galveston island historic pleasure pier**

**our daily bread**

**the historic strand**

**moody gardens**

**the salvation army**

**the children's center**

## the site

Pointed out in pink are the other sites on the island that have similar programs. These places are support systems that provide emergency food and/or shelter. None, however, offer housing the homeless or working poor for long periods of time.

Pointed out in blue are tourism hotspots around the island that draw in visitors to the area. These sites are a beacon of employment for the services sector, which aligns with the type of work our residents will seek.

The complex is set to provide transportation to these sites to facilitate employment and daily work life for our residents.

## why galveston?

Because of Galveston's tourism economy, cyclical homelessness occurs in the off-season. Distinguished Transitions aims to empower people who struggle through such fluctuating times by providing skills needed to prosper year-round. The project sits in the perfect location to house women and families because of its proximity to the Strand, Downtown, and the large surrounding spaces for potential farming.

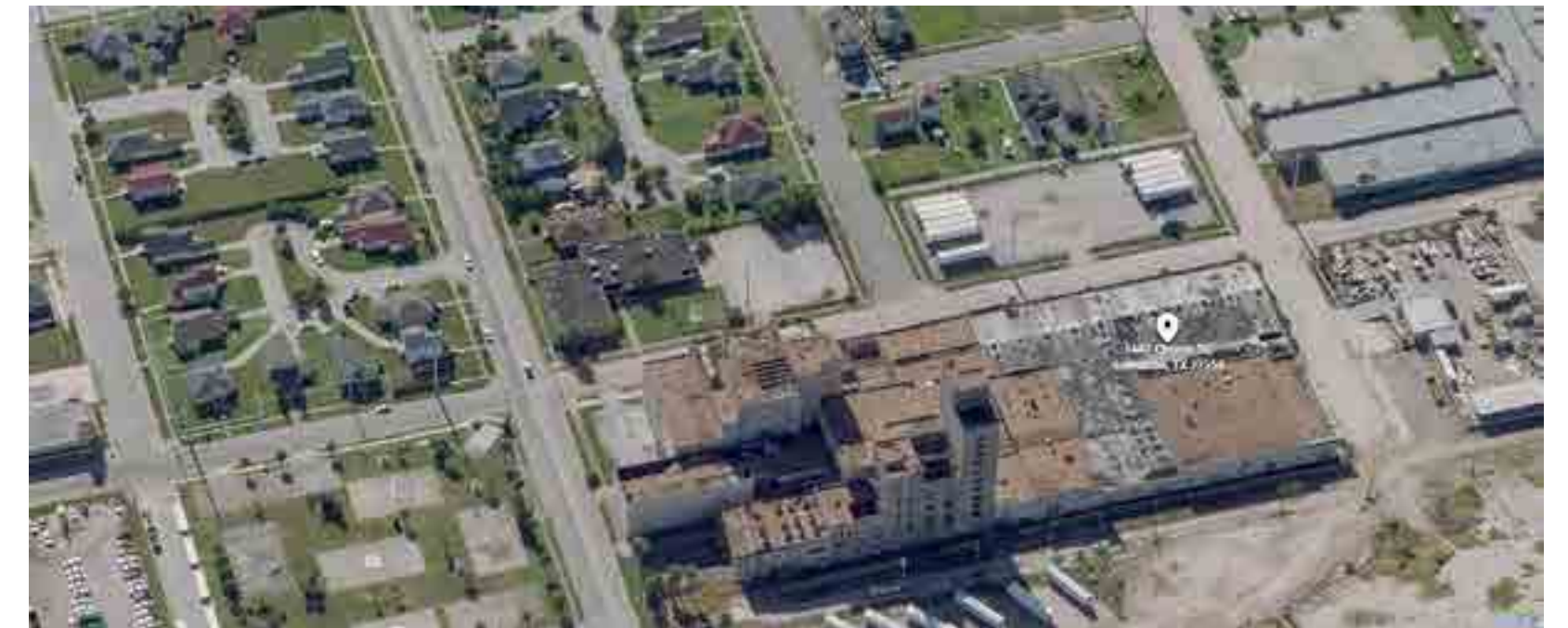
“The city is **“at the end of the line”** of IH-45 and the rail, is the home of a large, **high-quality medical school and hospital** for indigent services, has good weather most of the year, and most importantly, has an economy based on **seasonal tourism and paying minimum wage.**

This seasonal/low-paying economic base results in **off-season homelessness** as well as a number of individuals and families who are **the working poor** – employed but not earning enough to pay rent.”



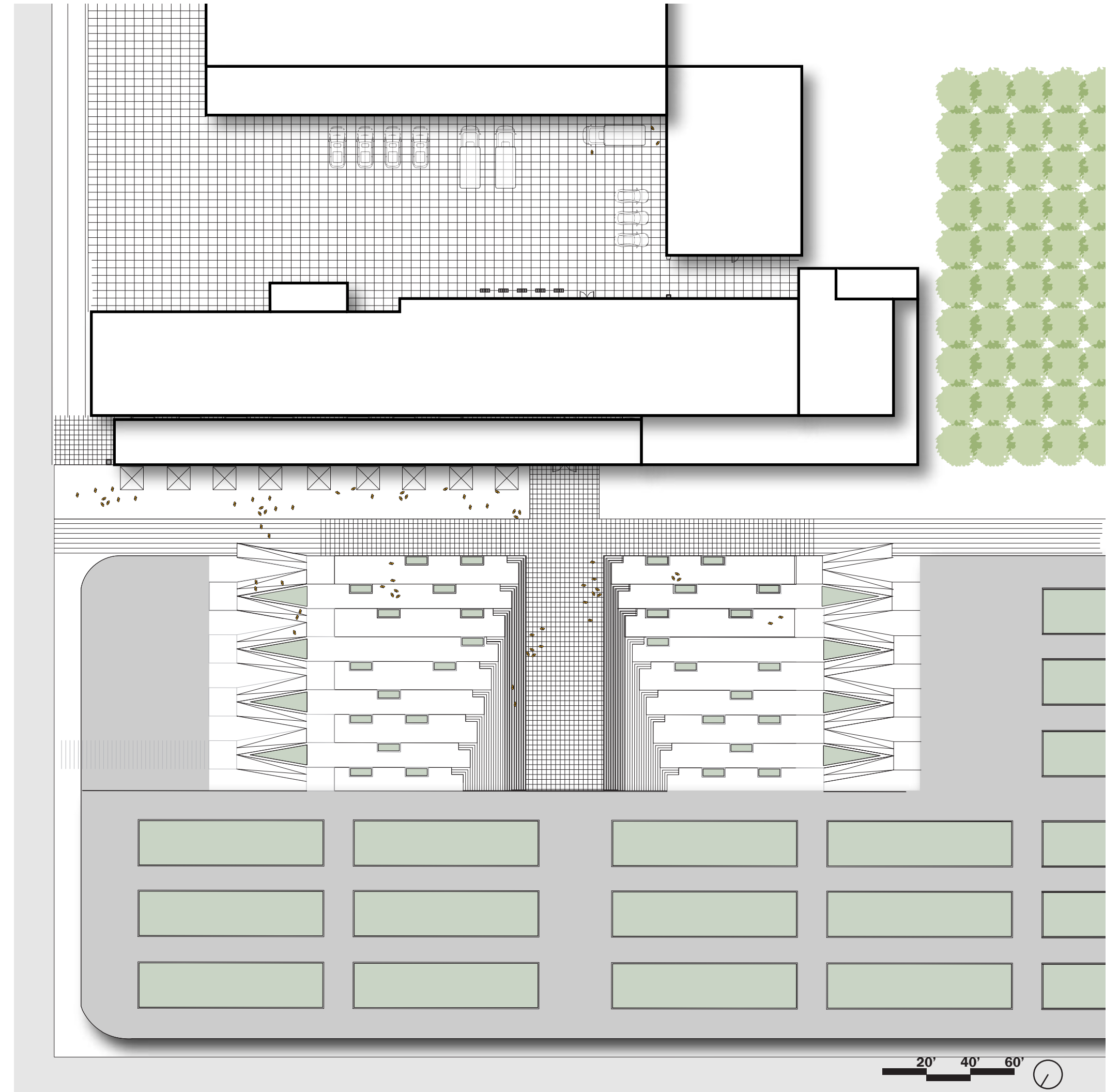
## existing site

Currently, the oldest part of the building is abandoned. Some parts of the complex have been renovated and are being used as storage or cruise ship parking. One building has been added on to the storage facility and is being used as a tasting room for events and catering. The surrounding land is used for 18-wheeler cargo parking.

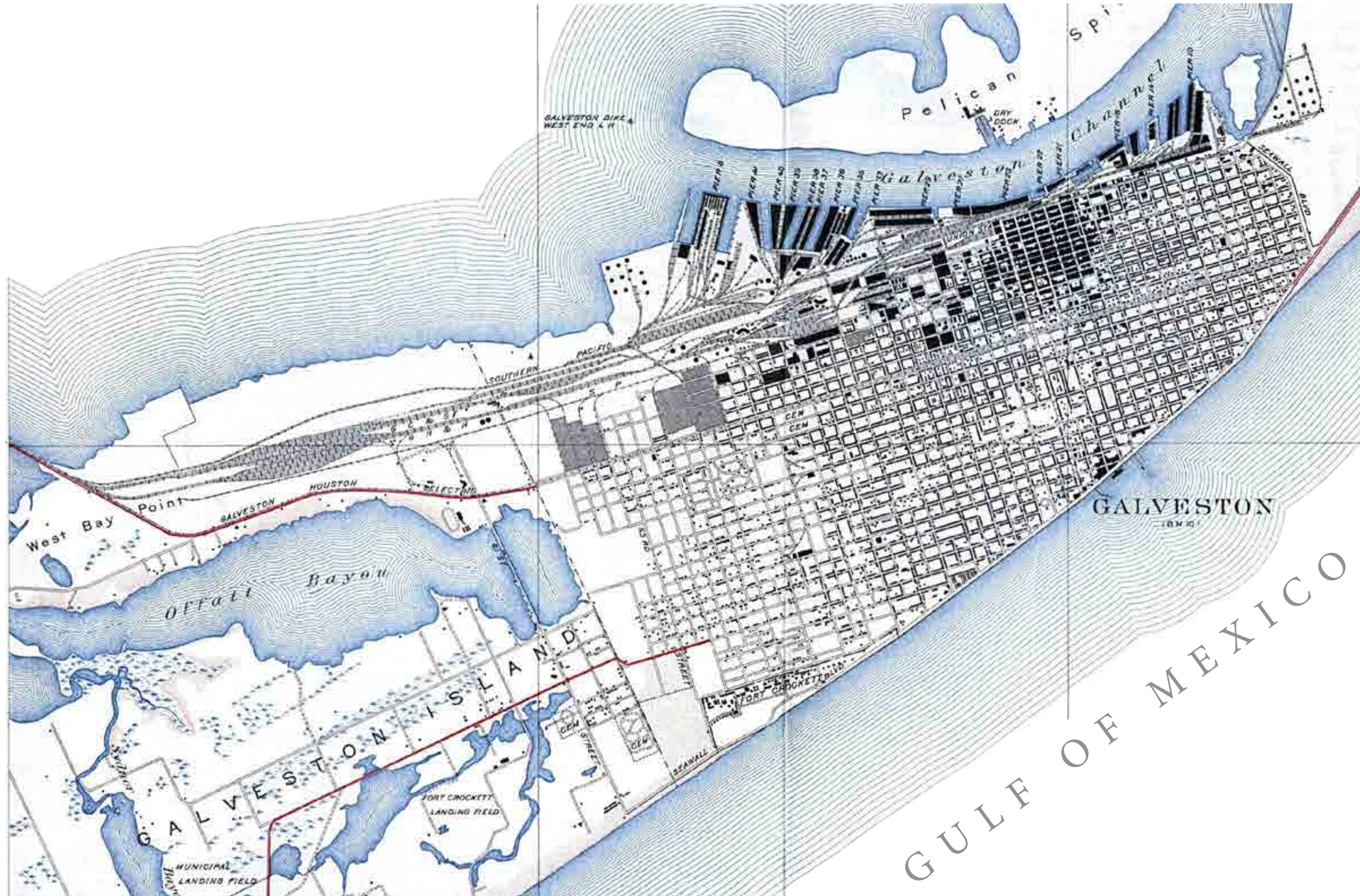


# site plan

Distinguished Transitions consists of the transitional housing and community center complex , the on-site staff building, a community garden with a social stair, and a tree grove. The parking is provided for the staff behind the main complex, as well as, donation truck parking, and shuttle parking. Shaded parking for visitors is located under the community garden.



**research**



# history

The Historic Brewery survived 120 years of catastrophic events such as the Great Storm of 1900, two world wars, prohibition, and the Great Depression. Construction began in 1896 and finished in 1897. The building was in operation from its opening in February 1897 until 1982. The original post card from its opening day as the Galveston Brewing Company can be seen above. Notice the slogan, "The Home of High Grade The Beer That's Liquid Food".



During prohibition, the Southern Beverage company operated the brewery. The only beer they were brewing, however, was Root Beer known by the name Triple XXX. They also sold Ginger Ale. They operated the brewery until 1927 when they were bought out by the Triple XXX Company. They owned the building until 1933 when they sold to Galveston-Houston Breweries.

**1918 - 1927**



In 1956, the brewery was sold to Falstaff Brewing Company who was the last to own it until 1982. Before its closure, it was also packaging for companies like Pearl.

**1956 - 1982**

**1897 - 1918**

The original brewing company of the building was the Galveston Brewing Company. Their most prominent product was a beer called High Grade with a slogan, "The Beer That's Liquid Food". They held control of the facility until prohibition forced the closure in 1918.



**1934 - 1955**

After prohibition ended in 1933, the building traded hands to the Galveston-Houston Breweries. A signature product was a beer called Magnolia that was said to be "Fully Aged". They operated under the name Southern Select until management changed again in 1954. It then became the Falstaff Brewing Company.



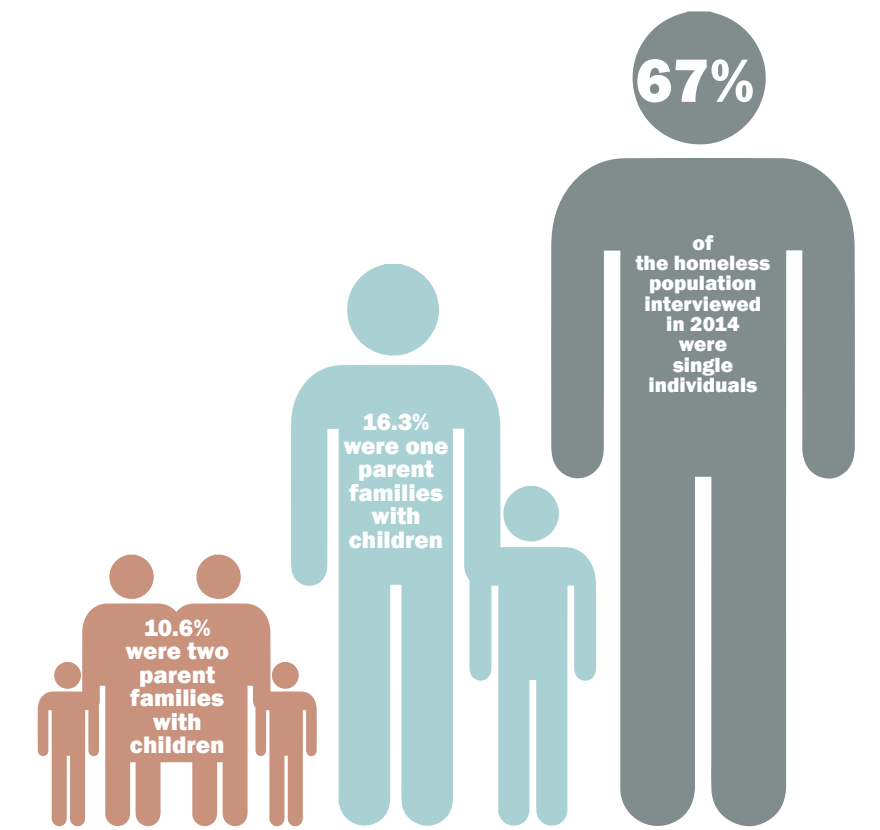
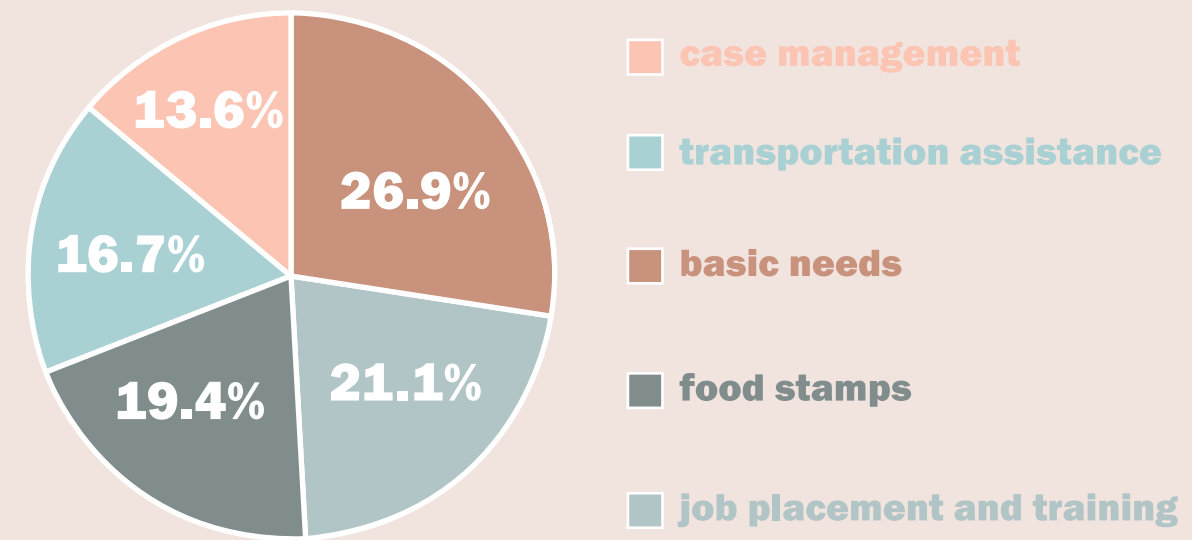
# demographics

A point-in-time survey was conducted in 2017 in which volunteers went out and interviewed individuals and families that were homeless, or in danger of becoming homeless.

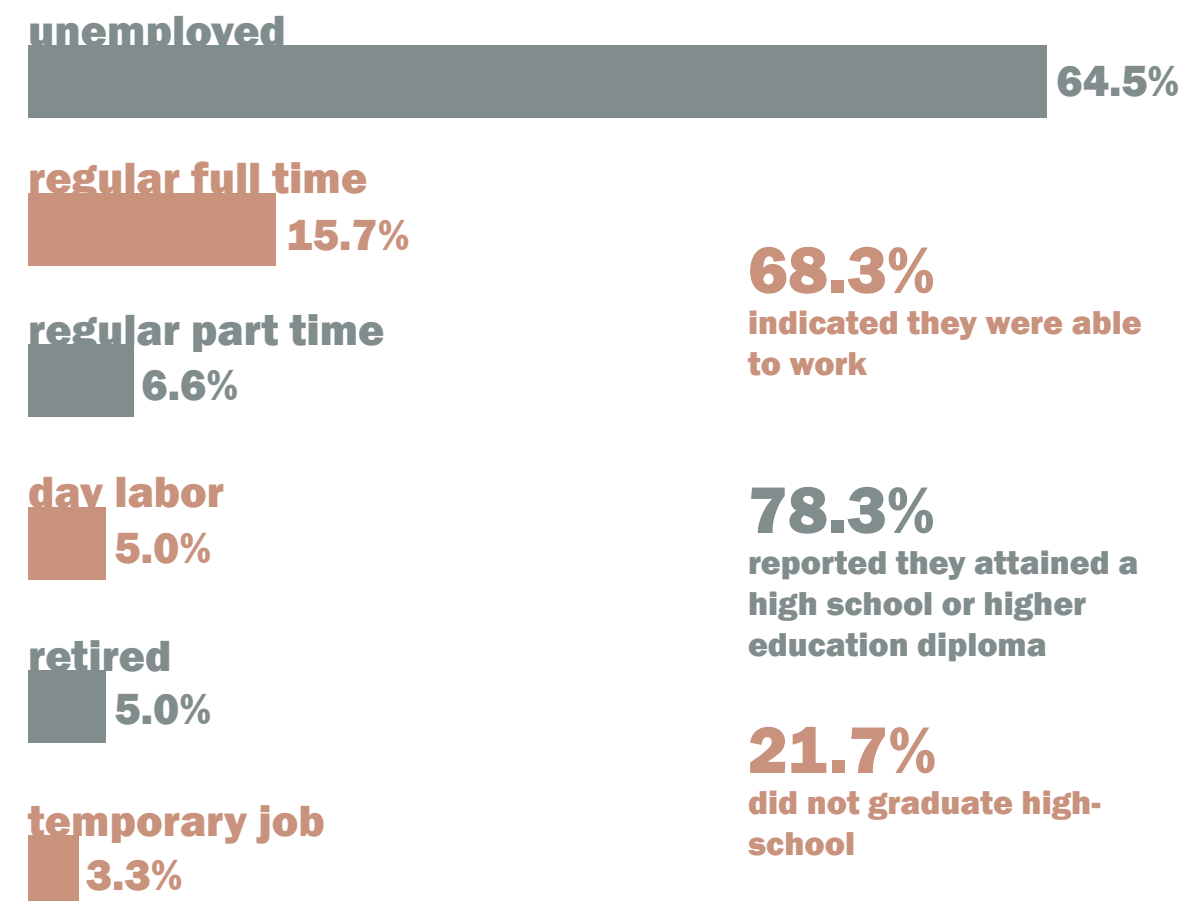
Around 300 people were surveyed in Galveston. The results from the inquiry are seen on the right side.

This graphic illustrates the demographics of the sample population of the survey. The number of residential rooms was also influenced by these percentages.

THIS SURVEY FOUND THAT **BASIC NEEDS** LIKE **FOOD AND CLOTHING** ARE WHAT PEOPLE WANTED THE MOST HELP WITH



## Employment and Education



## Reasons for Homelessness



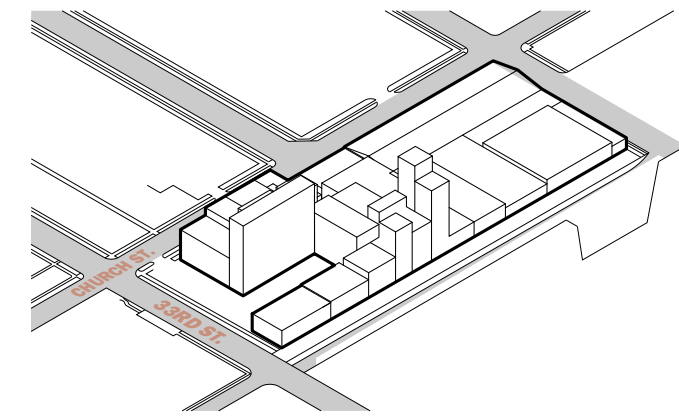
**concept**

# form

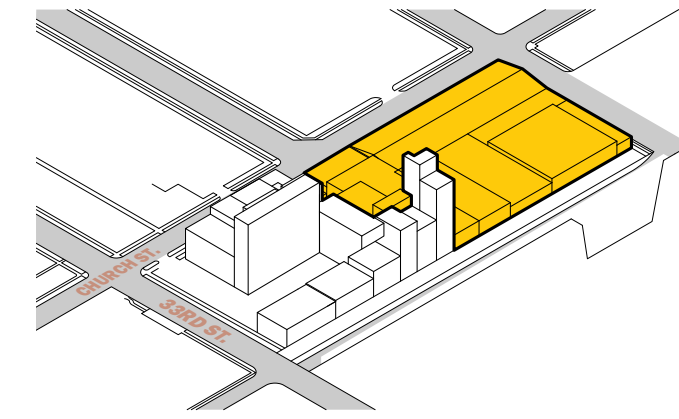
The historic brewery once filled the entire block at the corner of Church St. and 33rd St. What is left of it today will be adapted into a transitional housing center.

By removing the modern day parking additions, the space is adapted into a tree grove and raised garden to provide substance for the complex.

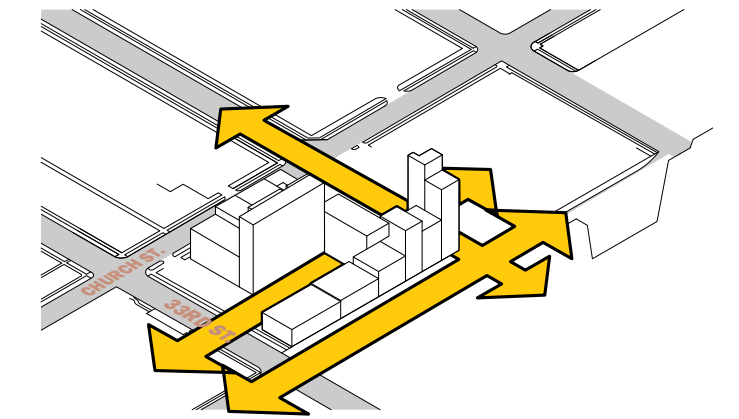
The addition placed on top of the brewery complements the building program while preserving the historic structure underneath.



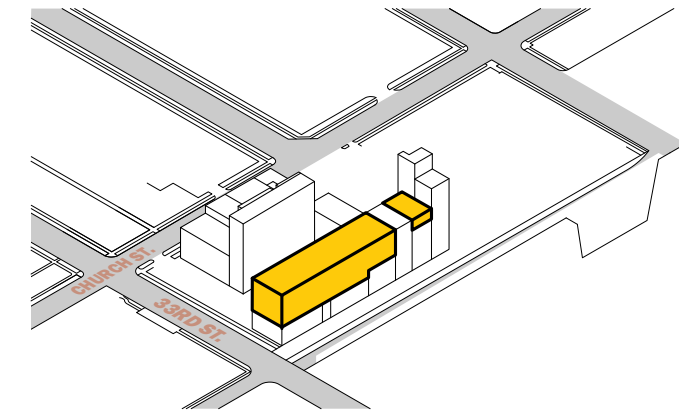
EXISTING CONDITION



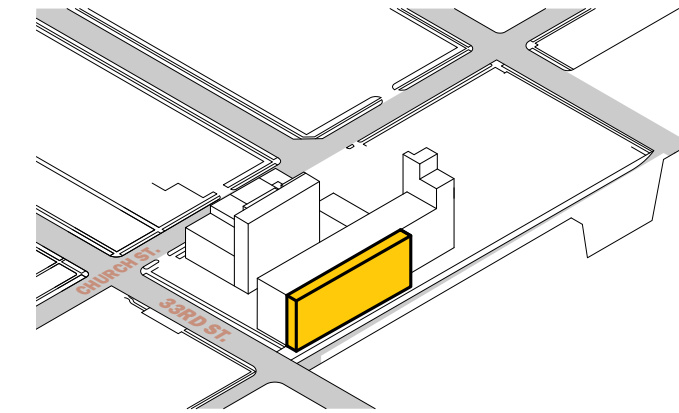
REMOVE MODERN DAY ADDITIONS



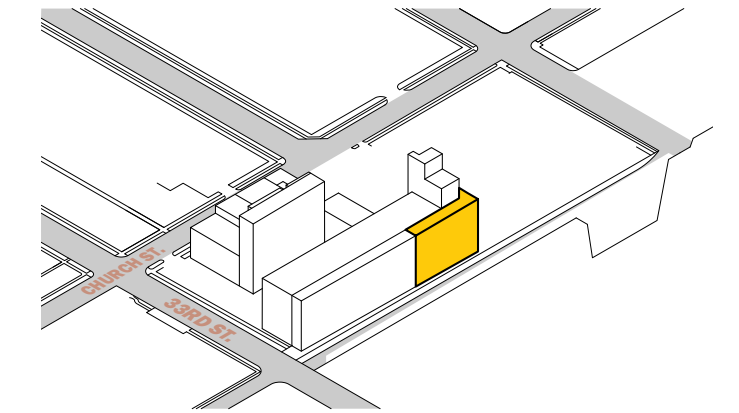
RESPECT ROAD AXIS



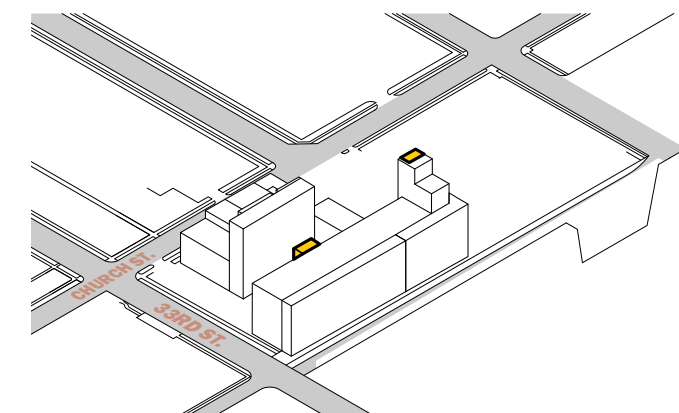
ADD SPACE FOR PROGRAM



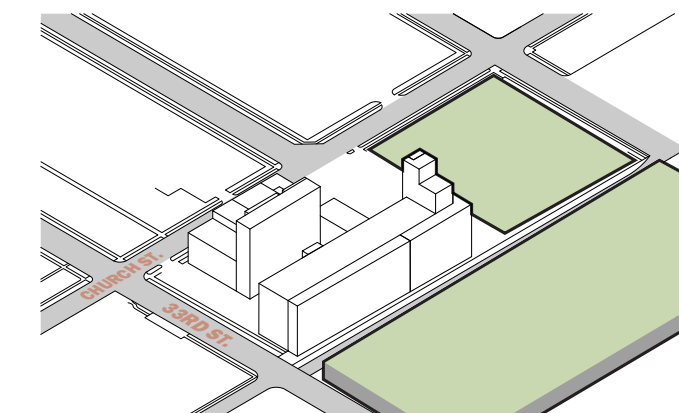
ADD CIRCULATION CORE



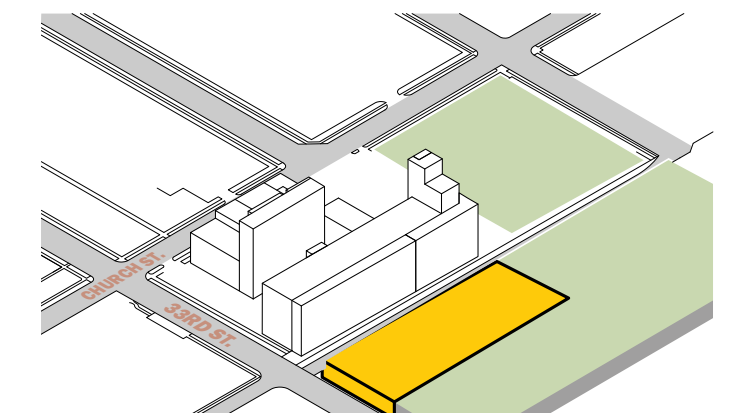
ADD BALCONIES FOR RESIDENTIAL AREA



ADDITION OF FIRE STAIRS FOR EGRESS

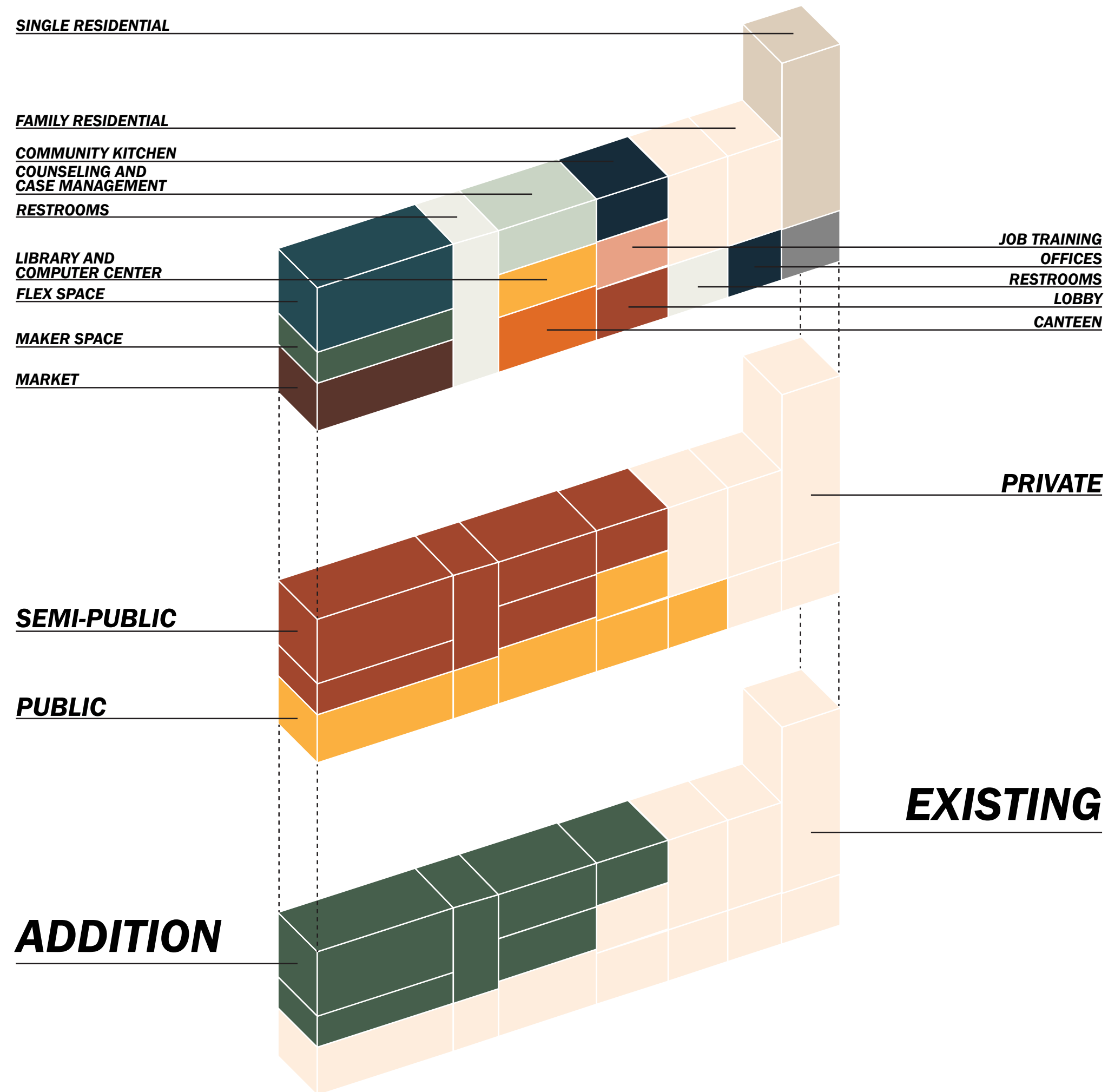


RAISED GARDEN, FARMING, AND COMPOST



OUTDOOR SOCIAL GATHERING SPACE





# program

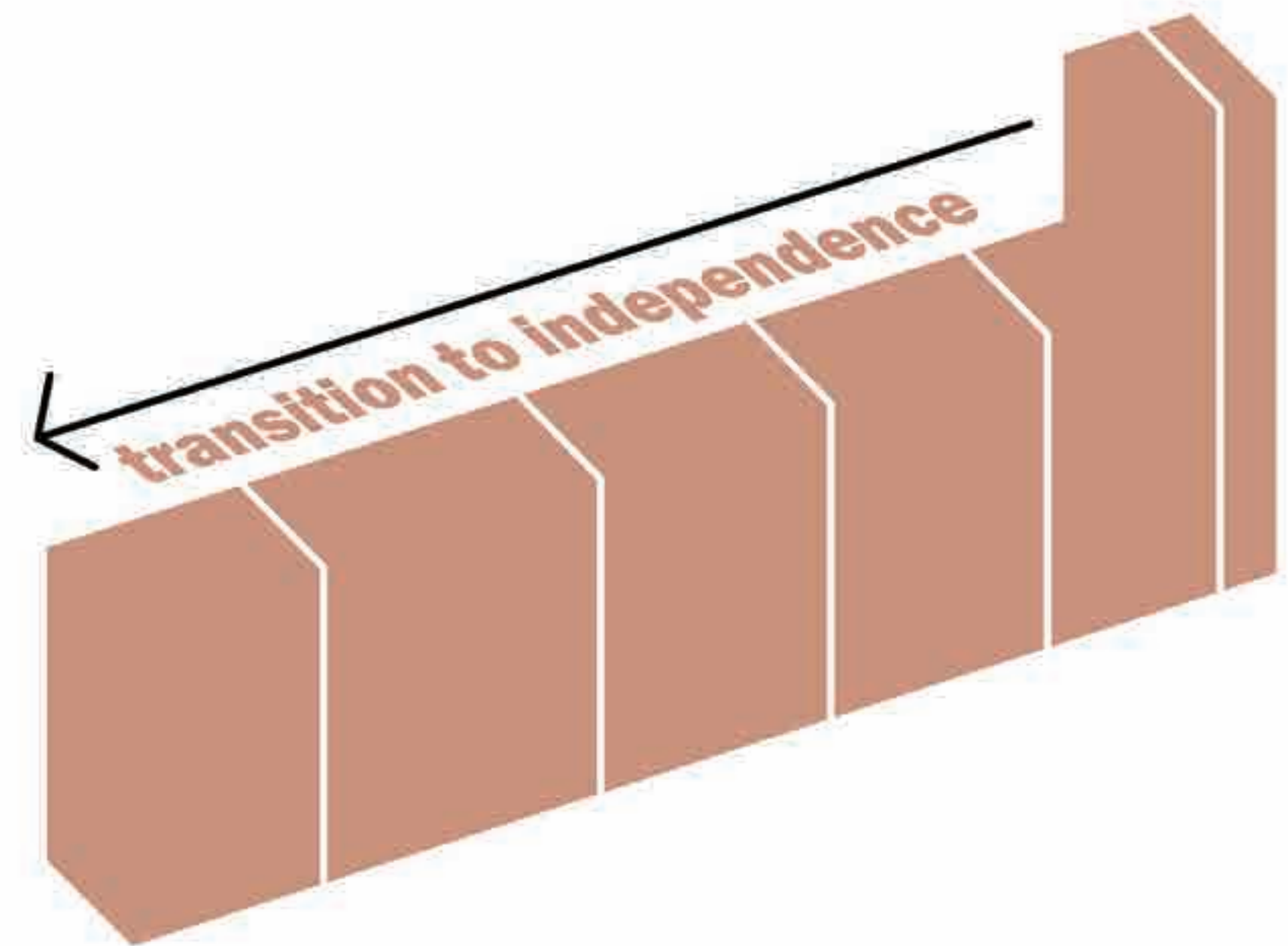
The building is organized for public interaction with its most historic parts. These areas were designed to hold the canteen and the market.

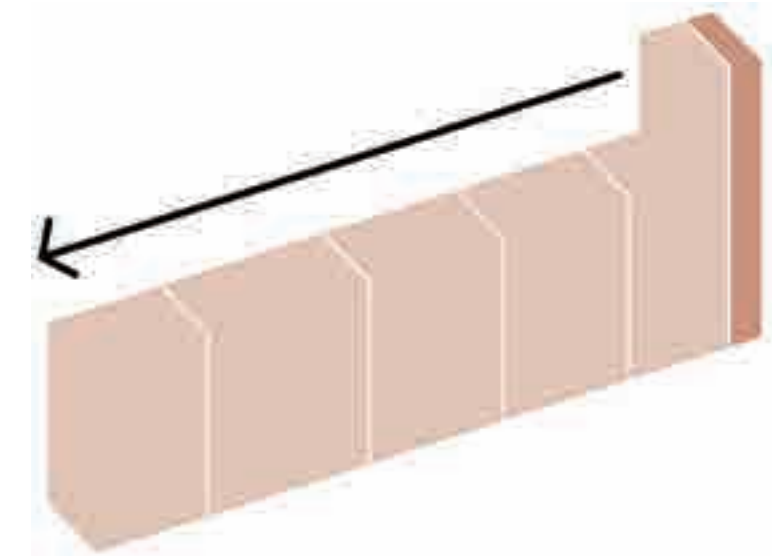
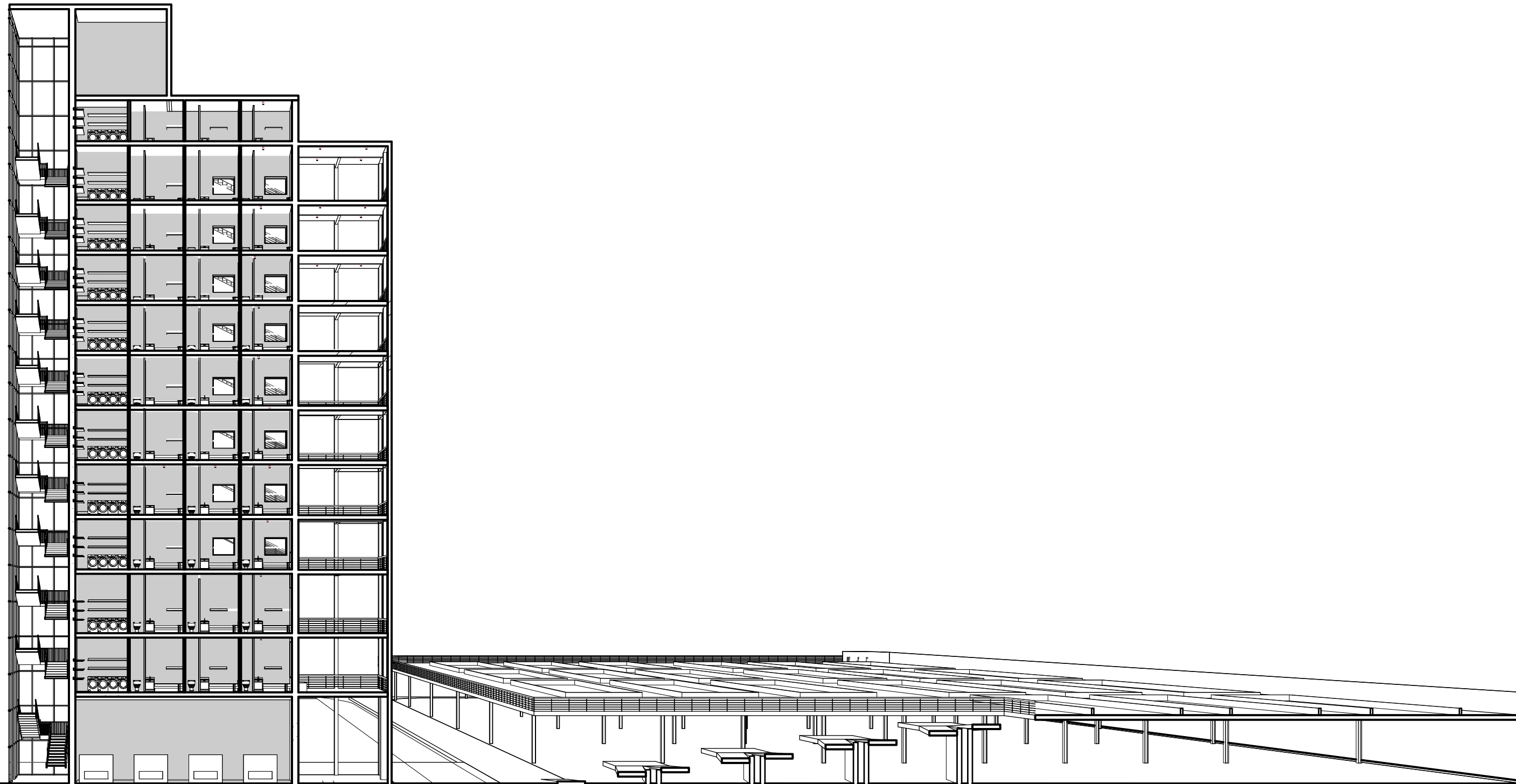
The semi-public areas are situated in the addition to the building. This additions include counseling, case managment, job training, a communtiy kitchen, a library, a computer center,and a maker space.

The private areas located opposite to the public sections include the quarters and balconies, accesible only to residents.

# transition

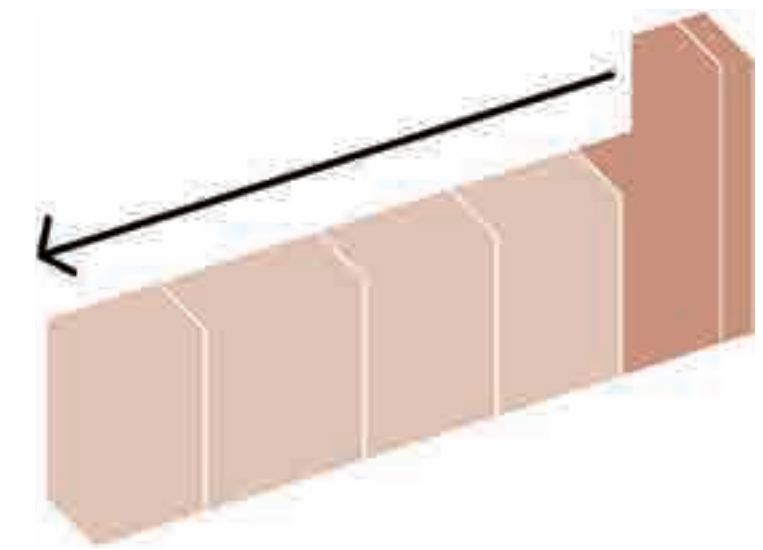
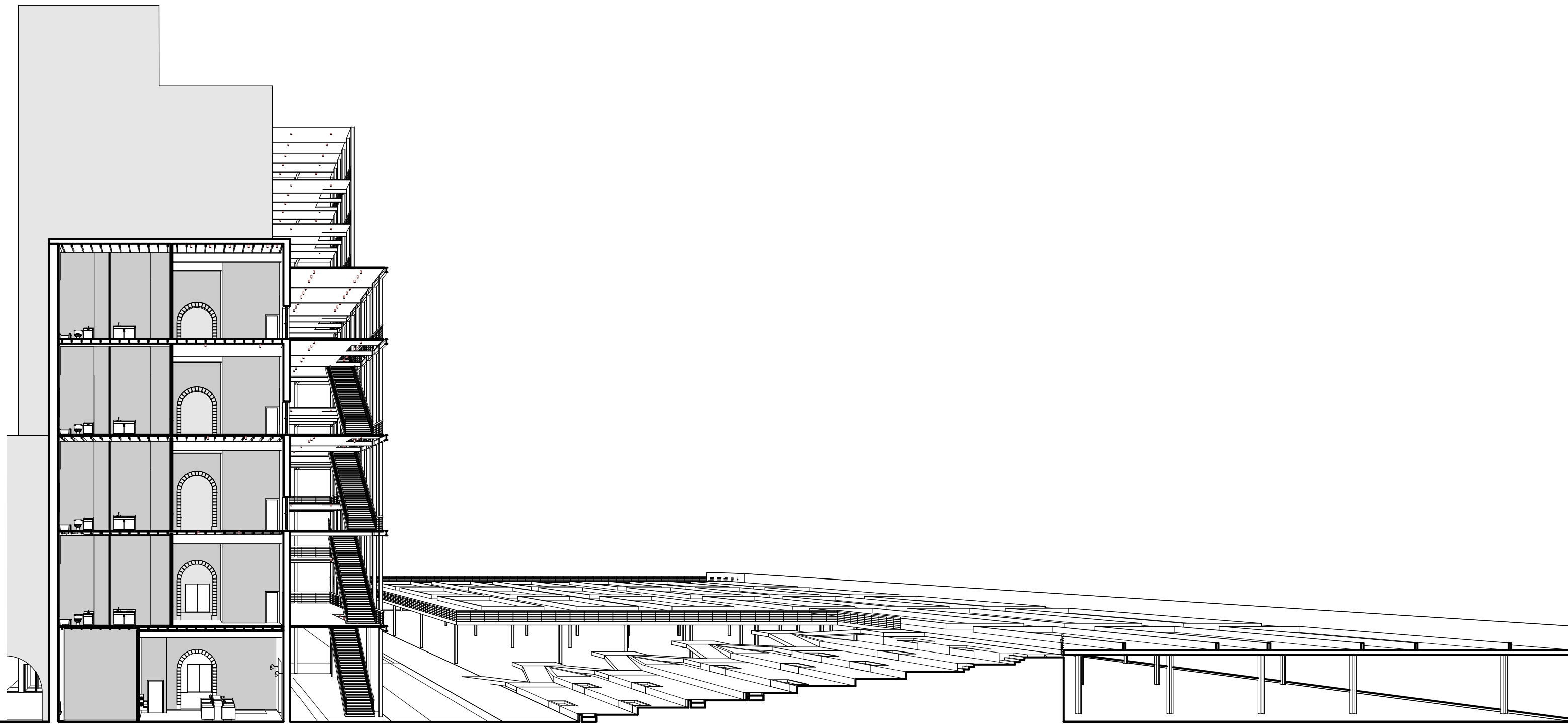
The entire complex is centered around the idea that by working hard and providing for one another, you also provide for yourself. As one moves through the building, you transition into a more independent person who can have a more successful life in society. Each doorway between volumes is a resident's transition to a new step in their life.





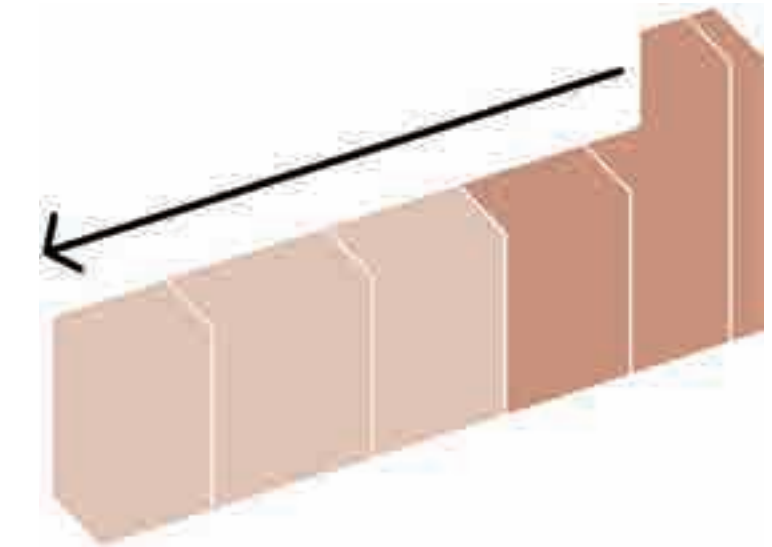
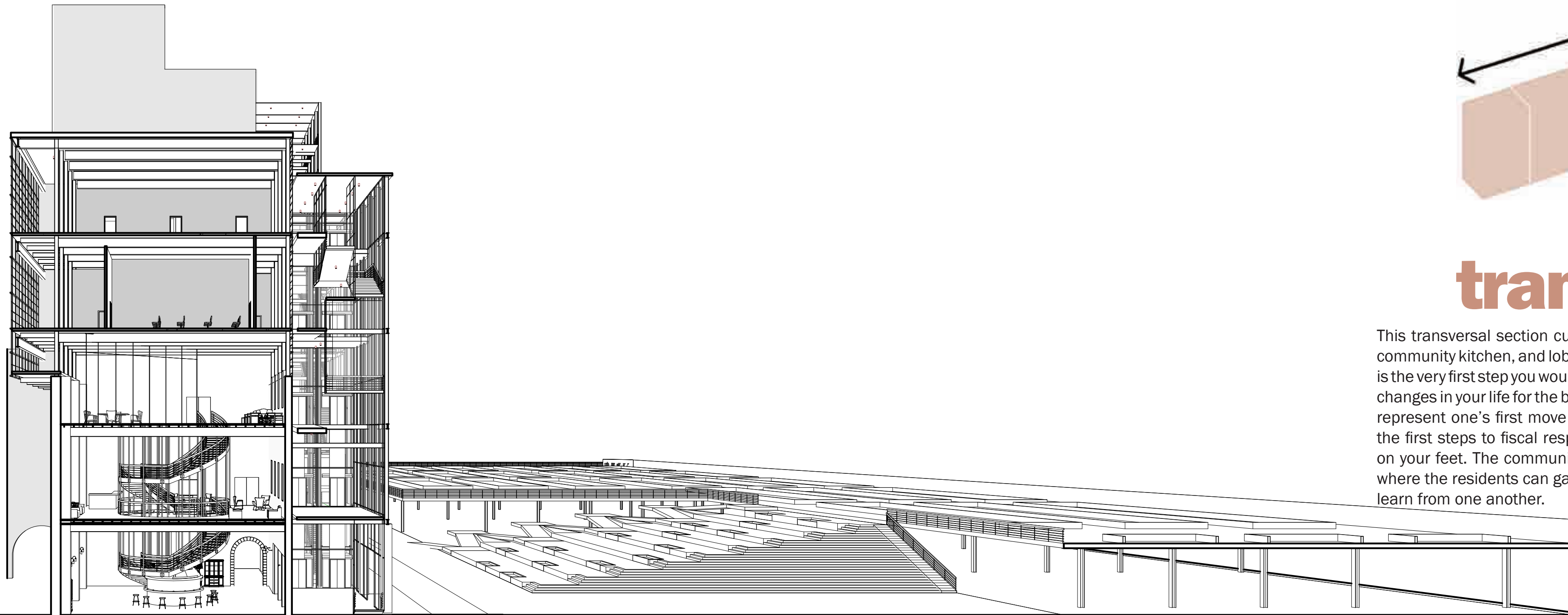
## transition

The beginning of the transitions start at housing. In order for individuals to have a successful life in society, one needs a stable place of living and a stable schedule. The individual residential rooms provide a place for single women to find just that. With the room provided and a balcony with a community garden, a network can be established among other individuals seeking the same life.



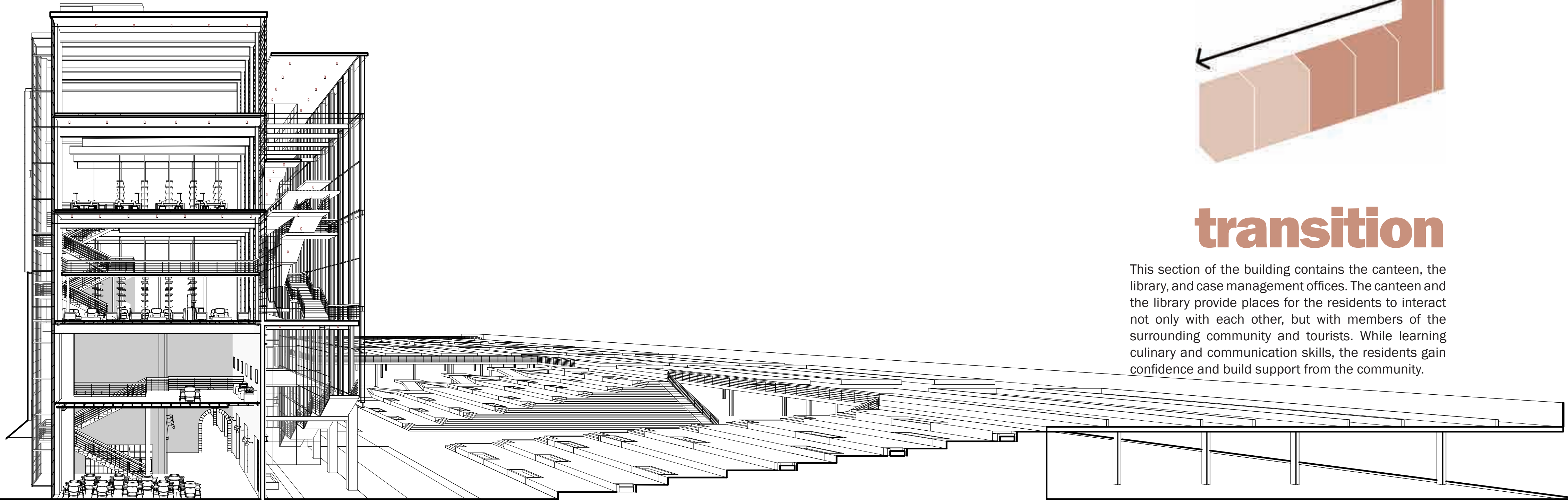
## transition

The family rooms provide the similar stability and shelter that the individual rooms provide. Especially in a family setting are these characteristics necessary for successful lives of the parents or guardians, as well as the children themselves. The family rooms all connect to the outdoor balconies to provide interaction between the other families and residents of the complex. Building a community is one of the ways to build strong citizens.



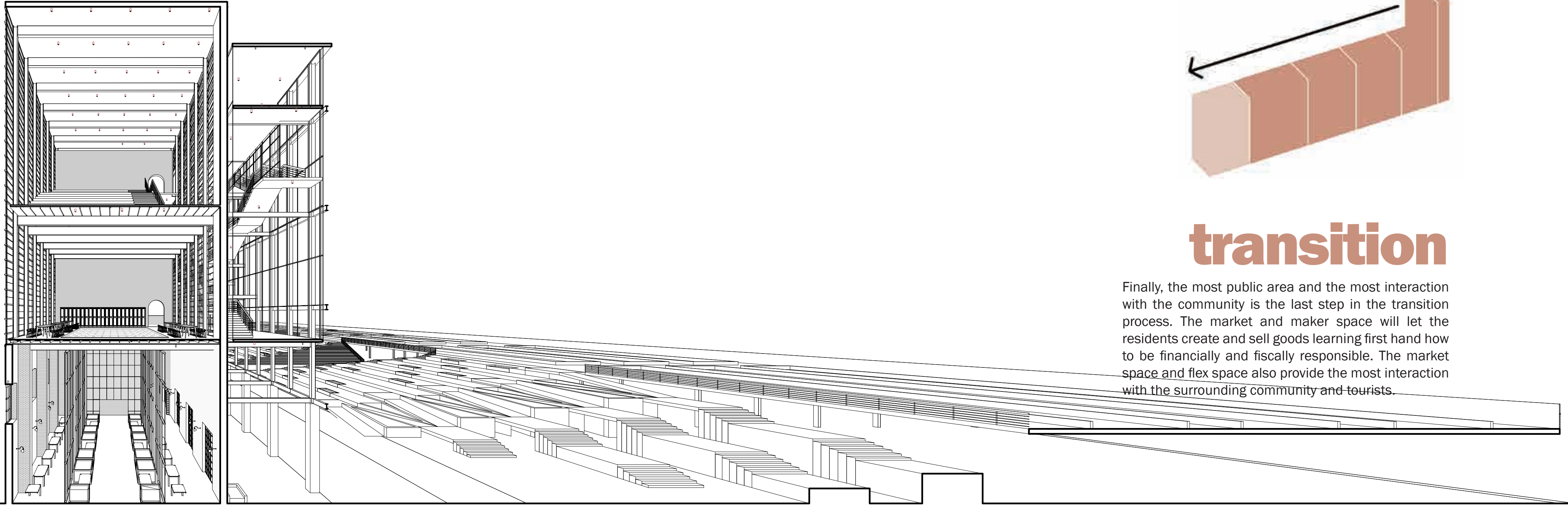
## transition

This transversal section cuts through the job training, community kitchen, and lobby of the complex. The lobby is the very first step you would take as a resident to make changes in your life for the better. The job training rooms represent one's first move toward independence, and the first steps to fiscal responsibility and getting back on your feet. The community kitchen provides a place where the residents can gather and cook together and learn from one another.



## transition

This section of the building contains the canteen, the library, and case management offices. The canteen and the library provide places for the residents to interact not only with each other, but with members of the surrounding community and tourists. While learning culinary and communication skills, the residents gain confidence and build support from the community.



# transition

Finally, the most public area and the most interaction with the community is the last step in the transition process. The market and maker space will let the residents create and sell goods learning first hand how to be financially and fiscally responsible. The market space and flex space also provide the most interaction with the surrounding community and tourists.

**design**





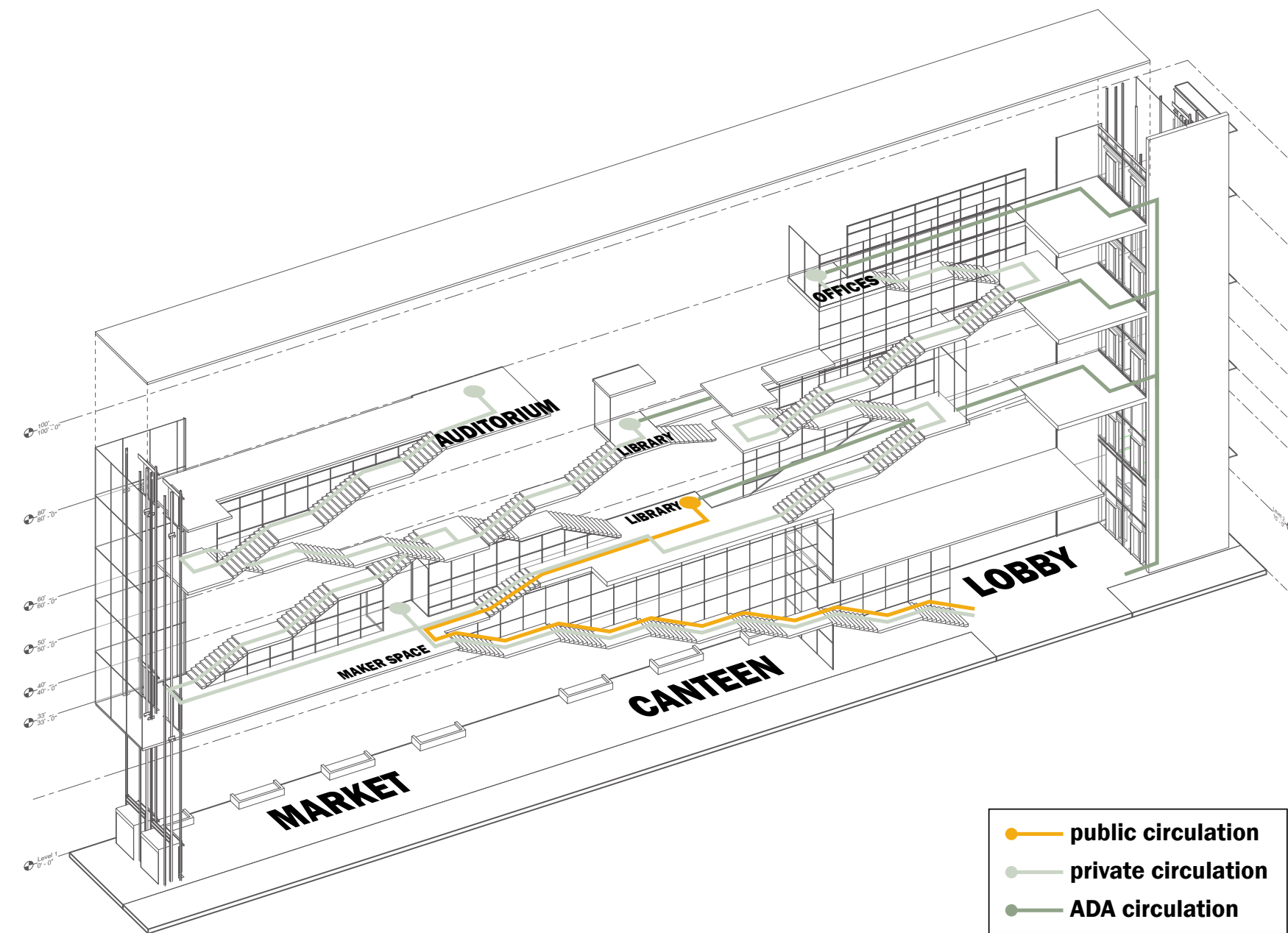
## adaptive reuse

The adaptive reuse project intends to highlight the historic pieces of the building and re-introduce the brick once known to the facades of the complex. The addition to the building will be glass and will plug into the roof, thus needing to reinforce the historic structure. A stair element will also connect onto the building's north facade providing easy access to all parts of the complex in one location. Bricks that must be removed or replaced will be reused as paving elements around the site. The original flooring of the brewery will be used unless necessary repairs/replacements are required. The aesthetic of the complex will affirm the culture of work that once surrounded the site.



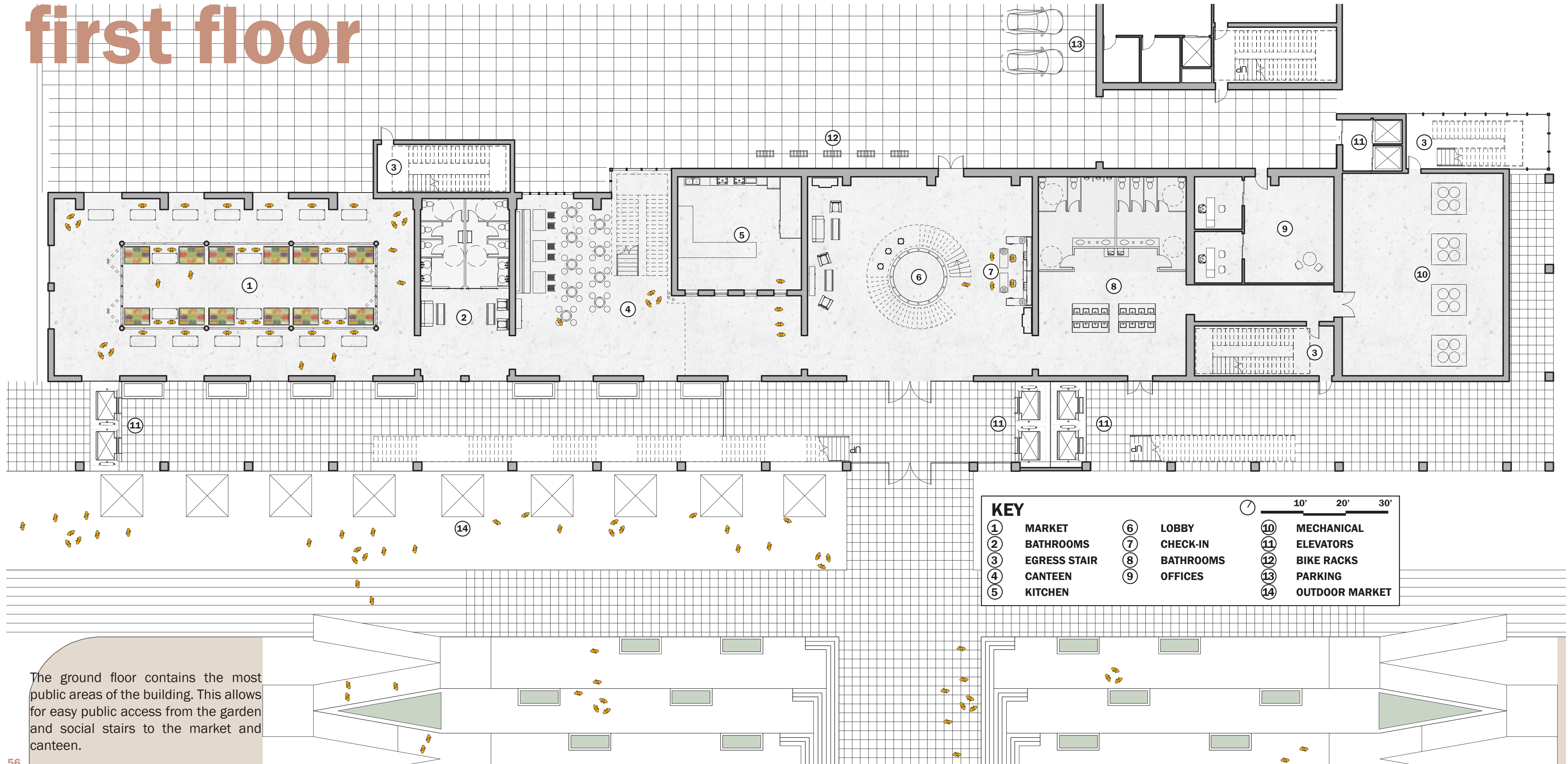
## stair addition

The stair addition is a steel and glass structure that plugs into the North facade of the building. The addition allows for all the circulation between each program of the building to take place in the same location. The addition helps alleviate the modifications needed to make historic buildings ADA compatible. The elevators are located at each end of the addition to ensure every visitor and resident has easy access to every part of the building. A diagram of the circulation can be seen on the next page.

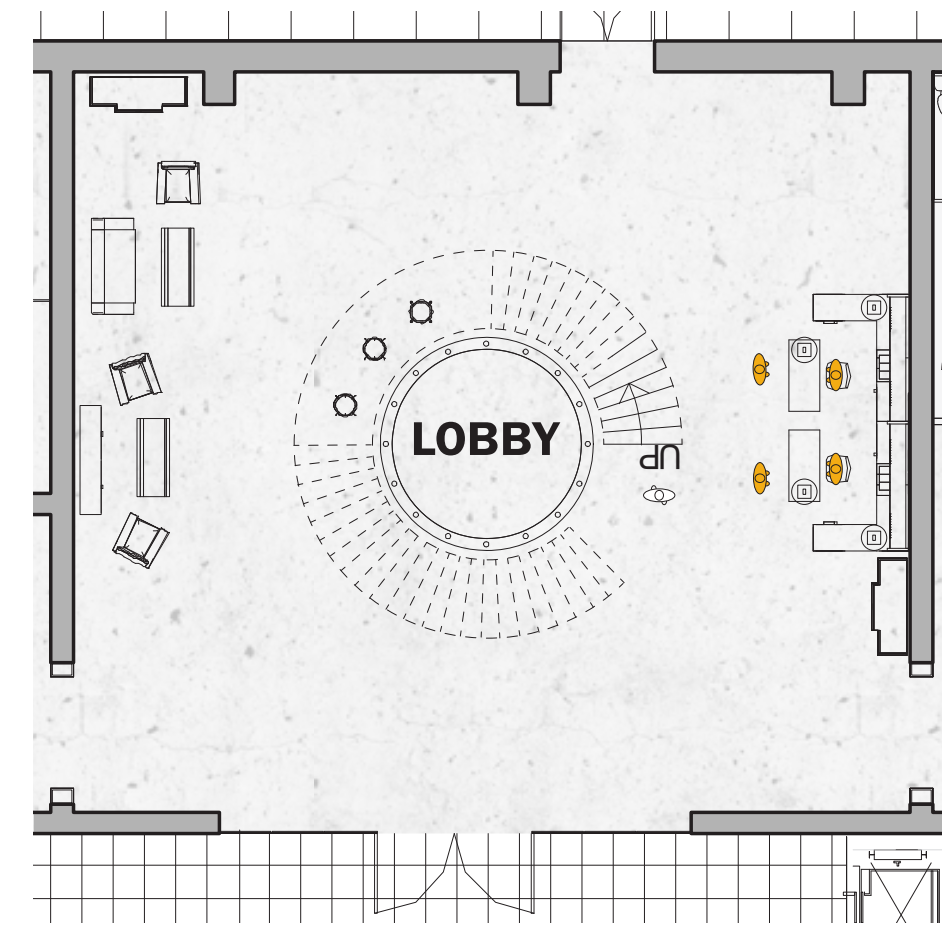




# first floor



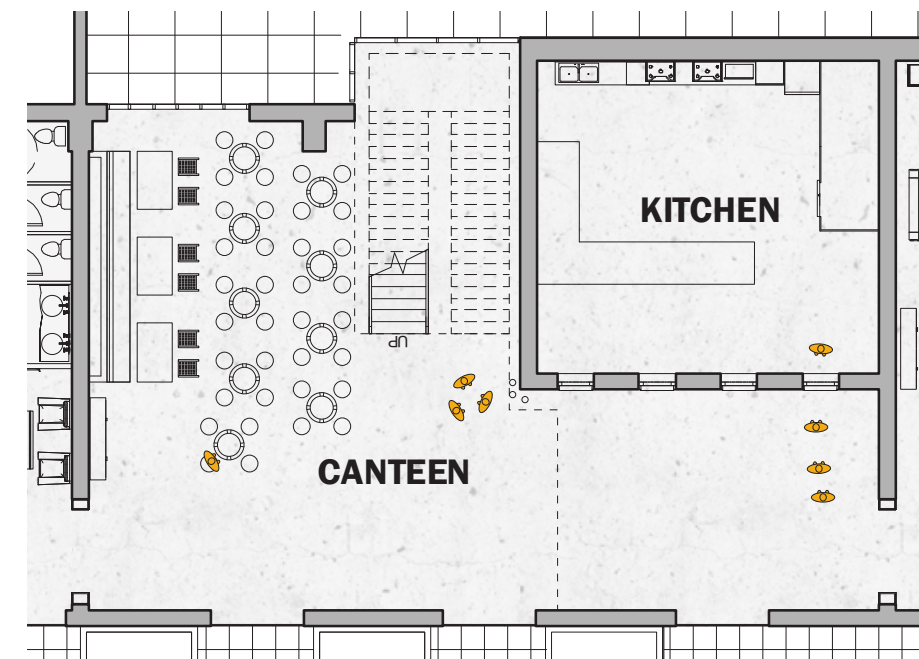
The ground floor contains the most public areas of the building. This allows for easy public access from the garden and social stairs to the market and canteen.



## the lobby

The lobby is where the journey starts for the residents seeking a better life. It is also where one would enter the canteen for public use, and the offices of the complex for private use.

The center piece of the lobby is the circular stair located in the middle of the room. The stair circumvents a restored mash tun used in the process of brewing beer. The mash tun helps call back to the history of the building. Other references to the history are located on the back wall of the lobby and around the complex itself.



## the canteen

The canteen serves the residents and visitors of the complex food and drink. The historic wall shown to the left used to house the brewing tanks of the building. The holes in the wall now have the purpose of ordering and picking up your food at the canteen. Behind this wall is where culinary skills are learned by the residents to further prosper after leaving the facility.



## the market

The market provides space for the residents and local vendors to sell their homemade goods or homegrown foods. Local vendors can rent out spaces in the market for additional income for the complex. The glass room in the center is a chilled room to sell fruits and vegetables. The glass box is inspired by an ice factory that once stood in its footprint. There are sliding glass barn doors located along the north wall of the market that are meant to help for overflow of the market. On busy days, the doors can open up to the promenade where additional market stalls can be set up to serve the public.



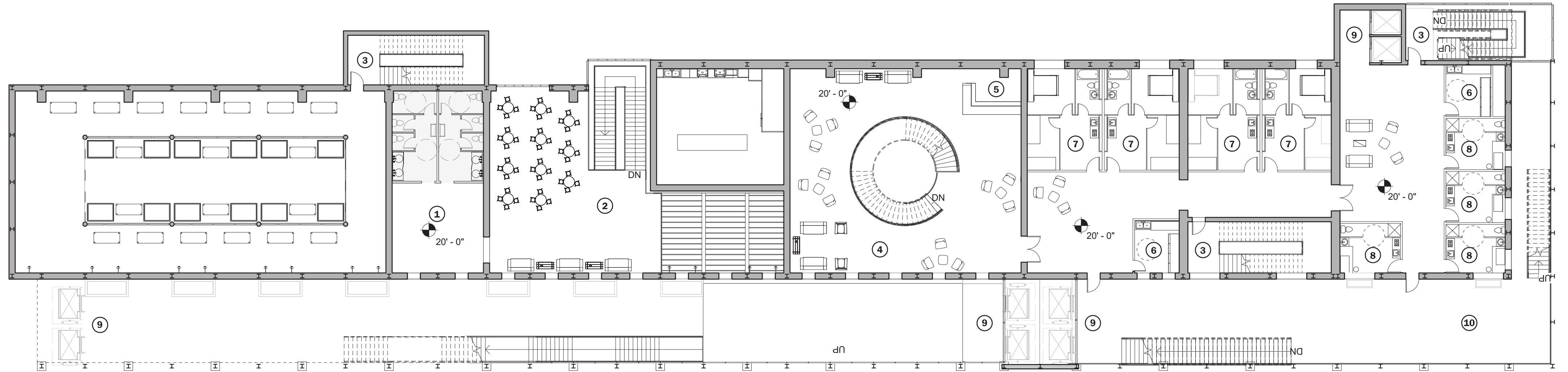




## the promenade

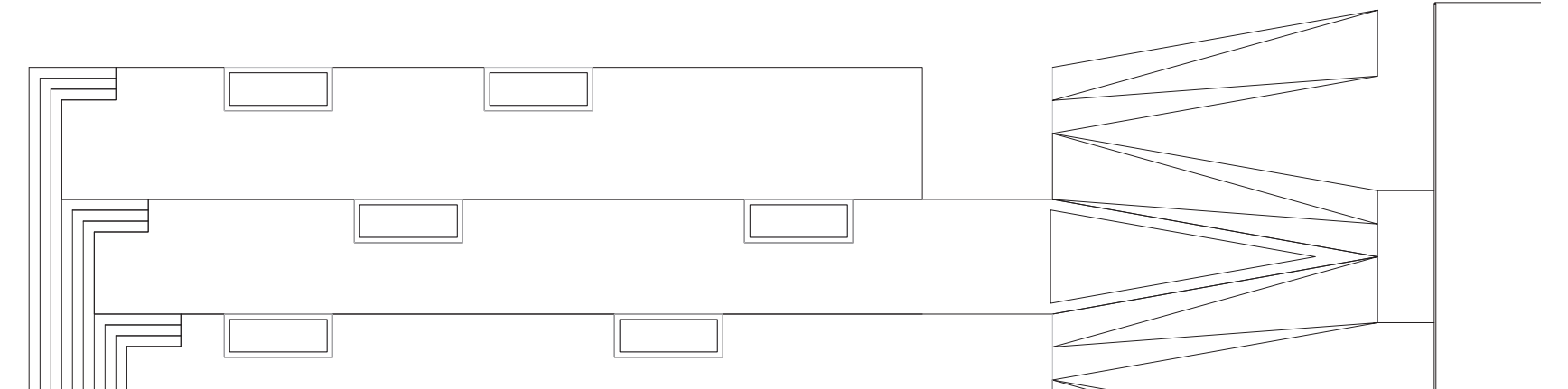
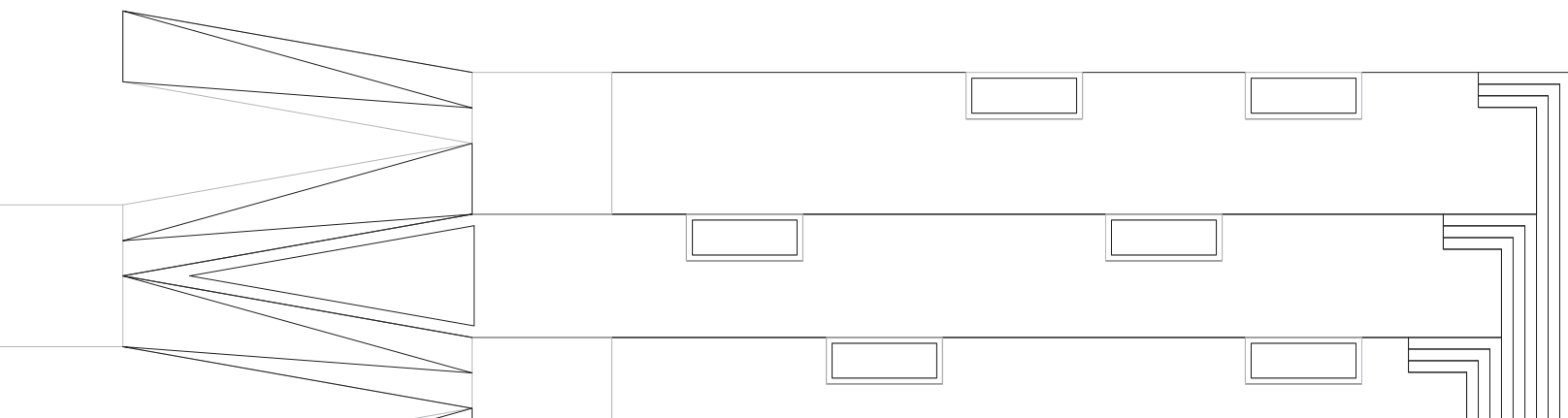
The promenade acts as an additional space for the market to overflow. The doors on the market facade open up to join the exterior and interior as one. The pathway surrounding the building is made up bricks that were too weak to continue to use for the building itself. The outdoor social stair facing the building is created for visitors and residents alike. The stairs provide a place for people to sit and enjoy a meal from the canteen, watch a street performance, or admire the market trades happening before them.

# second floor



KEY		10' 20' 30'	
①	BATHROOMS	⑥	LAUNDRY
②	CANTEEN	⑦	FAMILY UNIT
③	EGRESS STAIR	⑧	SINGLE UNIT
④	SEATING	⑨	ELEVATORS
⑤	CAFE	⑩	RESIDENTIAL BALCONY

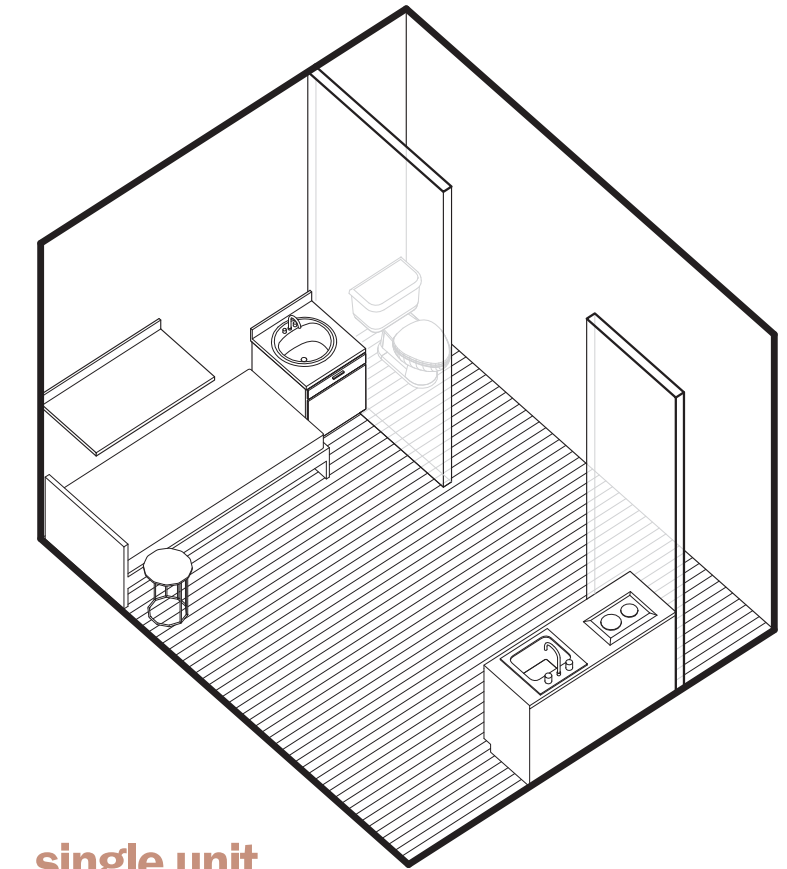
The public areas of the second floor include the cafe and the second story of the canteen. The cafe is accessible from the family and individual residential floors. The second floor is also the only level that the family and single residential buildings connect. This is due to the existing floor heights of the buildings. It also provides privacy between the two types of units.



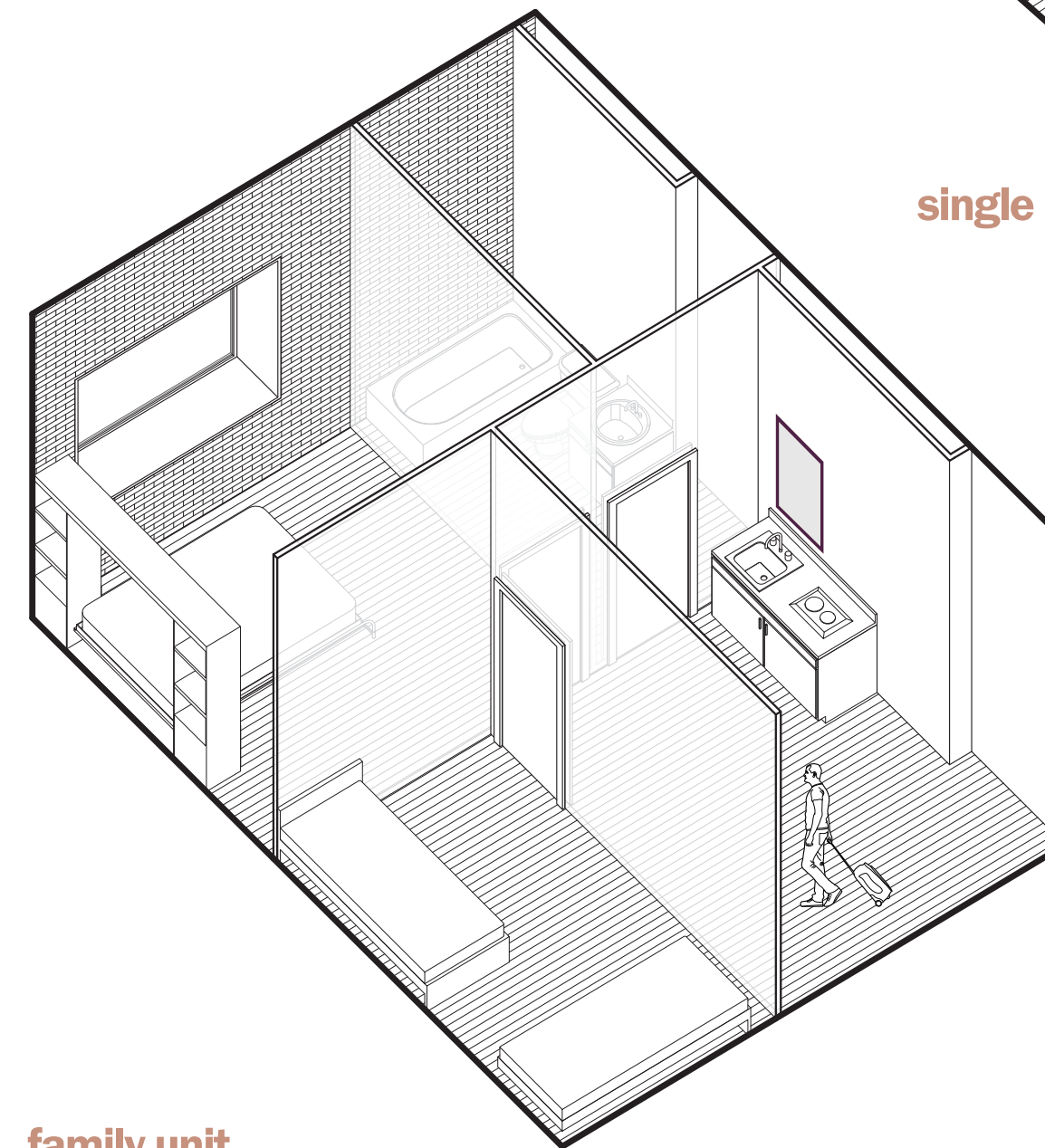
# residential rooms

Each single unit comes with a bed, a toilet, standing shower, and a kitchenette. Each one is also ADA compatible and has storage for the residents' belongings.

The family units are customizable depending on the needs of the family moving in. A generic room is shown to the right.



single unit



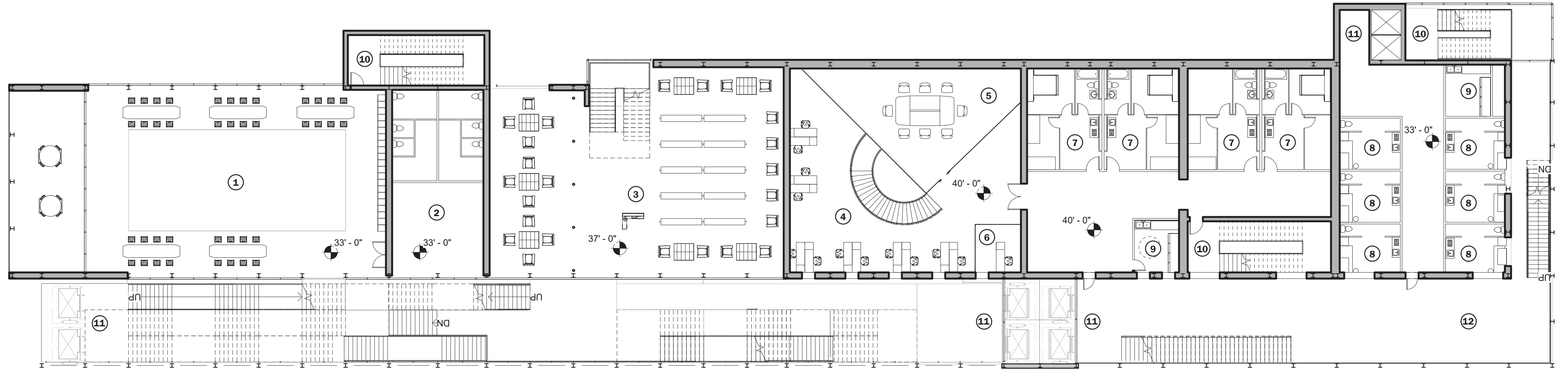
family unit



## garden social stair

The outdoor social stair provides a place for visitors and residents to hang out outside and enjoy a meal from the canteen or watch a street performer. The garden will provide sustenance for the complex and residents, as well as the tourists visiting the market to buy food and items. The parking provided underneath the garden is for visitors and tourists. Being so near the Port of Galveston Cruise Ship Terminal, the spaces can also be rented out for cruise ship parking as an additional source of income for the complex.

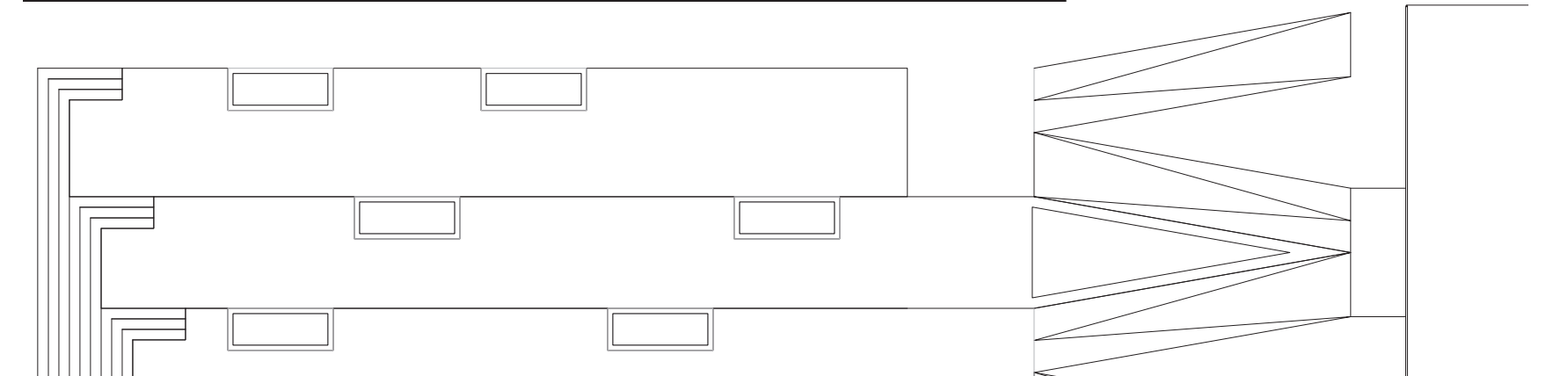
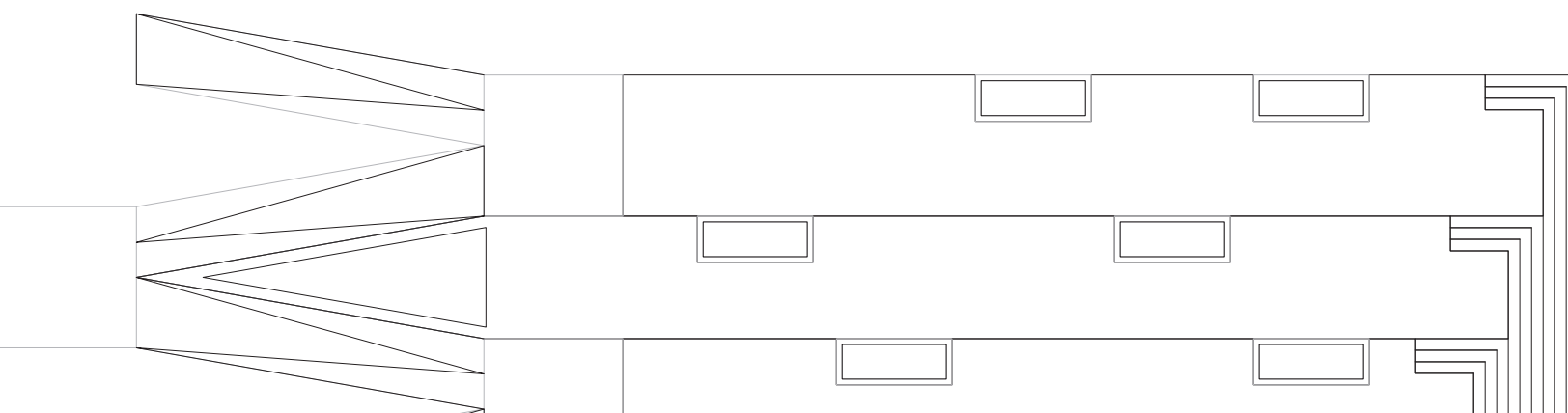
# third floor

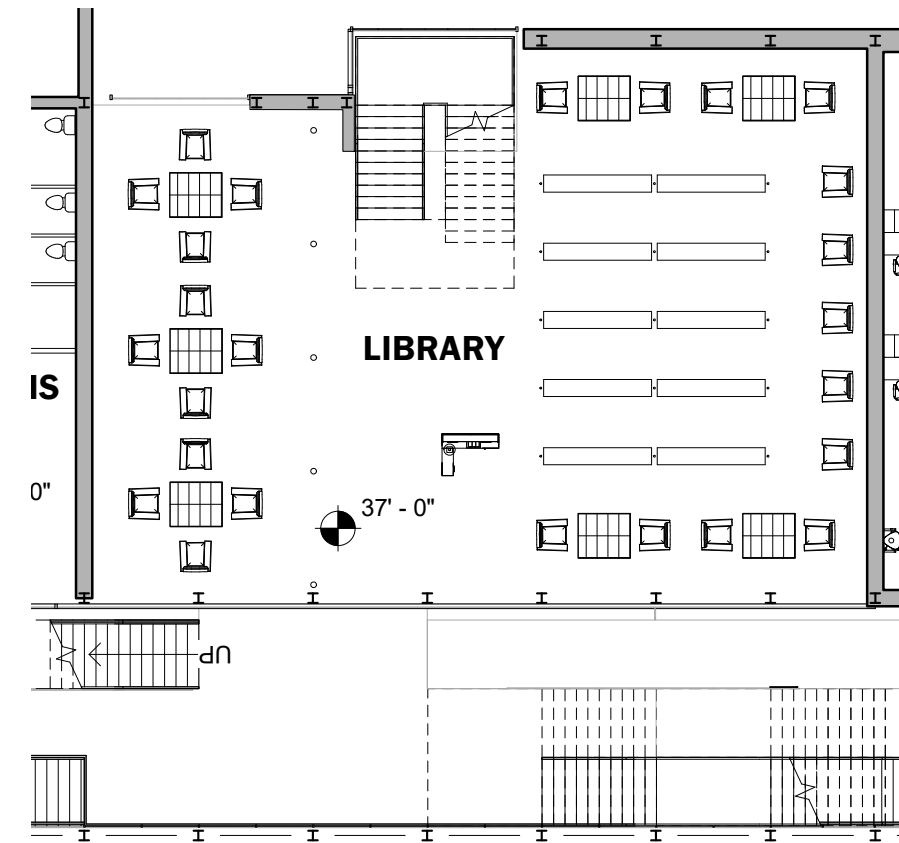


The third floor's main elevation is 40 feet. The family residential rooms and offices are at this level. They connect through a secure door so the residents have easy access to seek assistance from the complex and vice versa.

The other elevations of the third floor are 37 feet and 33 feet. The changes in floor heights are due to the fact that this is a historic building. The irregular heights of the floors are the previous roof height of the buildings.

KEY					
①	MAKER SPACE	⑥	PHONE ROOM	⑩	EGRESS STAIR
②	BATHROOMS	⑦	FAMILY UNIT	⑪	ELEVATORS
③	LIBRARY	⑧	SINGLE UNIT	⑫	BALCONY
④	OPEN OFFICE	⑨	LAUNDRY		
⑤	CONFERENCE ROOM				

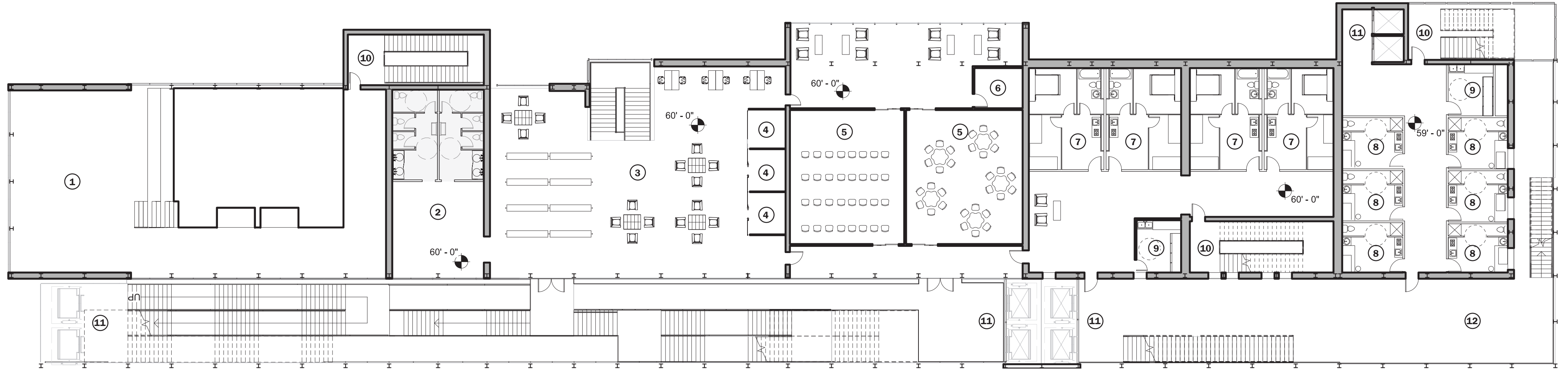




# the library

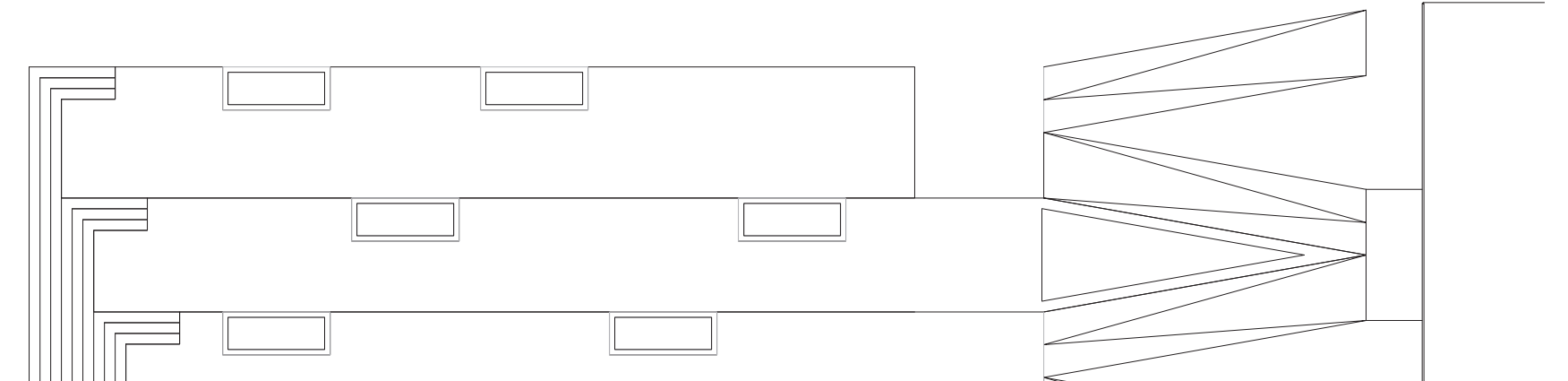
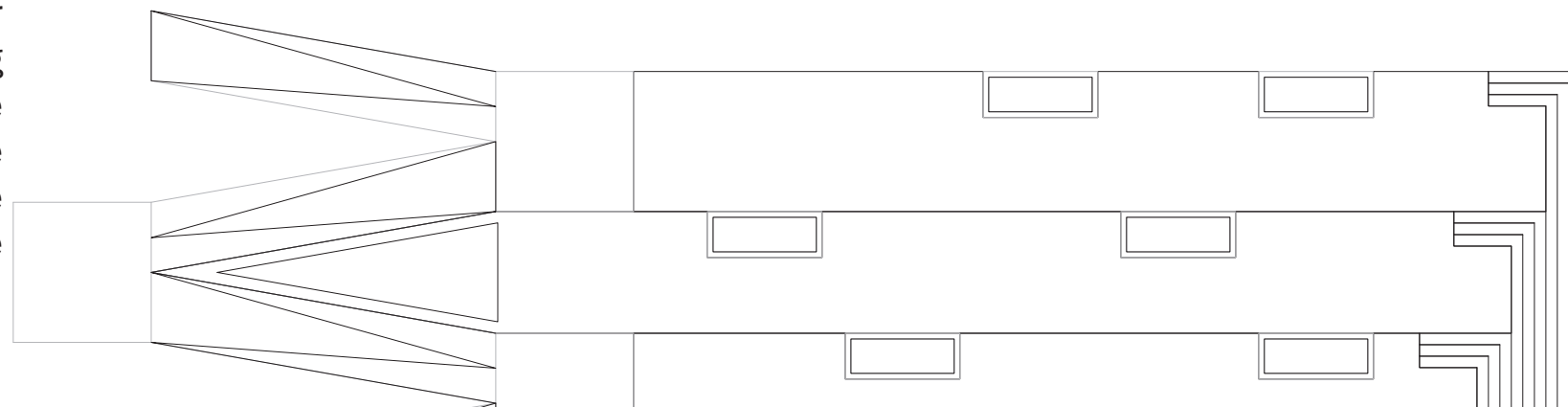
The two-story library will serve the residents of the complex as well as the neighboring public. A check-in desk sits at the entrance to the library from the stair addition to monitor the library traffic. The second story of the library contains a computer center and phone rooms that residents can use to hold job interviews and connect with loved ones.

# fourth floor

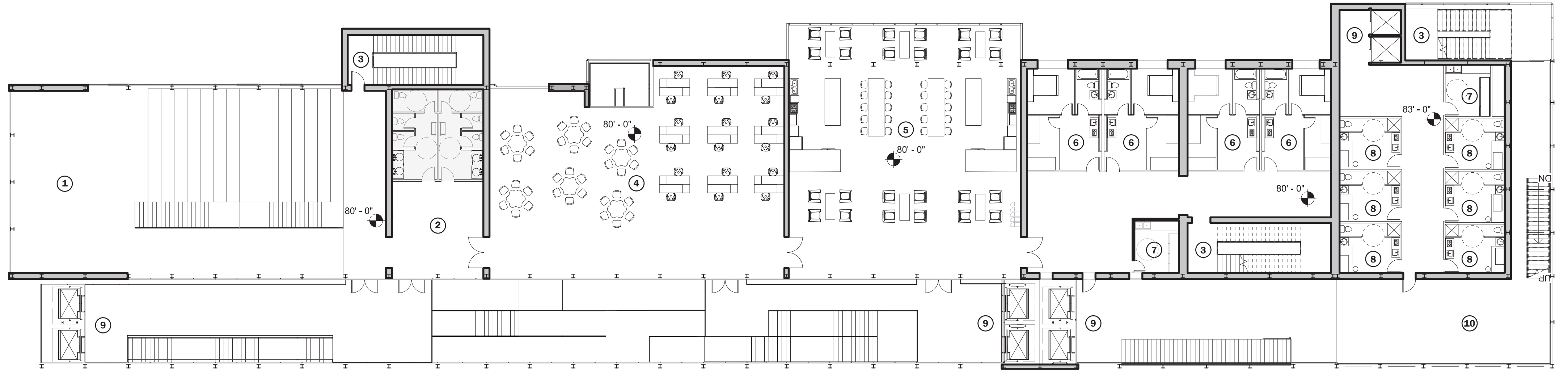


KEY					
①	FLEX SPACE	⑥	STORAGE	⑩	EGRESS STAIR
②	BATHROOMS	⑦	FAMILY UNIT	⑪	ELEVATORS
③	LIBRARY	⑧	SINGLE UNIT	⑫	BALCONY
④	PHONE ROOM	⑨	LAUNDRY		
⑤	JOB TRAINING ROOM				

The fourth floor contains the upper level of the library and the job training rooms. The job training rooms are large conference rooms with mobile furniture to allow for adjustments from lecture seating to break out tables. A storage room is provided for extra space.



# fifth floor

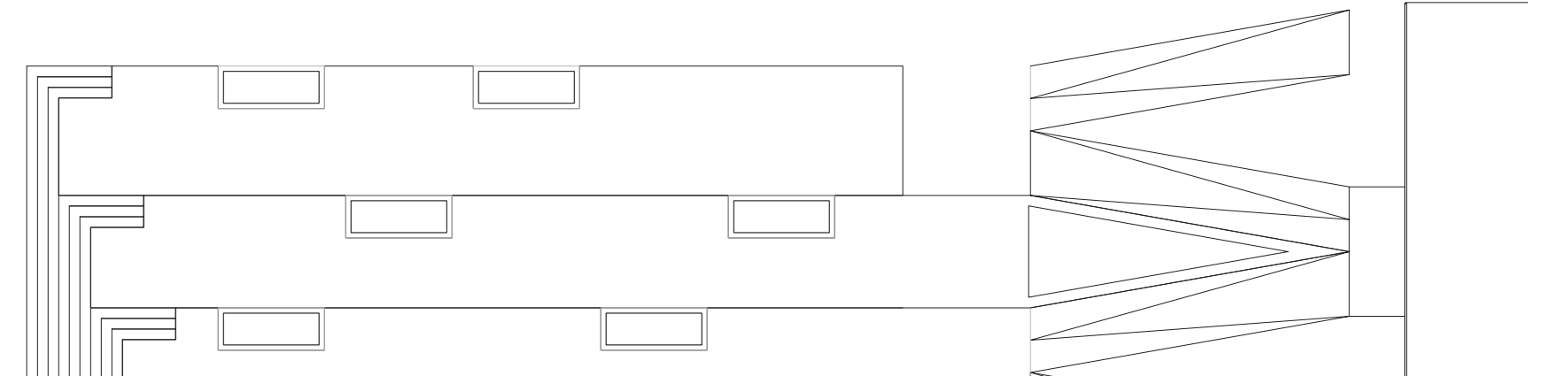
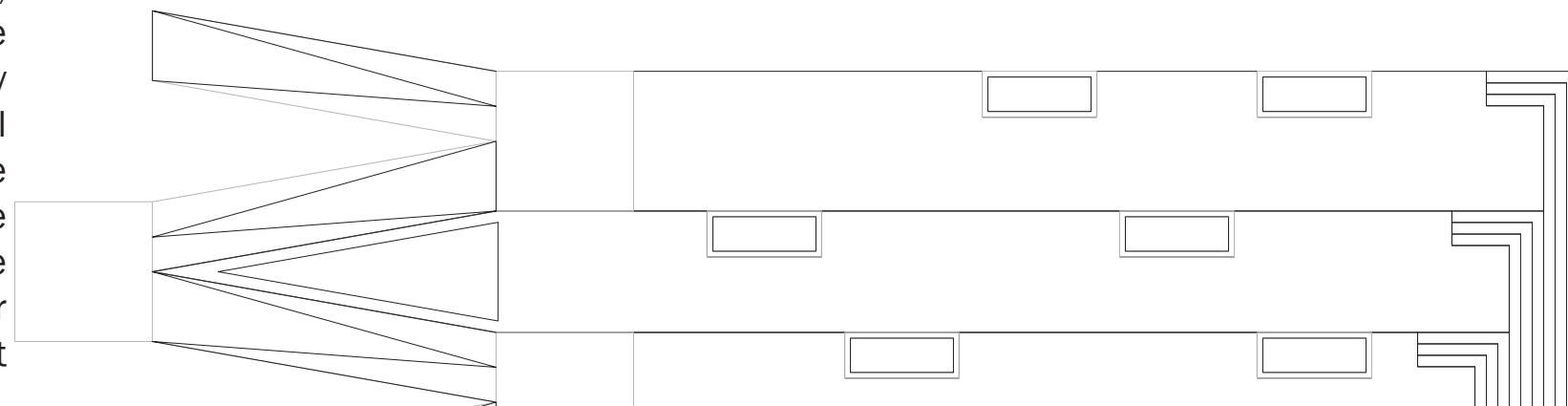


**KEY**

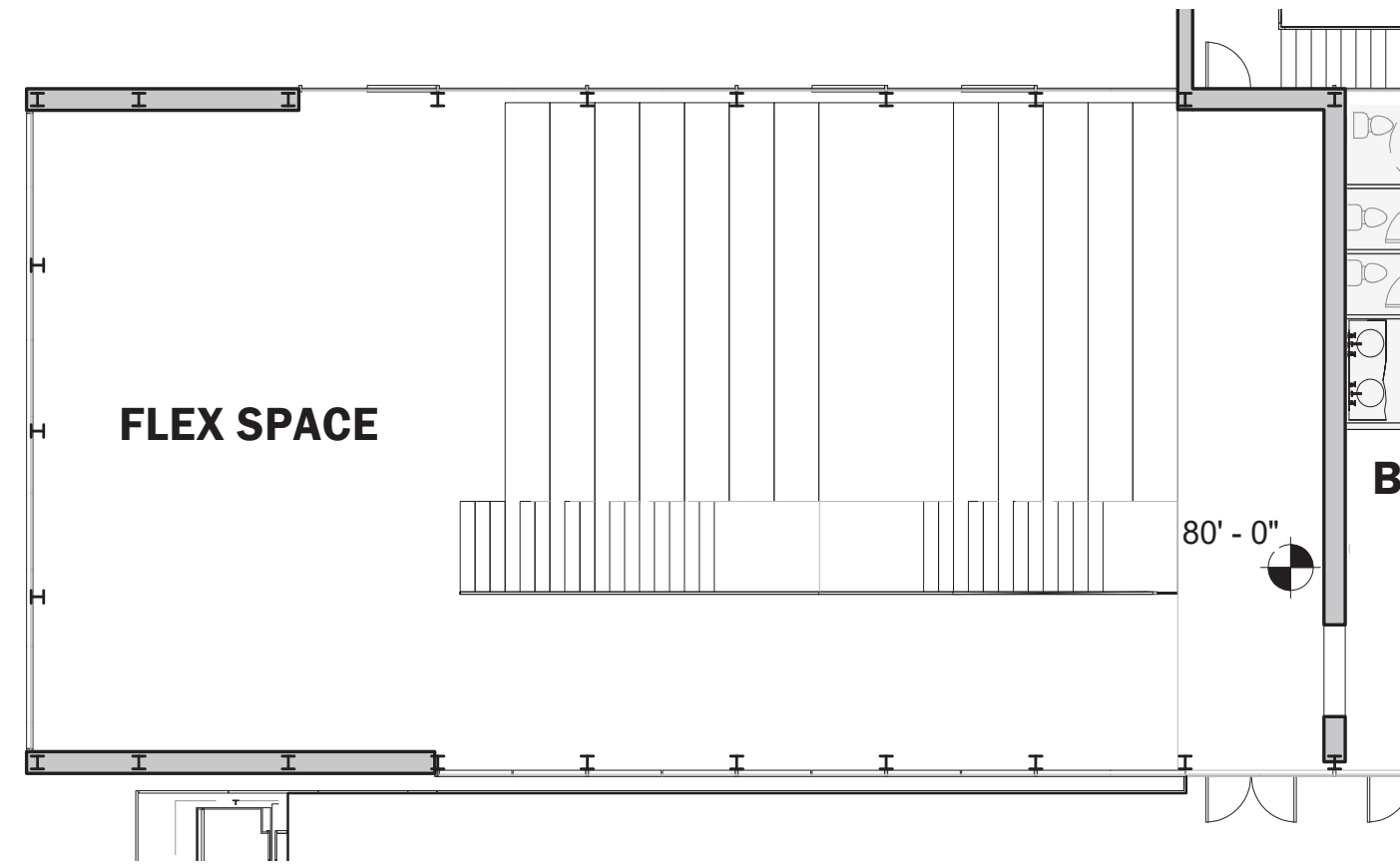
① FLEX SPACE	⑥ FAMILY UNIT	⑨ ELEVATORS
② BATHROOMS	⑦ LAUNDRY	⑩ BALCONY
③ EGRESS STAIR	⑧ SINGLE UNIT	
④ CASE MANAGEMENT OFFICES		
⑤ COMMUNITY KITCHEN		

Scale: 10' 20' 30'

The fifth floor contains the flex space, a community kitchen, and the case management offices. The community kitchen is situated close to the residential rooms to allow for easy access to the gathering space provided. The case management offices would handle the residents cases depending on their situation. These offices also have direct access to the residential rooms.







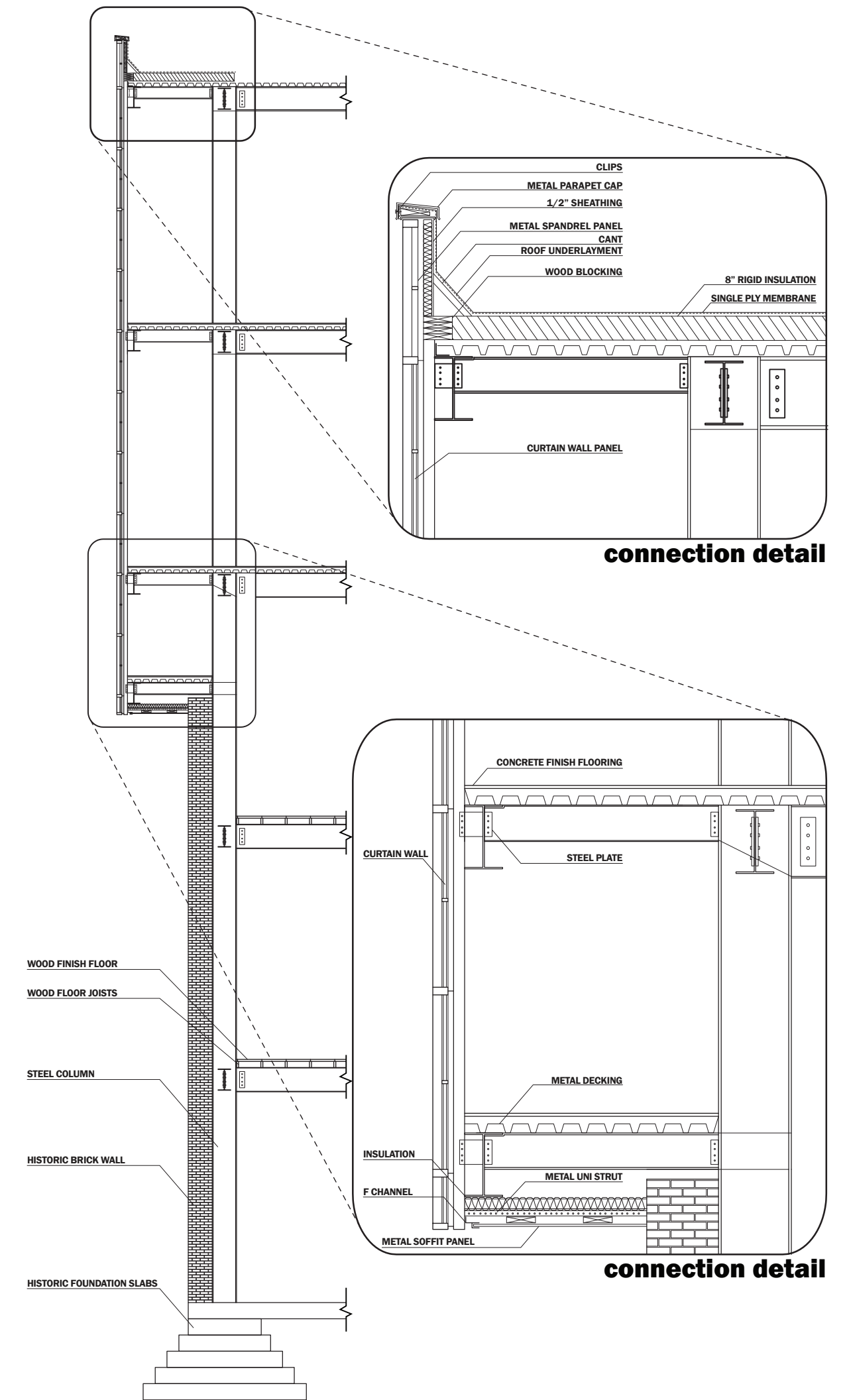
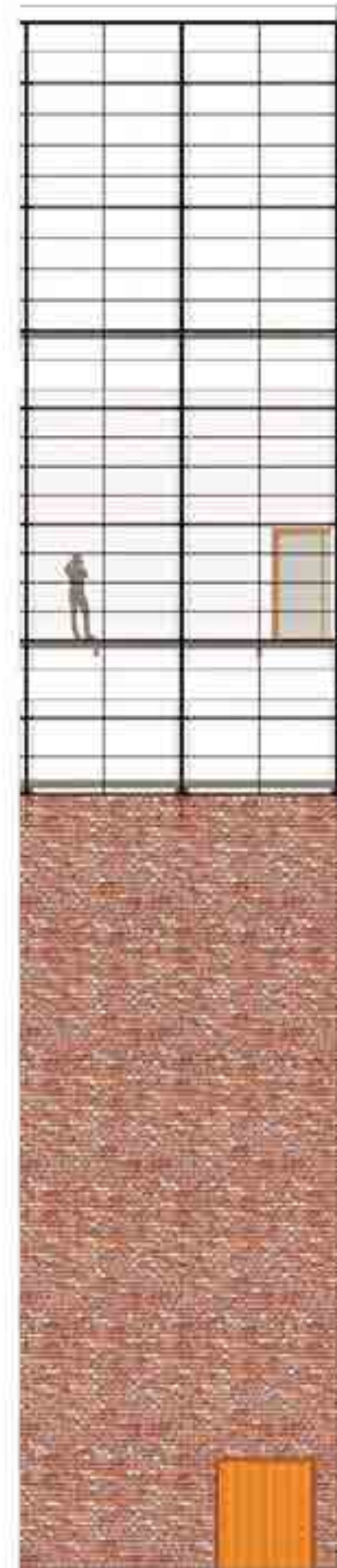
## flex space

The flex space provides an area for general meetings with large groups of residents, such as skill sharing and business development. Guest speakers could come and give lectures. The space could also be rented out for events as another source of income for the complex.

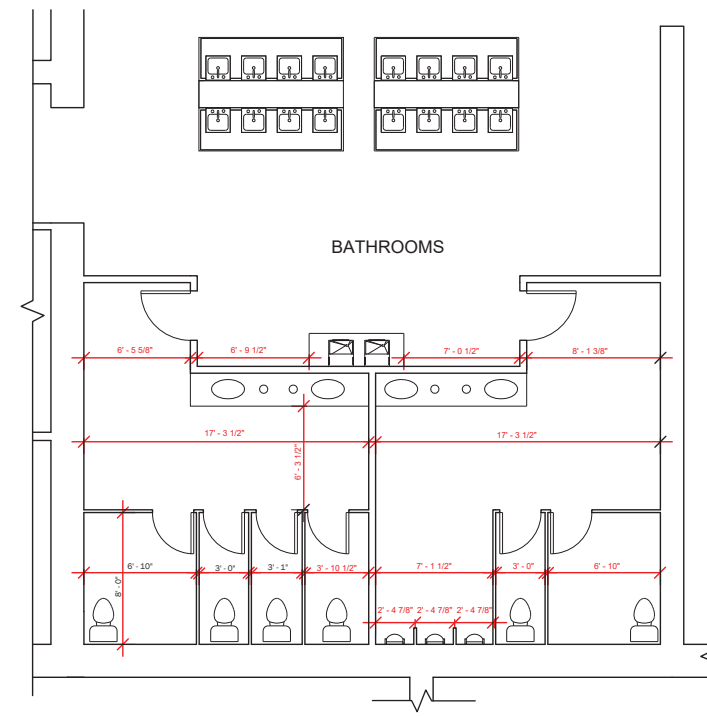


# wall section and connection details

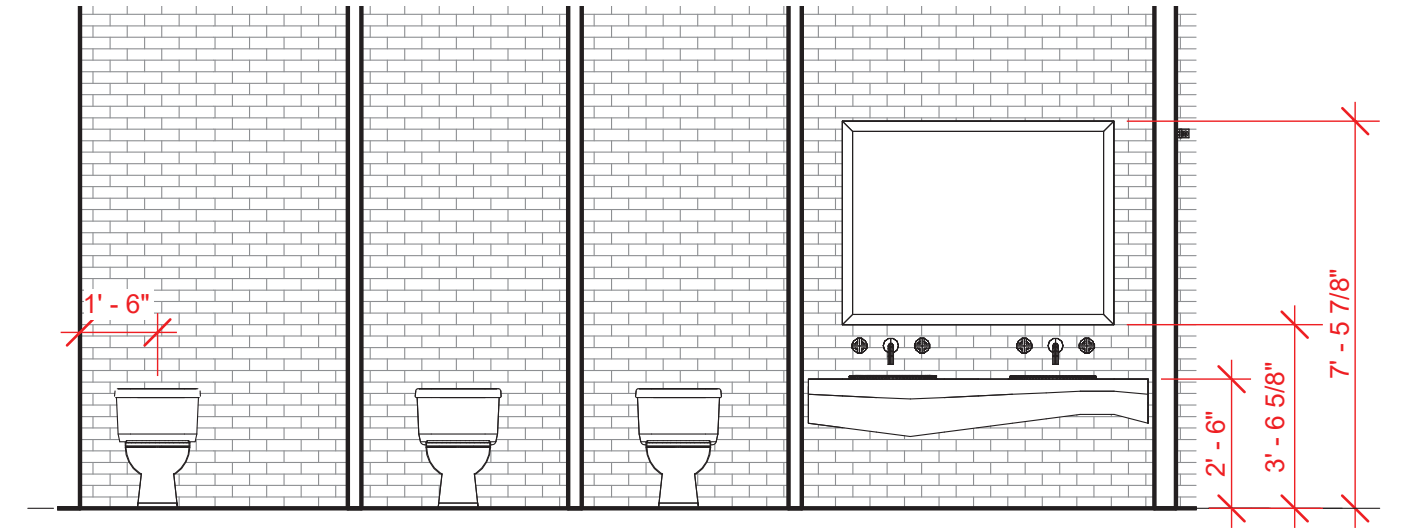
The wall section shows how the new addition would connect with the historic brick wall. The curtain wall would be attached to the brick via a steel column that sit just inside the historic wall for maximum views to the exterior.



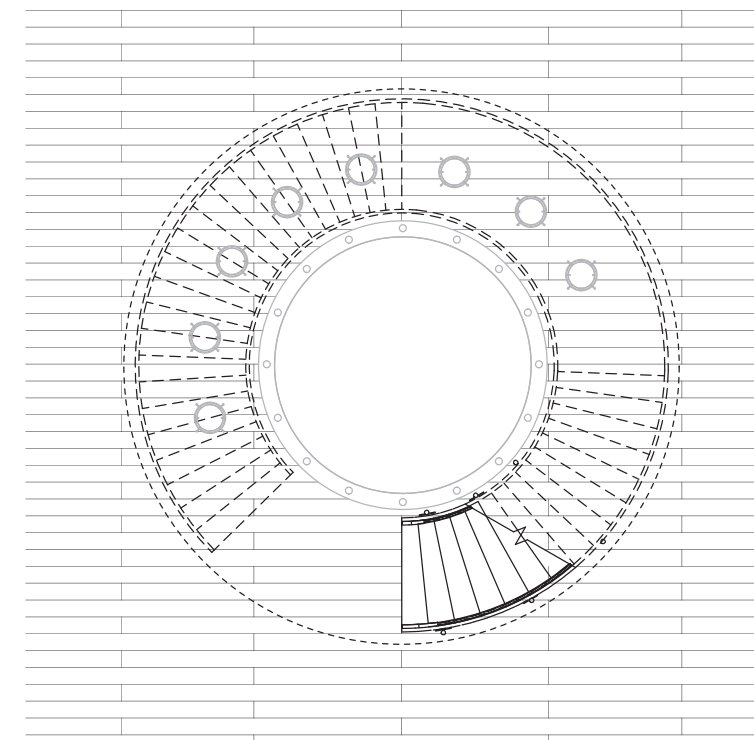
# bathroom and stair details



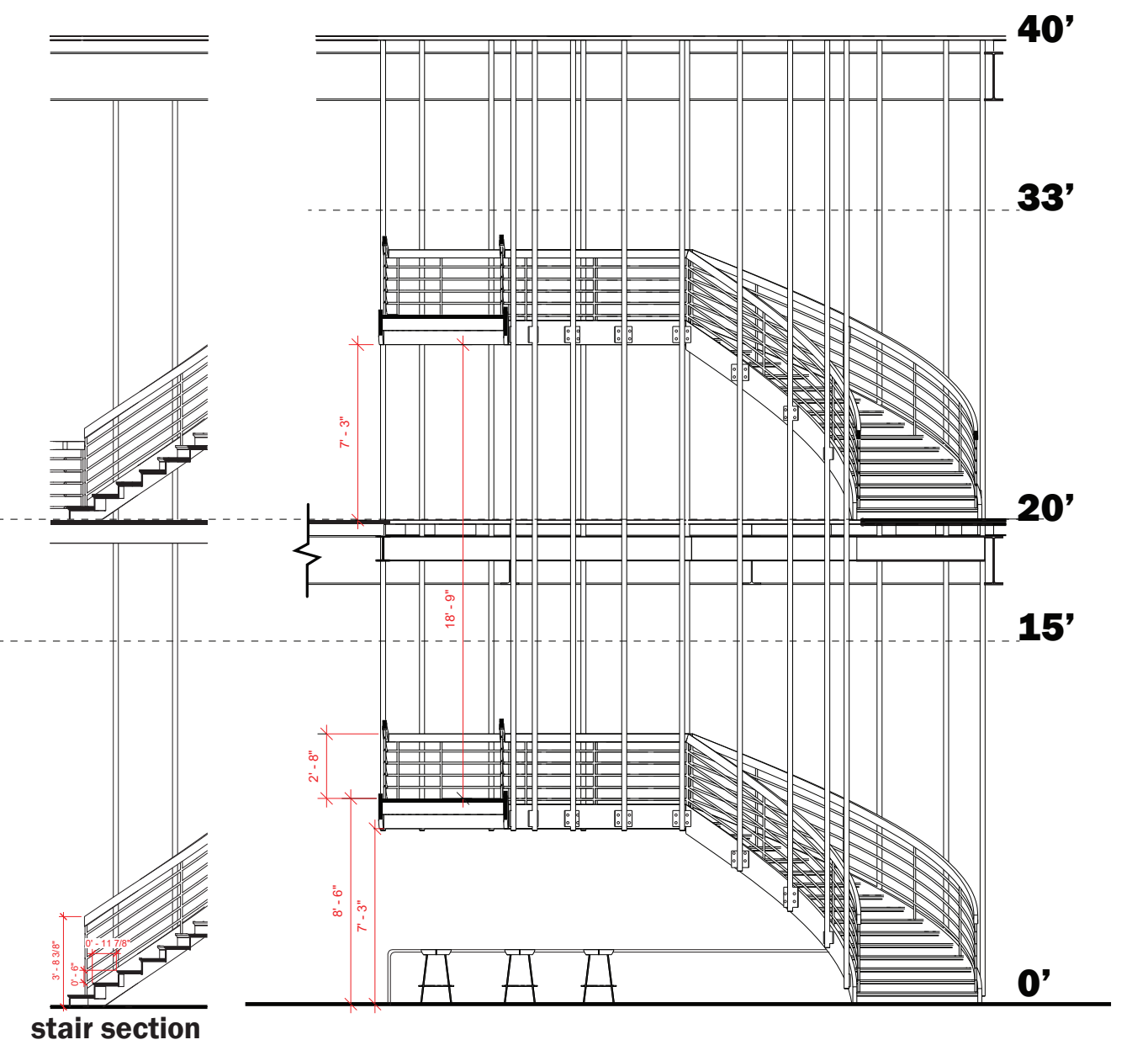
enlarged bathroom plan



bathroom elevation



enlarged stair plan



stair section



# acknowledgements

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Committee Chair | Marcel Erminy

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Committee Member | Brent Fortenberry

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Committee Member | Shelley Holliday

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Committee Member | Andrea Roberts

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Studio Professor | Ray Holliday



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