STRUCTURE AND INFRASTRUCTURE ISSUES:

REUSE, CONVERSION AND HISTORIC PRESERVATION

Presented by

CT HISTORIC PRESERVATION OFFICE
&
CME ASSOCIATES, INC.
THE FACTS

- A recent survey in England concluded that **8 out of 10 adults** think that it is important to **value and appreciate** their country’s industrial heritage.

- **80% of people surveyed** who value their industrial heritage **think preservation is important** for the following reasons:

1. Education
2. A reminder of their country’s industrial power
3. Links to their own family’s past

State of Connecticut Department of Economic and Community Development
The State Historic Preservation Office
EDUCATION

• If we teach it, shouldn’t we be able to see it?

• Inspire future generations toward careers in industry and technology

• We can learn from the architectural design and engineering of the buildings
REMINDERS OF OUR INDUSTRIAL HERITAGE

• Our industrial past has **shaped the future of technology**

• Reminders of **“American Ingenuity”**

• Centers of **Economic Vitality**

• Tourist **destinations**
• Telling our story

• Communities can lose their sense of identity as the connection to the industrial buildings that created them are lost
MILL VILLAGES –

The Ultimate Live-Work Community

- Proximity to transportation
- Restoration of Community
- Economic revitalization
- Preservation of historic fabric
• “meet present needs without compromising the ability of future generations to meet their needs”
  – Reuse existing structures and retain embodied energy
  – Preserve undeveloped land
  – Make existing structures energy efficient
REUSE EXISTING INFRASTRUCTURE
CONDITIONS ASSESSMENT

Team of Experts
- Structural
- Architectural
- Mechanical / Electrical / Plumbing
STRUCTURAL ASSESSMENT

• Post and Beam / Bearing Wall

• Typical Live Loads
  – Manufacturing (125)
  – Business (50-100)
  – Residential (40 psf)

• Lateral loads
  – Wind
  – Earthquake

• Snow Loads
BUILDING ENVELOPE ASSESSMENT

- Foundations
- Wall systems
- Roof systems
LIFE SAFETY ASSESSMENT

- Means of egress
- Fire protection
ACCESSIBILITY ASSESSMENT

• Site features
  – Parking
  – Site access

• Building features
  – Vertical connections
  – Horizontal connections
PRESERVATION AND COMPLIANCE

- Sustainability
- Preservation
- Code compliance