

STRUCTURE AND INFRASTRUCTURE ISSUES:

REUSE, CONVERSION AND HISTORIC PRESERVATION



Presented by
CT HISTORIC PRESERVATION OFFICE
&
CME ASSOCIATES, INC.



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Department of Economic and
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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



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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



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REMINDERS OF OUR INDUSTRIAL HERITAGE

- Our industrial past has **shaped the future of technology**
- Reminders of **“American Ingenuity”**
- Centers of **Economic Vitality**
- Tourist **destinations**



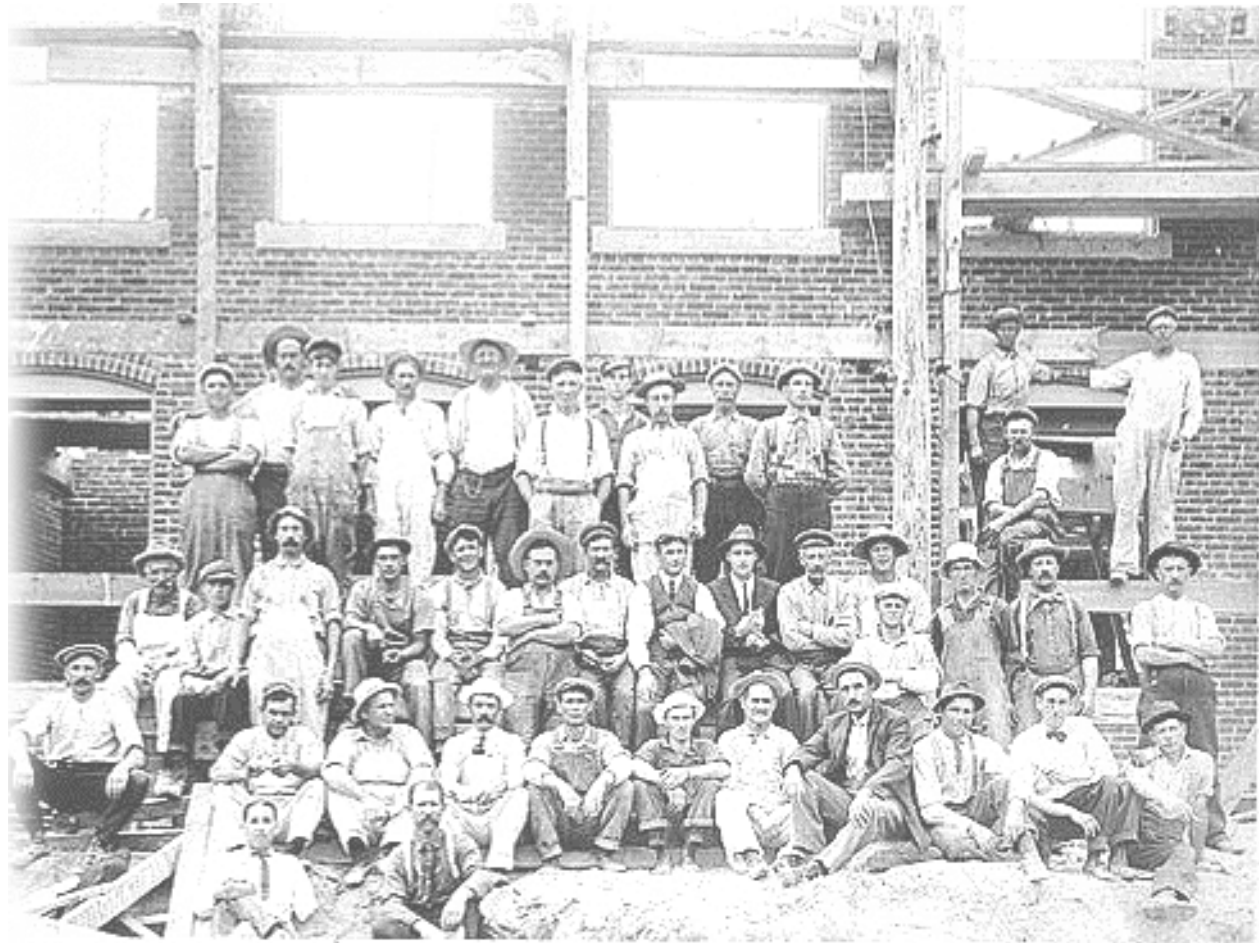
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LINKS TO PERSONAL PAST

- Telling **our story**
- Communities can lose their **sense of identity** as the connection to the industrial buildings that created them are lost



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MILL VILLAGES –

The Ultimate Live-Work Community

- Proximity to transportation
- Restoration of Community
- Economic revitalization
- Preservation of historic fabric



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SUSTAINABILITY

- ***“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



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CONDITIONS ASSESSMENT

Team of Experts

- Structural
- Architectural
- Mechanical / Electrical / Plumbing



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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



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LIFE SAFETY ASSESSMENT

- Means of egress
- Fire protection



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ACCESSIBILITY ASSESSMENT

- **Site features**
 - Parking
 - Site access
- **Building features**
 - Vertical connections
 - Horizontal connections



PRESERVATION AND COMPLIANCE

- Sustainability
- Preservation
- Code compliance



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