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Feasibility Assessment Manual for Reusing Historic Buildings

by Diorovan D. Rypkema



Feasibility Assessment Manual For Reusing Historic Buildings

William F. Delvac, Susan Escherich, Bridget Hartman

Feasibility Assessment Manual For Reusing Historic Buildings:

Feasibility Assessment Manual for Reusing Historic Buildings Donovan Rypkema, 2015-12-29 The rehabilitation of adaptive reuse of historic buildings can be a challenge This manual provides a step by step process that takes the seemingly incomprehensible to the practical and implementable The manual formerly published by the National Trust for Historic Preservation has been used by real estate practitioners community development corporations local preservation organizations and as an applied text book at both the graduate and undergraduate level The series of forms checklists analytical matrices and source references lead the user to make sound and rational decisions throughout the historic Reimagining Historic House Museums Kenneth C. Turino, Max A. van Balgooy, 2019-09-13 rehabilitation process Drawing from innovative organizations across the United States Reimagining Historic House Museums is an indispensable source of field tested tools and techniques drawn from such wide ranging sources as non profit management business strategy and software development It also profiles historic sites that are using new models to engage with their communities to become more relevant are adopting creative forms of interpretation and programming and earning income to become more financially sustainable The book is a combination of a museum conference a hands on workshop and toolbox It contains five main parts Fundamentals and EssentialsAudiencesDifferent Approaches to Familiar TopicsMethodsImagining New Kinds of House Museums This authoritative guide from the American Association for State and Local History AASLH will help house museum boards directors and staff seeking a path forward in rapidly changing times Graduate programs in public history museum studies curatorial studies and historic preservation will discover models and approaches that will provoke lively discussions about the issues facing the field Community Real Estate Development Stephen Buckman, Jeff Burton, John Talmage, 2022-09-02 Community Real Estate Development A History and How To for Practitioners Academics and Students introduces the fundamentals of affordable housing to aspiring development professionals From understanding the history informing today s affordable housing programs to securing financing and partnering with public and private stakeholders this primer equips students and emerging professionals for success in a unique area of the real estate industry Topical chapters written by nationally recognized leaders in community real estate development CRED take a didactic approach using real life examples and case studies to provide context for reflection Drawing on the authors experience as private sector developers state and municipal housing officials and not for profit executives this versatile resource offers an insider's perspective on creating and maintaining affordable housing in any real estate market Features Covers topics including community design development policy tax credits land use planning development rights historic buildings adaptive reuse tax increment financing and gentrification Presents interviews with development professionals in asset and property management commercial real estate brokerage and local housing authorities and government agencies Highlights winning case studies from a student competition to inspire similar classroom activities Includes a glossary of CRED specific

terminology to help readers master the language of affordable housing Contains diverse examples planning tools and programs to make numbers work with a companion website available Blending the latest academic research with hard won insights from the field Community Real Estate Development prepares the next generation of affordable housing professionals to continue the work of its pioneering authors and editors Encyclopedia of Local History Carol Kammen, Amy H. Wilson, 2012-10-12 The Encyclopedia of Local History addresses nearly every aspect of local history including everyday issues theoretical approaches and trends in the field The second edition highlights local history practice in each U S state and Preservation Beyond Designation: the Adaptive Reuse of Noble Elementary School Rachel M. Stucke (|eauthor), 2018 Adaptive reuse is a preservation tool that goes beyond the bounds of historic designation via local or state landmark status or National Register of Historic Places distinction It preserves buildings and the memories associated with them and at the same time provides economic environmental and social benefits In the case of Noble Elementary School in Cleveland Heights Ohio adaptive reuse is currently one of the only options for its preservation due to its ineligibility for the National Register This thesis unveils the history of Cleveland Heights the Noble neighborhood and Noble Elementary School the feasibility assessment for Noble Elementary School based on Donovan Rypkema's Feasibility Assessment Manual for Reusing Historic Buildings case studies and reuse examples that help determine possible reuse plans for Noble Elementary School and final recommendations Ultimately the feasibility assessment is a relevant planning tool that can help preserve the school beyond the realms of historic designation **EPA Publications Bibliography** United States. Environmental Protection Agency, 1985 EPA Publications Bibliography ,1985 **Rehabilitation of Historic Buildings** Frederec Ellsworth Kleyle,1980 Adaptive Reuse, 2004 In the pursuit of sustainable development communities have much to gain from adaptively reusing historic buildings Bypassing the wasteful process of demolition and reconstruction alone sells the environmental benefits of adaptive use Environmental benefits combined with the energy savings and social advantage of recycling a valued heritage place make adaptive use of historic buildings an essential component of sustainable development To mark Australia s Year of the Built Environment 2004 this booklet will explore some of the environmental social and economic benefits of the adaptive reuse of historic buildings Intro Affordable Housing Through Historic Preservation William F. Delvac, Susan Escherich, Bridget Hartman, 1994 Shows communities how to take advantage of two tax credit programs for the preservation of buildings and the development of affordable housing Part One presents an excellent quide to effective combination of the historic rehabilitation and low income housing credits Part Two assembles six informative case studies that showcase successful cooperative efforts by nonprofit and for profit groups to return blighted but beloved local landmarks into high quality affordable housing 33 photos How to Write a Historic Structure Report David Arbogast, 2010 A one of a kind step by step guide to compiling an HSR a document crucial to every professional working on a historic property Any architect engineer or preservation professional renovating a historic property must be familiar with the

historic structure report HSR a document that evaluates all aspects of a property to minimize damage during restoration The only book of its kind this practical guide walks readers through the process of compiling an HSR From gathering historical and archival data about the property to analyzing its structural mechanical and electrical components to assessing the state of its interior finish including wood masonry and metals this book covers all the nuts and bolts of an expertly written informative HSR Explaining what information should be included in each section and how investigators can work together effectively as a team to produce a comprehensive coherent report this handbook is one no professional should be without

Historic Rehabilitation and the Living Building Challenge: a Compatibility Analysis Esther Looker, 2018 Every year one billion square feet of buildings are demolished and reconstructed in the United States and it is estimated that a quarter of our existing building stock will be demolished and replaced by 2030 Meeks however one should ask what is being lost when we demolish old buildings particularly if those buildings possess some historic significance Furthermore demolition and construction place a substantial burden on the environment by way of waste creation resource demand and through loss of embodied energy At a time when climate change water and air pollution resource depletion land degradation habitat destruction and loss of biodiversity are immediate and pressing environmental concerns it may be more important now than ever before that we consider the relationship between the built and natural environments One might argue that environmental protection and sustainability concerns necessitate replacing old inefficient buildings with new environmentally friendly ones yet preservationists would argue that reusing historic buildings is the ultimate recycling project and that the greenest building is one that is already built Elefante 2012 Introduction **Historic Preservation Handbook** J. Kirk Irwin,2002-11 A practical guide to understanding historic architecture and its preservation Shows how to analyze and evaluate historic buildings in order to better renovate existing ones and create outstanding new ones Heavily illustrated with plans diagrams and photos Rehabilitating Older and Historic Buildings Stephen L. Kass, Judith M. LaBelle, David A. Affordable Housing Through Historic Preservation Susan M. Escherich, Stephen J. Farneth, Bruce D. Hansell.1993 Judd, 1996-12 A guide for developers of affordable housing on how to work with the U.S. Secretary of the Interior Contents benefits of rehabilitating historic buildings for affordable housing benefits to owners and developers benefits to tenants benefits to the community a successful approach to rehabilitation and solving common design issues in historic buildings and 11 case studies of successful projects Appendices Federal section 106 review state and local environmental review and historic building codes Glossary and bibliography From Archaic to Contemporary Nisha Borgohain, 2019 Over recent decades the global focus on climate change and on conservation of resources has brought about a paradigm shift in the adaptive reuse of old and historic buildings Adaptive reuse is now seen as a key factor in the conservation of land and environment preservation of cultural identity and reduction of urban sprawl Increasingly engineers architects and urban planners are making concerted efforts to realize the reuse potential of existing and outdated structures Therefore those

involved in building design have studied the viability of adaptive reuse and generally favor the repurposing of old historic buildings to suit new patterns of occupancy and use without disturbing the environment or increasing carbon footprints Redesign and reconstruction through refurbishment remodeling renewal repair and retrofitting is carried out to meet new requirements and provide performance that was not in the original design Buildings are one of the largest energy users in the United States 1 In total buildings used around 40 percent of energy in 2015 which accounts for the largest share among forms of energy consumption Many of the buildings are not energy efficient but do have historic value while giving them a new purpose their historic legacy can also be preserved There are many challenges like program modification feasibility structural issues and energy efficiency which need to be addressed during pre construction and can be addressed by careful planning and innovative techniques To understand the various challenges involving adaptive reuse this study employs the Clark Hall at the University of Massachusetts to test the efficacy of design and performance interventions Clark Hall was originally used for science classes and botany research and later was converted into painting studios Presently the building structure is still intact provides enough room for program modification and has significant reuse potential Therefore Clark Hall is a suitable candidate for adaptive reuse as an academic office building that satisfies contemporary building standards and meets the growing demand for office space Through this project an attempt has been made to explore and understand the complexities and challenges as well as the various possible ways to change the function of Clark Hall from a defunct structure to a modern energy efficient and environmentally sustainable academic office building with measures for energy conservation through contemporary innovative design approaches The research work begins with a background study of the building s history and its different purposes along with three precedent studies of contemporary and innovative design examples It also identifies relevant local federal and state building and zoning regulations and incorporates existing energy saving technologies and materials appropriate to Clark Hall Keeping in mind the financial viability of project an attempt has been made to control and bring down the operating and the maintenance costs by carrying out extensive energy modelling and simulations to support these recommendations In conclusion the final outcome of my project is a design plan for the adaptive reuse of Clark Hall as a new energy efficient and environmentally sustainable office building for the benefit and the use of University of Massachusetts Amherst that mitigates costs and improves design utility and aesthetics while preserving its historic value 1 According to the U S Energy Information Administration in 2017 about 39% of total U S energy consumption was consumed by the residential and commercial sectors https www eia gov tools fags fag php id 86andt 1 October 2018 Reusing Old Buildings ,1984 The Evaluation of Historic Buildings Harold Kalman, 1980 Preparation and Use of Historic Structure Reports Deborah Slaton, 2005 Explains the purpose of historic structure reports describes their value to the preservation of significant historic properties outlines how reports are commissioned and prepared and recommends an organizational format for such reports **Retired, Rehabbed, Reborn** Robert A.

Simons, Gary DeWine, Larry C. Ledebur, 2017 21 The Lofts at Albuquerque High The Adaptive Reuse of Four Former School Buildings with Ancillary Development Residential Retail and Office Development Albuquerque New Mexico Glossary Index

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