Post-Industrial Adaptations: A Reuse Solution for an Abandoned Warehouse

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Project Location
620 South Capitol Avenue, Indianapolis, IN.
Introduction

Project History
This project presents many historical issues that may potentially alter the design. Specifically, it has been brought to attention that certain parties believe historical properties should be preserved to either original, or significant quality. However, other parties feel that there is little damage to adaptive uses for historical buildings or sites. In order to understand the qualities that bring question to this understanding, it is important to establish the existing conditions along with known historical facts that will support the design process.

The building was constructed in the late 1800's for the purpose of wholesale groceries and liquors. It was originally occupied by the J.C. Perry & Co. and Rolling Mills Wholesale Holiding Inc. The building was serviced by the Illinois Central Rail Road and Certified Motor Freight Lines. These accommodations required numerous docking bays as well as support buildings, warehouses, and loading docks. It is constructed of steel framing and brick masonry. The walls are covered in plaster and exposed brick. The doors and windows are premanufactured wood. Double-hung windows with non-insulated glass panes. Sliding industrial solid wood doors. The building was initially powered by coal, then adapted for steam later.

“...The metropolis has invariably functioned as the privileged figure of modernity... It represents the highest form assumed by both economic and aesthetic forces. The metropolis becomes both a model of economic and social development, and a metaphor of modernity, a metaphysical reality...” Iain Chambers, 1990

Scope of Project
The scope of this project is to explore the adaptive reuse opportunities within a specified site and building. To outline the financial requirements for this project as well as develop various design options that exhibit the historical qualities of the existing building, while capturing the essences of a public exterior space for community events.

To re-establish the high level of craftsmanship as discovered in the existing building and context of Indianapolis.

This project will explore site concepts within the space requirements (as outlined in the Design Criteria, Building solutions that accommodate the preservation of at least 50% of the existing building, and detail analysis / incorporation that exhibits the historical craftsmanship of the original building. In addition, the project will provide a comparison to the contemporary downtown Indianapolis area, and the surrounding area immediate to the property.

This project will additionally explore the materiality of industrial buildings and how that relates to spatial definition and utilization. This will be accomplished through computer animated material studies and with any material samples where available.

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The purpose of this project is to explore the effects of a post-industrial society through adaptive reuse. This requires researching the city of Indianapolis; its approach to rehabilitating the downtown, examining the existing building for reuse, and incorporating this information into a design study for an existing site/building.

Post-Industrialism currently poses both economic and design concerns that many larger cities are facing today. These concerns have the ability of either being addressed into a coinciding project, or are ignored and left for individual developers to undertake. However, the later approach seems to be the most popular with our inner-city developers. Their solution is to demolish the historical context that helps our communities to identify themselves, and rebuild with cost efficiency as their precedence. (The existing building is currently being demolished) In response, this project will explore the reuse capabilities of an abandoned downtown property in Indianapolis, Indiana.

The context, physically located about two blocks south of the RCA Dome (620 South Capitol Avenue) is surrounded by a new Hampton Hotel, the Post Office, and various dilapidated industrial buildings. In fact, it is zoned as I3U (Medium Industrial Urban District). The property rests at the edge between recent rehabilitation efforts to the city and numerous vacant buildings/lots. In addition, it lies along a busy street which links the interstate system to the downtown area. Psychologically, the area presents great historical evidence through buildings, abandoned transportation systems, and layout. In addition, it can presents the ability to serve as a historical precession to incoming visitors to the area.

After further investigating the site, context, and topical issues, the architect should demonstrate through architectural design the potential adaptations for a winery on the given property. Furthermore, it is intended to explore the design options that allow reuse for the existing brick masonry/steel frame building. After initial research, the best reuse solution for a post-industrial building is in fact, an industrial building. Therefore, without forcing additional programmatic issues as those similar in other cities (i.e. housing solutions) towards industrial adaptations, and developing an understanding that a potential winery could be established within the area. The project intentions are: To redevelop the site into an interactive, functional, and economical reuse that reestablishes, or respects the historical values of the context. This should incorporate the functions of a winery into the existing building, maintaining at least 50% of the original construction while exploring the effects of physical additions and site adoptabilities that will allow for both architectural design explorations, economic sustainability, and explore imagery and character for marketing. The building has approximately 18,500 square feet per each of the three levels and occupies an area about 500 feet by 300 feet.

This project is intended for public, semipublic and private uses. It is a business exploration for redeveloping the urban area, funded by the city of Indianapolis, local contributions, and private investments. It is a public business that supports community events in and around the site. To better understand the financial aspects for this project, the owner has requested a feasibility study, meeting with various banks to determine the scope (cost) of the project, and discussing government funding programs that are available.

The true question(s) for this project are as follows:
1.) How can we adapt existing industrial buildings for today’s use?
2.) What issues or arguments must be addressed?
3.) Who is better suited for a reuse project?
4.) What does an adaptive reuse project cost?
Background

Project Objectives
1.) To formalize internal options into a final design solution.
2.) Incorporate Design Development issues along with details, feasibility study, and spatial reuse.
3.) To present and utilize computer software for spatial development, material studies, and client comprehension.

Design Objectives
1.) Utilize the existing building / context for reuse.
2.) Focus on the "new" and "old".
3.) Explore existing and new opportunities of space.
4.) Address site / context usage.
5.) Allow the building to "open up".
6.) Acknowledge the individual, group, and community.
7.) Provide space for shared use / spec. space.

Design Processes
1.) Outline basis for project:
   a. Determine scope of project.
   b. What issues are relevant.
2.) Determine property and building for reuse. (Auto-CAD existing plans, elevations, and sections.)
3.) Determine historical values.
4.) Site Analysis
5.) Research adaptive reuse.
6.) Explore building massing and spatial opportunities.
7.) Test massing and circulation patterns (Sketching & Form-Z modeling)
8.) Apply research to design. (Auto-CAD Plans & Form-Z modeling)
9.) Explore character, materials, details. building systems, circulation, effects of site analysis, site context, usage.
10.) Jury Review
11.) Refine and test design theories & details.
12.) Present current design solutions utilizing free-hand sketching, Auto-CAD (plans, sections, elevations, details), Form-Z modeling and material test, graphic site plan.

Design Direction

Existing Building Cons:
1.) Linear, narrow form.
2.) Programmatic circulation requires when applied to existing building needs 7,000 square feet.
3.) Program requirements for security, access for separate functions.
4.) Existing building offers inefficient construction.

Existing Building Pros:
1.) Open floor plan.
2.) Linear form allows constant site/building interaction.
3.) High visibility.
4.) General materials and construction provide sound basis for expansion, adaptation.

Programmatic Building Use
1.) Wine distribution
2.) Wine tasting (Public & Private)
3.) Cafe
4.) Banquet facility
5.) Community room(s)
6.) Wine Shop
7.) Wine Storage
8.) Spec. Office Space
9.) Interior/ Exterior use through loading dock.
10.) Outdoor community space & wine festival area.
The issues that pertain to adaptation span across a broad spectrum and invoke thoughtful discussions as well as heated arguments. These issues bring to our attention the serious implications on the preservation, adaptive reuse, market economies, business, and expansion of our existing and future urban areas. The importance of maintaining our existing urban structures should become evident while cautiously examining these issues that are relevant.

In examining reurbanization, seven arguments can be attained to support the essential elements pertaining to architectural design and urban planning through adaptive reuse. They are: Historical issues, Land-Use policies, The arguments between historic preservation vs. rebuilding, The decline of Modernism, The allure of the "old", Demographic changes, and Economic factors surrounding preservation and adaptive reuse. Though broad in content, they pose the essential ideas and building blocks for further discussion. Additionally, one should allow various opinions to take place while formulating individual points of view.

The late 1800's and early 1900's provided many changes for the city. This could mainly be contributed to Industrialism. Industrialism provided numerous jobs within a particular area. These jobs required the transportation of goods that often assembled clusters of distribution centers and warehouses. And, Industrialism promoted development. However, the demand for construction posed just as many problems as it solved. The demand sometimes required buildings to address short-term problems such as housing needs (Urban housing projects often turned into "slums"). All in all, just as with life itself the cyclical effects of a construction boom saw a down turn.

"Heritage: Indianapolis has a unique history... Our quality of life will be determined by our sensitivity to our heritage, sense of continuity, and vision of the future...”
Indianapolis Regional Plan, 1999

History of Urban Development
Let us examine the history of urban development in Indianapolis, Indiana. Indianapolis saw its first sign of prosperity in the railroad era from 1847 to 1860. While doubling the population, the railroads linked the city with the nation's economy and society. This in return provided the city with several retail, commercial, industrial, and hotel properties that displayed lavish furnishings in well-constructed buildings. This can still be observed by visiting the 1903 Saint John's Catholic Church, or the 1903 Union Station, or the 1912 City Market. All of which provides the culture, craftsmanship, and heritage of the community.
Research

Indianapolis and the community
To revisit the argument (historic buildings provide the foundation for our urban context), one must acknowledge the importance these facilities have in our metropolis and its context. Although many “new” buildings such as the RCA Dome, the Expressionless U.S. Post Office, and various commercial properties surrounding Union Station, these buildings serve as icons to the city of Indianapolis for everyone to associate with. In addition, city life has experienced similarities for residents for either 1903 or 2001 where both episodes offer the visitor a familiar, local opportunity (and buy goods) from the City Market. Extending a familiarity that gaps the bridges between generations certifies the sharing of information from old to young.

This idea of preserving the past proves to be an important element for reurbanization. Sooner or later the evidence of revitalization will become noticeably important, but how are cities dealing with it today. To complete our examination of Indianapolis, one might find that a good, comprehensive plan is necessary. In their 1999 Regional Plan, the “Livable City” theme incorporates a $2,003,000 proposal for initiatives that support awareness of historic preservation as well as offering endangered historic resources. In addition, this proposal outlines the criteria for urban renewal, which must follow guidelines such as, “New development should be sensitive to the historic fabric of the city and reinforce the Ralston Plan.” Initiatives like this are crucially important to address while assessing our needs in and out of the city.

Adaptation: Crown Hill Cemetery (1865) - Headquarters of the Historic Landmarks Foundation of Indiana. Photograph: Darryl Jones
Several land-use policies have the ability to both support adaptive reuse, as well as hamper it. After the Second World War the pace of change accelerated to such an extent that idleness, followed by demolition was common in many urban areas. A once thriving Mecca of train transport and warehousing now experienced ever-diminishing requirements with the introduction of the information age. This meant that an increasing number of abandoned warehouses and industrial buildings were becoming available. However, instead of adapting these buildings for reuse, they were often demolished and replaced with a "newer" building. In addition, city planners in the 1960’s and 1970’s felt that the industrial areas needed to be relocated in the surrounding areas of the city. However, this policy backfired and supported the move to the suburbs.

"Urban sprawl is often viewed as one of the greatest evils of urban development, second only to air pollution" Marion Clawson

Transporting our cities away

Another land-use policy that effects urbaneization is transportation planning. Historically, one might again contribute the industrial revolution and the rise of the railroad to the growth of cities. However, the planning issues with the railroad have less impact on our city than did the automobile. For example, Indiana produced seventy-one different cars in the early 1900’s (such as the Marmon, Stutz, Duesenberg, Empire, Premier, and Waverly). Many might have placed congestion problems on the interurban electric car with its 2,300 miles of track, however the electric car connected only the interurban areas where as the personally owned automobile permitted massive street extensions allowed city workers to migrate out into the vast countryside.

Indianapolis saw its second major growth spurt between 1941-1969. Here industry grew from $140,000,000 in 1939 to $940,000,000. Factory employment doubled mainly in the production of transportation equipment. However, the land-use issues also felt another attack from William Henry Book, Vice-President of the Indianapolis Chamber of Commerce. During his period of employment, growth in the regional center had resided to a near standstill while the more prosperous looked to the suburbs. Needless to say, Indianapolis in the early 1960’s had experienced its first signs of neglect through the abandoned and underutilized urban core.

Suburban Sprawl

In dealing with the rise of industrialism, one can easily trace the first steps to suburban sprawl by examining the methodology and attitudes of city planners prior to the 1940’s. Originally, planners embraced the industrial capitalistic society and allowed our city cores to become concentrated, dense with manufacturers, distribution centers, and suppliers. However, the early stages of development only dealt with beginning populations. According to the Indianapolis Regional Center Plan 1999-2000, the population grew from 7,000 in 1856 to over 233,850 in 1916. Here the city experienced its first boom by expanding from a one-mile square to encompass an area of twenty square miles. However, the bulk of the growth instituted housing sprawl to accommodate the introduction of 500 grocery stores, 1,100 factories, 16 railroads that experienced 150 arrivals and departures a day, seven daily newspapers, as well as numerous small businesses. The growth reflected a strong, industrial economy but neglected to address the land-use policies that a city could face 50 years later.
Research

Urban renewal
In contrast to Indianapolis' first signs of decline, the city also experienced its first urban renewal in 1962 with "Project H". Project H was a large-scale redevelopment effort from which rose Riley Towers, the twenty-eight-story City-County Building, and the Renaissance Place. This in turn also created the Greater Indianapolis Progress Committee. However, development issues that pertain to land-use often times deal non-building related projects.

Transit planning policies, especially in cities like Washington and San Francisco are successfully integrating abandoned rail lines and stations for reuse. The results are still inconclusive, however one could stipulate that commuting traffic in and around the city has dropped. In addition, various incentives are now available commuters to choose from, offered by both Heavy and Light Rail Transit and with improved Bus Service. Though costly, reuse transit systems are paving the way for urban renewal.
Historic Preservation vs. Reuse
While researching reurbanization, one cannot explore the topic without encountering the two opposing arguments for preservation (restoration) or adaptive reuse. Ultimately, it is the responsibility of the individual to decide their opinion (unless if a particular project is directly affected by one or the other).

In the United States, the first official recognition that even in a country as new as America, there were things worth saving did not come until the early days, with the Antiquities Act of 1906. In 1916, the National Park Service was created, essentially to preserve prehistoric sites. Additionally, Congress declared a national policy for preservation for public use historic sites, buildings, and even objects of national significance. In 1949, Congress established the not-for-profit National Trust for Historic Preservation. With these acts of congress, the need for preservation began a slow beginning, but has formed into a multi-billion dollar, historic conservation policy. In 1965, only one hundred cities across the United States had established landmarks preservation commissions. Today, it comprises approximately one thousand.

Private redevelopment has increased, but builders still must win approval for their plans from these commissions. The need for preservation is certainly valid. William Conklin, architect and former vice-chairman of the New York City Landmarks Preservation Commission said, “Buildings are like friends, just as we respect the structure of our social relationships in the world, so we should value our urban context. When we wipe out our buildings, we wipe out not just the physical objects but many more subtle urban networks”.

Historic Opportunities
While exploring preservation (for reurbanization), one must appreciate the importance of our existing facilities, either individual buildings or the collection of a community that provides the essential qualities for which our living environment is built upon. To pick on the lonely developer, (who has the ability to significantly shape our landscape) one might say that the contemporary approach to dismantle the existing and insert the modern, contemporary, “new building”, etc... into an established environment without addressing the context is absolutely wrong.

We cannot ignore those qualities that define the “place”. However, the complexities for preservation also determine the course for revitalization, particularly through the utilization or ease of adaptation that developers now encounter with an increasing number of projects. So do we preserve the existing context or allow redevelopment of urban sites?

Preserve adj. 1. to protect from harm. 2. to carry on; maintain

Before focusing on individual attitudes, let us take one step back. To define preservation, it is the orderly and thoughtful process of keeping for the future “things” worth keeping. But does this specifically mean buildings. Sometimes it does, as with the Union Station in Indianapolis as discussed earlier and other times it may simply define a context with which to work in. The underlying theme here is that one (architecture, developer, real estate agent, planner) must develop a vocabulary in understanding the existing urban context that is available for our use. Working within the guidelines for each site might encourage some preservation projects while for others allow updated, “Newer” projects to take place.
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The second reason to address preservation is that once we've developed a vocabulary for understanding the existing context, the interpretation on how to inhabit, and or reuse/ rebuild becomes the typical argument for reurbanization. Here is where the scholars and the developers have difficulty in understanding priorities. This is also the period in reurbanization where we find the most conflict. As a designer, the theories involved, specifically in incorporating the reuse capabilities of a facility often coexist with the NTHP (National Trust for Historic Preservation) guidelines for rehabilitation. Simply stated, do we restore or do we reuse with modern techniques and materials. These ideas were explored in the 1977 conference organized by the NTHP, which published the Old and New Architecture: Design Relationships. To summarize the publication, we could conclude that the historical form should not be confused with the truces of contemporary societies to copy the old in hopes of re-creating the past.

This notion of new and old raises additional concerns for reurbanization. After all, the goal here is to utilize available properties in the urban environment while eliminating sprawl. This is where the responsibility exists in the early phases. An argument between "how" we utilize our cities often overpowers the vitally important argument, "why". Therefore, educating designers and developers on the importance of land-use policies along with historic preservation is necessary. The present method for this involves economic incentives for redevelopment that incorporates a few of the preservation guidelines with little to no margin for interpretation. Nevertheless, the argument here is that the existing urban context has a lot to offer.

"It is useless to turn away from the past to think only of the present...." Simone Weil

The Decline of Modernism

Although originating between 1880 and 1910, the Modern Movement still influences the direction for many building styles (perceived after the declaration of the Post-Modern Movement). According to Charles Jencks, Architecture critic Modernism expired at 3:32 PM, July 15, 1972 with the Pruitt-Igoe housing project or as distinguished by CIAM (the international organization of modern architects created by Le Corbusier in 1928 at La Sarraz castle). This project instilled an interactive neighborhood that incorporated public parks, pedestrian paths and community services. It summarized the modern urban science. However, the architecture was considered scaleless and hostile to the inhabitants.

Alternatively, the book, Rethinking Architecture discusses the evolution of style in architecture. Chicago architect Helmut Jahn, "Just as Modernism refuses to acknowledge anything which had to do with history, Post-Modernism refuses to acknowledge anything which has to do with Modernism." The book further includes a statement by Paul Goldberger, Pulitzer Prize-winning architecture critic who writes in 1985; "At least part of the current benign view of modernism must come out of reaction to certain postmodern works that now seem overbearing and forced. This hardly means that we are moving away from modernism. We will continue to see more and more buildings that rely heavily on historical form, for the rejection of history which was so central to modernism's ideology is hardly going to return to us."

By reading this book, one can developed a better understanding on the issues for adaptive reuse, but this says little on reurbanization. Again, the contemporary approach to design tends to resemble a modernistic vocabulary as if the public were just now realizing the clean aesthetic buildings of the mid 1900's and have come to accept it as the new way, or maybe accepted as "reurbanization". Robert Venturi adds, "There is an accompanying desire of people to understand their own particular heritage, their own unique qualities, and
acknowledge them. This is a time for eclecticism over neoclassicism, for employing many kinds of symbolism and formal systems in architecture.” So do we as designers insist on educating the public on the effects of style on reurbanization, or do we accept the popularity of the “new” building and allow redevelopment to take place within the perceived, public-accepting approach to architecture.

Modernism vs. the city
To really understand the effects of modernism on the city, one must dissect the issue into relevant parts. The two general parts that are relevant for discussion here is: How a society functions within itself that pertains to the acceptance of the whole in addition to continuous adaptations, and secondly are individual projects or buildings. The key phrase here appears to be this notion that modernism exists as a continuous, “thing”. But the problem presents itself only when society accepts and becomes comfortable with the ideas of a “Modern Movement” and rejects the past for its symbolism and character. Therefore, once the movement has resolved itself so can the city begin its continuous cycle of evolution.

Walt Whitman refers to the allure of the old as “the pull-down-and-build-over-again spirit”. As with previous arguments, the need for people to connect, or reconnect to a “place” by association through reuse appears obviously important. Of course, to define what exactly “reuse” is and how truly necessary it is for us to connect with requires a lot more concentration than this article will address. However, what is important is observing the current trends that the public appears to have grown attracted to with the images of the past.

To begin, there are issues that coincide and even contradict the current approach by society to the “allure to the old”. Specifically, methods to achieve an “older” look for newer buildings might involve the reappearance of historic symbols, or ornaments that retrospectively attach themselves to buildings. This is perceived as dishonest design in the professional world. Oddly enough it is becoming acceptable practice for many public buildings. One might examine the newly constructed Conseco Field House in Indianapolis. This project incorporated similar symbols as seen in the early 1900, industrial designs. This approach in ornamentation may at first appeal to one’s senses, however with additional examination it is evident that the underlying qualities of a space are actually affordable construction with only an applied technique to disguise or fool the inhabitants into seeing a different world. Where is the separation between the new and the old as discussed earlier? Is it a new building, an old building, or a new building that looks like an old building? Nevertheless, these techniques appear to be somewhat accepted by the public, especially when applied directly to an older building being reused.

Jo Allen Gause and Reuse
Jo Allen Gause, senior director of residential development at the Urban Land Institute in Washington, D.C., believes there has been a growing recognition of the feasibility of adaptive reuse projects over the five or so years since she wrote the book, New Uses for Obsolete Buildings. “There’s more of a proven market for space in older buildings,” says Gause. “More downtown areas are trying to encourage reuse and build their residential base, because they need people to enliven their downtown. They are trying to figure out how to revitalize the center city, because there is the recognition that it’s the heart and soul of a metropolitan area.”

Neotraditional Urbanism
Along with the playful use of symbolism has appeared a peculiar postmodern combination of historical urban nostalgia and present-day postsuburbs. In Britain it is referred to the Neotraditional Town Planning (NTP), and was primarily a collaborative project between Prince Charles and Architect Leon Krier who wanted to create pre-industrial cities in postindustrial Europe.
Research

In the U.S.A., it is referred to as the New Urbanism and is led by Andreas Duany and Elizabeth Plater-Zyberk. A husband and wife team, they are working with projects like Garreau’s Edge City formulations that are filled with historical allusions. The New Urbanism is essentially a contemporary historical evolution of a new town. The dilemma here is that many of these projects incorporate higher standards of living as well as environmentally friendly concepts; conversely they are increasingly susceptible to the application of similar imaginaries as found in the “dishonest” projects in the “allure of the old”.

Demographic changes
The race to the suburbs since the 1960’s has proven to cause more problems than they’ve solved. Decreasing farmland increased surface transportation area; longer commutes (higher energy consumption & pollution), as well as numerous issues that pertain to over-night developments are growing concerns. But how exactly are the demographics and housing needs affecting our abilities for reurbanization. After all, one must determine our housing needs before either advocating, or discouraging urban habitat projects.

The nesting generation
Following Word War II, the “nesting” generation and its offspring changed the way we live as well as our housing needs. Simultaneously, the “new” suburban lifestyle was beginning to attract families, specifically the middle-class. According to a 1986 population bulletin, between 1940 and 1960, the number of children under the age of five double from 10.5 million to 20.3 million, and 5 and older increased by more than half from 22.4 million to 35.5 million. As a result the suburban “tract” house was born.

The “tract” house
The early demographic changes that the middle-class tract house required can be seen in an example of the Levitt-type house; an 800 square-foot modest house with one-and-a-half baths and an unfinished second floor. Additionally, they were massed produced with an economically driven construction pattern, meaning that they appeared very similar in design, shape, color, and orientation.

Shortly after the suburban boom, the average middle class families experienced increase in income by 37 percent between 1950 and 1960 and by another 34 percent between 1960 and 1970 (Population Bulletin, Jan. 1986). This meant an increase in dwelling size from 800 square-feet to over 1,500 square-feet. This would be
the first noticeable shift in American housing that would continue to migrate residents in larger, more expensive houses that were further away from the city (this also required more commuter traffic).

Lifestyles and Demographics
An interesting factor in demographics however, is the living styles that have accompanied the increased incomes. Apparently, Americans change the way they live (marriage, child bearing, work and sleep habits) which ultimately means that suburban tracts no longer meet every working person's needs. The baby boomers were growing older and realizing that they could live closer to work and reduce their habitual responsibilities, and be closer to medical attention as they age.

To further implement demographics and their affects on reurbanization requires understanding the purchase power of homeowners versus the changing environments for renters. Homeowners have the benefits of home equity as well as purchasing power that renters often have. On the other hand, renters feel the freedom of varying life styles that fluctuate with economy, housing availability, and personal needs.

The urban residence
One of the most difficult aspects of reurbanization involves attracting the middle-class back into the city. Fluctuating land values along with multi-cultural neighborhoods usually present other problems to contend with (continual shift in demographics for subsidized housing). However controversial these issues may be, the bottom line is the suburban lifestyle has virtually defined the way we live, or perceived lifestyle. In the suburbs, one might begin to enjoy their personal freedoms that are associated with private ownership. In addition, many suburbs now offer conveniences that are predestined to attract residences and businesses a like. What the typical suburban must realize, however is that transverse

connections between suburban conveniences are becoming increasingly farther apart, whereas urban amenities remain fairly constant and are usually close to public transportation.

"Cyclical changes in the economy are mirrored in the real estate market. The recent economic upswing has affected neighborhood usage patterns in the cities; people are living and working in the cities, but they are also shopping and playing in them."
Barbaralee Diamonstien
Research

Economic Factors
There are two economic factors to consider when exploring reurbanization: actual spending versus implied costs. In fact, more arguments present themselves to be favorable towards urban renewal than not. So what are they? Surprisingly common to reurbanization is the perception of scarcity. Scarcity occurs within our urban environment in land availability and services while creating additional needs. Increasing needs for office space and declining industrial markets begin to introduce the economic opportunity cost cycle. Adaptive reuse of abandoned industrial and manufacturing properties opens new doors for inexpensive office and retail space. Adversely, issues of relocation for new industries present other problems to deal with.

Energy consumption
Whether measured in dollar amounts or in labor, energy consumption appears to be less in reusing the existing environment. According to Barbaralee Diamonstein, adaptive reuse is generally cheaper and creates more jobs (with every $1 million generating 107 jobs for a retrofitting versus 58 for a new building). In addition, the energy consumption of building materials and non-renewable products are reduced, effectively saving natural resources as well monetary.

Government Incentives
Immediate benefits are noticeable in reurbanization through government tax and financial incentives. Such incentives are offered at the national, state and local levels. However, tax incentives are accompanied by various non-financial rewards. Reinvestment into the inner city by adaptive reuse encourages construction occupation, job revitalization, greater stability and safety in the urban community, as well as an overall improved environment. Countering these incentives are the costs for improved infrastructures. According to Richard L. Austin, ASLA, the successful adaptation within a society continues to promote economic gains through an increased tax base, allowing the use of capital improvements for urban infrastructure. This in addition to temporary tax-increase abatement appears to cost less and is widely accepted by many cities.

Tax Incentives
While new construction costs remain feasible, continued efforts exist for the funding of recycling old buildings as well. This can be attributed to two important tax breaks for restoration. In 1976, the federal government established a tax incentive program for historic preservation. The 1981 Economic Recovery Tax Act permitted buildings thirty years old a 15 percent tax investment credit, a 20 percent credit for forty years, and a 25 percent credit for buildings that spent money on rehabilitation to exceed the adjusted basis of the building (which is defined as the cost of the building plus capital improvements, minus the value of the land and depreciation) or $5,000 in a two-year period; and 75 percent of the external walls must remain intact after the renovation. The benefit is realized through dollar for dollar tax savings, deducted from actual taxes owed rather than from gross income.

Industrial Urbanism and economy
An important element for consideration involves the respect for opposing arguments between capitalistic production and urbanization. It is included primarily for land-use issues that are historical in content that begin to support that inner core areas of the city stabilize the economy through production (industrialization). Ultimately the effect of locating industry is competing opinions for urban economic growth. This argument will continue to develop as more and more cities increase their commitment to reurbanism and adaptive reuse.
"...the preservation movement has flourished, its vitality is evident in scores of revived Main Streets, in $2.2 billion in rehabilitation generated annually through federal tax incentives, in more than a thousand locally designated historic districts, and in over 250,000 buildings listed in the National Register of Historic Places" Dr. John Brademas

**Adaptive Economics**

**Material Cost Analysis**

- Existing Steel $610,880
- Existing Brick Masonry $510,346
- Existing Wood Flooring $116,640

**Mechanical**

- New Mechanical (Variable Vol.) $630,000


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<td>Total square footage</td>
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Research

Site Analysis
To begin the site analysis phase, various photographs were taken at 620 South Capitol Ave on October 5, 2000.
Site Analysis
Historical Content was researched. Although various publications describe the southside industrial area, little evidence was obtained except for a 1914 San Born Map. The map clearly labels the occupants for the entire site: J.C. Perry & Co. Wholesale Grocer & Liquors, Rolling Mills Produce Warehouse. In addition, the map demonstrates the transport capabilities of the site to include a trucking loading dock, Central Railroad Lines, and a Certified Trucking Station.

The map also provides the evidence for building division, site access, and site utilization. The site access is predominately through the NorthWest Corner directly from South Senate St. Additional evidence would suggest access from the East off of South Capitol Ave.

Further investigation would lead to the conclusion that most of the railroad lines would link with the Union Depot on South Illinois Street, built by Thomas Morris, then connecting with all major population centers of the Midwest, especially the East Coast market.

The railroads doubled the population in Indianapolis between 1850 and 1860. This was mainly possible through the distribution of a growing wholesaling and manufacturing center.
Research

Site analysis would continue to direct the project through land-use planning issues gathered from the Indianapolis Regional City Plan, 1999. This plan outlines the history on Indianapolis’ development, Civil War Expansion, Post-War Depression, the “flower” on Indianapolis (1889-1916), The Great War and The Great Depression (1917-1940), Expansion and Urbanization (1941-1969), and Reorganization and Revitalization (1970-1991). This would form the basis of site planning and utilization.

The Regional Plan also outlines the city’s descriptions, visions, and districts. This particular site is located in the Southside Industrial District. To summarize the plan’s direction for redevelopment, this site would constitute a labeling modification from Light-Industrial (I3U) to Core Support (Automotive-related, Business services-conventions, decorators, exhibit, printing, supplies, Catering, Repair, and Retail. In addition, surrounding industrial sites are modified to accommodate more residential, commercial, and public open-space.

This proposed land-use change would effectively reduce the amount of Light Industrial from 167.84 existing acres to 61.20 proposed acres. However, Heavy Industrial would increase from 275.70 existing acres to 277.82 proposed acres. Likewise for Residential, Research-Technology, Parks & Open Space, Mixed-Use, and Water. The effective results should eliminate vacant lots and reduce the acreage of surface parking and right of way.

To accommodate these planning issues, this project has proposed from the beginning to keep and maintain all existing structures. However, during the initial site visit, various out buildings had already been demolished. Therefore, the design direction originated from the regional plan to incorporate a public open-space at the Northeast corner of the site, adjacent to the Comfort Inn and the Post Office. Additionally, this corner would be most visible by vehicular traffic since South Capitol is Southward bound only. Other open areas (parking, loading, outdoor dining) would be landscaped to blend in with the context and provide a pedestrian friendly environment.
POST INDUSTRIAL ADAPTATIONS:

REUSE SOLUTIONS FOR ABANDONED WAREHOUSE

Research

Site Analysis

- Creates "frontage"
- Subdivides commercial/industrial functions
- Preserves north lawn
Research

Concepts

The initial concepts explored options for massing, circulation, and character. This was accomplished through hand sketching / diagrams, Form-Z modeling, and AutoCAD drawings which included existing building plans and elevations.

Initial Concept

Existing Plans & Elevations

Building Diagram
While exploring the initial concepts, AutoCAD drawings were incorporated to visualize any programmatic requirements for additional square footage.

Five schemes were developed for massing, entry, and interior / exterior relationships that focused primarily on central planning. This helped to breakup the vast interior space as well as the lengthy elevations.

However, the final scheme required the shared knowledge from the site analysis, Sanborn information, and Indianapolis planning.

This was the basis for further explorations into entry massing, character sketches and plan / elevation refinement.

Site design directed early studies of axial organization and focused attention. It was determined that a natural bisection (between the existing pair of elevators / stairs) separating the main building aided in both interior and exterior planning. In addition, focused attention gained in the center of the building accommodated a strong line of sight from the corner intersection.
Research

Individual Space Concepts

Lobby-
The current building concept is very linear in form and function. It has been determined that the accommodations could be better served if there was a centrally located lobby area to expand functions while providing enough room for circulation and shared use facilities.

Cafe-
The economic sustainability for this business requires additional revenues from year-round services. In addition, the social requirements often required with wine tasting and in-house marketing require food service. This does not include cheese or bread (provided through wine shop). The location of the restaurant is critical to attract both vehicular and pedestrian traffic. It has been determined that a large parking area for the RCA Dome is located in an adjacent site. Additionally, the newly constructed Conseco Field House is located five blocks North East. Due to the large numbers of sporting event attendees parking within several blocks of each athletic venue, the necessity to walk to dinner is accepted. Therefore, a highly visible dining area along with an accessible kitchen (loading, trash, outdoor events), and a strong connection to an exterior dining area are required.

Wine Store-
The new use would function primarily as a wine distribution for both commercial and private consumption. The need for business sustainability as well as area retail needs would support the addition of a wine store. This space could function independently from the other areas of the building as well as opens itself up for a public market that could utilize the existing loading docks and awnings.

Wine Tasting
To accommodate public interest, sales, and social interaction. The tasting room offers both individual and group participation in the sampling process. Tour guides are privileged to entertain guest questions and wine sampling immediately following each tour. In addition, tasting guides are offered to the public seven days a week during normal operational hours. Customers awaiting dining are offered the house samples for their dinner selection.
Research

Reception / Banquet
The business of wine making has always exhibited a high quality of social interaction. In addition, it also requires business meetings with prospective buyers, sellers, and financial supporters. As a means for additional revenues, and business opportunities, a gathering room will provide additional space with security, controlled access, and offers multimedia capabilities.

Offices - Winery
Located above the wine tasting area (sales and service) is the business center. For purposes of this project, it was determined that the offices would benefit from a third level location. This would allow office employees as well as prospective clients more pleasing views of the surrounding area and downtown Indianapolis. In addition, this would maintain some privacy and security from the public interactions on the lower, accessible levels.

Wine-Sales
In addition to the wine store and the tasting rooms would be a wine sales area. This area would control the purchasing of both individual and commercial wine beverages. All other merchandise would be sold in the store on the main level. Festival sales during specified seasons would require either exterior access, or a mobile sales unit.

Offices - Spec
Located above the wine store are two levels (@3000 square feet per floor) for future office expansion or spec. areas. It is assumed for this project that such businesses (Cheese vender, Bread maker, etc...) would inhabit these areas as lease tenants. Each business would have shared use of Lobby area (Second & Third levels) as well as storage and distribution services in the shipping building, adjacent on the North side.
POST INDUSTRIAL ADAPTATIONS:
REUSE SOLUTIONS FOR ABANDONED WAREHOUSE

Results

Character Studies - South Main Entry
The initial design focused primarily on the entry massing and character. Relationships were established with various industrial building types around the area through structural expressionism.

Exposed building elements were discovered to be highly desirable and representative of the original industrial building type. However, issues pertaining to scale (human scale) and qualities of craftsmanship were not present.

Future studies would direct the design toward a commercial storefront approach. In addition, similar elements derived from the East Elevation were reintroduced. These qualities helped to unite the complex, yet still lacked the potential to announce the building as a service, or a specific space. On the other hand, structural refinement along with modulation within the bays were continuing to develop.

The loading dock served as the original, prominent element that would remain as an important feature. Throughout the year, various outdoor activities would permit the building to open up and utilize the loading docks as an individual space. In turn, this also inspired the idea to replace the old loading doors with new, metal glazed overhead doors that shared similar divided lights with the upper windows.

Additional character studies would follow to test how one might enter the building via a series of ramps or stairs, through the structure of the added entry piece and into the three-story lobby area. Through these investigations, an important element that became apparent was to maintain 100% of the original shell of the building (with the exception for new glazing treatments).

Along with character develop, design consideration had included additional details as with the continuing reuse of the loading dock and awnings. The intention was to lead participants into the building via the loading dock.
Character Studies-North Entry

The initial design for the North entry (and outdoor community space) focused primarily on the entry massing and character that addressed a more personal relationship. Strong ties to the Northeast corner and intersection as well as the new public, semipublic area wanted to share sight lines and interaction with the new addition piece. This began as a direct organization that rotated the entry addition towards the corner intersection.

Simultaneous to the South entry, development of the North entry explored the entry sequence to include accessing the loading dock. Once traversing at a higher elevation, an individual would experience a transformation of space by passing under a corner of the building addition (exposed structure), then entered the building along an adjacent path. Interior spaces would present the existing building as a dominating plane in which to pass through, while glazed curtain walls permitted unobstructed views to the outside courtyard area.

Though shared spaces and corner orientation were strong, this layout was determined to dictate functions over the South (Main) entry. However, shared use within the entry would remain and be converted as a community spaces (interior and exterior) and directed subsequent considerations.

Additional considerations explored the use of contemporary materials and techniques, utilizing the existing building as a backdrop visible through a glazed curtain wall system.

The courtyard was introduced to provide access to the renovated lower level (Bulk Wine Storage) as well as to provide multi-level activities for outdoor festivals or gatherings.
Results

Parallel studies in character massing incorporated similar elements found in the local area of Indianapolis. One method incorporated structural vaults with large glazed areas. This explained the industrial look but was deemed too forced and common.

Form-Z modeling was incorporated into the design process from the earliest stages that paralleled the free-hand sketching. The 3-d models were derived from extruded AutoCAD drawings with full scale elevations and accurate door and window openings. This technique became useful in testing hand sketched ideas through 3-d application. One test involved the exploration of a rotated second and third level mass (Community Room) that penetrated the Main Lobby while preserving a strong axis with the corner intersection.

This technique was applied to the North Entry as well with the addition of awning explorations and connections to the distribution warehouse. One last attempt oriented the glazed, lower portion toward the corner intersection which was being explored through Form-Z models at the time.

It was apparent through computer modeling how useful shared information could be if applied from all techniques of exploration (hand sketching, 3-d modeling, AutoCAD drawings). However, one helpful application during this stage of the design was discovered through material modeling in Form-Z. Even though sketching presented possibilities of texture, the computer allowed accurate, quick rendering that could be viewed from various angles and under different lighting scenarios. In turn, quick decisions were made concerning the application of both material selections as well as massing additions.
Additional uses for Form-Z included fly-through animations. These were utilized for demonstrating various approaches, contextual fit, and site access. Knowledge obtained from fly-throughs could be reexamined in freehand sketching, but mostly provided supportive ideas for continuing detailed drawings (plans and elevations).
POST INDUSTRIAL ADAPTATIONS: REUSE SOLUTIONS FOR ABANDONED WAREHOUSE

Results

Spatial Studies
Through discussions with faculty at Ball State, various design decisions were made. One came after a review by Jim Segedy, Professor of Urban Planning, where Segedy commented on the use of an exterior wine tasting, gathering space for festivals that had been presented. He was concerned on legal matters that dealt with the consumption of alcoholic beverages and the public. By this, the design he felt needed some method of screening while maintaining visibility to the building.

The result of this review developed into a multilevel exterior terrace space with varied height walls and landscaping. The idea was to maintain all sight lines above 0'-0" grade through the use of “knee” height walls.

In addition, these terraces wanted to blend into the environment without the pure introduction of retaining walls. This involved the integration of landscaped beds immediately adjacent to all retaining walls, breaking up the static forms and linear volumes.

Various materials came into play with the design considerations. One obvious material would be brick masonry retaining walls with a limestone cap. Though a common building material, bricks were plentiful on site from a demolished masonry structure. Therefore, the continuity and historical values would be preserved on site through the reuse of brick masonry.

Interior design was an important element within this project. Early schemes involved the introduction of various screens and newly constructed interior walls. Form-Z modeling and character sketches proved these ideas obsolete.

With a long, narrow building such as this one, spatial relationships were found to be very dynamic. That is, spaces have the ability to change as they see fit. Adaptive reuse projects often struggle, or at least find some difficulty in space utilization. In addition, established new uses sometimes are predetermined with little market research, requiring the use or function to change in a few years. Therefore, interior spaces were left open and exposed the existing structure and mechanical systems.

The result permitted the use of all mobile equipment, tables, and temporary partition walls were needed. Continuous sight lines along vast walls with rhythmic structural bays permit freedom of choice, while individual tables that are softly lighted and personal give meaning and self worth.
Wine tasting areas utilize a similar interior concept. With the incorporation of newly built wooden storage cabinets and furnishings, the existing brick masonry serves as an established backdrop and heritage.

While inside the building, older materials present the sense of smell for aged wood and metals. This was seen as an asset that would hopefully complement the activities associated with wine tasting (and smelling) of aged wine.

Existing lighting fixtures were not to be found. In fact, all fixtures had been completely removed and void of evidence. This provided a unique opportunity to incorporate a custom fixture arrangement.

Two lighting schemes had been thought through during the design development. Both wanted to express the abilities of adaptive reuse by recycling abandoned materials to be used as lighting fixtures. Both schemes found great use of reusing broken glass pieces from around the site to form new globes and fixture shades. Additionally, metal pipes of various sizes were incorporated. However, to integrate the use of the contemporary, fiber optical wires were also used to add depth and to demonstrate the technology of the day.

Hand rails were conceived in a similar manner. With hundreds of feet of steel cable, new railings for the exterior loading dock, and interior lobby were reused with the addition of plastic coatings and stainless steel balusters.
HVAC Studies

The mechanical systems for this project were incorporated as a significant resource of both visual and functional characteristics. Reusable architecture for turn-of-the-century industrial buildings often requires partial or complete systems rehabilitation. New system requirements for a building of this size pose additional design concerns that were realized during early reviews.

Jeff Culp with Ball State University had offered advice on the project dealing with systems selection and location. One determination that shared design consideration was the notion of expressive systems. Similar to the structural articulation, the new HVAC duct work and would be exposed and vibrant. This led to the development of a full building height, three story mechanical chase either side of the lobby that would exhibit new systems behind glazed curtain walls.
Form-Z Modeling

Finalizing the addition of the two new entries required one last refinement with the Form-Z model. Programmatic development's limited the use of construction materials to new steel to match the existing, masonry replacement of the brick pilasters, and all new metal awnings.

Through perspective views, one has the ability to explore the addition of new space in relation to an existing one. For this project, the computer provided the necessary support for the design direct; maintaining 100% of the existing facade, permitting 100% visibility to the existing facade. This was accomplished through the material studies of glass curtain walls through Form-Z.

Utilizing the computer poses many questions for modern architecture applications. In this instance, the computer was realized as an aid to the design process. Understanding the importance of other design techniques was invaluable. Therefore, quick analysis and material renderings are useful tools in design, just as the computer should be limited as another tool.
Results

Site Plan
The design of this project began with the site. Existing features and buildings that were originally constructed for the use of transporting goods and storage. Numerous methods of transportation and site utilization were realized and maintained as with the loading docks (linear and triangular), the distribution building (North), and the large parking area just South of the main building.

Adaptations included various landscaping and garden additions, Multilevel exterior plazas, and a new corner open area for community events and festivals.

Maintaining the existing context, sight lines were preserved to the North (downtown and adjacent hotel) as well as good visibility to the Northeast corner intersection. Additional characteristics involved additions only connected to the main building and no other construction above 40" above grade.

One third of the site was left untouched for a future expansion to the project. It was determined that downtown support functions would be desirable and would provide service to local residents and businesses alike.

Adaptive Reuse: Abandoned Warehouse
David Magner Arch 404 February 5, 2001
Site Section
The section below presents the design solutions for all building additions. Massing to the South matched the three story building, while north side additions limited themselves to only two stories (above grade). The addition of a sub-level terrace permits activities to take place with semipublic functions, while other surface level spaces interact with the adjacent properties.

The section also demonstrates the vast open areas in and around the site. To the North (right) is the Comfort Inn. To the South (left) is the outline for future expansion that is nonexistent.

Landscaped beds were introduced along the adjacent streets to include ground cover, brush, and ornament size trees. Meanwhile, sightlines and human scale issues were addressed.
POST INDUSTRIAL ADAPTATIONS: REUSE SOLUTIONS FOR ABANDONED WAREHOUSE

Results

Elevations

Presented below are the two, adapted elevations. The original massing was preserved with minimal building additions to the central, entry-lobby areas.

Existing rhythms were discovered in the vertical pilasters. Brick masonry in construction, the original pilasters were in disrepair due to water damage. Therefore, it is proposed that all new construction to be of contemporary building materials (or at least to not seem original). The pilasters would be replaced with polished, natural Indiana Limestone.

Additional elements for consideration were the reintroduction of metal awnings and suspension cables. The new awnings would be polished aluminum to reflect the original brick masonry.

All windows and doors would be replaced with new metal insulated glazing. To achieve a new look, all upper windows would be divided into three panels to represent the buildings original three part division. This also would aid in larger panels below where individual doors needed to be located.
Elevations
End elevations (East - West) also demonstrate the original buildings and window & door openings with the exception of the completely renovated distribution building. There, a large, open room overlooking the Northeast corner offered multi-functions with good visibility. This room (and building) would be connected to the main building via a covered walkway adjacent to the sublevel terrace and North Entry addition.

Results
One might appreciate the use of the existing loading docks. The docks begin to translate the three story volume into a human scale upon nearing. They also coincide with the notion of multilevel activities that not only provide interesting places for interaction, yet is seen as highly visible advertisement. Therefore, it was decided that the use of an overpowering sign (advertisement) would not be desired, limiting all signage to a single, five foot high masonry wall at the entrance to the parking area.
Results

Lower Level Plan

The existing lower level plan appeared to be underutilized. However, for the function of a wine distribution, the need for a cooler, controlled atmosphere with little sunlight seemed perfect for large wine barrel storage. Though not open to the lobby area above, the lower level would benefit from a newly excavated North terrace area that incorporated a ramp to the main level from trucks as well as its very own central lobby area. This lobby would provide a resting place for outdoor activity participants and consumers awaiting their transport of wine.

With the addition of two entries and an update of heating and cooling systems, new mechanical space was provided. To limit noise transmission, the fan rooms were located beneath the South entry addition which are adjacent to vertical shafts in the lobby. Today's standards of communications and business requires the use of additional rooms.
Main Level Plan
Two new entries were added to the building to provide a sense of balance and usefulness to the overall functions of the building. These entries incorporate a series of steps and ramps that lead visitors first onto the loading docks, then into the lobby. The reuse of the West Side Main Level would function as a general sales area for the entire complex. This area would exhibit mobile merchandise carts that aligned custom configurations. Two new storage rooms would be constructed to the far left with temporary walls. The entire main level benefits from the large loading doors that can be opened up for special occasions through the year. This is accomplished with new over head doors that when opened, hide behind new suspended light screens.

The reuse of the East Side Main Level has been converted into a year-round cafe. Furnishings for the cafe also are mobile and can be arranged as desired (with the exception of an enclosed walk-in cooler and sink counter). The cafe opens itself visually through the large openings and physically to utilize the triangular shaped loading dock for outdoor seating.
POST INDUSTRIAL ADAPTATIONS:
REUSE SOLUTIONS FOR ABANDONED WAREHOUSE

Results

Second Level Plan
The existing second level plan provided more than enough space for programmatic requirements. However, the linear form offered little interaction with exterior activities. Therefore, additional space above the South entry would be utilized as a gallery/social space that is located right off of the lobby area. This space could serve as a multiuse room that overlooked the entry/parking area.

The lobby itself would open to the other two floors with corner bay openings as well as a central open bay, light by a skylight above.

The West Second Level would be future lease space. The East would be utilized as a semipublic wine tasting room and banquet area. Again, all furnishings, tasting tables, and storage units are mobile with the exception of two temporary spaces for service and storage of banquet needs.

The Second Level Distribution Building would serve as additional storage and leased use with an open warehouse office and overlook to the main level multi-purpose storage/use room.
Third Level Plan
The existing third level had a lot to offer. With three stories, the building presented a 360 degree view that peered directly downtown. It was spacious and of sound construction. The West end would be used as lease space as with the second level. The East end would be used as office space for the functions of the entire building.

Again, mobile furnishings of office equipment and cubicles are provided for a changing business. The adaptation of this space would permit itself to adapt for future needs.

A third level gallery and meeting space would be utilized as with the second level above the South entry. It has been determined that any and all new tenants that lease the second and third levels would function as support for the wine distribution. For example, a cheese manufacturer and distributor, or a bread supplier would all function as one business, with the exception that both East and West wings had complete control and security of space. This is necessary for security, as well as safety needs. Therefore, a three story glazed fire wall (90 minute Superlite II) would be introduced to the building to allow full visibility and safety and security.
Results

Building / Wall Sections
The need for adaptive reuse is becoming apparent. Our suburbs are growing while our cities are declining. Yet, there is still a strong attraction to the city. Many properties sit abandoned and unused. The same properties that started our city. They pose character, history, and highly crafted construction to say a few. When adapted for reuse, they become popular places to visit and bring in good business. So why don’t we reuse more of our abandoned buildings?

This project explored the effects and issues that pertained to adaptive reuse. It explored the theoretical as well as conceptual, economical, demographic, and architectural issues. Initial concepts appeared to parallel the research in that post-modernism theories were relevant. Therefore, the designs exhibited high ornament and craftsmanship. Subsequent studies explored the reincarnation of modernism, post-post modernism, and historic preservation/adaptive reuse methods. Interesting enough, what was discovered was through all the research and design development, this project seemed to have experienced a full cycle of thought in that once elements were just added to the building to establish character, then they were removed to present the original “honesty”. But in the end, the adaptation of this building proved to be minimal in additions, yet more preservation of the original.

If one sentence could be written that summarized this project and for future projects to come, it would read:

“The essence of a building to adapt itself for reuse, then must allow itself to continue to adapt well into the future.”

This is the essence of adaptive reuse. It is the realization that arguments between why, when, and how we adapt a building often times becomes irrational and distracting. Therefore, adaptations in architecture must independently, and separately address each location and each building for what it is worth. Then we can determine what is valuable and what isn’t.

There are a lot of good buildings waiting to be reused. Even though new construction appears to be the obvious way to begin a project, one might consider looking for an abandoned building that could benefit themselves, the environment, and our community.

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