



- SQUARE NEWSLETTER

the curve & the line

MISSOURI CONTINUED TO LEAD THE NATION IN COMPLETED HISTORIC REHABILITATIONS IN FY 2019

How Will COVID-19 Affect Adaptive Re-Use

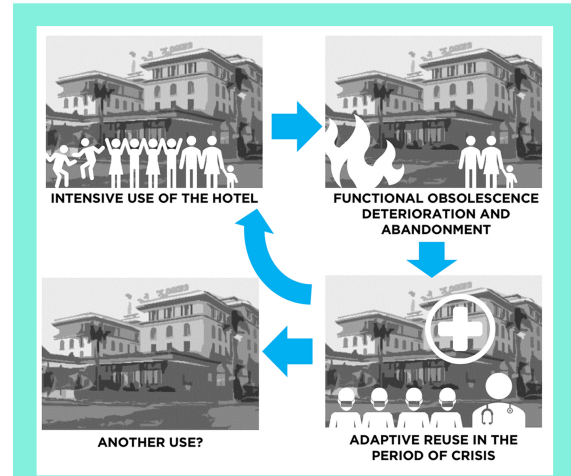
adapting to the pandemic through adaptive re-use

Looking to respond constructively to the COVID-19 pandemic, many historic architects have turned to what they know best: design and innovation in the re-use of significantly historic resources. The new restrictions placed on society have been a catalyst to rethink much of what we take for granted in the built environment. The way the world has adapted to this new lifestyle may forecast new normals following the COVID-19 outbreak. Though we can't say exactly what the future will look like, we can examine current trends, tactics and concepts that have played huge roles during the pandemic. One design approach that has been popular during the pandemic is adaptive re-use, the process of using existing structures to serve new purposes. Adaptive re-use is an efficient and sustainable approach to creating new spaces, especially for aging cities. Adaptive re-use projects preserve what is best about historic places, but develop them in a way that is applicable to modern use. The following trends may have long lasting impacts on the way our historic treasures are re-purposed.

A shift away from large city offices

Worldwide, people are working from home due to COVID-19 lockdown measures. In central business districts, large office buildings and skyscrapers have been deserted. Now that work is being done remotely. And many jobs will permanently be converted to remote status.

While this may impact office space in large metropolitan areas, Adaptive re-use of urban core areas may play a vital role in re-purposing these central districts to destination locations.



Re-purposing Hotel O'Higgins

Revitalization of public space

Historic places provide a sense of connection to both residents and visitors - be it through parks, plazas, promenades, community centers or streets turned over to pedestrians."

Innovative space planning

In a post- Covid-19 world, reopening businesses, restaurants, and retail outlets will most likely have mandatory temperature checks at their entrances, and most will follow social distancing rules. Seating will be limited and spaced out to keep patrons a safe distance from one another. Design professionals will be required to implement innovative design responses that are sensitive to unique interior spaces and features.

An increased use in modern construction methods

Innovative building technique can be a part of any adaptive re-use project. While modern building techniques can be more flexible and less wasteful than traditional building, they can also be implemented in a way that is sensitive to the historic character of historic buildings. This creates an atmosphere and sense of place that is impossible to imitate.

New innovative opportunities for developers

Re-purposing historic buildings offers developers the opportunity to provide a strong sense of culture in urban areas. The more historic fabric remains that has a story, the more areas can stay connected to the past while re-purposing the buildings for modern uses.



Hotel O'Higgins - Viña del Mar, Chile

HISTORIC RESEARCH

treatment of historic properties

Historic documentation provides important information related to the significance of a property for use by historians, researchers, preservationists, architects, and historical archeologists. Research is used early in planning to gather information needed to identify and evaluate properties. Historical documentation is also a treatment that can be applied in several ways to properties previously evaluated as significant; it may be used in conjunction with other treatment activities (as the basis for rehabilitation plans or interpretive programs, for example) or as a final treatment to preserve information in cases of threatened property destruction.

Responds to Needs Identified in the Planning Process

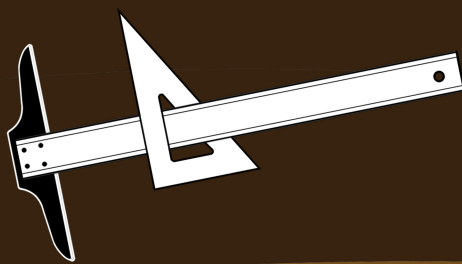
Historical documentation is undertaken to make a detailed record of the significance of a property for research and interpretive purposes and for conservation of information in cases of threatened property destruction. Documentation must have defined objectives so that proposed work may be assessed to determine whether the resulting documentation will meet needs identified in the planning process. The research design or statement of objectives is a formal statement of how the needs identified in the plan are to be addressed in a specific documentation project. This is the framework that guides the selection of methods and evaluation of results, and specifies the relationship of the historical documentation efforts to other proposed treatment activities.

Use the Appropriate Methodology

Methods and techniques of historical research should be chosen to obtain needed information in the most efficient way. Techniques should be carefully selected and the sources should be recorded so that other researchers can verify or locate information discovered during the research.

Integrated Historical Documentation into the Planning Process

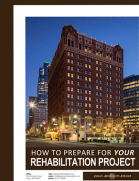
Documentation is one product of research; information gathered about the usefulness of the research design itself is another. The research results are assessed against the research design to determine how well they meet the objectives of the research. The results are integrated into the body of current knowledge and reviewed for their implications for the planning process. The research design is reviewed to determine how future research designs might be modified based on the activity conducted.



developer's
guide

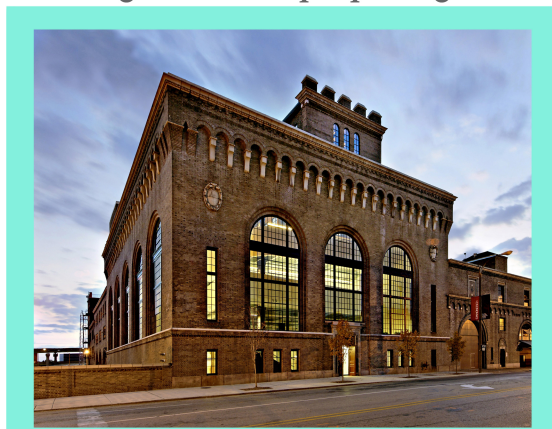
thinking about rehabilitating an office/commercial building?

To receive a complimentary, step-by-step
guide, contact us for more details:
info@LoganArchitectsAtelier.com



HISTORIC REHABILITATION MATTERS

challenges with re-purposing historic gems



St. Louis Power House by CannonDesign

Historic rehabilitations are a trending market right now nationally. And the state of Missouri continues to be at the forefront of this movement, with a cumulative QRE of nearly \$1.8 billion since FY 2015. Like any project, historic rehabilitation comes with its own set of problems. Rehabilitation involving historic buildings often

present unexpected surprises that result in obstacles. With new construction, materials used are new and mostly predictable; and installation methods have often been streamlined. However, with historic structures, there is a layer of complexity involved which requires indepth analysis and care.

The extra effort required to revitalize our historic gems is uniquely fulfilling. It common that historic buildings contain architectural features like skylights to draw in natural light, and tall ceilings.

The benefits of re-purposing a historic building fa outweigh the challenges. By re-purposing ahistoric building, developers create less waste and reduce the number of shipments that produce carbon from delivery. The list of sustainable attributes are countless. It takes 65 years for an energy-efficient new building to save the amount of energy lost in demolishing an existing building. Rehabilitating a historic building can be a win for all involved - the community, the user and developers.

WHAT ARE HISTORIC TAX CREDITS

written by Missouri Preservation

The Basics

Once a property is deemed 'historic' by being listed either on the NATIONAL REGISTER OF HISTORIC PLACES individually or contributing to a historic district or is part of a CERTIFIED HISTORIC DISTRICT, a project can receive tax credits, which lowers the taxes owed, on qualified rehabilitation expenses if their work conforms to the Secretary of the Interior's Standards for Historic Building Rehabilitation.

STATE VS FEDERAL TAX CREDIT

"The STATE CREDITS apply to income-producing property including either commercial or residential rental property, or personal residences that are certified historic structures and meet the minimum investment threshold. Missouri law provides an investment tax credit equal to 25% of approved costs associated with qualified rehabilitation made after Jan. 1, 1998.

The FEDERAL CREDITS are limited to INCOME-PRODUCING, DEPRECIABLE PROPERTY only.

The property may be either commercial or residential rental property that is certified historic. A taxpayer's personal residence would not qualify for the federal credit. (The 20% credit is available for properties rehabilitated for commercial, industrial, agricultural, or

rental residential purposes, but it is not available for properties used exclusively as the owner's private residence).

The federal and state credits can be used in combination for the rehabilitation of commercial or income-producing properties."

(This information was provided by the NATIONAL TRUST FOR HISTORIC PRESERVATION, NATIONAL PARK SERVICE, and MISSOURI DEPARTMENT OF NATURAL RESOURCES)



Homer G. Phillips Hospital - St. Louis

THE DESIGN PROCESS steps to avoid failure

So, you have in mind a commercial project, but you know that construction can be a risky business. A construction project is a major investment so you need a tried and tested process that will avoid the pitfalls that can lead to added expense and delay. Before beginning your project, ask yourself the following 10 key questions and score your response to each out of 10:

1. Do you have experience in building a commercial project and, if so, how did it work out?
2. Do you own the property you are planning to develop?
3. Have you considered all the options for use on your property?
4. How clear are you on exactly what you need, what it should cost, and how long it should take?
5. How confident are you that the type of project you are planning will meet your needs and expectations?
6. Do you have a budget, and are you confident that you have taken into account all cost elements?
7. How well do you understand the process that is required to get the project completed on time and within budget?
8. Are you aware of the legal requirements, codes and standards to be met?
9. Do you have a solid understanding of the approvals process, the requirements and regulations to be met?
10. How important is this project to you?

Score out of 100

If your score suggests that you are not quite ready to begin your project, then you may want to consider completing a Needs and Options Review. This useful document covers the basics to help you get started. Contact any member of our team below to procure a copy.

If on the other hand your score suggests you are confident to proceed, then you should

Stage A: Research

Existing conditions survey

Stage B: Programming

Analyzing and documenting your requirements

Stage C: Schematic Design

The design concept to satisfy your requirements

Stage D: Design Development

Fine tuning the design to your satisfaction

Stage E: Construction Documents

Preparing construction drawings and specifications

Stage F: Contract Administration

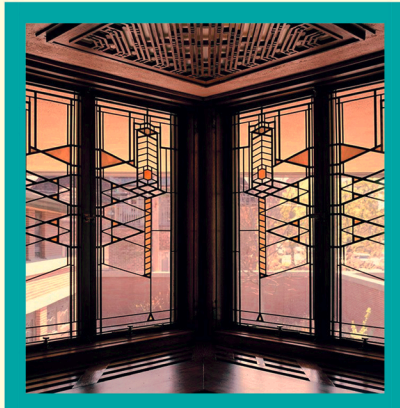
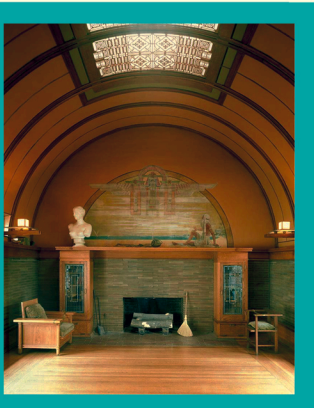
Bidding, inspections and administering the contract

Upcoming issues of TIPS will feature more details about this tried and tested process, and its various components.

the curve & the line

ICONIC BUILDING OF THE MONTH

robie house by frank lloyd wright



while urns and planters at every level were intended to bloom with the seasons.

Gently sloping roofs with low proportions and quiet sky lines are emphasized by an enormous cantilever roof over the west facing porch.

The building's features were extenuated by using a double-wythe construction of common a Chicago brick core red-orange iron-spotted Roman brick veneer. The horizontal joints were filled with a cream-colored mortar and the small vertical joints were filled with brick-colored mortar. This complex and expensive tuckpointing creates an impression of continuous lines of horizontal color and minimizes the appearance of individual bricks.

The continuous bands of art-glass windows are designed in an abstract pattern of colored and clear glass using 30° and 60° angles, which Wright also used in the tapestries inside the house and for gates surrounding the outdoor spaces. Sheltering overhangs, low terraces and out-reaching walls sequestering private gardens which allowed for interior space expanded towards the outdoors while still giving the space a level of enclosure - allowing the owner to "see his neighbors without being seen."

The entrance of the house is not clearly distinguishable at first glance due to the fact that Wright believed the procession towards the house should involve a "journey".

The low-profile and bold interplay of horizontal planes about the suppressed heavy-set chimney mass, and the structurally expressive piers and windows influenced the interior spaces and the openness is expressed by the lack of structural columns in the main hallway.

The Robie House design expresses the importance of the hearth in a home with a fireplace that separated the living and dining rooms. And creates a clever arrangement of public and private spaces, slowly distancing itself from the street in a series of horizontal planes. By creating overlaps of the planes with this gesture, it allowed for interior space expanded towards the outdoors while still giving the space a level of enclosure. This play on private spaces was requested by the client, where he insisted on the idea of "seeing his neighbors without being seen." Wright specifically approached this request with an enormous cantilever over the porch facing west that stretched outwards 10' feet from its nearest structural member and 21' from the closest masonry pier. The interior finishes featured muted colors throughout the house.

While the Robie House is renowned as the consummate expression of Wright's Prairie style architecture. Above all else, it stands as a magnificent work of art!

researched by lamia logan

Designed and completed between 1908-1910, the house Wright designed for Frederick C. Robie is the quintessential example of Wright's Prairie style. Influenced by the flat, expansive prairie landscape of the American Midwest, this influential house can be found on the south side of Hyde Park in Chicago, Illinois; near the campus of the University of Chicago.

The house is conceived as an integral whole - site and structure, exterior and interior, furniture, ornament and architecture,

each element is connected. Unrelentingly horizontal in its elevation and a dynamic configuration of sliding planes in its plan, the Robie House is the most innovative and forward thinking of all Wright's Prairie houses.

The horizontality of the house is reinforced at every level of the design - from the iconic roofline, to the very bricks and mortar of the building itself. Through his use of materials, Wright achieves a remarkable balance of tone and color, as iron-flecked brick harmonizes with the iridescent leaded glass of the windows that encircle the building.

Broad balconies and low terraces and out-reaching walls cause interior and exterior space to flow together,



"The best way to make dreams come true is to wake up."

Mae C. Jemison



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MISSOURI HISTORIC PLACES

- bolduc house
- eads bridge
- liberty
- memorial
- missouri
- theater
- patee house
- state prison
- union station

"Integrity And Excellence In All We Do"

