

BATTLE STREET BREWERY | Danville, N.Y.

BACK ON TRACK

An eyegore train depot becomes a community gem.

FOR MORE THAN 30 YEARS, the Danville-Mount Morris Railroad (D&MM) train depot sat abandoned, slowly rotting, in the heart of this Western New York town of 5,300. The building served as a commercial stop for 90 years for this short-line railroad, which still operates today as part of the Rochester and Southern Railroad.

In 2015, two local brothers purchased the depot building at an auction, and set out to achieve their dream of opening a brewery "to make beer with friends," one of them told the local newspaper. Their vision turned into an obsession with saving a vital piece of the town's history.

The restoration project involved a lot of work to ensure the structure to prevent collapse and prepare the building for its new use as a depot as possible while design and construction proceeded. The project involved on-site investigation to reconstruct important details, like the



original board and batten siding, that were lost over the years. They rebuilt the station's roof, but meticulously recreated its original uneven eave lines to maintain the historic charm. Inside, the team reused available elements. Existing sliding doors are now tabletops for the tasting room. The bar footrest is made from old rusted rail tracks. The original toilet booth still stands, and vintage photographs cover the walls throughout.

— David Baratta, Editorial Director

UNIVERSITY COMMONS | UNIVERSITY OF MICHIGAN

MILLIKIN'S NEW 'FRONT DOOR'

Outmoded campus library is a new hub for collaboration.



AT FIVE STORIES AND 87,000 SF, the University Commons is the largest project in the 117-year history of Millikin University. It is also its most important building.

The project, which involved renovating and expanding the school's Staley Library, creates, for the first time, a unified home for the university's Performance Learning program. This educational model, designed to jump-start students' career preparedness, requires that all students "perform" their knowledge before their peers, professors, and the business community. Students work in small teams on project-based learning initiatives, from launching businesses to creating awareness campaigns. Collaboration is at the heart of learning at Millikin.

This multipurpose facility combines

library and student center functions in highly flexible, tech-enabled spaces. Workspaces and meeting areas surround the perimeter of each floor, and feature flexible furniture, integrated technology, and white boards. Collaboration studios support small-group planning, while tech studios and a media arts center provide hands-on learning.

The team utilized the library's four-story open atrium to streamline circulation (the existing building had a complex network of stairs) and to serve as the hub of the facility. Glass-enclosed meeting rooms were inserted on half levels along the stairway to encourage interaction. Interior glass was used throughout to overcome the hurdle of low, cramped ceilings.

— David Baratta, Editorial Director



PROMEDICA HEADQUARTERS STEAM PLANT | Toledo, Ohio

TOLEDO TREASURE

A Burnham-designed steam plant gets new life.

DESIGNED BY DANIEL BURNHAM In the mid-1890s,

the Toledo Steam Plant was a proudly served by northern Ohio. More than eight decades later, the plant was repurposed as a steam plant for the city of Toledo. The city's historic industrial architecture is a highlight on the city's skyline. The plant, where the building sat for more than a century, was a landmark on the bank of the Maumee River. In 2003, the plant was listed on the National Historic Register. A decade later, local nonprofit healthcare provider ProMedica took on the challenge of restoring the steam plant for use as its new headquarters. The goal: to create a contemporary, four-story office building inside a single-story, structurally delicate shell, with financial assistance via state historic preservation tax credits.

Restoration work involved threading a new structural steel beam throughout the plant while keeping the old red iron support steel in place; rebuilding the slate and clay tile roof; and elevating the building's first floor above the flood plain of the adjacent river, which called for seven feet of fill to be brought into the existing building.

A three-story addition with floor-to-ceiling windows facing the river completed the headquarters campus, which is designed to accommodate more than 1,000 employees.

— David Baratta, Editorial Director

PROJECT OWNER BUILDING TEAM Rudolph Libbe Group (submitting firm, CM) ProMedica (owner) HKS Architects (architect, SE) SSOC (MEP) Mankin & Smith Group (CE) Accel Fire Systems (fire protection) **DETAILS** 123,465 of Total cost Confidential Construction Time October 2015 to August 2017 Delivery method CM at Risk

WEENE MUSEUM OF THE COLD WAR | Culver City, Calif.

ARMORY LIVES ON

It took a community effort to get this museum built.



THE STORY OF THE WEENE MUSEUM is one of grit and determination on the part of the project team, city leaders, and the community. An adaptive reuse of an abandoned national guard armory, the project involved years of fundraising, donations, and pro bono services to make this non-profit museum a reality. Numerous product manufacturers donated materials and systems (roofing, waterproofing, lighting, HVAC), and all major subcontractors gifted time or materials for the cause.

The team worked closely with the city and local organizations to create a community-centric educational facility. The city granted a 75-year lease for \$1 in exchange for a free, fully accessible museum with community-focused programs, exhibits, and events. Meetings with school district officials led to hands-on history and training programs for students, including Internship opportunities for high schoolers. The museum houses a 100,000-piece collection of art, archives, and memorabilia—one of the largest Cold War collections in the U.S.

The armory was constructed to survive a first strike of an atomic bomb dropped on Los Angeles. It includes two above-ground bunkers with walls nine inches thick. The building still has the original air filtration system embedded into the walls.

Renovation work included the installation of a space-saving, two-pipe HVAC system; construction of a storage area with custom, 10-foot-tall, 100-foot-long windows that let visitors see into the collection; and the reuse of existing materials, such as the colonnade eave system and nuclear bomb vaults.

— David Baratta, Editorial Director

PROJECT OWNER BUILDING TEAM Galvan (submitting firm, CM) Paravent Architects (architect) Monogro Consultants (SE) Building Solutions Group (MEP/CE) Antonio Anzeloni (acoustical engineer) John Levy Lighting Products (lighting design) Segal Street Landscape Architects **DETAILS** 12,295 of Total cost \$6.5 million Construction Time November 2016 to November 2018 Delivery method Design-Bid-Build