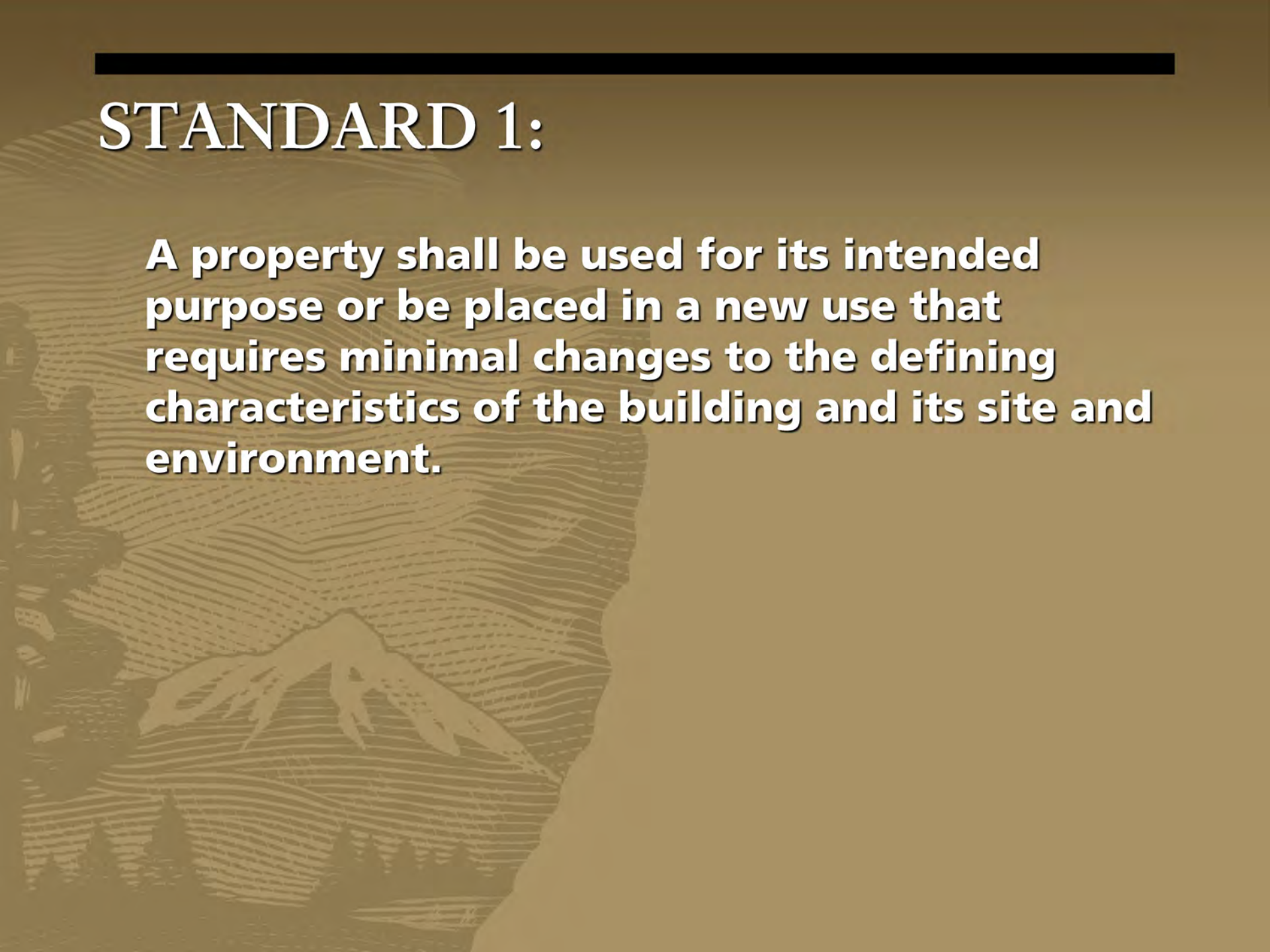
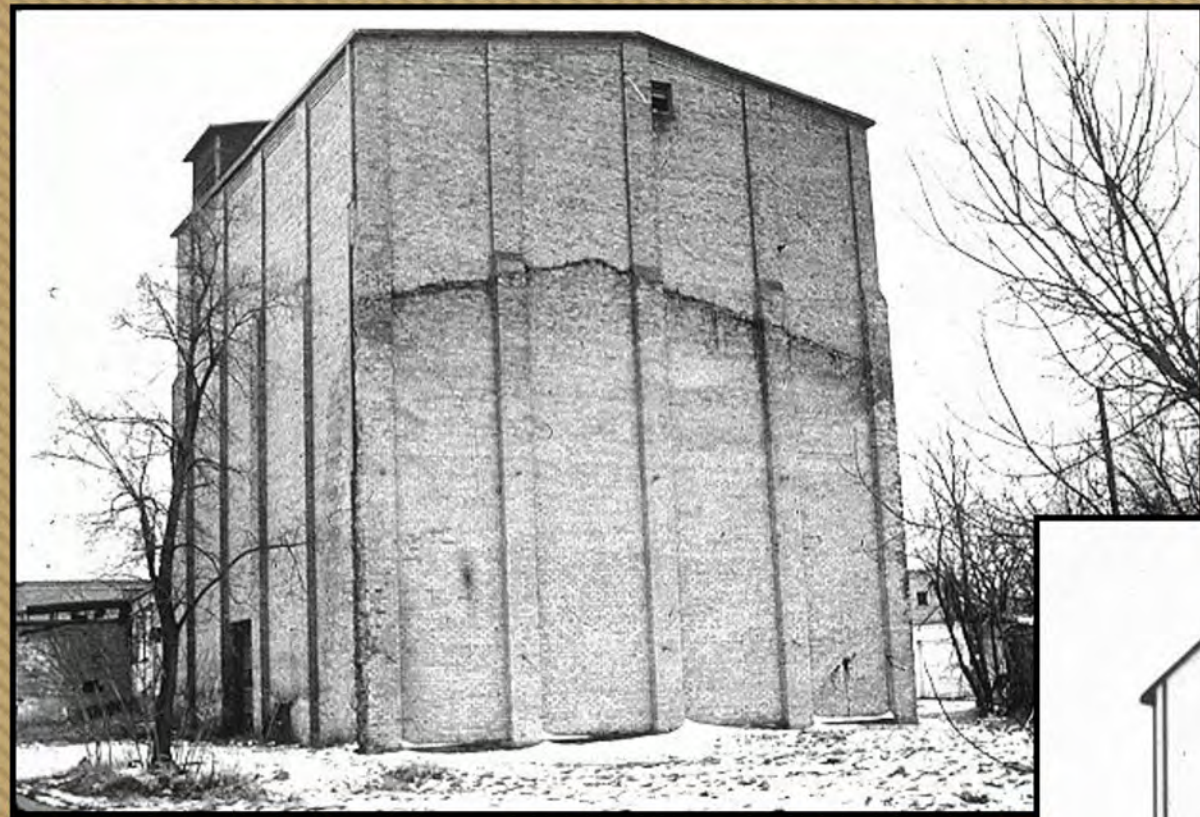

STANDARD 1:

A property shall be used for its intended purpose or be placed in a new use that requires minimal changes to the defining characteristics of the building and its site and environment.



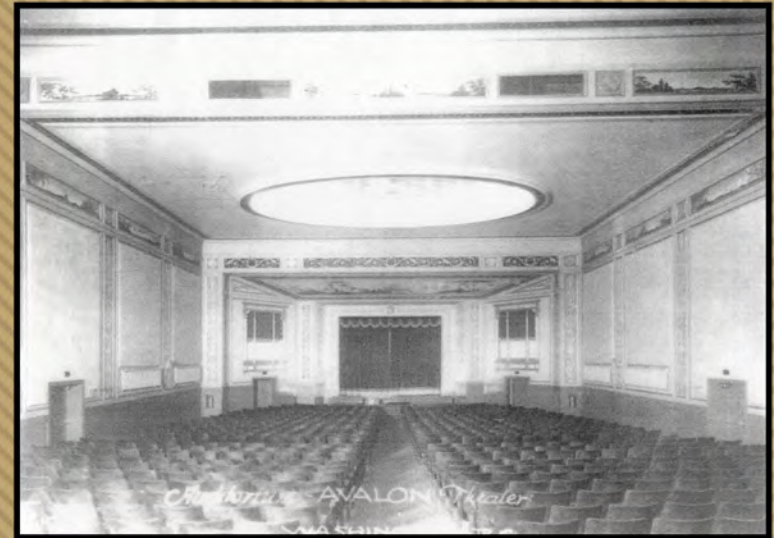
Former cold storage building, which has no windows



Incompatible new use



No change in use...



Before

**Avalon Theater
Washington, DC
(1929)**



After

Creative new use...



Depot ice rink

Skating into the future from the past

For seven decades, the big open-air train shed at the Milwaukee Road Depot was a special place. Trains carried Minnesotans away for business, vacations, honeymoons, college, funerals — and brought them home. Then in 1971 the trains stopped running. The huge shed — as long as two football fields — stood forlornly idle, an empty reminder of travel past.

But now half the shed is brightly lit again — a harbinger of a new era ahead. That half portion has become a glassed-in ice rink that looks up at the lights of downtown skyscrapers. It's like a revving heart beating among still-dark adjacent hotels under construction and the scaffold-ringed depot station that's being reborn as luxury suites and probably railroad-decor dining.

Yes, long-haul passenger trains don't stop in downtown Minneapolis. But trains seem in downtown's future. A light-rail commuter train to Bloomington. Commuter service someday to St. Cloud. A connection to St. Paul, too. Meanwhile, old neon advertising lights are brightening the nearby riverfront — Pillsbury flour on one side and General Mills flour across the river,

and, with corporate merger, about to face each other as kin rather than rival.

Already, a wag has compared ice skating at the Milwaukee Road Depot with ice skating at New York City's Rockefeller Center. That's a stretch, perhaps, but also a nice thought. Ice skating now will be another reason for Minnesotans to return to the Mississippi River in downtown Minneapolis, just as they are doing in St. Paul, too.

And as Minnesotans return to where these Twin Cities began, they should recall a lesson from the train shed, and from similar old buildings headed toward exciting preservation. Any revival usually requires patience. The depot's restoration was a public issue for two decades or so — before the CSM Corp. of St. Paul commendably, and perhaps bravely, took charge. Likewise, the Minneapolis Armory, the Grain Belt Brewery and the Ivy Tower all are at some stage of planning or restoration — each ready to contribute again to a sense of place that gives Minneapolis its identity. So let's welcome the ice skaters, but also what their reborn train shed-rink tells us.



Milwaukee Depot Minneapolis, MN

STANDARD 2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.

“The Catch-All Standard”



**American Tobacco
Power Plant
(The Lucky Strike Building)
Richmond, VA**



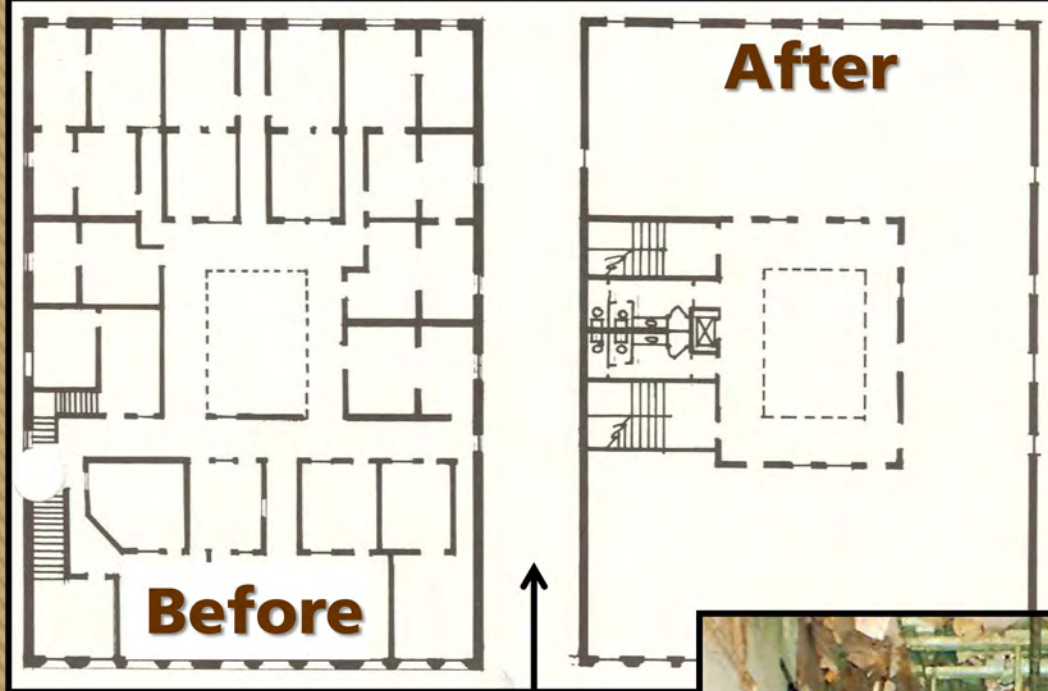
Compromised Interior...

Before



After

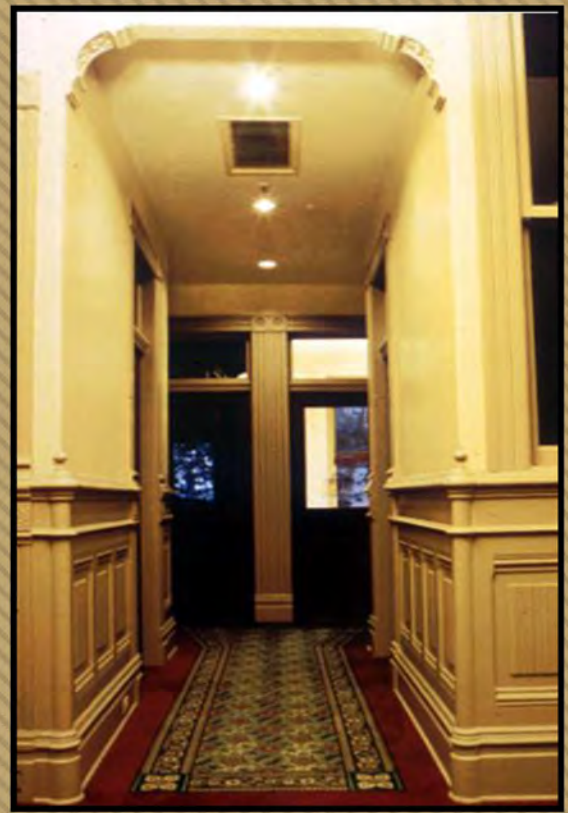




Retain original materials and the floor plan...

Floor plan removed

Floor plan and materials retained



Do not remove historic plaster to expose bare brick...



Keep major public spaces, undivided (auditoriums, lobbies, atriums, etc.)

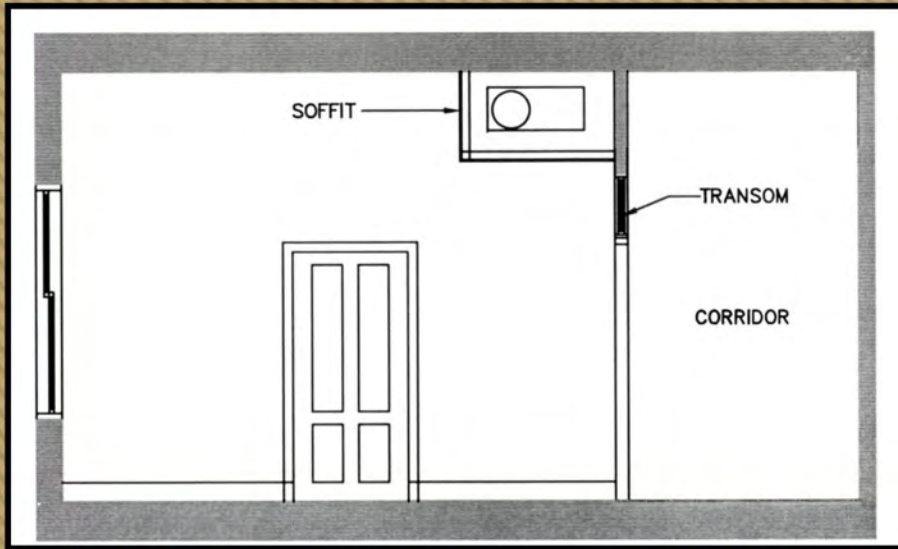


Before

Not an appropriate treatment →



After



Appropriate

Sensitively Place New Systems:

- Avoid lowering ceilings
- Place new mechanical in utilitarian areas
- Never intersect or cover windows
- Avoid the destruction of historic materials; use existing penetrations if possible



Inappropriate



Code Issues



STANDARD 3:

Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings shall not be undertaken.

**...and
the Evil
Twin**

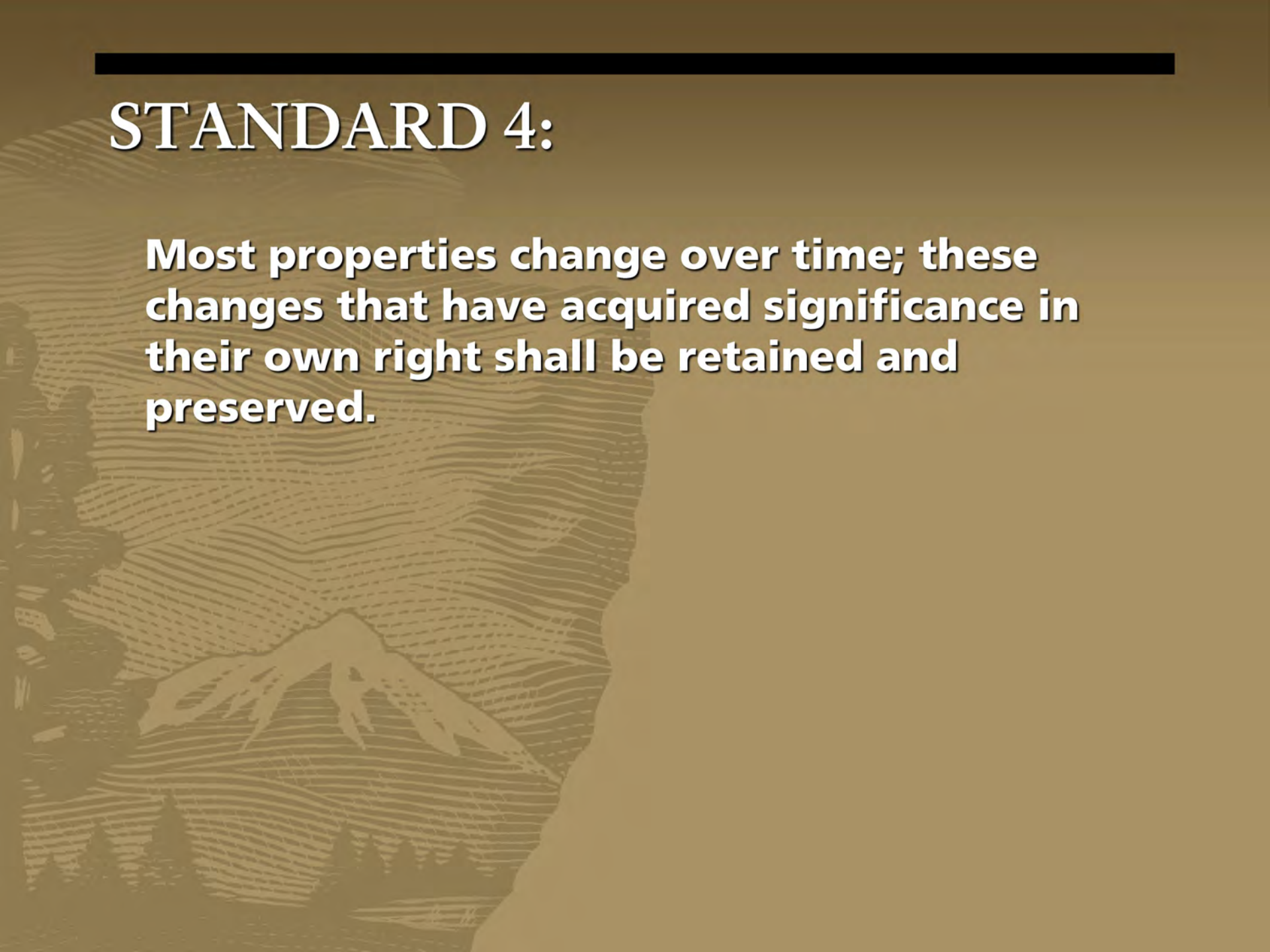


**The
Good
Twin...**



STANDARD 4:

Most properties change over time; these changes that have acquired significance in their own right shall be retained and preserved.



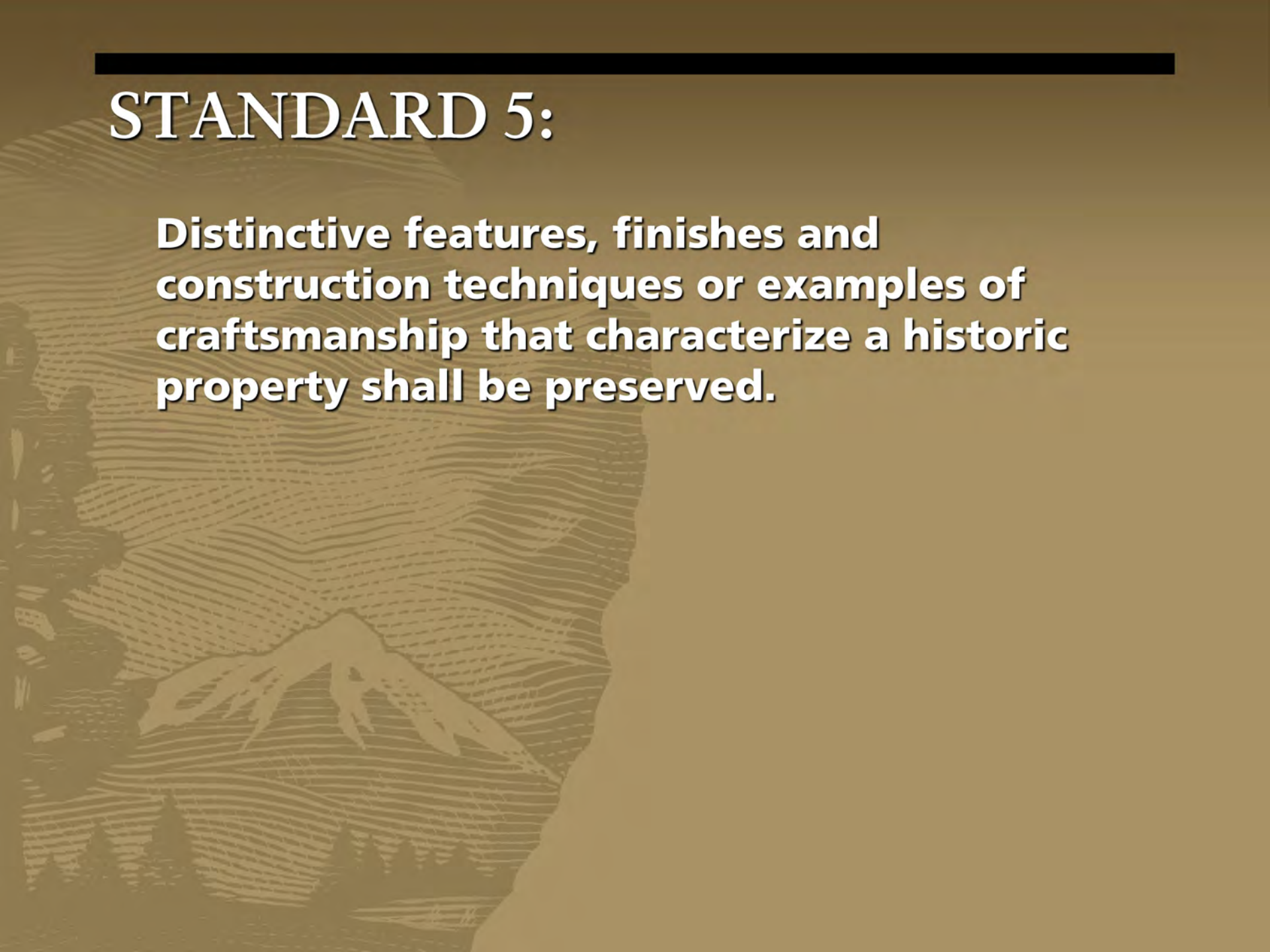
Acquired Significance



**Hotel Kaddatz
Fergus Falls, MN—
former hotel with
significant 1940s
'five & dime' facade**

STANDARD 5:

Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.



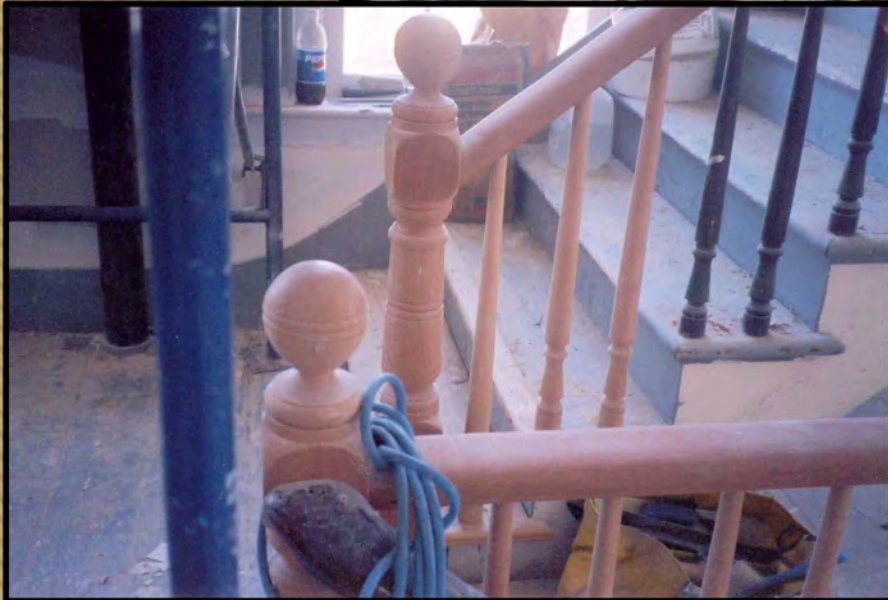
Distinctive Features and Finishes



STANDARD 6:

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Retain and repair historic materials...





**Replace only
what is necessary!**

Amazement Square Children's Museum, Lynchburg, VA

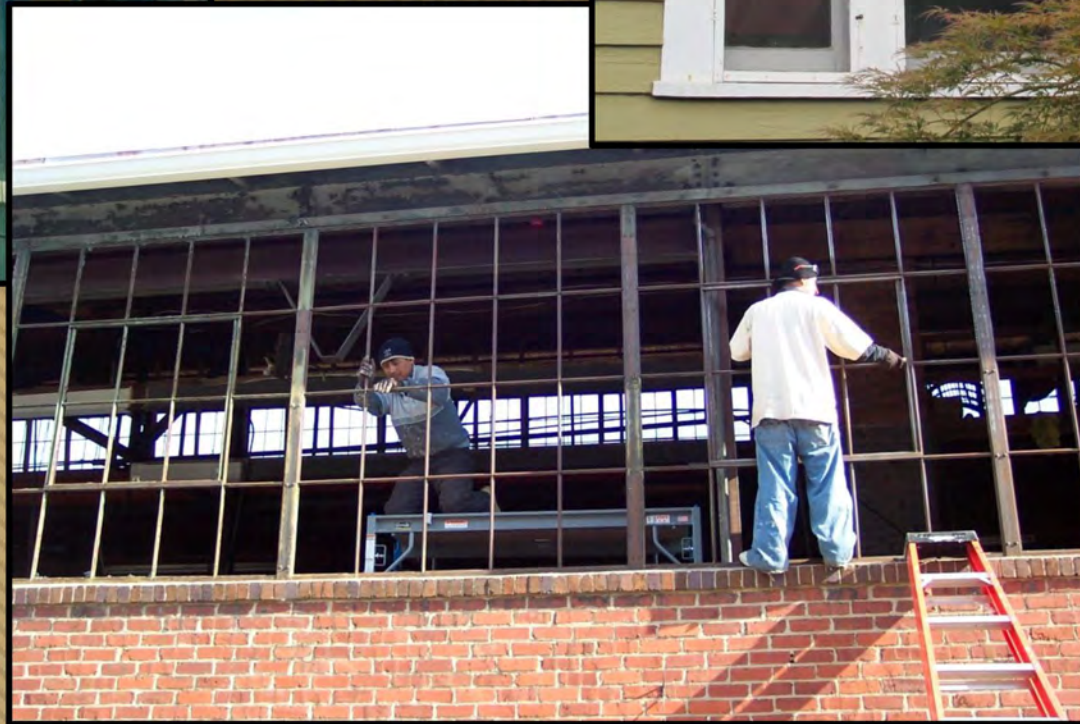
Use physical and pictorial evidence to reconstruct lost features...





Windows characterize historic buildings

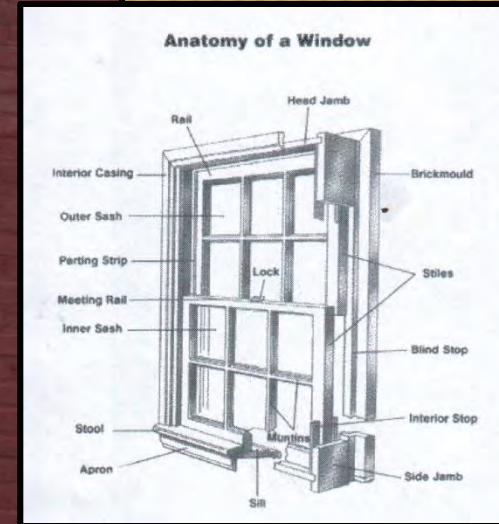
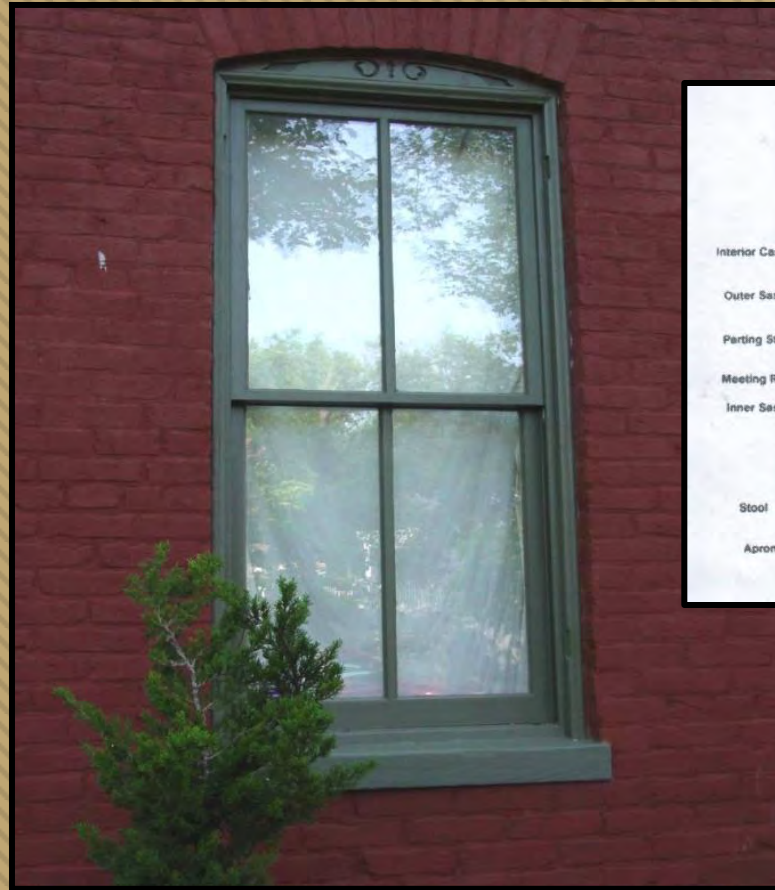
Retain and Repair Historic Windows...





**Storm windows
greatly increase energy
efficiency**

Sensitively (and compatibly) replace historic windows *only* if they cannot be repaired...



Avoid this scenario!

Only the deteriorated wood sash was replaced