

SUSTAINABLE STEWARDSHIP RESTORING A HISTORIC TRAIN DEPOT



QUINN EVANS
ARCHITECTS

SUSTAINABLE STEWARDSHIP

RESTORING A HISTORIC TRAIN DEPOT

History and Research

- **Pere Marquette Railroad**
1904-1953
- **Greyhound Bus Station**
1953-1969
- **Vacant, 1969-2008**



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History and Research

- Local collections of photos, memorabilia, and newspaper articles
- Original building plans and elevations
- Essential for restoration of key features



LISH MINERS FROM OHIO, PENNA & VA WHO HAVE PURCHASED LAND
CO. FROM W. H. TIE & SON
THROUGH THE AGENCY OF S. MARKOVSKI CLEVELAND OHIO

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Preliminary Strategies

First, save the building:

- 1982, listed on the National Register of Historic Places
- Mothball against weather and vandalism

Next, raise double your construction budget:

- MDOT TEA-21 grant
- Section 106
- Local CLG, single resource district
- Secretary of the Interior's Standards for Rehabilitation



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Existing Conditions



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Existing Conditions



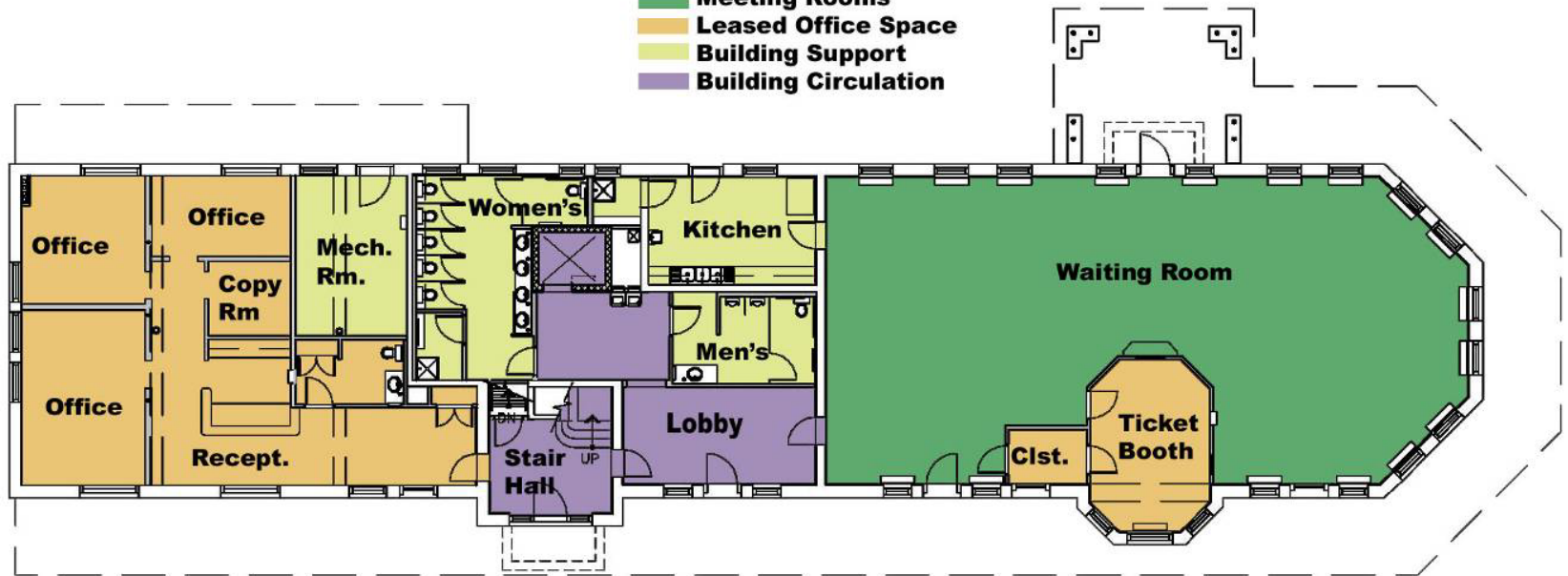
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LEGEND

-  BACF Offices
-  Meeting Rooms
-  Leased Office Space
-  Building Support
-  Building Circulation



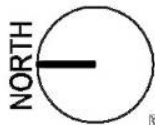
First Floor Plan

5,800 sq.ft.



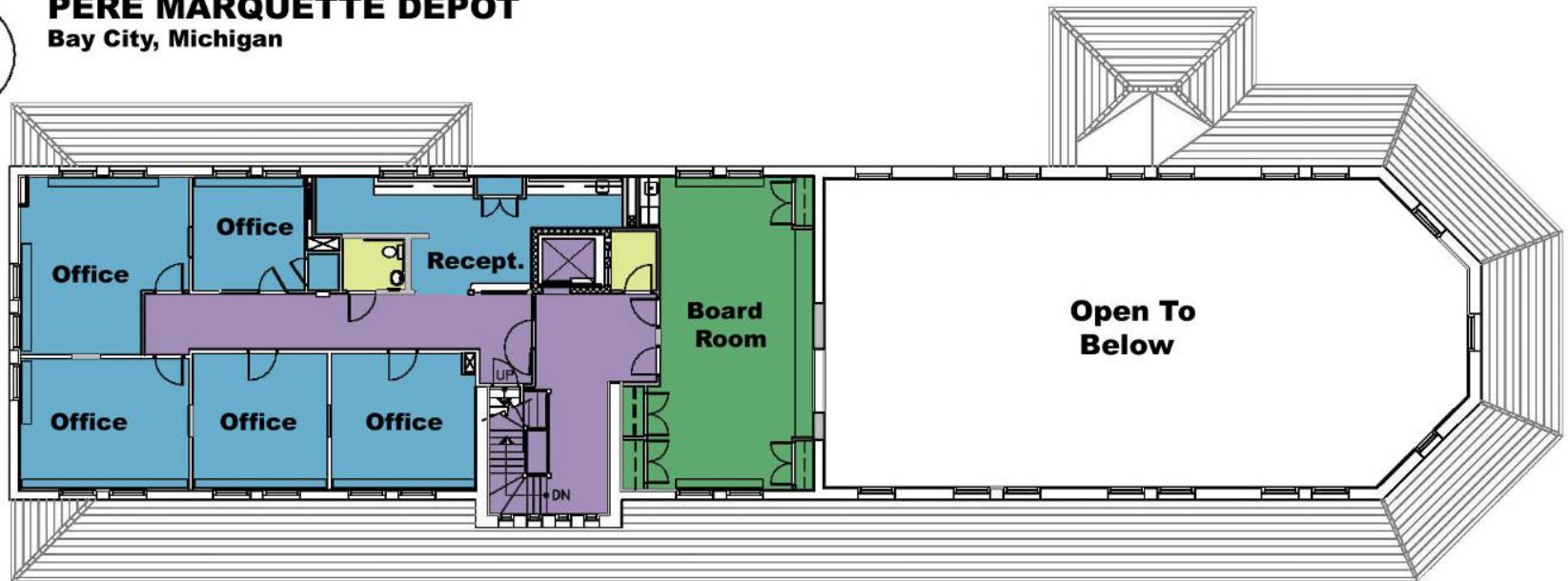
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PERE MARQUETTE DEPOT

Bay City, Michigan



Second Floor Plan

3,200 sq.ft.

LEGEND

- BACF Offices
- Meeting Rooms
- Leased Office Space
- Building Support
- Building Circulation

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Recognize the value of the building to the community through:

- Community revitalization
- Land preservation
- Brownfield redevelopment



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Recognize the value of the building to the community by using:

- Local contractor
- Local skilled trades
- Locally available materials



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Recognize the value of the existing masonry structure which provides thermal mass.

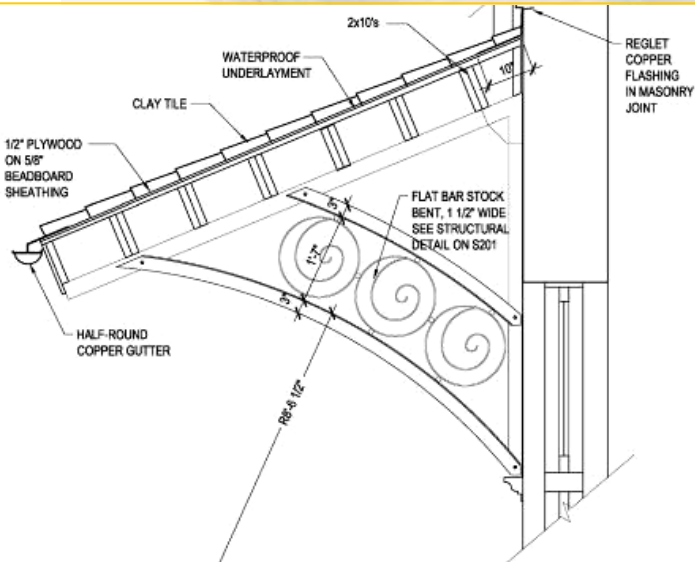


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Reconstruct original sustainable features such as:

...canopies that shade windows...



A1

TYP CANOPY BRACKET



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...dormers that ventilate the attic, and

...tower that provides space for HVAC equipment.



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Recognize the value of existing materials, such as

...wood windows and doors, by restoring their appearance and function.



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Recognize the value of existing materials, such as ...interior woodwork, by restoring these detailed features.



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Recognize the value of existing materials, such as

...interior flooring, by refinishing the extant wood and marble mosaic to their original appearance.



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RESTORING A HISTORIC TRAIN DEPOT

Integrate new materials that enhance appearance and lessen environmental impact.

- Eco elevator doesn't use hydraulic fluid
- "Green" materials for new finishes
- Water efficient plumbing fixtures
- Lighting occupancy sensors



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Integrate new materials that enhance appearance and a have long life.

- Spanish tile roof
- Brick tower
- Sandstone columns



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Construction Discoveries & Changes

- Divided lites in the transoms



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Construction Discoveries & Changes

- Radiant heat under the floor



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GUIDING PRINCIPLES FOR SUSTAINABLE STEWARDSHIP

- I. Recognize the building's value to the community
- II. Utilize existing features for energy performance
- III. Integrate new materials that enhance appearance and have a long life





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