RE-USE OF FORMER INDUSTRIAL SITES IN UNITED STATES

Richard Morris Hunt Scholar 2012
The cover image is of a former mill and a bridge in Lowell, Massachusetts

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INTRODUCTION
During December 2011, I was nominated as Richard Morris Hunt Scholar, a program of the Richard Morris Hunt Fellowship, a partnership of the American Architectural Foundation and the French Heritage Society. The Hunt Fellowship is named for Richard Morris Hunt, the first American architect to study at the Ecole des Beaux-Arts in Paris and one of the most renowned architects of the 19th century. It offers American and French architects specializing in historic preservation an intensive exchange experience focused on the latest scholarship and practises in the field. The Fellowship alternates between an American and a French architect annually and carries a stipend. The program is supported in part through a generous gift from Lafarge.

My Background

I am an architect practicing in Metz in the east of France (near Germany and Luxembourg). I have a university degree in history of art and archaeology, and a graduate degree from the Ecole de Chaillot in Paris, which trains the architectes in heritage preservation. For several years, I worked on projects in architectural offices in Saumur and Paris, and presently I work as state civil servant for the French Ministry of Culture: I am an « Architecte des bâtiments de France » and a head of the department, the « Service territorial de l’architecture et du patrimoine » (STAP) of Moselle where there is 10 staff.

My principal professional mission is to deliver building permits in special areas that incorporate heritage buildings. So, I protect the architectural quality of 400 sites (within 500 meters radius) in Moselle. For example, in Petite-Rosselle, there are several heritage buildings (in red) and each one has a cercle (in yellow) inside I deliver buildings permits:

Within these sites, my permits concern only the building exteriors. But in Metz, a city that has a « secteur sauvegardé » of 165 hectares, I also have to deliver permits for all interior works, and to review alterations to all the historic objects such as staircases, fireplaces, mosaic.

Interiors elements that I asked to conserve in a building permit in the « secteur sauvegardé » of Metz
The department of Moselle has about 400 historic buildings, and I deliver about 4,500 permits per year. In all the towns affected by protected areas, I work closely with elected officials to bring about awareness for heritage building and the preservation of their surroundings. With lectures, site visits and meetings in town-hall, I explain my approach with examples of historic properties, the process to rehabilitate them, and the importance of the preservation of architectural heritage as witness of the past.

My daily challenges focus on industrial heritage, characteristic of the department of Moselle including iron, steel and coal manufacturing sites. Due to the closure of these polluted sites, the desire of elected officials and people is to make a clean sweep of the past; so, the important financial problems of communities, complicates finding rehabilitation programs. More often, these buildings are in very poor condition and away from the town-center, which is an additional handicap when identifying a program for revitalization.

The restoration of many elements of this architecture (networks of pipes, mine shaft), is considered a waste, because these materials are perceived to have no functional utility (no spaces to use); and the symbolic presence and the testimony of a recent history don't constitute sufficient grounds for financial investments. As I work with elected officials and residents of housing estates, on communication efforts to promote industrial heritage, I work in close cooperation with the « Etablissement Public Foncier » of Lorraine (EPFL). This structure finances the purchase of lands, the studies and the works for communities, while recognizing, as I do, the need to diversify programs and find private investments.

Finally, as « Architecte des bâtiments de France », I am the curator of 8 historic buildings belonging to the Ministry of Culture in Moselle, like the cathedral of Metz or the door of France in Phalsbourg.
My topic for Richard Morris Hunt Scholar

My concerns in Moselle are the politics of the town planning, the architecture and the heritage, and especially in protected areas, historic districts comprising historic monuments. So, my principal mission consists in delivering building permits in these protected areas in seeing to the quality and the coherence of the architecture.

In Moselle, my principal topic is the old industrial sites, because this county is known in France for its metallurgy of iron and steel and for its coalmines. I have to work with the mayors about the future of these industrial buildings that are now empty and often in poor condition on polluted lands.

By providing lectures, articles and examples from Germany (county of Ruhr) and England (Liverpool), I try to convince the mayors and the county residents of the necessity to conserve the heritage so it can be a witness of the past, of the possibility to find new programs for these sites, and of the intelligence of changing them and not destroying them instead development them sustainably (no architectural waste).

The subject of the industrial heritage of the United States has already been studied by Sabrina Fabris, 2002 Richard Morris Hunt Fellowship, and I don’t want to reproduce this work on the inventory and the protections. Instead, my questions, in parallel with my practice with elected officials, communities, and inhabitants are posed to understand how this industrial architecture is regarded in the United States, and if it is regarded as only an obsolete work tool or really as an important cultural heritage.

The issue of « tabula rasa » arises in Moselle to me every day, because that heritage is linked to an abandonment of fields by the owners, unemployment, polluted industrial sites and buildings in very poor health. These towns don’t have financial possibilities and they want to part with these symbolic markers, sometimes experienced as a provocation of the former director. They seek to access to architecture and planning which they were deprived for tens or hundreds years, because of a paternalistic management: elected officials and inhabitants want an individual home in housing estates and industrial and commercial areas on the former production sites.

My study of industrial heritage in the United-States focuses on:
- a sociological aspect: attitude of elected officials and inhabitants
- a political aspect: the wishes of the town, the positioning of the different States
- the environmental aspect: constraints linked to the polluted sites ; is there a new policy as in Europe to return to a natural landscape ? (nature comes back on the former industrial sites)
- an architectural aspect: the consequences of the protection of heritage building (brake or accelerator for the
project on former industrial sites); is the only way to protect the architecture to transform it with cultural programs? Or, can another activity be accepted?

- the financial aspect: who are the project leaders?; is there a public or private partnership involved in the rehabilitation of buildings and the sites?; are there subsidies from the city, the States and the Federal government?; what kind of buildings must be demolished due to lack of possible re-assignment?

This pragmatic approach to my research allowed me to exchange ideas and open my mind about the possibilities in the management of industrial architecture.
MY VISITS AND MY APPOINTMENTS
Cities I visited during my travel

During my first week in Washington, DC, I had the chance to meet representatives of different structures working on brownfields or more particularly on historical monuments:

**American Architectural Foundation (AAF)**
- Elizabeth Blazevich (Program Director for Sustainable Cities Design Academy, and Richard Morris Hunt Fellowship)
- Ron Bogle (President and CEO)
- Scott Lauer (Vice-President for Programs)

**National Park Service (NPS)**
- Catherine Lavoie (Chief, Historic American Buildings Survey, HABS)
- Catherine Dewey (Architectural Conservator, National Capital Region)
- Randy Biallas (Chief Historical Architect)
- Antonio Aguilar (Historical Architect)

**U.S. Environmental Protection Agency (EPA)**
- Patricia Overmeyer and Aimee Storm (Office of Brownfields and Land Revitalization, OBLR)

**District Department Of the Environment (DDOE)**
- Brendan Shane (Chief, Office of Police and Sustainability, OPS)

**Advisory Council on Historic Preservation (ACHP)**
- Louise Brodnitz (Program Analyst in the Federal Property Management Section)
- Ron Anzalone (Director of the Office of Preservation Initiatives)

All of these people gave me an overview of the organization of historic protections, and of the various aspects of the reclamation of former industrial sites; knowing that the parallel operation of city, state and federal governments are new data for a French architect.

While in Washington, DC, I had the opportunity to visit the Old Post Office, Union Station, Arlington National Cemetery and the site around the White House (with Randy Biallas and Catherine Dewey), the National Building Museum, Georgetown and the former harbour.

At the Georgetown Washington Harbour, I found this site very interesting and it changed my mind on the French vision of preservation. On a former industrial site, I always try to oblige in my work to conserve not only a witness of activity (the shape of plots in the new urban plan or a building), but also the «genius loci», the soul of the space. Except a foundry, no other older industrial building is located at Georgetown's Washington Harbour: the planning and the new international architecture (volumes or materials) have no link with the past. However, this new center seems to be a very attractive tourist place and the investment were clearly intelligent.

In parallel, I have the example of the port of Liverpool in England, where old buildings have become hotels, restaurants, offices, housing and a new place for the Tate Gallery in London: the «spirit» is still there, even with new uses.
In Washington, DC, Georgetown harbor and canals were built in 1828. There is no more industrial building on this site except the Duvall Foundry. The new harbour was built by the architect Arthur Cotton Moore on a site that was once home to factories and warehouse; there are now a mix of housing, shops and offices. But this international architecture (towers, columns, buttresses, fountains) has no link with the former site that has lost its industrial spirit.

In opposition, the former port of Liverpool (England) has still its «genius loci», even with a new program (offices, housing, shops, restaurants, annexe of the Tate Gallery of London): the buildings in bricks have been conserved.
During my second week I visited the State of Pennsylvania and the cities of Philadelphia and Bethlehem, meeting representatives of different organizations and government agencies working on brownfields and more particularly on historical monuments:

**Preservation Alliance for Greater Philadelphia**  
- Patrick Hauck (Director of Neighborhood Preservation Programs)

**Delaware River Waterfront Corporation**  
- Sarah Thorp (Director of Planning)

**Philadelphia Industrial Development Corporation (PIDC)**  
- John Grady (President)

**City of Bethlehem**  
- the Honorable John Callahan (Mayor of Bethlehem)  
- Louise Kelchner (Mayor’s assistant)  
- Tony Hanna (Director of the City’s Redevelopment Authority)

**Sands Casino of Bethlehem**  
- Joe Koch (Former worker of Bethlehem Steel Corporation; now Sands Casino employee)

With these people, I had the opportunity to visit three examples of re-used industrial sites: the Philadelphia Navy Yard, the Delaware River Waterfront in Philadelphia, and the former industrial site of the blast furnaces in Bethlehem.

I was impressed by the quality of the details of contemporary treatments: simple and noble materials (metal, glass and wood) with a sleek design that are a harmonious complement to the historic brick or stone retained. In Philadelphia and Bethlehem, a special attention was paid to planning, to exterior furniture and to trees, to create public spaces with quality.

In Bethlehem, I was surprised to find similar architecture with similar problems to those in Moselle. It was even more striking to see in the Bethlehem site as in Florange (Moselle), that both sites were purchased and then resold by the same international firm Arcelor Mittal.

The polluted sites, the unemployment and the ruins also link these former industrial cities and their sites.

As in France, different organizations and agencies work with a master plan to organize the future planning, the new buildings and the architecture that has to be conserved. Some guidelines are also created to help owners to re-use their old buildings.

The public-private partnership that is very common in the United States, has enabled to a well-known casino, Sands, to settle on the site of Bethlehem and develop it due to economically advantageous hotels, shops and entertainment centers. The economic benefits allow to this city to invest more on the site. In Philadelphia, the Philadelphia Industrial Development Corporation and the Delaware River Waterfront Corporation, non-profits organizations, are here to help the cities to re-use their brownfields.

Also I discovered that the U.S. non-profit organizations don’t have to conduct a public design competition, though in France, they are obliged to.

And even if the diversity of program is wanted in the different operations I saw, the apartments are not already done in the Navy Yard and in Bethlehem. The Navy Yard and Bethlehem sites could not include residential housing due to the contamination that was still present on both sites. This is why EPA brownfield clean-up levels are so important, as they help to inform developers as to how clean a polluted site is and to what levels the clean-up needs to be completed to in order to host human-centered activities.

In France, the social flats miss and a law obliges the towns and cities with more 50,000 inhabitants, to have 20% of their housing with this kind of flats: if it is not the case, they have to pay a taxe to the state.

The constraints and the possibilities of financial help are different and seem to me more positive in the United States than in France, even if some French laws are able to build a more diverse plan.
Bethlehem: beautiful and nostalgic pictures in black and white by Shaun O’Boyle:

Pictures from: http://oboylephoto.com
Bethlehem: beautiful and nostalgic pictures in black and white by Shaun O’Boyle:

Pictures from: http://oboylephoto.com
Former steel site of Bethlehem in 2012: new public spaces with exterior steel furniture, sculptures, trees, new roads
During my stay in the USA, I was surprised to visit the former industrial site of Bethlehem, blast furnaces very similar to those of the Moselle. The accident of history is that these sites have been purchased and closed by the same international firm, Arcelor Mittal. My discovery of the conversion of the site of Bethlehem has preceded for me only a few weeks to the closure of Gandrange in Moselle announced in 2012, September by Arcelor Mittal. The Sands Casino Resort bought a part of the former steel site in Bethlehem and built new buildings. The money of these new activities has permitted to the city to have a new planning and to be still attractive. The contemporary architecture of Sands Casino mixed with former industrial elements, was a challenge; the only danger now is to limit the risk: what will happen if this society decided to close a day this site that is now its private property?

Le Monde; 2012, July, 23rd (during my trip in USA):

Pictures from:
http://www.artsquest.org/entertainment
http://www.pasands.com
Spillman Farmer Architects transformed Bethlehem Steel Factory into a Vibrant Art Center:

« With a raw, industrial aesthetic, Spillman Farmer Architects have transformed the abandoned steel factory into a major arts hub. Made from locally manufactured, pre-cast concrete panels, glass and, of course, steel, the contrast between the industrial ruins and the internal human scale is always present. To provide some warmth in the space, native Pennsylvania Ash wood was used for some of the interiors, including reception desks and walls.

The industrial spirit of the former factory can be found in every detail, from the massive steel beams, helicoidal stairs and the views to the now silent furnaces. For the art center, the builders used steel made on the Bethlehem Steel site, which has been painted a striking « International Orange ». A hybrid building, ArtsQuest Center provides space for art performances, exhibitions and cinema ».

Text and pictures from: http://www.spillmanfarmer.com/#/artsquest%20center%20at%20stee-lstacks
Bethlehem: the ArtsQuest, the contemporary performing arts center, and some buildings and areas that are still in project in Bethlehem.
The goal of this master plan is to transform a six-mile length of Philadelphia’s Central Delaware River waterfront into an authentic extension of the thriving city and vibrant neighborhoods immediately to its west. Breathing life back into an abandoned industrial waterfront that was once at the heart of the Philadelphia economy is a tremendous challenge, but meeting this challenge will yield great benefits to the city and its region. The city of Philadelphia is informal, innovative, proud, relaxed, walkable, resilient, and vibrant. Those qualities should be extended to the Delaware Waterfront.

Unlike the Upper Schuylkill, which is rooted in a history of pastoral retreats and which serves as a natural preserve for the protection of the city’s water supply, the Delaware River has historically been Philadelphia’s front door, a center of activity, industry, and commerce, bounded at its north and south ends by active port facilities. The Master Plan for the Central Delaware recognizes this character and aims to create region-serving amenities while also reconnecting the city’s residents and visitors with the waterfront."
If I discovered the importance of the project along the Delaware River in Philadelphia, I also visited more small works inside former industrial buildings: re-use by a enterprise that makes some boats in wood (toys and real boats) for example. All these more modest works are not included in the Delaware master plan, but of course the addition of these small private operations participate at the re-use of the Delaware Riverfront.

In Philadelphia: a different reuse from France: this former industrial building (along rails) was « cut » to include a new glass elevation between two walls of bricks:
In Philadelphia, like in Chicago for example, there is a non-profit organization that has the goal to help to understand architecture and to re-use it: Preservation Alliance for Greater Philadelphia (PAGP). «The mission of the Preservation Alliance is to actively promote the appreciation, protection, and appropriate use and development of the Philadelphia region’s historic buildings, communities and landscapes ».

This organization daily works to find financial resources (system of membership, conferences with tickets, sponsor, advertising) and to promote historic buildings (workshops, newsletters, architectural walking tours).

**Homeowner Workshops**

In order to meet the need for information about the care and maintenance of historic properties, the Preservation Alliance offers an ongoing series of **Homeowner Workshops** in the spring and fall targeted at owners, and aspiring owners, of older and historic homes. A key educational and outreach component of the Preservation Alliance’s Neighborhood Preservation Programs, the Homeowner Workshops have been very well received, with over 2,400 people attending the free workshops since they were introduced in the Fall of 2005.

Workshop attendees have the opportunity to learn from a broad variety of preservation professionals on a range of topics including working with architects and contractors, roofing on historic buildings, historic windows, and masonry and pointing. The workshops include either visual presentations or hands-on demonstrations followed by a question-and-answer time.

These workshops are **free, but reservations are required**. To reserve a space or for more information, please contact Melissa Jess, Neighborhood Preservation Program Coordinator at 215.546.1146 x 6 or melissa@preservationalliance.com.
Preservation Alliance for Greater Philadelphia: explanation for the historical review process:

**Step-by-Step Guide to Navigating the Historical Review Process**

1. Start
2. Applicant
3. Historical Commission
4. Determine if your property is listed on the Philadelphia Register of Historic Places.
5. Determine if the work requires approval of the Historical Commission.
6. Consult with the staff of the Historical Commission.
7. Prepare plans.
8. Apply to the Department of Licenses and Inspections for a building permit.
9. Submit an application to the Historical Commission.
10. Approval by staff.
11. Review by the Architectural Committee.
12. Review by the Historical Commission.
13. Approval in concept, prepare final plans.
15. Appeal decision of the Historical Commission.
16. Application approved, plans stamped by staff.
17. Building permit review and approval.
18. Apply for tax abatement.

85% of applications approved in 5 days
15% of applications approved in 60 days
Philadelphia: Navy Yard in 1919

Philadelphia: Navy Yard: PIDC master plan today
Picture from the PIDC document
The Philadelphia Industrial Development Corporation (PIDC) is Philadelphia's city-wide economic development corporation. Founded in 1958 as a non-profit, joint venture between the City of Philadelphia and the Greater Philadelphia Chamber of Commerce, PIDC plans and implements real estate and financing transactions that attract investment, jobs and tax ratables to the City of Philadelphia. PIDC accomplishes this mission by developing and managing public and private resources that are used to leverage even greater investments from a diverse range of governmental, for-profit and non-profit clients throughout all of Philadelphia’s neighborhoods.

Philadelphia, Navy Yard: new program with a work on public spaces: trees, ground filter materials, transformation of the former ports with some terraces around the old docks.
Philadelphia, Navy Yard:
new program on ground floor: trees, public spaces, shops, restaurants
Philadelphia, Navy Yard: boiler behind a window on the ground floor, and fitness above, offices on level 2 (wood, metal, glass)
Building M2
4001 S. Broad Street • The Navy Yard/Philadelphia, PA

Property Features:

- Unique office building located in The Navy Yard’s historic district
- Two-story 2,100 square foot building
- Offices from 168 to 721 square feet, perfect for start-up or small business with one to five people
- Prime Broad Street location
- Free parking and direct access to public transportation
- Located off I-95 (exit 17) and I-76 (26th Street)
- Served by SEPTA Route 71 and the Broad Street subway
- One-year leases from $1,000/month

Philadephia, Navy Yard PIDC: examples of properties to buy or to rent on the site

For More Information Please Contact:
Patrick O'Connor
Phone: 267-996-YARD
pocconnor@pidc-pa.org

Pictures from: http://www.pidc-pa.org/available-properties
During my third week, I travelled to the State of Massachusetts and visited the cities of Lowell, New Bedford and Nantucket. At each place, I had the opportunity to discover the historic textile and whaling industries, again being accompanied by local economic development and historic preservation staff:

**New Bedford Economic Development Council (NBEDC)**
- Matthew Morrissey (Executive Director)
- Derek Santos (Director of Business Development)
- Angela Johnston (Economic Development Specialist)

**Port of New Bedford**
- Edward Anthes-Washburn (Acting Executive Director)

**Historic Board of Lowell**
- Stephen Stowell (Administrator)

**National Park Service in Lowell**
- Peter Aucella (Assistant Superintendent)

**Preservation Institute’s Field School in Nantucket (University of Florida)**
- Linda Stevenson (Richard Morris Hunt Fellowship 1995; Founder and President, Stevenson Architects Inc.; Professor at the University of Florida)
- Marty Hylton (Assistant Professor at the University; Director of Historic Preservation Program and Director of Preservation Institute of Nantucket)
- Bill Click (Restoration contractor; Field School Instructor at the University of Florida, Historic Preservation Program)

In Lowell, I visited the protected area of National Historic Park, Boott Cotton Mills Museum, where I saw the different types of buildings and their uses. I was very surprised by the number of projects already undertaken and those planned for the short term. There are many mills re-used for housing and others are also under construction: as the demand for apartments is high and constant for several years. Rehabilitation of these mills for residential use is easier as these volumes have a lot of windows on very regular facades. It seems very incredible that people accept to live in housing like that: in France, building owners are always obliged to provide terraces, balconies and loggias, as this is a recurring demand from residents. In France, it is a difficulty for developers as we to rehabilitate former industrial buildings without altering the facades of these volumes.

In Nantucket and New Bedford, I discovered the history of the whaling industry, an activity that has long since ceased and of which few industrial buildings are left. This has kept the historic centers of both cities as very touristic places. The proximity of the sea also explains the continuity of fishing activity and remains important for economic activity with a very important port in New Bedford, and marinas in both cities. In Nantucket, a former candle factory is re-used as the Whaling Museum, and in New Bedford, it is the industrial mills built post-whaling that are today being converted. Unlike Moselle, sea-affiliated tourism remains the major activity for both cities.

My stay in Nantucket gave me the opportunity to share my knowledge and my questions with students of the Preservation Institute of Nantucket (University of Florida): I explained to them my professional missions as « Architecte des bâtiments de France », and the evolution of the preservation of heritage building in France. Also I have been very interested by a window workshop where I found the same practices of restoration to those in France!
Nantucket: the touristic port and the Whaling Museum (former candle factory)

Nantucket: windows workshop

New Bedford: fishing port
Lowell:
an aerial photo with all canals,
a drawing showing the system of machines,
an etching with the first buildings around the
principal courtyard

Pictures from:
https://maps.google.com
http://invention.smithsonian.org/centerpieces/
whole_cloth/u2e/i2materials/eiPac4.html
http://www.nps.gov/nr/twhp/wwwlps/
lessons/21boott/21boott.htm
Lowell: a picture in 1910,
a plan of a mill showing that the structure (beams and columns) is easy to re-use.

Pictures from:
http://heartsturredto.blogspot.fr/2012/08/hannah-elida-baldwin-pt1-early-years.html
http://invention.smithsonian.org/centerpieces/whole_cloth/u2ei/u2images/act4/4thflr.gif
Lowell:
many mills re-used as museum, housing, lofts for artists or offices (National Park Service)
Lowell: example of housing in the former mills with their prices

Pictures from: http://www.boottmills.com
Lowell: other examples of restoration of the former mills in housing

Pictures from: http://loftsatperkinspark.com
During the fourth week, I met Todd Metcalf (Deputy Director, Office of Recovery for Auto Communities and Workers) at the United States Department of Labor (DOL) in Washington, DC. He explained to me about his professional missions, and in particular, his role as coordinator between the cities, federal agencies and the Environmental Protection Agency (EPA), and in addition, the financial and administrative help that DOL provides when industries closed.

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For the remainder of the week, I spent four days in Baltimore, and I discovered the history of this city, including the different interventions of conversion for this historic port city.

The city used to export many goods to Europe, and also became a first-class naval center thanks to the steel industry. While Baltimore was the second most populous city in the United-States during 1850, its position is very different today after a sharp drop in population since the 1960s. The city is now trying to recover thanks to many urban renewal projects in its inner harbor and through its culture.

The strong policy of re-use of former docks presents different types of restoration and rehabilitation projects in architecture:

**Restoration**
An old lighthouse has been preserved and restored on the Pier 4.

**Rehabilitation with transformation to mixed use**
Buildings of Pier 4 became a center with shops, restaurants, and offices. The project conserves most of the facades, and even the interiors as in the bookstore Barnes and Noble.

**Rehabilitation with cultural use**
The Museum of Industry is housed in an oyster cannery on the Patapsco River. This project presents all of the former industrial activities of the City of Baltimore and is very coherent with its site.

**Rehabilitation and contemporary construction**
The American Visionary Art Museum is located in the former offices of the Baltimore Copper Paint Company and adjacent historic whiskey warehouse. The various art projects (on the facades and in the interior) respects the architectural typology of the places and of the two simple volumes of the old buildings. The new construction is disconnected from the other buildings but is coherent with its artistic use.

**New construction with an industrial architectural style**
The Bond Street Wharf is an office building on the waterfront in historic Fells Point.

**New buildings with architectural styles unrelated to the history of places**
The concept of many hotels and restaurants in Fells Point or housing in the south of the port have no link with the place or its history.

It is interesting to note that these projects and these transformations have been done in parallel with maritime activities: the big industrial site of Domino Sugar is still in the harbor. And the Harry and Jeanette Weinberg Foundation and the « rouse flick learning tower » have been built in natural areas close the water: providing young people with information about occupations related to environmental activities.
Baltimore:
an aerial picture with all the piers (now touristic in north and still industrial in south),
a painting by Paul McGehee,
an old picture in black and white at the beginning of the 20th century

Pictures from:
https://maps.google.com
http://ccihon2.blogspot.fr
carfreebaltimore/Maryland Historical Society
Baltimore: example of restoration with an old lighthouse

Baltimore: buildings of Pier 4 (shops, restaurants and offices)

Baltimore: interiors of Barnes & Noble shop (the steel structure had been conserved and the spirit of the former industrial building is present with the materials and for example, the style of the escalator)
Baltimore: rehabilitation with cultural use: Museum of Industry in an oyster cannery
Baltimore: rehabilitation and contemporary construction, the American Visionary Art Museum (in former offices of the Baltimore Copper Paint Company)
Re-use of former industrial sites in United States

Baltimore: rehabilitation and contemporary construction, the American Visionary Art Museum, examples and details of the exterior exhibition
Baltimore: new construction with an industrial architectural style: the Bond Street Wharf (office building)

The big industrial site of Domino Sugar is still in activity in the harbor of Baltimore.
Baltimore:
New buildings with architectural styles unrelated to the history of places. It is a pity that the concept of many hotels and restaurants in Fells Point or housing in the south of the port have no link with the place of its history: this kind of architecture would be built all over the world. Only the plan of the former piers have been respected.
In Baltimore (in the south of the Museum of Industry):
If the piers are now devoted to touristic activities (shops, hotels, restaurants, aquarium) in north of the port, and to luxurious housings in the south, there are still former fishers’s homes that seem not to be taken in count. They belong to the former industrial activities of the city and have a characteristic architecture with terraces in wood on the top.
Baltimore: a sustainable project: the Harry and Jeanette Weinberg Education Center with the learning tower, and buildings in wood destined to young people occupations related to environmental activities.
The American Architectural Foundation (AAF) organizes regularly Sustainable Cities Design Academy (SCDA). I had the opportunity to go with AAF’s staff to Baltimore between 2012, July 18th and 20th. There were four workshops with two about former industrial sites (Bethlehem that I already visited, and Penuelas in Puerto Rico).

If I wasn’t surprised by the type of project and results, I have seen and noticed new ideas from this four project workshops: the way of thinking the communication and the notion of neighborhood.

There was in every workshop, somebody to help the elected people, the inhabitants or the professional people to understand themselves, especially with technical vocabulary: communication was a very important point to understand and to make the project.

The people were clearly represented: for Penuelas, the association of citizens affected by industrial pollution of former sites, was associated with the workshop. For three days, all these people described their wishes and constraints and I was surprised they reach the end to have the same ideas and a comprehensive master plan for the project.

For Bethlehem, the idea was to include new activities in urban planning and finding a site for casino parking lot. In my mind’s eye, the landscape (river and blast furnaces) have not been sufficiently taken into account, the final draft seems to be attractive for the city and the owner.

In Puerto Rico, former industrial sites have been studied to become a solar park, due to their deep pollution which prohibits other activities.
CHICAGO, IL

CHICAGO CENTRAL AREA DECARBONIZATION PLAN

Project Overview: The DeCarb Plan has been an ongoing pro-bono project of Adrian Smith + Gordon Gill Architecture for the past three years. It acknowledges that architecture and urban design alone do not shape the city. We also need to consider economics, politics, policy, infrastructure, cultural and social issues. The idea of decarbonization looks at densification as not just a quantitative, but qualitative - that the results of decarbonization can positively affect the well-being and quality of life of the city’s inhabitants. The plan began as a theoretical response to the City of Chicago’s Chicago Climate Action Plan. The DeCarb Plan became a published book earlier this year – yet it exists to date as theory only. The Chicago team sees an implementation strategy to incorporate this private DeCarbonization Plan with city and other private building owner's operations and create a district energy system.

Project Team Leaders:
- Michael Berkhoff
  Green Projects Administrator, City of Chicago
- Gail Borthwick
  Senior Architect, Adrian Smith + Gordon Gill Architecture
- Craig Burton
  Director, Positive Energy Practice
- Philip Palmer
  Principal, Avison Young Commercial Real Estate

BETHLEHEM, PA

SANDS BETHLEHEM SUSTAINABLE MASTER PLAN

Project Overview: Bethlehem Works, a 124-acre parcel of the former Bethlehem Steel plant in Bethlehem, PA, has developed over the past dozen years to include commercial, retail, entertainment and education uses. Bethlehem Works now has two entertainment anchors, Sands Casino Resort Bethlehem on the eastern end and the SteelStacks entertainment campus to the west. The destinations are separated by just under a mile, making it possible to walk, bike or drive the distance; however, the daunting shadows of vacant Steel buildings dotting the single access road are far from welcoming to visitors. Infill development along this stretch will be key to sustain the success of the site.

Nearly every older industrial city struggles to redevelop former industrial land, and those who seek the most diverse solutions often find the most success. While strides have been made with major developments at Bethlehem Works, next steps must be identified and taken. The site is currently in a stage of incredible transition, and as the community is beginning to embrace its entertainment value, there is a demand for more amenities on the site. The City is looking to prioritize efforts for the next few years as the infill development progresses.

Project Team Leaders:
- The Honorable John Callahan
  Mayor, City of Bethlehem
- Robert DeSolve
  President, Sands Casino Resort Bethlehem
- Darlene Hollar, AICP
  Planning Director, City of Bethlehem
- Michael Perrucci, Esq.
  Founder and Managing Partner, Florio-Perrucci Steinhardt & Foder, LLC

Pictures from AAF’s Internet Site
MIA M, FL

OVERTOWN FOLKLIFE VILLAGE REVITALIZATION

Project Overview: Since 1988, the not-for-profit Collins Center for Public Policy has been dedicated to advancing the important social and economic public policy issues facing Florida and beyond, and finding meaningful solutions to their challenges. The Collins Center has purchased land in historic Overtown in Miami. Overtown is one of Miami’s oldest and most historic neighborhoods and was once the center of entertainment and African American culture. Today, Overtown is an underserved community with limited resources, few artistic outlets, and an abandoned fervent culture. Working with the Collins Center is the Heritage Continuum Design Firm, which focuses on the design and establishment of sustainable communities in Florida and abroad. Together, they are designing a neighborhood to help the residents re-imagine and revitalize art and culture by re-creating an arts community named the Folk life Village.

Project Team Leaders:
Marcia Anderson
President, The Heritage Continuum

Philip Bacon
Vice President of Regional & Neighborhood Initiatives, The Collins Center for Public Policy, Inc.

Loma Bravo, LEED AP
Lead Sustainability Architect, The Heritage Continuum

Francisco Garcia
Planning Director, City of Miami

PEÑUELAS, PR

PEÑUELAS SOLAR PARK

Project Overview: The Peñuelas team is developing a Solar Energy Park on a 700-acre former Brownfield site to serve southern Puerto Rico. The site was formerly a Union Carbide petrochemical plant that is about to receive a clean-close certification from the EPA. The team hopes to refresh their leadership skills as well as develop the technical assistance and ideas to navigate a variety of stakeholder relations, generate project capital, and ultimately select an eco-friendly, sustainable solar energy solution that will be accepted by the community and the local energy authority.

Project Team Leaders:
Yvette Gonzalez Cusco
Leader and Scientist, Peñuelas Community

Juan C. Feliciano
Land Use Planner, DISUR, Inc.

Edwin Irisary Mora
PhD: Economist and Subject Matter Expert in Renewable Energy Production

David Southgate
Project Manager, DISUR, Inc.

Pictures from AAF’s Internet Site
The last week, I visited Chicago and Gary, an industrial city in Indiana, and during my trip, I met:

**U.S. Environmental Protection Agency (EPA), Region 5**
- Yolanda Bouchee (Superfund Division ; Chief, Community Involvement and Outreach, Green Historic Preservation Specialist).
- James Vanderkloot (Land Revitalization Coordinator), and
- Danielle Potts (Historic Preservation Intern, Superfund Division, Community and Land Revitalization Branch),
- Michael Gifford (Project Officer)

**University of Illinois**
- Deven Gibbs (Graduate Assistant)

**Emerging Communities Corporation**
- John Antaramian (President)

**Gary Storm Water Management District**
- Lauren Riga (MS4 Director),
- Brenda Scott Henry (Outreach Coordinator)

In Chicago, I visited the Art Institute, and the Chicago Architecture Foundation: I saw the current exhibition entitled « The Unseen City, Future Designs for Chicago », and I made the architectural cruise along the Chicago river. During this trip, I admired all the skyscrapers, including those of Mies Van Der Rohe, while wondering given my topic of study, where all the steel came from to construct these buildings!

During the previous week at the Sustainable Cities Design Academy (SCDA) in Baltimore, I met a project team from Chicago that demonstrated that the city is at the forefront of thinking about sustainable development: I have seen it with the exhibition I visited: « Loop Value : How much does it cost ? ».

The one-day visit to Gary, Michael Jackson's birth-place, was very instructive for me. This industrial city near Chicago, has about 80,300 inhabitants and is home to the headquarters of the United States Steel Corporation. The EPA team and the city officials of Gary took me to visit many places in the city, that is still the production facility for steel by the U.S. Steel Corporation along Lake Michigan, though the company has greatly reduced its production.

Also we visited the former pavilion and the bathing beach aquatorium in Marquette Park: this neo-classical architecture is now renovated to accommodate cultural or touristic activities along Lake Michigan. That part of the city including Miller Beach, is disconnected from the industrial plants and downtown.

Like many industrial cities, Gary is at the water’s edge, and steel production has created a network of motorways, railways and power lines, which are a constant on this kind of site.

But Gary has the characteristic of having been cut in two in 1950-1960, white citizens moved away from downtown and the industrial areas, and a second city, Merrillville was born with its own mayor. Today it still attracts investors and the economy is more flourishing than in Gary.

Since the plant closure, most of the city of Gary, and even in downtown, have many buildings that are now empty and in ruins: banks, housing, station, and the Sheraton Hotel, next to city-hall. « Ghost-City » is a name associated with cities like Gary, and they attract some urban-explorers who take pictures of these strange architectural ruins. In addition of the Sheraton Hotel, we went to the Odyssey indoor paintball site, where the EPA and the National Park Service have a project.

By coming back, we visited the former Lake County Courthouse in Crown Point, the Pullman site in Chicago (industrial buildings, a museum and housing), and former housing 4610 South Michigan Avenue that is now empty.
A lot of buildings are empty in Gary:
- the Odyssey indoor paintball site,
- and a lot of houses even downtown
Gary: the Sheraton Hotel is empty just near the city-hall in downtown
Gary: view of the former hall of the Sheraton Hotel in ruins and its original brochure

Picture of brochure from: http://www.lostindiana.net/Lost_Indiana/Lost_Indiana.html
Gary: old buildings and ruins make the urban explorers happy with beautiful but very nostalgic pictures

Pictures from:
http://www.archdaily.com/109891/forgotten-cities-gary-indiana
COMPARISON
AND ANALYSIS
OF SYSTEMS
Notion of Industrial Heritage

The topic I chose to study in the U.S. with the RMH Scholar program, is directly linked with some realities (economy, pollution, planning), but also with the notion of heritage that changes sometimes according to the culture of each country.

The heritage remains, is what we inherit and what we pass on to future generations. The industrial heritage, has the distinction of having been part of a working system, which whether protected or not. Now, it must be transformed and adapted for new uses, given many conditions including economic realities.

Administrative Agencies supporting Heritage Buildings

While in France, heritage is always managed by the Ministry of Culture and Communication (MCC), in a still relatively centralized system, this is not the same in the United States. The maintenance and care of historic American buildings is decentralized, and the federal government has little involvement as compared to France. This kind of responsibility is usually of local agencies, at the levels of state or county.

Unlike France, where the MCC decides the protection of historical monuments, in United States, different kinds of protection are deemed depending on the level of historic significance:

- A National Historic Landmark (NHL) is a building or structure of national historic significance, monitored by the federal government.
- All 50 U.S. states administer a National Register of Historic Places (NRHP), similar to NHLs, but inclusive of buildings, structures, districts and objects. The National Register Sites are monitored by the federal and states governments.
- Local historic districts usually have the highest level of protection and are administered by Certified Local Governments.

The National Park Service is a bureau of the U.S. Department of the Interior and is led by a Director nominated by the President and confirmed by the U.S. Senate. The Director is supported by senior executives who manage national programs, policy, and budget in the Washington, DC, headquarters. This is an organization that monitors all National Register and NHL sites in coordination with states.

About Us

Since 1916, the American people have entrusted the National Park Service with the care of their national parks. With the help of volunteers and park partners, we are proud to safeguard these nearly 400 places and to share their stories with more than 275 million visitors every year. But our work doesn’t stop there.

We are proud that tribes, local governments, nonprofit organizations, businesses, and individual citizens ask for our help in revitalizing their communities, preserving local history, celebrating local heritage, and creating close to home opportunities for kids and families to get outside, be active, and have fun.

Taking care of the national parks and helping Americans take care of their communities is a job we love, and we need - and welcome - your help and support.

What We Do

National Park Service by the Numbers*

$46,000,000,000 Incentivized in private historic preservation investment
11,700,000,000 visitors
$6,499,262,906 in preservation and outdoor recreation grants awarded
$2,750,000,000 annual budget
121,503,193 objects in museum collections
97,417,260 volunteer hours
84,000,000 acres of land
4,502,644 acres of oceans, lakes, reservoirs
2,482,104 volunteers
216,000 jobs supported in gateway communities
85,049 miles of perennial rivers and streams
66,561 archeological sites
43,162 miles of shoreline
26,000 employees
27,000 historic structures
2,461 national historic landmarks
862 national natural landmarks
400 endangered species
388 national parks
48 national heritage areas
1 mission: The National Park Service cares for special places saved by the American people so that all may experience our heritage.

*Text and picture from: http://www.nps.gov

Re-use of former industrial sites in United States
In the United States, there is no system of protection around each historic building, while since World War II, France has zoned protective areas around Heritage Buildings. In these zones, the quality and the coherence of the other buildings and of the public spaces are managed by civil servants, Architectes des Bâtiments de France in the Ministry of Culture.

Inventory

In France, the inventory is controlled by Regional Councils (local): it is an agency called the Regional Service of Inventory (Service Régional de l'Inventaire, SRI), that performs the census and research, according to a ranking international corpus of objects and buildings in the country.

In the United States, a similar agency is called the Advisory Council on Historic Preservation (ACHP):

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Mission statement

The Advisory Council on Historic Preservation promotes the preservation, enhancement, and sustainable use of our nation's diverse historic resources, and advises the President and the Congress on national historic preservation policy.

—adopted by ACHP membership January 2011
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The ACHP maintains the standards provided for in Section 106:

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(a) Purposes of the section 106 process. Section 106 of the National Historic Preservation Act requires Federal agencies to take into account the effects of their undertakings on historic properties and afford the Council a reasonable opportunity to comment on such undertakings. The procedures in this part define how Federal agencies meet these statutory responsibilities. The section 106 process seeks to accommodate historic preservation concerns with the needs of Federal undertakings through consultation among the agency official and other parties with an interest in the effects of the undertaking on historic properties, commencing at the early stages of project planning. The goal of consultation is to identify historic properties potentially affected by the undertaking, assess its effects and seek ways to avoid, minimize or mitigate any adverse effects on historic properties.
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Industrial Sites Types

In France, industrial buildings date to the 19th century, but the story of many industrial firms is often older, with some businesses dating back sometimes to the 18th century. There are many activities represented throughout France, and some French counties like Lorraine or Nord-Pas-de-Calais are famous for their mines of coal. In the department of Moselle where I work, there are also steel sites and even glassmaker (like in Saint-Louis-les-Bitche, a very luxurious and old firm bought by the famous mark Hermès). Though the United States is a younger nation than France, the two countries share similar periods of industrial production:

- From Independence to Civil War (1783-1861): European industrialization principally in New-England, with similar techniques to France.
- From Civil War to Second World War: Industrial production supports the development of large infrastructure projects: ports, trains, canals, and bridges.
- After the Second World War: Globalization and the intensive production post-war help to create giant industrial bases in cities often dedicated to a single activity (cars for example).
- Late 20th century: as in France, the progressive closure of the former industrial sites puts cities in a difficult economic situation, and obliges them to reflect on the future of these brownfields and of this heritage.

The United States was home to many mines for copper, silver, iron and coal, whose materials supplied the construction of buildings and supported further extraction systems. Today, many industrial buildings and structures still remain: forges and mills are present on the territory, with necessary transport infrastructure such as canals, rivers or ports that provided water for these activities. Some historic characteristics exist in the United States as in France: some luxury industries as glassware persist in Moselle, but the industry of whale oil that I discovered in New Bedford or in Nantucket, has disappeared. In this latter case, the former whaling industry has however allowed the development of heritage tourism along the sea.

Though many states have industrial activities, I reviewed older industrial sites on the East Coast, where I chose to spend my five weeks as the Richard Morris Hunt Scholar.

The Whaling Museum in New Bedford: new architecture and re-use of an old building; interiors
The Whaling Museum in New Bedford: new architecture and re-use of an old building

In Saint-Louis-les-Bitche (France - Moselle):
- The small village with the industrial buildings
- The new museum with a contemporary project in an old building: a new « box » in an old one (by Lipsky and Rollet, architects)
- Example of luxury glass

Even in a difficult situation, this kind of very specific industry is profitable: it was bought by Hermès in 1989 for the brand name, well known in France.

Pictures from:
http://www.flickr.com/photos/moselle-tourisme/4830117852
http://www.lipsky-rollet.com/projet
FINANCIAL ASSISTANCE IN FRANCE

European Union

French State with different ministries
- On historical monuments, the work done on the protected parts are covered by grants from the Ministry of Culture.

Collectivities
- County (« conseil régional » with several departments): Lorraine.
- Department (« conseil général »): Moselle.
- Town, city or a group of towns: Metz or « Communauté urbaine de Nancy ».

« Etablissement Public Foncier » (EPF)
- The EPF negotiates and carries out the procedures to create land reserves before the implementation phase of public project planning. The EPF has many different missions: the «land recycling», the purchasing, the reclamation and the management of all useful studies to transform land. To finance its activities, the EPF may receive contributions granted by the French State, the collectivities, and the European Union.
- The EPF of Lorraine is one of the most important actors for help to industrial projects in this county.

« Partenariat public-privé » - Public-private partnership (PPP)
- A method of financing with a public authority that makes a contract with private developers to finance and manage equipment that provides or contributes to public service.
- This kind of solution is quite new in France and often used for very high profile projects.

« Mécénat » - Sponsorship
- The payment of a donation to an organization to support a work of general interest. If the beneficiary is eligible for a deductible donation, it entitles the donor to certain tax benefits.
- It is a system used almost exclusively for large-scale projects.

Non-profit organization
- An « association loi 1901 » is a French non-profit organization.
- The involvement of these associations in heritage projects is common, but still marginal in relation to their very important role in the United States.

« Fondation du patrimoine »
- A French, private, independent and non-profit organization; and it is only used for buildings that have historic and architectural interest, and mostly, in small towns and villages.

Advertising
- Advertising is relatively little used, and it is permitted only since April 2007, on Historical Monuments (provided that the total area doesn’t exceed 50% of the total surface of the cover according to the regulation).
FINANCIAL ASSISTANCE IN UNITED STATES

Government
- A preservation easement donation may result in tax benefits through the reduction of income, estate, and property taxes: income tax deductions, estate tax reduction, property tax abatement.

State
- Federal tax incentives for rehabilitating historic buildings.
- Allocations of revenue from States often go towards the support of preservation activities. These might include raising taxes on car registration (the owner can customize the plate of his car in exchange for a fee) or fees collected through tourism (guides, CDs) or lotteries run by states.

Towns or cities
- Taxes on hotels, restaurants and rental cars are also used to finance preservation activities in municipalities.
- Preservation activities are supported by charitable contributions/donations that are tax deductible. Cultural goods are often exempt « tax on value added tax (VAT) » American culture is helped indirectly.

Private institutions (Associations and Foundations)
- Culture is usually the result of institutions « private » (with funds not from the public budget), but with the status of non-profit organization and missions of general interest .
- There are 1.14 million non-profit organizations in the United States and Americans give annually $ 250 billion to non-profit associations and these donations are tax exempt. 5.4% of these donations go to the culture (13 billion dollars).
- Non-profit associations and foundations are funded by endowments and fundraising. In turn, cultural institutions grant privileges to generous donors (gala dinners, tickets, tours, donor’s name on a plaque or assigned to a gallery).
- I have seen the amount of work and budget of some non-profit associations in Philadelphia for example: the Philadelphia Industrial Development Corporation or the Preservation Alliance for Greater Philadelphia

Neighborhood communities
- They are taking on very important initiatives in the arts and education and often they are the creators of the political art in their neighborhoods.
- The United States is the world’s first country to volunteer and about 93 million Americans practice to varying degrees. American volunteerism is particularly developed in the arts and contributes to the functioning of many cultural institutions.

Advertising
- The United States commonly use advertising for documents, receptions or lectures themselves to finance works on buildings.

Corporate funding
- Typically, corporations fund preservation-related projects through their corporate social responsibility (CRS) funds, especially community development-related work.
- It is also used by companies to improve their brand image.

Private sector
- Often, the private sector, as I have seen in Lowell or Bethlehem, financially supports rehabilitation of historic buildings, which is rare in France especially on former industrial sites.
Le Monde ; 2012, July, 20th
(during my trip in USA)

A BALTIMORE, DANS LE MARYLAND, trois casernes de pompiers doivent fermer leurs portes d’ici à la fin de l’été, faute de moyens. Alors que le maire, qui tente de faire revenir 10 000 habitants en ville, se refuse à augmenter les impôts locaux, les élus pensent avoir trouvé une solution pour en finir avec cette spirale du déclin. En juin, le conseil municipal a voté une mesure qui permettra aux camions rouges de porter des panneaux d’affichage, moyennant finances évidemment.

Baltimore n’est pas la seule ville où les services publics partent à la chasse aux annonceurs. Depuis la crise de 2008, selon le New York Times, elles sont pléthore aux Etats-Unis à vendre leurs espaces aux marques. "Une alternative créative à l’augmentation des impôts pour reprendre les comptes publics", avancent les partisans de cette stratégie du "tout-public".

Ainsi, à Philadelphie, les cartes de métro sont estampillées McDonald’s et la station Pattison a été rebaptisée "AT&T", du nom de l’opérateur de téléphonie américain. À Chicago, onze noms de stations de métro de la ligne L sont officiellement "à vendre". La ville de Cleveland, dans l’Ohio, a déjà renommé une ligne de bus rapide "HealthLine" ("la ligne de la santé") auprès d’un accord financier avec des cliniques et des hôpitaux locaux. Le montant du deal n’est pas négligeable : 6,5 millions de dollars (5,3 millions d’euros) sur vingt-cinq ans.

La chaîne de restauration rapide Kentucky Fried Chicken fut la première à apposer son logo sur les bouches d’égout et les bouches d’incendie dans l’Indiana, le Kentucky et le Tennessee. Certaines chaines de pizza s’affichent sur les bus scolaires. Sept États ont déjà donné leur accord pour que les véhicules de ramassage des écoliers servent de panneaux d’affichage ambulants.

EN REVANCHE, LA CALIFORNIE, pourtant très endettée, a refusé. Comme à Tyngsborough, dans le Massachusetts, où la ville a récemment flirté avec l’idée de faire des voitures de police des espaces publicitaires. Un projet contre lequel le chef de la police s’est insurgé. La ville de Littleton, à 30 kilomètres au sud, n’a pas eu les mêmes pudors. Avant même la crise, elle avait autorisé un supermarché à placer des affichettes sur les pare-chocs et les coffres des véhicules de la police, qui trouvait ainsi un moyen de renouveler son parc automobile.

Baltimore a également fait appel à une agence de communication. Sa mission : trouver des entreprises prêtes à payer pour faire apparaître leur logo sur des bâtiments publics, des parcs ou des centres de loisirs.
Urban Planning

The re-use of former industrial sites is often a political and economic issue. But civic leaders must be very careful of redevelopment of brownfields: if they are too polluted or too far away from the city center, they will be probably hard to re-use.
So the regulations and the urban plan have to be adapted to new programs and flexible as to include real urban project on these sites with roads, transportation, parkings, new buildings and open spaces.
I think that the flexibility of local planning regulations allows and encourages communities to take development opportunities. However these regulations must be under a state control, guaranteeing equal opportunities and counties in these regions, as they are still very affected economically and socially by the closure of these former industrial sites.
Some examples that I have seen in USA include are too dangerous, because the elected and private citizens can decide alone of the zoning. In these cases, even if the developers can help towns and cities to re-use their former industrial sites with money, they can also have a change of mind or experience bankruptcy.

New Programs for Industrial Sites - Affordable Housing

The prioritization of buildings to preserve must be in accordance with their public value (architectural, heritage, historic significance and symbolic) and their ability to transform and to accommodate new uses, and to be linked with contemporary architecture.

The re-use of these former industrial buildings must take into account the flexibility of their structures. Depending on the volume and complexity of supporting structures, the new program will be more or less difficult.

Case Study: Specific structures dedicated to a function (gasometer, water tower, sugar silo): By the very specific nature of their former activity, some buildings are very difficult to change, even if the imagination can help sometimes to re-use them:
In Duisburg in the Ruhr Valley (Germany), a former gasometer is now used as a training ground for firefighters: filled with water, the structure provides an area for exercise and diving rescue practice.
In Vienna (Austria), gasometers were re-used both by rehabilitating the structure (only the outer walls have been preserved) and creating contemporary additions (gateways). At an architectural competition, the projects selected have been those architects Jean Nouvel (Gasometer A), Coop-Himmelbau (Gasometer B), Manfred Wehdorn (Gasometer C) and Wilhelm Holzbauer (Gasometer D). Between 1999 and 2001, each gasometer was divided into several areas: apartments in the upper part, offices in the upper floors and shopping malls on the ground floor.
In Halfweg, Netherlands, former sugar silos have been converted into offices during 2007: « sugar city, sugar silos » by architects Soeters Van Eldonk and Jos Van Eldonk.

In Vandoeuvre-les-Nancy (Lorraine - France), 18 atypical housing units were built in a water tower.

In Soweto (South Africa), the Orlando Towers have become a hot touristic attraction where tourists can bungee jump off the cooling towers. So it is now possible to jump from one of the 100-meter-high water towers built in the 1950s, and decorated with the black Madonna from the Regina Mundi church and a portrait of Nelson Mandela.

Vandoeuvre-les-Nancy (Lorraine - France): an article from the newspaper Le Républicain lorrain (2012, July 18th, during my trip in USA)
Halfweg (Netherlands): « Sugar city, sugar silos »

Pictures from: http://www.flickr.com/photos/sugarcitycom

Soweto (South Africa): water towers with reuse in jumping

Picture from: Photo.net, Adventure Escapades, TravBuddy and My Digital Life
Regulations in each country are very different and some re-use projects would be impossible in France. For example, the former industrial site realized in Duisburg (Germany): the site is open to the public day and night including a light show for tourists in the evening. In France, the public safety rules do not provide for public access to these sites and those stairs that don’t respect current standards.

_Duisburg (Germany): former steel site_

Second picture from: http://www.alkreizen.be/duisburg-ruhr
Case Study: more « classical » volumes:
When the volumes of the former industrial buildings are more simple, there are more solutions of re-use.
In the case of the Lowell, Massachusetts mills, their structure’s beams and columns make the re-use of the spaces easier for programs such as offices, housing and shops. It is the same case in Metz (Moselle) where I work. At the former tabacco factory Seita, some of the oldest buildings (19th century) have been re-used as shops and offices, and the developers realised contemporary buildings (social housing and market-rate flats) in place of non interesting buildings:


![Image of Demolished buildings along the river; contemporary architecture](http://www.plan-immobilier.fr/immobilier-neuf/metz-57000/la-manufacture-les-rives/3286)

![Image of Re-used buildings](http://www.mairie-metz.fr/metz2/sortir/trouver/fiche)
The historic structures are more easily re-used, when they can host a mix of functions, and even with new industrial programs, when they are located away from a town-center or from housing (because of the pollution or the noise).

The mix of functions, like the diversity of owners, is the guarantee of the project’s durability. In case of problem, some of them will stay on these sites even if some other activities stop.

The case of Pier 4 in Baltimore is a good example of the variety of contemporary programs in a historic site: offices, housing, shops and restaurants. Though this mix of programs helps to support activity in the area, the luxury housing to the South of the pier is very similar in design and is grouped together.

It is really a difficulty to build different types of housing to allow all people to live in the city-center, and not repeat the mistakes of suburban in years 1960-70 in France.

In France, where there is a housing project, the promoter, including social landlords, must meet a «social mix» and produce apartments for sale and rent. The law N° 2000-1208 of December, 2000, on solidarity and urban renewal (« solidarité et renouvellement urbain »: SRU) is a text that has profoundly changed the law of the town planning and housing in France. The most famous article is article 55, which requires cities to have at least 20% of social housing (common over 3500 people or 1500 in Ile-de-France included in a city of over 50 000 people, including at least one municipality over 15 000 inhabitants).

Such an obligation does not seem to exist in the United States, that led to very beautiful projects as the conversion of former mills in New Bedford or Lowell; but these apartments are very expensive and not accessible to low income.
The diversity of functions, programs or owners must also be mixed with various architectures to let these former industrial sites evolve.

On Brussels, there is a new project of 31 studios for artists inserted into the former brewery Hallemans and new construction with the two buildings are connected by walkways in the courtyard. The operation seeks to integrate as much of the original structural and architectural features of the former brewery as possible. In this historical context, the necessary interventions to create housing are clearly identifiable and a dialogue with the former building, is apparent without mimicry. Some new bays in the old walls are incorporated with a radical different architecture. As for the new building, it differs from the former brewery with its contemporary architecture including zinc facades.
Case study: Industrial Housing:
Another aspect related to the conversion of industrial sites is the rehabilitation of housing estates associated with former industrial sites (« corons » in North of France or fishermen’s houses in Baltimore). This kind of housing belongs to the industrial landscape, but it is often fragile, and often abandoned after the plant closures. Now people often prefer to leave these houses, and to access to another form of housing: detached house on a separate plot.
These former industrial dwellings should be kept in some cases, especially if they are relevant thermal (walls between two houses ) and participates in the necessary economy of land and reduces urban sprawl.
One way to promote the occupation of these houses is that they are regrouped to have surfaces comply with modern comfort (an apartment with two old neighboring houses), but without modification of the original facades and volumes.

Art and Culture

The nostalgia that accompanies the closure of industrial sites, often leads to artistic or new cultural programs. First, it is common to have sculptures made with materials of the site, to remember the past. This is the case of sculptures and signage in Baltimore and Bethlehem:

Baltimore: sculptures and signage with metal
Also these abandoned sites are immortalized by leaving spaces empty and open to capture their melancholic beauty. This is sometimes captured through photography, as some urban explorers have made in Gary and Bethlehem, or as the work of Bernd and Hilla Becher. The work of this German photographer couple is pictures of industrial buildings (factories, mines, water towers) generally abandoned. They give the sites a documentary dimension with natural lighting and uniformity in the execution: the same angle and the same frame for each picture in the same series. Their images are then classified and archived according to their geographical locations or functionality.

Bernd and Hilla Becher’s pictures

Pictures from:
http://www.mo-artgallery.com/becherpl/hr.htm
The re-use of industrial buildings for artistic programs is also relatively rich when using heritage buildings as cultural institutions.

For example, in Baltimore, the American Visionary Art Museum and the Museum of Industry are in former industrial buildings.

Similarly, in Dudelange, Luxembourg, the water tower and the pump room became the new museum of the National Audiovisual Center (NAC). It houses a collection bequeathed by the former director of the photography department of the Museum of Modern Art in New-York (about rural America at the time of the Great Depression; « The Bitter Years» of Edward Steichen’s collection).

In France, there are similar examples: in Toulouse, the former slaughterhouse was also transformed into cultural venue, in Saint-Denis, the thermal power plant dating from 1933 recently was converted into movie studios by the French Director Luc Besson.

In some cases, industrial sites raise the nostalgia of former businesses and of the workers’s solidarity, and become mining museums like in Lousal, Portugal or in Petite-Rosselle, Moselle.

But it should still ensure in Moselle like in others counties, not to multiply museums of mines or steel: an only project at departmental level must be supported by local, state and private, to be really profitable.

Finally, a only fonction of « all-cultural » on a former industrial site is also to be avoided: the mix of functions guarantees the longevity of the activities.
Sustainable Development

Most former industrial sites have the distinction of being polluted. In France and the United States, the former owner is responsible for clean-up of the site or a payment for clean-up that will benefit the buyer. Various agencies such as the US EPA (Environmental Protection Agency), at the federal level, or municipal structures, such as the District Department of the Environment (DDOE) in Washington, DC, ensure compliance with clean-up legislation.

Toulouse (France): the former slaughterhouse re-used in cultural spaces

Pictures from: http://www.lesabattoirs.org/presentation/architecture

Saint-Denis (France): the thermal power plant converted into movie studios by the French Director Luc Besson

In France, there is a ministry specialized in environment and ecology that handles these problems. But in the Lorraine, a region known for its historic and intense industrial activity, there is a public establishment (« Etablissement public foncier de Lorraine »: EPFL), in charge of buying contaminated plots and ensuring their remediation, before handing them to communities.

The problem of soil contamination in France and the United States resolves by different solutions:

- If the pollution is not too deep, brownfields are cleaned based on a new project.
- If the contamination is too deep and dangerous, a concrete slab is poured to contain the pollution.
- If contamination exists, but there is no new project to be built on the site, and therefore no risk of contamination by digging foundations, sites can be returned to nature and become open space lands with landscaped paths for pedestrian or bicycles use.

There may also have uses more anecdotal for brownfields: 453,593 kg of vegetables per year should be collected in 2013 on the roof of an old warehouse of the Navy (9,290 m²) in Brooklyn.

Text and pictures from: http://inhabitat.com/sustainability-park-davis-brody-bond-architects

Sao Paulo (Brazil):

« Anna Dietzsch, Managing Director of Davis Brody Bond Aedas’ São Paulo office and Levisky Arquitetos Associados designed this beautiful eco-park on what was once a contaminated brownfield in São Paulo, Brazil. The 130,000-square-foot site was previously the home to a garbage incinerator, so even after the area’s clean-up the team strove to minimize soil excavation by building a deck that, on average, floats three feet above the ground. Victor Civita Plaza also includes solar panels, the extensive use of reclaimed wood, and a retro-fitted museum that explains the sustainable features that were designed into the site ». 
For example, in Penuelas, Puerto Rico, an industrial site is deeply polluted and has contaminated the immediate site and surrounding neighborhoods through former industrial activities. New uses for this land might accommodate a gigantic solar farm: a way to participate in the production of « green « energy, reuse brownfields and benefit neighboring communities.

Article: http://www.laht.com/article.asp?ArticleId=361496&CategoryID=14092
Image: https://maps.google.fr
Landscape

The reconversion of former industrial sites must take into account, in its new programming, the presence of buildings often big « markers » in the landscape, and emblematic of the activity. It is the case of all the mine dumps or of all the very high buildings like water tower, headframe of mines, gasometers. The conservation of these elements is often very important in the landscape, as well as in the collective memory.

Noeud-les-Mines (Pas-de-Calais ; France): Mine dumps become ski slopes

Picture from: http://www.visoflora.com/photos-nature/photo-la-piste-de-ski-sur-un-terril.html
Lens (Nord-Pas-de-Calais ; France):
museum of Louvres-Lens with a link between
the glass facades and the landscape public
spaces, and at the enter of the site, the houses
Ownership of Sites and Buildings

The mix of functions and properties should be a priority, not only because they appear as living places and creating welcoming, but also because the single activity is still a risk: when the only owner of the industrial land, buildings, roads, takes the decision to close the site, he is not only endangering the economy in the boundaries of the site, but also the social life of a much larger area. It is the problem that all the big former industrial sites have had in the past; and it is the same now in the US with Sands Casino in Bethlehem or with Arcelor Mittal in Gandrange/Florange in Moselle. In case of bankruptcy, it will be the same situation than in with Steel Corporation or Wendel’s family (who was a big owner in Moselle). The State has to control the diversity of owners (private, local or federal) to avoid large scale of unemployment.

Notion of Neighborhood

The notion of neighborhood is one which interests me most as a French architect accustomed to French « concertation » regulated by the law « Solidarité et renouvellement urbain » (SRU) in December 2000. The workshops I attended in the US did not include a format based on a document prepared by professionals and then presented to residents and associations. Instead, elected officials, design professionals, and citizens presented their project and worked together to develop community master plans for redevelopment addressing the compromises and solutions realized to deal with the design challenges. Community development activities are varied: homeowner workshops, lectures, tours. For example, the Preservation Alliance for Greater Philadelphia organizes neighborhood workshops (wood windows maintenance and repair, masonry and pointing, painting, weatherizing, traditional roof repairs, self-inspection of historic homes) or lectures (energy efficiency in older homes, the Philadelphia Row House manual). In Chicago, I took an architectural river cruise with volunteers guides.

In the book « Rivers of Steel », the Steel Industry Heritage Corporation and the UDA asked for old pictures from inhabitants, so that they could show their daily world: it is a collective way to work with people on the former industrial site. All these actions encourage citizens to understand historical architecture and environment in their neighborhoods, and involve them in urban projects.

Rome (Italia):
This gazometer was once in the industrial district of Rome, Ostiense: abandoned today, there is still its steel structure, that is a big marker in the urban landscape, like a Coliseum in metal. This former building also inspired Sara Ventroni who wrote a poetry about it.

Welcome to Chicago's neighborhoods!
The Neighborhood Voices program works in partnership with community-based organizations to help neighborhood leaders share the value of the places they live and work with Chicagoans and visitors.

Neighborhood Voices builds on the success of the Chicago Architecture Foundation's (CAF) tour program and main residents to showcase their own communities. These programs are injecting a creative sense of place across Chicago communities and helping CAF tell a more complete story about the architecture of Chicago. A series of youth and adult education opportunities are planned for partner communities.

To learn about the people behind Chicago’s neighborhoods, visit the stories page.

Images: http://www.architecture.org
Restoration

The windows workshop that I attended in Nantucket showed me that restoration techniques are the same in France and the US, and try to meet the same objectives.

Different agencies, including non-profit organizations, do publish textbooks intended for buildings owners who wish to perform restoration work: cf. Historic Preservation Guidelines for the Philadelphia Naval Historic District (by the Philadelphia Industrial Development Corporation, PIDC). In this kind of document, there are all explanations about rehabilitation, repairs, alterations, new additions, maintenance, good and bad examples, even with life safety and accessibility issues.

The thermal issues and adaptation of older buildings for sustainable development and energy savings are also similar in the two countries.

Similarly, the Venice Charter (1964), even if it seems more widely used in Europe, is known and applied in the US: make a visual distinction during the restoration of a heritage building between the old and contemporary interventions, so not to cheat and not distort the reading of the architecture.

The only difference in restoration is perhaps the obligation in France to have a special architect to make works on heritage buildings: the French law asks that the architect have a special degree of the School of Chaillot.

« The four treatment approaches are Preservation, Rehabilitation, Restoration, and Reconstruction, outlined below in hierarchical order and explained:

The first treatment, Preservation, places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.

Rehabilitation, the second treatment, emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. (Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.)

Restoration, the third treatment, focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.

Reconstruction, the fourth treatment, establishes limited opportunities to recreate a non-surviving site, landscape, building, structure, or object in all new materials ».

National Park Service ; Secretary of the Interior's standards http://www.nps.gov/hps/tps/standguide/overview/choose_treat.htm

Venise Charter ; Article 9:

« The process of restoration is a highly specialized operation. Its aim is to preserve and reveal the aesthetic and historic value of the monument and is based on respect for original material and authentic documents. It must stop at the point where conjecture begins, and in this case moreover any extra work which is indispensable must be distinct from the architectural composition and must bear a contemporary stamp. The restoration in any case must be preceded and followed by an archaeological and historical study of the monument ». 
« Give time to time »

If the conversion of any building takes time due to administrative or technical problems, the re-use of a former industrial site is even longer. First, this will take time because its architecture and its implementation are still very specific (almost all the time, railways, river or port) and that the areas concerned are still important. Second, because all these buildings have been working tools for tens or even hundreds of years, and they are in the collective memory of the inhabitants. The cessation of industrial activities is always a social and economic catastrophe, and it takes time to accept that attitudes evolve to see the sites transformed.

The example of mines in Zollverein, Germany, demonstrates that time is a key factor for the conversion for an industrial site. While the closure decision was made in 1983, the metamorphosis of the site began in the 1990s: this transformation is largely due to the IBA (International Bauausstellung Emscher Park), that has completed more than 100 projects in ten years and helped the Ruhr to acquire a new image. Today, it is a site that contains a prestigious museum, offices and a Design school (by Japanese architect Sanaa), and which became a UNESCO site in 2001.
International Systems

Several international organizations are studying the former industrial sites:
- UNESCO: United Nations Educational, Scientific and Cultural Organization
- ICOMOS: International Council for Monuments and Sites (its International Secretariat is located in Paris)
- TICCIH: The International Committee for the Conservation of the Industrial Heritage: it is the advisor of ICOMOS in industrial subject
- KOINETWORK: European Group of Economic Interest, created in 2003 and managed by Maria-Teresa Pontois, member of Board of Trustees of TICCIH
- E-FAITH: European Federation of Associations of Industrial and Technical Heritage. It includes associations related to the industrial heritage
- CILAC: Comité d’information et de liaison pour l’archéologie, l’étude et la mise en valeur du patrimoine industriel (Information and Liaison Committee for Archeology, Study and Development of Industrial Heritage)

UNESCO in Nord-Pas-de-Calais: a chance to reflect and to evolve about this topic in France?

Landscapes and sites of outstanding universal value can be designated as World Heritage Sites. A requirement of such designation is that the designating nation has appropriate legislation in place to preserve them. It is the recent case of a former industrial site in France. So, the summer news was surprised me in Washington, DC when I have reading in the newspapers that the other French industrial region, Nord-Pas-de-Calais, was honored; during June 2012, its coalfields were registered by UNESCO as a world heritage in the category of « cultural landscape and living ».

If recognition by UNESCO of a former French industrial site appears symbolic (no financial help), it still remains emblematic of the changing of mentality: tool work and human values that accompanied them, are just as important as the period of history and as the architecture involved. The respect for former workers, the harshness of their lives, but also the recognition of their emotion at the time of closing of sites, is now taken into account: this is a step towards accepting the mutation of these sites that have to keep their soul, and have now also the necessity to become again an economic and social tool.

Workers in mines of Nord-Pas-de-Calais

Picture from: http://www.monquotidien.fr/2012/07/04/france/les-mines-du-nord-a2105
Le Monde ; 2012, July, 1st
(during my trip in USA)

L'Unesco distingue les terrils et les cités des bassins miniers du Nord

L'inscription, samedi, par l'Unesco du bassin minier du Nord-Pas-de-Calais au patrimoine mondial de l'humanité récompense la seule candidature française mais surtout une région ayant connu une reconversion difficile après trois siècles d'exploitation du charbon. L'Unesco a aussi inscrit les sites miniers belges de Wallonie au patrimoine mondial.

Sur 120 kilomètres de long, 87 communes, 17 fosses, 21 chevalements, 51 terrils, 3 gares, 124 cités, 38 écoles, 26 édifices religieux, des salles des fêtes ou encore 4 000 hectares de paysage vont porter les couleurs d'un héritage patrimonial de trois siècles d'exploitation du charbon.

Placer le bassin minier, ses terrils ou ses cités sur une liste qui comprend le Taj Mahal, la Grande barrière de corail ou encore le Mont Saint-Michel, n'était pas forcément évident. Mais le BMU (Bassin minier uni), organisme porteur du projet, au bout de sept ans de travail, est parvenu à convaincre les 21 Etats membres de la commission de l'Unesco réunis à Saint-Pétersbourg (Russie).

Quand en 2010 la France avait officiellement déposé la candidature du bassin minier du Nord-Pas-de-Calais, le ministre de la culture de l'époque Frédéric Mitterrand en avait souligné le caractère "exceptionnel par son sujet et son ampleur, qui, en outre, est portée avec passion et émotion par toute une région". Samedi, l'actuelle ministre de la culture, Aurélie Filippetti, a salué la décision de l'Unesco. "Avec cette inscription, le Comité du patrimoine mondial reconnaît la valeur universelle et exceptionnelle de ce paysage tout à la fois culturel, industriel et social qui rend hommage au monde disparu de la mine", a relevé Mme Filippetti dans un communiqué. Le maire de Lille, Martine Aubry, a évoqué une "énorme nouvelle pour le bassin minier, pour le Pas-de-Calais, et pour notre région entière".

"On disait il faut passer du noir au vert, cela s'est fait de manière assez forte et du coup on a aperçu beaucoup de choses, on a perdu un peu notre âme. C'était une industrie du 19e siècle qui n'avait plus lieu d'être", explique Frédéric Kowalski, chargé d'études sur les bassins miniers au sein de l'association Chaîne des terrils.

"Pour certains, gommer le paysage minier de vieille industrie était une nécessité. Mais aujourd'hui les choses ont changé (...) L'héritage que l'on a, il n'est pas banal, pas répétitif", souligne Frédéric Kowalski. Aux yeux de l'Unesco, le bassin minier est désormais reconnu en tant que "paysage culturel évolué".
CONCLUSION
This exceptional experience that I had in the United States during the Richard Morris Hunt Scholar program has served me already for several months in my daily work. Since my return, I’ve been asked to write articles on my topic of study and to give lectures. I hope after my recent entry to ICOMOS France, that I will be able to further share my experience of former industrial site conversion.

In the United States, I discovered sites, compared situations and discussed problems and solutions with amazing people: they have all helped me, answered my questions, accompanied me on visits and gave me kilos of documents!
Coincidently during my time in the US, the French press repeatedly addressed the issues I was studying. I could not help but be struck by the news about the UNESCO listing of the mining site in Nord-Pas-de-Calais and the problems with sites of Arcelor Mittal in Gandrange and Florange in my department, the same as in Bethlehem.

The conversion of former industrial sites is not only a function of money: small communication and pedagogy operations are not expensive, but allow people to grasp problems and to be integrated with various projects, and it can be rich and constructive. This is the whole point of operations in the United States with community and neighborhood development, which don’t exist in this form in France.

I understood that some sites or buildings according to their type, are more or less easy to reuse. If « everything is possible », we need more persuasion and imagination to rehabilitate a water tower to housing than a factory to offices ; technical and financial constraints are necessarily very different.
It is also evident that the location of sites and the type of former industrial activities, more or less polluting, influence the possibility of reconversion. The geographical, social and economic context of the sites varies significantly in attractiveness and retraining opportunities.

About the heritage point of view, a choice is mandatory to allow the conversion of buildings and adapt them to current standards of comfort. But the notion of heritage is often more extensive than only the buildings, with the immediate environment: housing estates and facilities are completely involved in the spirit of these sites just like symbolic or landscape.

The most important difference that I could find between the United States and France, is the funding of projects. The French conversion operations are highly dependent on funding from the state and local structures, and private developers are not very present in this market. The American system of non-profit organizations, sometimes with huge budgets, can attract investments by private clients and interested communities. The only question that I have about this funding is the influence of the private operations about public projects (danger of a local development planning too dependent of a promoter for example, and that can therefore get away from the public interest).

The diversity of functions, programs and design, as well as the issue of social housing seem to me crucial for these large sites: they must be connected to the neighborhoods and the downtown, avoiding mistakes of suburban development during the mid-late 20th century. The operations re-use of some sites may fight sprawl in urbanizing areas, and help cities to invest in already occupied areas rather than in new ones.
However, these questions seem to remain under State control and can’t be delegated entirely to communities, necessarily too involved and not always measuring problems on a scale of wider area.

The question in 2014 is perhaps to determine the fate of industrial activities that still exist and those that will be created thanks to advances in technology and science. The gradual closure of processing plants in the United States and in France, shows that the 21st century will undoubtedly focus on different modes of industrialization: if extraction seems more profitable than processing activities, the latter could be relocated and unfortunately pollute new areas in other parts of the world ?
What will be the new energy sources such as shale gas (extraction prohibited by French law) or coal gas (methane)?
It is hoped that the mistakes of the past industrial processes are not replicated and that new activities will take into account the gains made in environmental science and technology during the closure of factories and their conversion.
The challenges facing industrial site closure and the question of re-use, could be resolved by the imagination of architects and planners, as demonstrated by various international examples. But I’m sure that the change in attitudes and understanding of the need for the development of these buildings that housed generations of workers in often very difficult conditions, are a prerequisite as in the United States than in France.

*Manhattan Bridge Loop, 1928, by Edward Hopper*

*Picture from:*
http://arthistory.about.com/od/from_exhibitions/ig/afa_coaa_0708/coaa_14.htm
APPENDICIES
ISABELLE MICHAUD NOMINATED AS THE FIRST RICHARD MORRIS HUNT SCHOLAR.

May 2012

Building on a tradition of reciprocity scholarly exchange between France and United States, the American Architectural Foundation and the French Heritage Society are pleased to provide the Richard Morris Hunt Scholar program an exciting, new periodic opportunity to complement the Richard Morris Hunt Fellowship.

The Richard Morris Hunt Fellowship was created in 1990, at the initiative of the American Architectural Foundation and French Heritage Society, in the spirit of Richard Morris Hunt (1827-1895) first American architect to graduate from l’Ecole des Beaux Arts in Paris. This prestigious Prize allows a French or American architect, highly recognized for his or her skills in architectural preservation, to spend six months of research on a topic which he will have defined as of a major importance in his field, in one or the other country. To view present and past Fellows, visit www.rm-hunt-fellowship.org.

Isabelle Michaud, the first RMH Scholar will explore the future use of older industrial sites and buildings.

Licensed French architect with a Degree in Art and Archeology cum summa laude. She received the Diploma Superior d’Architecture de l’Ecole de Chaillot, & Architecte Urbaniste de l’Etat. She specialized in financial and organizational management of historic sites, adding the experience of l’Ecole d’Avignon for building crafts.

Since 2007, Ms. Michaud, an energetic and passionate, civil servant, Chef de Service du Service Territorial de l’Architecture et du Patrimoine de Moselle, deals with the complex problems of the industrial and mining towns of France’s eastern provinces. Since these cities lost their industrial manufacturing activity, they face multiple challenges including high unemployment and disinvestment. Working directly with city leadership, she addresses acquisition principles and the rehabilitation or demolition of abandoned structures and vacant lands.

Ms. Michaud will spend July working with the AAF and visiting with government officials and design professional from older industrial cities to explore American methods of revitalization for industrial sites. At the conclusion of her research, she will present a Scholar Report.

We wish to acknowledge the Direction Generale des Patrimoines for joining us in support of Ms.Michaud’s visit and research in USA, as the first Richard Morris Hunt Scholar.

RMHF INTERNET SITE: 2012, MAY

ISABELLE MICHAUD NOMMÉE RICHARD MORRIS HUNT SCHOLAR

Mai 2012

S’appuyant sur sa tradition d’échange de professionnels de l’architecture entre la France et les États Unis, le Richard Morris Hunt program est heureux d’annoncer la création du Richard Morris Hunt Scholar Residency, octroyée de façon ponctuelle, une nouvelle opportunité, constructive et bien dans la ligne du RMHF.


Isabelle Michaud est le premier RMH Scholar. Cette diplomée de l’École de Chaillot, Architecte Urbaniste de l’État, a reçu une formation en conduite et gestion financière des chantiers, passant par l’École d’Avignon. Licenciée en histoire de l’Art de d’archéologie. Sa recherche : que peut être le devenir des villes, des anciens sites et bâtiments industriels aux États Unis.


Isabelle Michaud sera recue pendant cinq semaines au sein de AAF a Washington DC. Elle rencontrera les représentants du gouvernement, les élus locaux, les professionnels en charge de ces cités industrielles a l’avenir incertain, ceci pour cerner les méthodes de revitalisation employées, pour analyser et échanger avec ses collègues. En conclusion de ses recherches, Isabelle Michaud présentera un rapport.

Nous sommes très reconnaissants à la Direction Generale des Patrimoines, de leur soutien.
PROFESSIONNAL EXPERIENCE

June / July 2012
Richard Morris Hunt Scholar - United States (conversion of wastelands and industrial buildings)
> I awarded in the U.S. Embassy in Paris by Richard Morris Hunt Fellowship (RMHF), a partnership of the American Architectural Foundation (AAF) and the French Heritage Society (FHS)
I studied in the United States the topic of conversion of former industrial sites (appointments with elected and economic people).
I also visited former sites: textiles, mining, steel, naval or whaling in Lowell, Chicago, Garry, Bethlehem, Baltimore, Nantucket, New Bedford, Philadelphia and Washington

Since 2007
« Direction Régionale des Affaires Culturelles » of Lorraine - « Service Territorial de l’Architecture et du Patrimoine » of Moselle - Metz (city near Germany)
> I am a state civil servant and the team manager (10 staff) of the « Service territorial de l’architecture et du patrimoine » (STAP) of the department of Moselle ; I am also the « architecte des bâtiments de France » for this department.
I deliver building permits in protected areas in Moselle.
I work about the « secteur sauvegardé » of Metz (protected area with permits on exterior and interior works ; 165 hectares), and also on the project called Mettis (creation of 18 kilometers of a bus-transit through the protected sites of this city)
I am the curator of 8 historic buildings belonging to the Ministry of Culture in Moselle, like the cathedral of Metz or the door of France in Phalsbourg
I have a specific interest in old industrial architecture: so I work very closely with the « Etablissement Public Foncier de Lorraine » (EPFL) ; this structure finances the purchase of lands, the studies and the works for communities.
I am a member of the departmental commission of nature, landscape and sites
I am also a member of the national association of « architectes des bâtiments de France »

2006 / 2007
« Service Départemental de l’Architecture et du Patrimoine» of Val-de-Marne - Vincennes
> I was a trainee and I delivered permits in protected areas of the department of Val-de-Marne (near Paris) ; I had daily appointments with architects or requerants.
I worked about the reconversion of social flats in Choisy-Le-Roi with the ANRU (national structure), and on a project for shops in Vincennes.

2006
Daniel DUCHE’s workshop, heritage architect and urban planner - Paris
> I worked on an analysis of accessibility of disabled people in the shops of Rennes in the west of France (inventory of 720 spaces)

2004 / 2006
Mathurins workshop (Feypell, Margui, Vachon and Zoltowski), architects - Paris
> I was the site project manager for buildings from 4 to 38 millions of euros ; I worked about the library of the department of Bouches-du-Rhônes in Marseille (south of France).

2000 / 2004
François NARBONNE’s workshop, heritage architect - Saumur
> I made surveys, historical research, preparation of files for grant application.
I was the site project manager for restoration of historical monuments (buildings from 45,000 to 1.5 million of euros): planning, visa plans and details drawing, site meetings, preparation of monthly statements, orders of services and amendments to contracts.

1997 / 2000
CAUE of department of Haut-Rhin (« Conseil d’Architecture, d’Urbanisme et de l’Environnement ») - Colmar
> I realised documents of information for individual people.
I worked in collaboration with various services (alpine chalets, landscaping, farm buildings).
I gave regular advice in town-halls throughout the department of Haut-Rhin and I was in architectural competition juries.

1994 / 1995
DHA workshop (Douat, Harland, architects) - Clermont-Ferrand
> I drew old buildings in this workshop during my studies.
PUBLISHED WORKS AND TEACHING

2011
I wrote an article on industrial architecture in Moselle for « La Pierre d’angle », review of the « architectes des bâtiments de France » ; n°56/57 of 2011, May

Since 2009
I teach at the School of Architecture in Nancy (lesson of 2 hours in which I explain to the students the administrative context, the various services and partners with whom they will be in contact in their future professional life ; lesson of 14 hours with students who specialize in the old heritage buildings).
I give 6 hours of lessons in the University of History in Nancy: my aim is to inform the students of the regulations around french heritage buildings.

2009
I spoke during a study day in Uckange (Moselle) about brownfields. My subject was: « Wealth and potential of former industrial sites in Moselle »
I made a lecture in a seminar in Metz: « Librairies and sustainable development ». The title of my intervention was: « Sustainable development : from the standard to the sense »

2008
After a conference in Bordeaux: « Heritage and sustainable development » organized by the « association nationale des architectes des bâtiments de France », I wrote an article in « La Pierre d’angle », review of the « architectes des bâtiments de France » ; n°49/50 of 2009, May

2006
I wrote a book with Samuel Gibiat (paleographer archivist): « Montluçon, les hôtels nobles du XVᵉ au XVIIIᵉ siècle ». The subject is the mansions of this town of the center of France and I made the architectural analysis and the illustrations (sketches, plans, pictures) ; 200 pages in full color.

EDUCATION AND QUALIFICATIONS

Since 2007
I participate regularly in legal and technical trainings in my ministry.
I made a formation in the School of Avignon (technical knowledge about woodwork, metalwork, coated).

2006
Heritage Architecture Degree - Ecole de Chaillot - Paris (head of the list)

2002
I made a training: « Site project manager »

1996
3ᵉ degree of History of Art and Archaeology - University of Nancy (with honors)

1995
Architecture Degree - School of Clermont-Ferrand

1988
« Baccalauréat » C (optional math-physical) - Montluçon

DIFFERENT SUBJECTS

Computer skills: Word, Excel, Open Office, Photoshop, Indesign
French language - Foreign language: english
Member of ICOMOS France
Born 1970, January 26th
Driving license
# RMHS CALENDAR

<table>
<thead>
<tr>
<th>Date</th>
<th>Location</th>
<th>Activity</th>
</tr>
</thead>
<tbody>
<tr>
<td>June 23</td>
<td></td>
<td>Arrival</td>
</tr>
<tr>
<td>June 24</td>
<td>Washington</td>
<td>Free</td>
</tr>
<tr>
<td>June 25</td>
<td>Washington</td>
<td>Coffee: 10:00 am; with Ron Bogle (President), Scott Lauer (Vice President for Programs), Elisabeth Blazevich (Program Director for Sustainable Cities Design Academy, and Program Manager for Richard Morris Hunt Fellowship);</td>
</tr>
<tr>
<td></td>
<td></td>
<td>American Architectural Foundation (AAF)</td>
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<tr>
<td></td>
<td></td>
<td>Visit of Washington Harbour</td>
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<tr>
<td>June 26</td>
<td>Washington</td>
<td>Appointments and visits all day long</td>
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<tr>
<td></td>
<td></td>
<td>National Park Service (NPS); 8:45 am; Randy Biallas (Chief Historical Architect);</td>
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<tr>
<td></td>
<td></td>
<td>9:30 am; Antonio Aguilar (Historical Architect);</td>
</tr>
<tr>
<td></td>
<td></td>
<td>10:45 am; Catherine Lavoie (Chief of the Program Historic American Buildings Survey, HABS) and Paul Dolinsky (Chief of the Program Historic American Landscapes Survey, HALS);</td>
</tr>
<tr>
<td></td>
<td></td>
<td>12:15 am; lunch with Randy Biallas and Catherine Dewey (Architectural Conservator, National Capital Region);</td>
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<tr>
<td></td>
<td></td>
<td>1:45 pm; visit with Catherine Dewey at the Meridian Hill Park</td>
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<tr>
<td></td>
<td></td>
<td>3:00 pm; visit with Catherine Dewey at Arlington House and Cemetery</td>
</tr>
<tr>
<td>June 27</td>
<td>Washington</td>
<td>Appointment: 10:00 am; Patricia Overmeyer and Aimee Storm; Office of Brownfields and Land Revitalization;</td>
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<tr>
<td></td>
<td></td>
<td>Environmental Protection Agency (EPA)</td>
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<tr>
<td></td>
<td></td>
<td>Visit of the National Building Museum and the Old post-office</td>
</tr>
<tr>
<td>June 28</td>
<td>Washington</td>
<td>Appointment: 10:30 am; Brendan Shane (Chief, Office of Police and Sustainability, OPS);</td>
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<tr>
<td></td>
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<td>District Department Of the Environment (DDOE)</td>
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<td>Visit of the Union station</td>
</tr>
<tr>
<td>June 29</td>
<td>Washington</td>
<td>Appointment: 10:00 am; Louise Brodnitz (Program Analyst in the Federal Property Management Section) and Ron Anzalone (Director of the Office of Preservation Initiatives);</td>
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<tr>
<td></td>
<td></td>
<td>Advisory Council on Historic Preservation (ACHP);</td>
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<tr>
<td></td>
<td></td>
<td>Reception for me: 4:00 pm; at AAF with John Robbin (RMHF 1990; Deputy Administrator of the National Gallery in Washington)</td>
</tr>
<tr>
<td>June 30</td>
<td>Washington</td>
<td>Appointment: 10:00 am; Patricia Overmeyer and Aimee Storm; Office of Brownfields and Land Revitalization;</td>
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<tr>
<td></td>
<td></td>
<td>Environmental Protection Agency (EPA)</td>
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<tr>
<td></td>
<td></td>
<td>Visit of the National Building Museum and the Old post-office</td>
</tr>
<tr>
<td>July 1</td>
<td>Washington</td>
<td>Free</td>
</tr>
<tr>
<td>July 2</td>
<td>Philadelphia</td>
<td>Appointment: 12:00 am for lunch; Patrick Hauck (Director of Neighborhood Preservation Programs);</td>
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<tr>
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<td></td>
<td>Preservation Alliance for Greater Philadelphia</td>
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<td></td>
<td></td>
<td>Appointment: 3:00 pm; Sarah Thorp (Director of planning);</td>
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<td></td>
<td></td>
<td>Delaware River Waterfront Corporation Philadelphia</td>
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<tr>
<td></td>
<td></td>
<td>Visit with Sarah Thorp (examples of re-use, parks, new buildings of appartments)</td>
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<tr>
<td></td>
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<td>Dinner with Sarah Thorp; accommodation at her home</td>
</tr>
<tr>
<td>July 3</td>
<td>Philadelphia</td>
<td>Appointment: 2:00 pm; John Grady (President);</td>
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<tr>
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<td></td>
<td>Philadelphia Industrial Development Corporation (PIDC)</td>
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<td>Visit of Navy yard with John Grady</td>
</tr>
<tr>
<td>July 4</td>
<td>Philadelphia</td>
<td>Free (Public holiday = Independence Day)</td>
</tr>
<tr>
<td>July 5</td>
<td>Bethlehem</td>
<td>Visit of the city</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Appointment: 12:30 am for lunch on the former plant; Tony Hanna (Director of the City’s Redevelopment Authority) and his wife Patricia;</td>
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<tr>
<td></td>
<td></td>
<td>City of Bethlehem</td>
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<tr>
<td></td>
<td></td>
<td>Visit: 2:30 pm; the former steel plant with Joe Koch (former worker of Bethlehem Steel Corporation; now Sands Casino employee), the honorable John Callahan, Mayor, and his assistant Louise Kelchner</td>
</tr>
<tr>
<td>Date</td>
<td>Location</td>
<td>Activity</td>
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<tr>
<td>July 6</td>
<td>Washington, Free</td>
<td>- Visit of the city (downtown)</td>
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<tr>
<td>July 7</td>
<td>Washington, Free</td>
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<tr>
<td>July 8</td>
<td>New Bedford</td>
<td>- Visit of the city (downtown)</td>
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<td>- Greater New Bedford summerfest</td>
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<tr>
<td>July 9</td>
<td>New Bedford</td>
<td>- Appointment: 10:00 am ; Matthew Morrissey (Executive director), Derek Santos (Director of Business Development) and Angela Johnston (Economic Development Specialist) ; New Bedford Economic Development Council (NBEDC) ;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Visit of projects in the north of the city with Angela Johnston ;</td>
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<tr>
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<td>- Lunch with Angela Johnston ;</td>
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<tr>
<td></td>
<td></td>
<td>- Boat trip along the river Acushnet with Matthew Morrissey and his daughter Zoe, and with Edward Anthes-Washburn (Acting Executive Director) ; Port of New Bedford ;</td>
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<tr>
<td>July 10</td>
<td>Lowell</td>
<td>- Visit of the city and the National Historical Park</td>
</tr>
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<tr>
<td>July 11</td>
<td>Lowell</td>
<td>- Visit of the Boot Cotton Mills Museum ;</td>
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<td>- Visit of the city and of housing offices in former mills ;</td>
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<tr>
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<td>- 1:00 pm ; Stephen Stowell (Administrator) ; Historic Board of Lowell ;</td>
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<td></td>
<td>- Appointment: 2:30 pm ; Peter Auella (Assistant Superintendent) ;</td>
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<td>- National Park Service</td>
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<tr>
<td>July 12</td>
<td>New Bedford / Hyannis</td>
<td>All day long with Marty Hylton (Assistant Professor at the University of Florida, Director of Historic Preservation Program and Director of Preservation Institute of Nantucket) and Linda Stevenson (RMHF 1995 - Founder and President of SAI, Stevenson Architects Inc. ; Professor at the University of Florida) ;</td>
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<tr>
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<td>- Visit of the New Bedford Whaling Museum ;</td>
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<td>- Ferry from Hyannis to Nantucket ; dinner with Linda and one of her student Mickael ; accommodation in Nantucket with Linda ;</td>
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<tr>
<td>July 13</td>
<td>Nantucket</td>
<td>- Visit of the town and of the Whaling Museum Nantucket (former candle factory) ;</td>
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<td>- Presentation of my missions and of the evolution of the heritage buildings in France for Linda’s students ;</td>
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<td>- Dinner with Linda ; accommodation in Nantucket with Linda ;</td>
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<tr>
<td>July 14</td>
<td>Nantucket</td>
<td>- Window workshop with Bill Click (Restoration contractor, Field School Instructor) ; University of Florida, Historic Preservation Program ;</td>
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<tr>
<td>July 15</td>
<td>Washington, Free</td>
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<tr>
<td>July 16</td>
<td>Washington</td>
<td>- Appointment: 10 am ; Todd Metcalf (Deputy Director, Office of Recovery for Auto Communities and Workers) ; United States Department of Labor ;</td>
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<td></td>
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<td>- American Institut of Architects (AIA) ;</td>
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<tr>
<td>July 17</td>
<td>Baltimore</td>
<td>- Visit of the city: piers, Columbus Center, Fells Point, Fort Mchenry National Monument, One Charles Center (by Mies Van Der Rohe) and trip by trolley-bus ;</td>
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<tr>
<td>July 18</td>
<td>Baltimore</td>
<td>- Visit of the Baltimore Museum of Industry (housed in an oyster cannery on the Patapsco River) ;</td>
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<td>- Visit of the American Visionary Art Museum (former offices of the Baltimore Copper Paint Company and adjacent historic whiskey warehouse) ;</td>
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<td>- Sustainable Cities Design Academy with the American Architectural Foundation ;</td>
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<td>- 3:00 pm ; afternoon tour of Fells Point ; opening reception &amp; dinner ; remarks by the AAF ;</td>
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<td>- 7:00 pm ; dinner with Liz and the team of Puerto Rico ;</td>
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<td></td>
<td>- Sustainable Cities Design Academy with the AAF ;</td>
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<tr>
<td></td>
<td></td>
<td>- 9:00 am ; welcome and opening remarks ;</td>
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<tr>
<td></td>
<td></td>
<td>- 9:20 am ; Design team and projects teams presentations ;</td>
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<td></td>
<td></td>
<td>- 12:00 am ; lunch ;</td>
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<tr>
<td></td>
<td></td>
<td>- 2:00 pm ; workshop ;</td>
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<tr>
<td></td>
<td></td>
<td>- 7:00 pm ; dinner with Liz and the team of Puerto Rico ;</td>
</tr>
</tbody>
</table>
July 20  | Baltimore  | **Sustainable Cities Design Academy with the AAF:**
          |           | 8:00 am; workshop
          |           | 11:30 am; project team of Puerto Rico (Penuelas solar park on polluted industrial brownfields)
          |           | and of Miami (overtown folklife village revitalization)
          |           | 12:30 pm; lunch
          |           | 1:00 pm; project team of Chicago (central area decarbonization plan)
          |           | and of Bethlehem (Sands Bethlehem sustainable master plan on former steel plants)
          |           | 2:00 pm; closing remarks by AAF and United Technologies Corporation

July 21  | Washington | Free

July 22  | Washington | Free

July 23  | Chicago    | Visit of the Fine Art Institute of Chicago, of Michigan Avenue
          |           | and Mies Van der Rohe’s buildings

July 24  | Chicago    | Chicago Architecture Foundation River Cruise
          |           | Chicago Architecture Foundation: exhibition: “the unseen city, designs for a future Chicago”
          |           | Exhibition: “Loop value: the how much does it cost?”

July 25  | Gary       | Appointment in Chicago (to go to Gary by car): 8:00 am;
          |           | James Vanderkloot (Land Revitalization Coordinator),
          |           | Danielle Potts (Historic Preservation Intern, Superfund Division, Community and Land Revitalization Branch);
          |           | Michael Gifford (Project Officer)
          |           | **Environmental Protection Agency (EPA), region 5**
          |           | Deven Gibbs (Graduate assistant);
          |           | **University of Illinois**
          |           | John Antaramian (President);
          |           | **Emerging Communities Corporation**
          |           | Appointment in Gary: 10:00 am; Yolanda Bouchee (Superfund Division; Chief, Community Involvement and Outreach, Green Historic Preservation Specialist);
          |           | **Environmental Protection Agency (EPA), region 5**
          |           | Lauren Riga (MS4 Director),
          |           | Brenda Scott Henry (Outreach Coordinator);
          |           | **Gary Storm Water Management District**
          |           | Visits of sites and brownfields in Gary: former aquatorium and pavilion in Marquette Park, Merrillville, Miller Beach, Michael Jackson’s house, former Sheraton hotel, downtown, Odyssey indoor paintball site (project of visitor center for the National Park Service)
          |           | Visits of sites and brownfields in Chicago with the EPA: former lake county courthouse in Crown Point, Pullman site (industrial buildings, museum and housing), former housing 4610 Michigan Avenue

July 26  | Chicago    | Free

July 27  | Washington | Visit to Tina Roach (RMHF 2009)
          |           | Visit to Elisabeth Blazevitch (AAF)

July 28  | Washington | Appointment with Elsa Ricaud (RMHF 2012)

July 29  | Departure | /
## CONTACTS DURING RMHS TRIP

<table>
<thead>
<tr>
<th>State</th>
<th>City</th>
<th>Contact Name</th>
<th>Email</th>
<th>Company/Organization</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>Washington DC</td>
<td>WASHINGTON DC</td>
<td>Elisabeth Blazevitch</td>
<td><a href="mailto:eblazevitch@archfoundation.org">eblazevitch@archfoundation.org</a></td>
<td>American architectural foundation</td>
<td>Program Director for Sustainable Cities Design Academy, Program Manager for Richard Morris Hunt Fellowship</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Ron Bogle</td>
<td><a href="mailto:rbogle@archfoundation.org">rbogle@archfoundation.org</a></td>
<td>American architectural foundation</td>
<td>President</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Scott Lauer</td>
<td><a href="mailto:slauer@archfoundation.org">slauer@archfoundation.org</a></td>
<td>American architectural foundation</td>
<td>Vice-President for programs</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Mark De Gros</td>
<td><a href="mailto:mdgros@archfoundation.org">mdgros@archfoundation.org</a></td>
<td>American architectural foundation</td>
<td>Director of research</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Randy Blass</td>
<td><a href="mailto:Randy_Blass@nps.gov">Randy_Blass@nps.gov</a></td>
<td>National Park Service</td>
<td>Director</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Antonio Aguilar</td>
<td><a href="mailto:Antonio_Aguilar@nps.gov">Antonio_Aguilar@nps.gov</a></td>
<td>National Park Service</td>
<td>Chief Architect</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Catherine Lavole</td>
<td><a href="mailto:Catherine_Lavole@nps.gov">Catherine_Lavole@nps.gov</a></td>
<td>National Park Service</td>
<td>Director of Program Historic American Landscape Survey</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Paul Dolinsky</td>
<td><a href="mailto:paul_dolinsky@nps.gov">paul_dolinsky@nps.gov</a></td>
<td>National Park Service</td>
<td>Chief of the Program Historic American Landscape Survey</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Catherine Dewey</td>
<td><a href="mailto:Catherine_Dewey@nps.gov">Catherine_Dewey@nps.gov</a></td>
<td>National Park Service - Washington</td>
<td>Deputy Director Administration RHF 1950</td>
</tr>
<tr>
<td></td>
<td></td>
<td>John Robbins, AIA</td>
<td><a href="mailto:jrobbins@nga.gov">jrobbins@nga.gov</a></td>
<td>National Gallery of Art</td>
<td>Quinn Evans Architects Associate - RMHF 2009</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Tina Roach, AIA, LEED AP</td>
<td><a href="mailto:troach@quinnevans.com">troach@quinnevans.com</a></td>
<td>Quinn Evans Architects</td>
<td>Director, Office of Preservation Initiatives</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Ronald Anzelone</td>
<td><a href="mailto:ranzelone@achp.gov">ranzelone@achp.gov</a></td>
<td>Advisory Council on Historic Preservation</td>
<td>Director, Office of Preservation Initiatives</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Louise Brodnitz, AIA, AICP</td>
<td><a href="mailto:brodnitz@achp.gov">brodnitz@achp.gov</a></td>
<td>Advisory Council on Historic Preservation</td>
<td>Program Analyst, Office of Federal Agency Programs</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Brendan Shane</td>
<td><a href="mailto:brendan.shane@do.gov">brendan.shane@do.gov</a></td>
<td>DC Department of the Environment</td>
<td>Chief, Office of Public and Sustainability</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Todd Metcalf</td>
<td><a href="mailto:Todd.Metcalf@dot.gov">Todd.Metcalf@dot.gov</a></td>
<td>US Department of Labor, Auto Industry</td>
<td>Deputy Director, Office of Recovery for Auto Communities and Workers</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Elsa Ricard</td>
<td><a href="mailto:elsa_ricard@franc.fr">elsa_ricard@franc.fr</a></td>
<td>RMHF 2012</td>
<td>Planning Coordinator</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Patricia Overmeyer</td>
<td><a href="mailto:Overmeyer.Patricia@epam1.epa.gov">Overmeyer.Patricia@epam1.epa.gov</a></td>
<td>US Environmental Protection Agency</td>
<td>Land Reclamation Coordinator</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Aimee Storm</td>
<td><a href="mailto:storm.aimee@epam1.epa.gov">storm.aimee@epam1.epa.gov</a></td>
<td>US Environmental Protection Agency</td>
<td>Planning Coordinator</td>
</tr>
<tr>
<td>Pennsylvania</td>
<td>Philadelphia</td>
<td>Sarah M. Thorp</td>
<td><a href="mailto:sthorp@delawareriverfrontcorp.com">sthorp@delawareriverfrontcorp.com</a></td>
<td>Delaware River Waterfront Corporation</td>
<td>Master Planning Manager</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Patrick Hauck</td>
<td><a href="mailto:patrick@preservationalliance.com">patrick@preservationalliance.com</a></td>
<td>Preservation Alliance for Greater Philadelphia</td>
<td>Program Director</td>
</tr>
<tr>
<td></td>
<td></td>
<td>John Grady</td>
<td><a href="mailto:john@pico.or">john@pico.or</a></td>
<td>Philadelphia Industrial Development Corporation</td>
<td>President</td>
</tr>
<tr>
<td></td>
<td>Bethlehem</td>
<td>Darlene Heller, AICP</td>
<td><a href="mailto:dheller@bethlehem-pa.gov">dheller@bethlehem-pa.gov</a></td>
<td>City of Bethlehem Planning Department</td>
<td>Director</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Tony Hanna</td>
<td><a href="mailto:thanna@bethlehem-pa.gov">thanna@bethlehem-pa.gov</a></td>
<td>Redevelopment Authority of the City of Bethlehem</td>
<td>Executive Director</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Mayor John Callahan</td>
<td></td>
<td>City of Bethlehem</td>
<td>Mayor</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Joe Koch</td>
<td><a href="mailto:jkoch@bethlehem-pa.gov">jkoch@bethlehem-pa.gov</a></td>
<td>Sands Casino</td>
<td>Former Worker on steel plants</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Louise Kelchner</td>
<td><a href="mailto:lkelchner@bethlehem-pa.gov">lkelchner@bethlehem-pa.gov</a></td>
<td>City of Bethlehem</td>
<td>Mayor’s Assistant</td>
</tr>
</tbody>
</table>
### Massachusetts

#### Nantucket

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<tr>
<th>Name</th>
<th>Email</th>
<th>Institution</th>
<th>Role</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marty Hylton</td>
<td><a href="mailto:mhyton@ufl.edu">mhyton@ufl.edu</a></td>
<td>University of Florida</td>
<td>Assistant Professor at the University of Florida, Director of Historic Preservation Program and Director of Preservation Institute of Nantucket</td>
</tr>
<tr>
<td>Bill Click</td>
<td>clickonrestoration.com</td>
<td></td>
<td>Restoration contractor, Field school instructor</td>
</tr>
<tr>
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<td><a href="mailto:stevensonarchitects@yahoo.com">stevensonarchitects@yahoo.com</a></td>
<td>Stevenson Architects, Inc.</td>
<td>RMH-F 1995 - Founder and President of SAI; Stevenson Architects Inc.; Professor at the University of Florida</td>
</tr>
</tbody>
</table>

#### Lowell

<table>
<thead>
<tr>
<th>Name</th>
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<tbody>
<tr>
<td>Stephen Stowell</td>
<td><a href="mailto:sstowell@owelma.gov">sstowell@owelma.gov</a></td>
<td>Lowell Historic Board</td>
<td>Administrator</td>
</tr>
<tr>
<td>Peter Aucella</td>
<td><a href="mailto:peter-aucella@nps.gov">peter-aucella@nps.gov</a></td>
<td>Lowell National Historic Park</td>
<td>Assistant Superintendent</td>
</tr>
</tbody>
</table>

#### New Bedford

<table>
<thead>
<tr>
<th>Name</th>
<th>Email</th>
<th>Institution</th>
<th>Role</th>
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</thead>
<tbody>
<tr>
<td>Matthew Morrissey</td>
<td><a href="mailto:mmorrissey@nbced.org">mmorrissey@nbced.org</a></td>
<td>New Bedford Economic Development Corporation</td>
<td>Executive Director</td>
</tr>
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<td>Derek Santos</td>
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<td>Director of Business development</td>
</tr>
<tr>
<td>Angela Johnston</td>
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<td>Economic development specialist</td>
</tr>
<tr>
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<td>Port of New Bedford</td>
<td>Acting executive director</td>
</tr>
</tbody>
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### Illinois

#### Chicago

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<tr>
<th>Name</th>
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</thead>
<tbody>
<tr>
<td>Danielle Potts</td>
<td><a href="mailto:potts.danielle@epa.gov">potts.danielle@epa.gov</a></td>
<td>US EPA Brownfields Program</td>
<td>Historic preservation intern, superfund division, community and land revitalization branch</td>
</tr>
<tr>
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<td>Superfund Division, CLR, US Environmental Protection Agency</td>
<td>Chief, Community Involvement and Outreach, EPA Green Historic Preservation Specialist</td>
</tr>
<tr>
<td>James Vanderkoot</td>
<td><a href="mailto:vanderkoot.james@epa.gov">vanderkoot.james@epa.gov</a></td>
<td>US EPA Brownfields Program</td>
<td>Land revitalization coordinator</td>
</tr>
<tr>
<td>John Antaramian</td>
<td></td>
<td>Emerging Communities Corporation</td>
<td>President</td>
</tr>
<tr>
<td>Michael Gifford</td>
<td></td>
<td></td>
<td>Project Officer</td>
</tr>
<tr>
<td>Deven Gibbs</td>
<td><a href="mailto:Deven.A.Gibbs@hud.gov">Deven.A.Gibbs@hud.gov</a></td>
<td>US HUD</td>
<td></td>
</tr>
<tr>
<td>Michael Berkshire</td>
<td><a href="mailto:michael.berkshire@chicago.org">michael.berkshire@chicago.org</a></td>
<td>City of Chicago</td>
<td>Department of Environment</td>
</tr>
<tr>
<td>Gail Borthwick</td>
<td><a href="mailto:GallBorthwick@smithgil.com">GallBorthwick@smithgil.com</a></td>
<td>Adrian Smith + Gordon Gil</td>
<td>Architects</td>
</tr>
</tbody>
</table>

### Indiana

#### Gary

<table>
<thead>
<tr>
<th>Name</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Lauren Riga</td>
<td><a href="mailto:liga@ci.gary.in.us">liga@ci.gary.in.us</a></td>
<td>Gary Storm Water Management District</td>
<td>MS4 Director</td>
</tr>
<tr>
<td>Brenda Scott Henry</td>
<td><a href="mailto:bhenry@ci.gary.in.us">bhenry@ci.gary.in.us</a></td>
<td>Gary Storm Water Management District</td>
<td>Outreach coordinator</td>
</tr>
</tbody>
</table>
SUGGESTED READING

Books and articles

CLUES TO AMERICAN ARCHITECTURE
Marilyn W. Klein David P. Fogle, Wolcott B. Etienne
Starrhill press - 1986

HOW TO READ BUILDINGS ?: A CRASH COURSE IN ARCHITECTURAL STYLES
Carol Davidson Gragoe
Rizzoli New-York - 2012
ISBN: 978-0-8478-3112-8

GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING AND RECONSTRUCTING HISTORIC BUILDINGS
Kay D. Weeks and Anne E. Grimmer
Library of Congress (National Park Service) - 1995

ILLUSTRATED GUIDELINES ON SUSTAINABILITY FOR REHABILITATING HISTORIC BUILDINGS
Anne E. Grimmer
Library of Congress (National Park Service) - 2011

ILLUSTRATED GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS
Kay D. Weeks and Anne E. Grimmer
Library of Congress (National Park Service) - 1997
ISBN: 0-16-035979-1

AMERICAN PLACE, THE HISTORIC AMERICAN BUILDINGS SURVEY AT SEVENTY-FIVE YEARS
Library of Congress (National Park Service) - 2008

LE PATRIMOINE INDUSTRIEL DES ETATS-UNIS
Louis Bergeron, Maria Teresa Maiullari-Pontois
Hoébeke Editor - 2000
ISBN: 2-84230-113-7

LES PLUS BEAUX LIEUX DU PATRIMOINE INDUSTRIEL
Collection Patrimoine de France - Editions Michelin - 2011
ISBN10: 2067157264

PATRIMOINE INDUSTRIEL
Emmanuel de Roux, Georges Fessy
Editions Scala - Editions du patrimoine - 2000
ISBN: 2-86656-244-5

PATRIMOINE INDUSTRIEL ET TECHNIQUE
Cahiers du patrimoine - inventaire général du patrimoine culturel
Editions Lieux-dits

ARCHITECTURES ET PAYSAGES INDUSTRIELS: L’INVENTION D’UN PATRIMOINE
Jean-François Belhoste et Paul Smith
Editions de La Martinière
ISBN: 978-2-7324-4606-6
CAHIER DE RECOMMANDATIONS: RÉHABILITER LES MAISONS ORDINAIRES DE L’ÉPOQUE INDUSTRIELLE
DRAC Nord-Pas-de-Calais
Septembre 2012

VOYAGE ENTRE TERRILS ET CITÉS: LE BASSIN MINIER DU NORD-PAS-DE-CALAIS
Editions Lieux-dits - 2012

REVUE LA PIERRE D’ANGLE
ANABF, n°60 ; 2012, octobre
«Nord-Pas-de-Calais, une terre d’eau et de feu»

REVUE DIAGONAL
Février 2013 - n°187
Dossier: Friches industrielles et sols pollués

GARY’S FIRST HUNDRED YEARS, A CENTENNIAL HISTORY OF GARY, INDIANA, 1906-2006
James B. Lane

RIVERS OF STEEL
Steel Industry Heritage Corporation and UDA Architects - 1997

PHILADELPHIA: NAVY YARD DESIGN GUIDELINES
PHILADELPHIA NAVY YARD MASTER PLAN
HISTORIC PRESERVATION GUIDELINES FOR THE PHILADELPHIA NAVAL SHIPYARD HISTORIC DISTRICT (BY THE PHILADELPHIA INDUSTRIAL DEVELOPMENT CORPORATION)
TRANSFORMING PHILADELPHIA’S WATERFRONT: MASTER PLAN FOR THE CENTRAL DELAWARE

FEDERAL TAX INCENTIVES FOR REHABILITATING HISTORIC BUILDINGS ; STATISTICAL REPORT AND ANALYSIS FOR FISCAL YEAR 2011
Library of Congress (National Park Service) - 2011

YORKTOWN, AN HISTORIC PHILADELPHIA NEIGHBORHOOD
Preservation Alliance for Greater Philadelphia

HOW TO NAVIGATE THE HISTORICAL REVIEW PROCESS IN PHILADELPHIA: A GUIDE FOR THE PROPERTY OWNERS
Preservation Alliance for Greater Philadelphia - 2007

HOW TO NOMINATE AN INDIVIDUAL BUILDING, STRUCTURE, SITE OR OBJECT TO THE PHILADELPHIA REGISTER OF HISTORIC PLACES
Preservation Alliance for Greater Philadelphia - 2007

RUHR: EXPOSITION INTERNATIONALE D’ARCHITECTURE ET D’URBANISME EMSCHER PARK ; LES PROJETS, DIX ANS APRÈS
Edition : Klartext Verlag
Novembre 2008
ISBN: 978-3-83750-106-3

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AAF - RMHF
http://www.archfoundation.org
http://www.rm-hunt-fellowship.org
NPS
http://www.nps.gov/index.htm
http://www.nps.gov/hps/tps/standguide

Advisory Council on Historic Preservation
http://www.achp.gov/index.html

Bassin minier Nord-Pas-de-Calais
http://www.bmu.fr

Sur Bethlehem
http://www.archaeology.org/9911/etc/mill.html
http://oboylephoto.com

Sur Gary
http://www.forbidden-places.net/exploration-urbaine-la-ville-fantome-de-gary-indiana#.UENRA47Uuf4
http://www.preserveindiana.com/pixpages/nw_ind/orrcitymeth.htm
http://www.lostindiana.net/Lost_Indiana/Lost_Indiana.html

Sur New Bedford
http://nbedc.org
http://www.whalingmuseum.org

Sur Lowell
http://www.nps.gov/lowe/index.htm

Sur Philadelphia
http://www.delawareriverwaterfrontcorp.com
http://www.navyyard.org
http://www.preservationalliance.com
http://www.pidc-pa.org

Sur Chicago
http://www.architecture.org/rivercruise

Sur Nantucket
http://www.nha.org/sites/index.html
http://www.dcp.ufl.edu/historic-preservation/pin

Base Mérimée
http://www.culture.gouv.fr/culture/inventai/patrimoine

Thématique du patrimoine industriel
http://www.koinetwork.org
http://www.ticcih.org
http://www.e-faith.org
http://www.cilac.com