# Housing in Hidden Places Challenges and Solutions



Factories

campuses

• Institutions

College

- Mansions
- Barns
- Schools
- Churches
- Office Buildings

# White Elephants







# Challenge: Getting Owners to Sell

- Over-valued pricing
- Over leveraged/tied up in legal proceedings
- Altogether abandoned no owner
- Mortgage holder doesn't want to step in
- Municipality doesn't want to do tax sale
- Owner institution wants to restrict future use



#### Solutions:

- Listen
- Learn about concerns
- Cultivate trust
- Build relationships
- Practice patience
- Explore win/win outcomes



# Challenge: Existing Site & Building Constraints

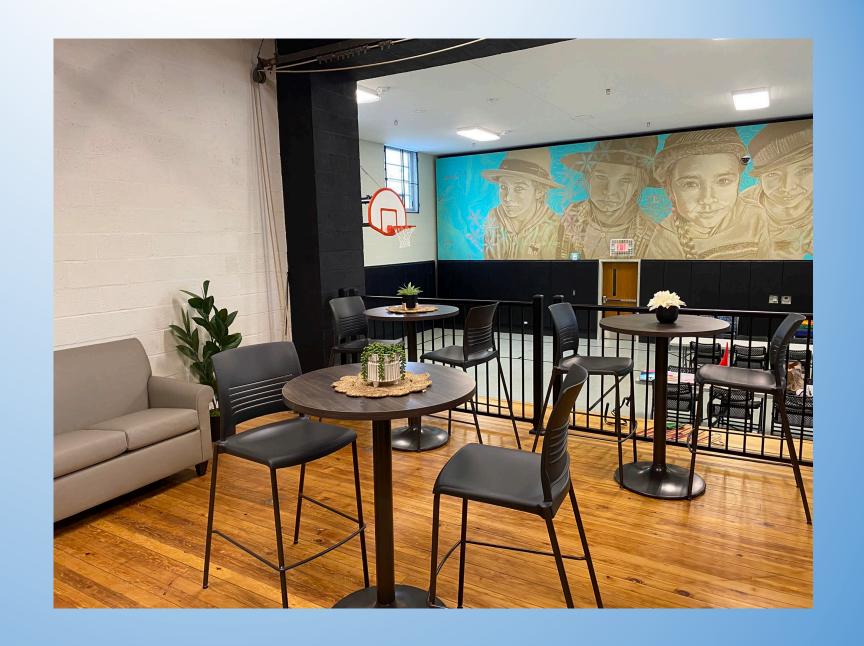
- Lot shape, size, location of entry points, setting of existing building on lot
- Handicap accessibility in downtown historic buildings
- Historic features such as large entry halls, wide corridors, grandiose staircases, school gymnasiums
- Cavernous spaces





#### Solutions:

- Prioritize goals and be prepared to compromise
- Be creative especially with
  - Site design
  - Common area uses





Think outside the box...



### Challenge: Reaching Economies of Scale

#### **Solutions:**

- Look for buildings sited on larger lots and add a new building
- Seek larger structures
   that can accommodate
   more units (factories,
   schools, churches with
   accessory spaces)





# Challenge: Existing Conditions & Future Goals

- Historic preservation & renewable energy technologies (solar panels, air source heat pumps, pellet silos)
- Masonry & spray foam
- Energy codes & existing buildings



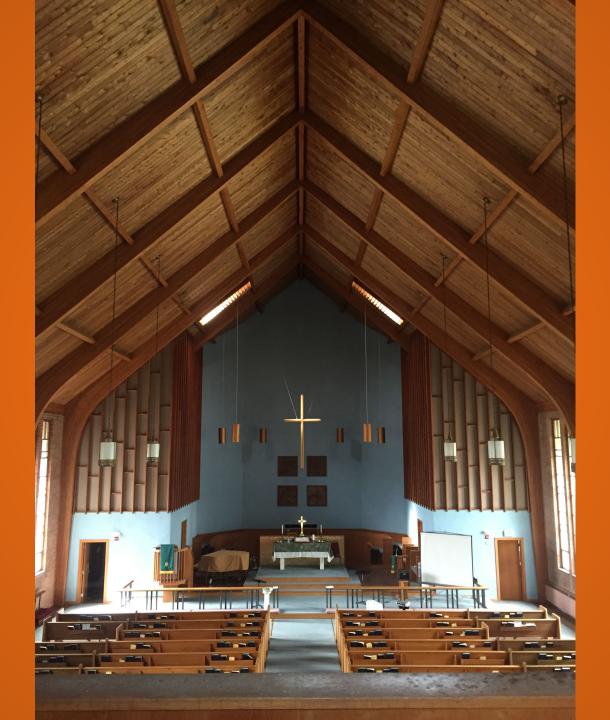
### Solutions: Creative Design and Innovative Technologies



- Screening & Landscaping
- Low profile rooftop installations
- Insulated window panels



Unique
Challenge:
Sacred
Spaces



#### **Creative Solutions...**









<u>Before</u>

#### After





**Immanuel Place Grand Opening**