RENOVATE OR DEMOLISH?
Kent State’s Design [re] Build Experiment
BUILDING STABILIZATION
“Mothballing”
Mothballing old houses

Jacksonville’s City Council is considering a bill that would let property owners in historic districts “mothball” some dilapidated buildings if they can’t afford to restore them now. Buildings would have to be kept from deteriorating further or from blighting their neighborhoods.

**Historic districts**
- Springfield
- Riverside-Avondale
- St. Johns Quarter

These are some steps owners would have to take:
- Make the building structurally stable.
- Make the roof, windows and siding watertight.
- Keep doors, windows and other entry points secure from burglars.
- Maintain the building’s outside appearance - paint, landscaping, etc.
- Don’t board-up windows that have glass.
- Preserve the building’s historic features.
- Monitor the building and make regular repairs.

Source: City of Jacksonville
Annie.Liao@jacksonville.com
- Brace weak structural members
- Check for pests
- Prune trees to prevent damage
- Winterize plumbing
- Check for mold & water damage
- Enter every 3 mo. to air out
- Cover & secure all openings
- Determine furnace status
REHAB or DEMOLISH?

- Condition of the house: roof, windows systems
- Anticipated cost of rehab/estimated cost of demolition
- Architectural character
- Condition of block/neighborhood
- Strength of market
- Private-sector investment interest
Loft Home
St Clair Superior Development Corporation
Maryland Institute College of Art (Haiti)

Kent State, “The Passage” (Kent)

Auburn University Rural Studio (Hale County, Alabama)

Architecture Association (Dorset, UK)
Design [re] Build House
1045 E. 67 Street, Cleveland
First Floor Plan
Second Floor Plan
The interior layer of brick will be reclaimed from the sliding door and bay window. The second layer provides space to add insulation to ensure a continuous vapor barrier. The interior brick defines the dining space and connects with the reclaimed pavers that define the exterior dining space.

Used doors will make up the shelves that frame the dining space while still allowing for site lines through the entire first floor. To keep the character of the door, either clear silicone will be placed and smoothed over the bevels or plexiglass will cover the door to create a flat surface. There is also the possibility to create a dining table out of a used door as well.
Turning the niche into a relaxing water feature saves the history of the home and creates a quite spiritual place hidden from the street.

Using the reclaimed wooden beams for the pergola will blend in with the older brick facade and the reclaimed pavers.
FINAL REVIEW
MAY 2\textsuperscript{nd}, 1:00-5:00 PM
LESSONS LEARNED

• Some houses are too good to demolish
• Choose houses for rehab wisely
• Align rehab budget with market value
• The longer the house is vacant, the harder it will be to rehab
• Some conditions make cost-effective rehab very difficult (i.e. foundation damage, extensive asbestos)
• Analyze rehab budget in relation to demolition budget
• Profitability = scalability