



Nailing the Landing: A New Neighborhood Forged from an Old Industrial District

Discussion and Tour of the Capewell Horse Nail Factory

April 19, 2016

Connecticut Non Profit Center

75 Charter Oak Avenue, Suite 100-1 (Building One)

Hartford 06106

1:00 to 4:30 pm

AIA: 3.5 HSW Hours; APA: 3 CM Credits

Sponsored by the AIA Connecticut Committee on the Environment; the American Planners Association, Connecticut Chapter (APACT); and the Congress for a New Urbanism, New England Chapter (CNU-NE).

Once the center of community activity and proud monuments of the industrial revolution that swept across New England, many of the historic factories and the neighborhoods surrounding them have fallen into disrepair and are now seen as abandoned relics of a bygone age. This presentation of case studies and panel discussion focuses on how to move from blight to repurpose these impressive structures, recapture the historical importance, and revive their neighborhoods.

The program will address pressing issues in Connecticut real estate in the context of three case study projects, covering how lessons learned and methods employed can be adapted to other projects. Topics will include historic restoration/repurposing, brownfield remediation, traditional neighborhood design, transit oriented development, code compliance, and how to fund complex projects. Focusing on real world considerations and getting the projects built, the expert panel will explain how the balanced solutions required for these projects to succeed requires a collaborative approach based on a common vision.

The case studies will focus on three projects in the historic Sheldon Charter Oak Neighborhood of Hartford, near the original site of Adriaen's Landing. After years of blight, the Capewell Horsenail Factory and Atlantic Screw Works Factory, economic and community centers that dominated the neighborhood a hundred years ago, are being repurposed for a new generation.

The session will be held in the Connecticut Nonprofit Center office space, in the former 87,000 square foot Atlantic Screw Works complex, where renovations continue in an effort to restore the historic character of the building. Next door, the 115,000 square foot former Capewell Horsenail Factory is being converted into a mixed-use, mixed-income building which will include 5,400 square feet of commercial office space and 72 modern loft style apartments with dramatic high ceilings views of Colt Park and downtown Hartford.

The final case study project consists of 24 single family owned townhouses with alley loaded, detached garages and front porches. This project will demonstrate the methods used to integrate new construction with historic properties in a way that compliments and enhances the historic elements and blends modern design with respect for the past. Taken together, these projects are transforming a

formerly blighted superblock into a vital part of the broader neighborhood fabric and are part of the resurgence of Hartford as a place to live, as well as work.

A Tour of the Capewell Horsenail Factory project will follow the program.

Panelists

Speaker Bios: <http://aiact.org/workspace/wp-content/uploads/2016/02/April-19-Speaker-Bios.pdf>

- **David Arai, AIA**, Maier Design Group, architect for Atlantic Screw Work/CT Nonprofit Center.
- **Bill Crosskey, AIA**, Crosskey Architects, architect for Capewell Lofts and Capewell Town Homes.
- **Patrick Pinnell, FAIA**, Patrick Pinnell Architecture and Town Planning: building, site history, and neighborhood planning considerations in historical context and interpretations for changing demographic trends.
- **Kent Schwendy**, Corporation for Independent Living (CIL): balancing the competing forces: building program, financing, and neighborhood integration
- **Tim Sullivan**, Deputy Commissioner, Connecticut Department of Economic and Community Development (DECD): funding and fostering the partnerships and financing deals required for viable projects.
- **Nick Lundgren**, Deputy Commissioner, Connecticut Department of Housing, will answer questions on funding opportunities.
- Moderator: **Craig Lapinski, PE**, vice-president, Fuss and O'Neill, Manchester.

Reservations

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Check one: \$65.00 for AIA, Senior Associate AIA, AIACT, CNU-NE, Affiliate, and allied organization members; \$30.00 for Associate AIA & Participating Emeritus; \$130.00 for non-members; Season Ticket

Registration Link: <http://aiact.org/event-registration/?ee=463>

3 AICP CM Credits



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