



LOFTS IN
A HISTORIC
LANTERN
FACTORY



THE DIETZ

Syracuse, NY

This mixed-use redevelopment project converted a 128-year-old lantern factory into modern urban lofts and commercial retail space. Due to age, years of vacancy, and lack of maintenance, the building was exposed to the harsh Upstate New York weather, which compromised the building's structural integrity.

IPD's engineering team was brought on early in the design process to tap into their knowledge and experience in working on historic (HTC - Historic Tax Credits) and adaptive mixed-use redevelopment projects. IPD conducted a holistic review of the existing building systems and structural elements, documenting findings and outlining steps to restore the historic façade and introduce new MEP and fire protection systems.

The new primary energy-efficient HVAC system is designed to give occupants a high level of control and comfort. The project also introduced a basement parking area which required structural detailing and is protected utilizing a carbon monoxide detection and exhaust system to ensure occupant safety.

IPD's design delivered the owner's goal of creating a premiere mixed-use apartment complex in the City of Syracuse.

PROJECT GOALS

- Repair structural damage while adhering to strict SHPO standards and HTC funding requirements.
- Adhere to budget and schedule while delivering impactful luxury lofts within the City of Syracuse.

EFFECTIVE SOLUTIONS

- The structural design recreates the historic elements lost as a result of significant damage to a third of the building's exterior.
- IPD worked closely with subcontractors to ensure final design stayed within the owner's budget and original design vision.

CLIENT

Paulus Development

SERVICES

M/E/P, Structural

COMPLETION

2016

SIZE

208,000 SF

PROJECT TYPE

Adaptive Re-use/Renovation for Residential, Commercial, Retail