



Office Redevelopment

Power House

St. Louis, Missouri

Originally built:
1928

Type:
Coal-fired

Decommissioned:
1980

Site size:
1 acre

Project cost:
\$8 million

The Power House provided steam to a dozen municipal buildings in downtown St. Louis for more than 50 years. It was decommissioned in 1980 and stood empty for almost 30 years until 2007 when Cannon Design, an architecture firm, purchased the building with the intent to repurpose it as the company's office. The interior of the building was a shell and was completely rehabilitated with new HVAC, plumbing, and electrical infrastructure. Interior remediation was required to remove layers of pigeon droppings and lead paint. The building's exterior and original steel structure were fundamentally sound and could be preserved. Nearly 99% of the existing walls, floors, and roof structure were reused.



! Key Findings

Leveraging tax credits

Cannon Design was able to save 45 cents on every dollar it spent because of state tax credits for brownfield restoration and reuse.

Analyzing the market

Cannon Design identified market rates for this type of space and used them to set a maximum budget.

Repurposing features

The concrete foundations for the boilers were repurposed as exposed walls for the conference rooms.

Taking a chance

The building sat vacant for years because its large height and small footprint confounded potential developers.