

RENAISSANCE ON THE RIVER (LAWRENCE MILLS)

LOWELL, MASSACHUSETTS

- OWNER
EA Fish Associates
- ARCHITECT
The Architectural Team, Inc.
- CONSTRUCTION COST
\$26,000,000 (estimated)
- GENERAL CONTRACTOR
Suffolk Construction Company, Inc.



PROJECT DESCRIPTION

The conversion of this historic mill complex consisted of renovating Buildings 16, 17 and 18 (each 3-stories) and Building 8 and 9 (each 6-stories). The original buildings are of mill-type construction, i.e., heavy timber beams and posts, tongue and groove wood planking, and exterior brick masonry bearing walls.

One significant challenge was to establish the structural properties of the wood members, since the existing structure served an industrial purpose for more than 100 years. Each and every structural member had to be inspected (and tested in some cases) to minimize the amount of strengthening or replacement.

Due to the seismic requirements of the Massachusetts State Building Code it was necessary to add new reinforced concrete masonry unit structural walls in the short direction of all buildings. The new walls were connected to the existing exterior brick masonry walls. The roof and the floors were also connected to the new or existing walls, further strengthening the buildings.

The construction process lead to additional changes, since many structural members could only be observed after the removal of existing decking, ceiling, covers, etc.

This overall conversion provided mainly residential usage, with commercial and public space usage as well.



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