



The Ohringer Home Furniture Store in the 1940s.



Images courtesy of www.rdcollab.com

Rendering of the revitalized Ohringer Arts Building.

Enterprise Green Communities 2015 Criteria

The Ohringer Building, Braddock, Pennsylvania

Enterprise Green Communities, the standard for sustainable futures, is the only national green building program designed specifically for affordable housing construction. Green building practices lead to healthy, efficient, and environmentally responsible affordable homes, and promote equitable development by giving residents a voice in creating their communities.

CHALLENGE

TRANSFORMING A HISTORIC ESTABLISHMENT

- Built in 1941, the building was originally the home of the Ohringer Furniture Store. In 2020, The Ohringer was listed in the National Register of Historic Places for both its' local significance and architecture.
- Around the same time, Ohringer Arts of Braddock LP began a historic adaptive reuse rehabilitation of the building, seeking to strike a balance between preserving history and upgrading for the future. They chose to use Enterprise Green Communities Criteria to provide comfortable, efficient, climate-ready homes for the community.
- The result: a modern, affordable artists' residence that is an integral part of Braddock's downtown revitalization.
- The Ohringer Building's substantial rehabilitation was financed in part by low-income housing tax credits through the Pennsylvania Housing Finance Agency as well as federal and state historic tax credits.

APPROACH

MAINTAINING COMMUNITY THROUGH ADAPTIVE REUSE

- To meet Enterprise Green's adaptive reuse criteria, The Ohringer was designed reusing at least 50% of the existing structure and building envelope, reducing landfill waste and the need for new materials. This criteria, 2.11, 'Adaptive Reuse of Buildings', can be used for all building types, including those with historic designations, extending the useful life of existing structures.
- The ground floor has been repurposed as an art gallery and creative space — complete with a revolving platform from the building's past life as a furniture showroom, providing its residents the opportunity to live, practice, and showcase their work all within the same creative community.
- Ohringer Arts revitalized not only the building but the community, restoring life to a local landmark and bringing in local Braddock artists to reflect the town's long-standing, diverse creativity while maintaining community history.

“Braddock is about forging this new future but not ignoring its past. We’re taking a building at the heart of what used to be a thriving business community and bringing it back to life”

Geoff Campbell

Principal and Director of Operations and Services, Rothschild Doyno Collaborative

To learn more about
The Ohringer Building and its
history, check out Rothschild Doyno
Collaborative’s website [here!](#)

IMPACTS

SUSTAINABLE SYSTEMS SUPPORT BETTER LIVING

- The project earned 5.2a, ‘Additional Reductions in Energy Use’ with building energy performance strategies including insulating the roof and exterior walls; and installing high performance windows, ENERGY STAR appliances and LED lighting, resulting in a building 15.5% more energy efficient than a comparative baseline building.
- The ENERGY STAR-certified roof helps decrease energy consumption by reducing cooling system load demand and mitigating heat island impacts, enhancing resilience and meeting 6.11, ‘Reduced Heat Island Effect – Roofing’.
- The interior building layout was configured to ensure natural light in all habitable spaces; these connections to nature contribute to a healthy living environment.
- These and other strategies reduce strain on building systems, decrease energy consumption and greenhouse gas emissions, reduce residents’ energy burden and promote a healthy living environment.

ADVANTAGES OF ADAPTIVE REUSE

- The Ohringer was able to take advantage of its downtown location with existing access to public transportation, fulfilling 2.8, ‘Access to Public Transportation’ as well as 2.7 ‘Preservation of and Access to Open Space’, with multiple parks within walking distance and an 800 SF outside patio space reserved for residents.
- Adaptive reuse reduces a building’s carbon footprint by minimizing the manufacture of products and raw material transportation, which accounts for 65-85% of embodied carbon in new construction. Saving the existing structure also eliminated the embodied carbon that would have been released in demolition to construct a new building.

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| <ul style="list-style-type: none"> • Enterprise Green Points: 61 (35 min required) • Project Type: Substantial Rehabilitation • Construction Cost: \$10,303,707 • Year Completed: 2021 • AMI: 37 units including studios and one-bedrooms, 4 units 0-30% AMI, 15 units 31-50% AMI, 18 units 51-80% AMI • Property Developer/Owner: Gregg Kander, Ohringer Arts of Braddock, LP • Architect/Green Building: Kenneth Doyno/ Robert Tuñón: Rothschild Doyno Collaborative • Syndicator: Pennsylvania Housing Finance Agency | OPTIONAL GREEN COMMUNITIES CRITERIA ACHIEVED | |
| | 2.7 Preservation of and Access to Open Space | 6.12 Construction Waste Management |
| | 2.8 Access to Public Transportation | 6.13 Recycling Storage for Multifamily Project |
| | 2.11 Adaptive Reuse of Building | 7.4 Elimination of Combustion within the Conditioned Space |
| | 5.21 Additional Reductions in Energy Use | 7.11b Beyond ADA: Universal Design |
| | 6.11 Reduced Heat Island Effect: Roofing | 7.16 Smoke-Free Building |