



SWIFT BUILDING LOFTS

BILLINGS, MONTANA

The Swift Building Lofts project involved the extensive renovation of a vacant historic warehouse into a high-performance, loft-style apartment building. Built in 1916 as a meat distribution warehouse by Swift & Company Meats, the building is constructed of brick and a heavy timber frame and features many historic interior elements that are characteristic of an early 20th century warehouse. The renovation has retained original cooler doors and beadboard wall finishes, uniquely incorporating them into the interior spaces.

The renovation also incorporated and showcased a variety of green building principles, including widespread use of salvaged, recycled, and rapidly renewable materials. The building also features a super-insulated building envelope, photovoltaic panels generating electricity from the sun, solar hot water panels, and Energy Star rated lighting and appliances. In addition to using radiant floor heating, the building premieres the use of radiant floor cooling in Montana. Taken together, these features reduce energy use by more than 55% compared to a new building built to the current energy code. The building also uses 38% less water through the use of rainwater for flushing toilets as well as highly efficient showerheads and dual flush toilets.

The project has received the highest certifications in historic preservation and sustainable design, recognizing it as an exceptional example of both. The building has received LEED® for Homes *Platinum* certification, and is a Certified Historic Tax Credit Rehabilitation.



BEFORE

AFTER





FIRST FLOOR BEFORE



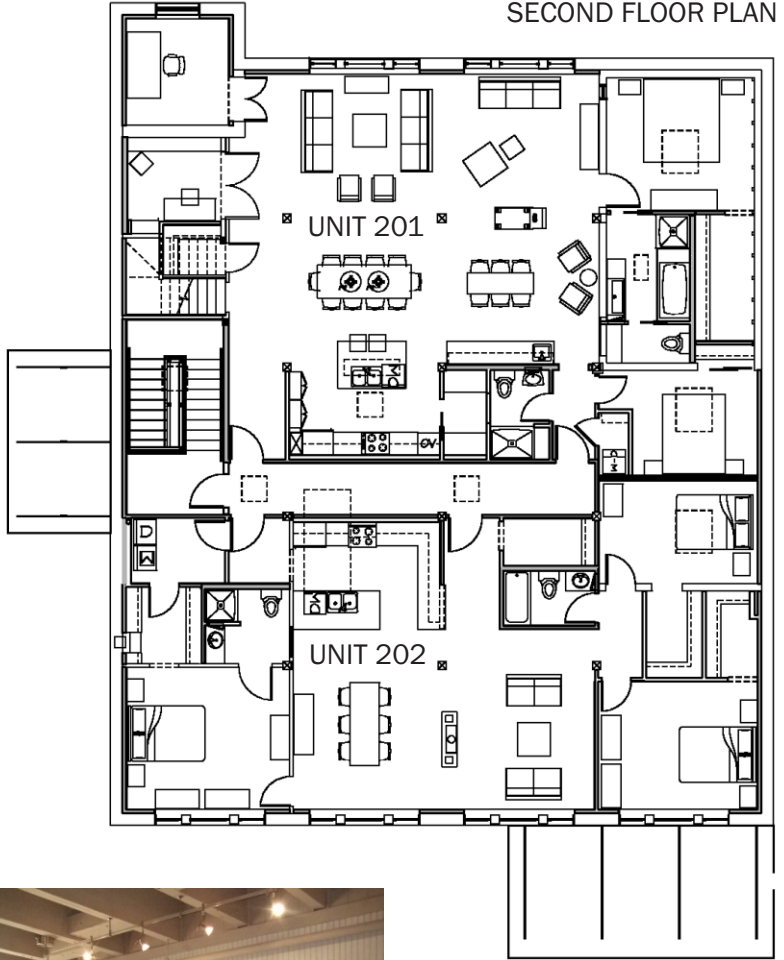
AFTER: 1 BED LOFT*



SECOND FLOOR: BEFORE



AFTER: 2 BED LOFT*



SECOND FLOOR PLAN



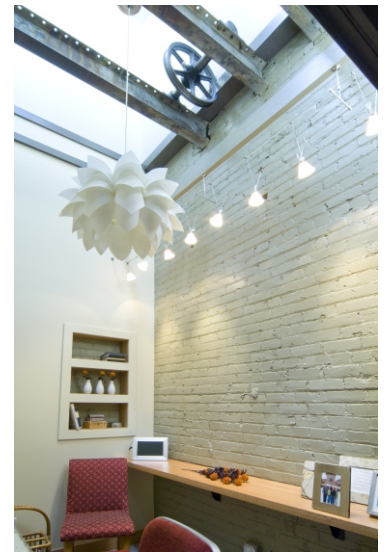
ORIGINAL COOLER DOOR*



STUDIO LOFT*



ROOFTOP PHOTOVOLTAIC DISPLAY



STUDY /FORMER ELEVATOR SHAFT*

(*PHOTOS BY PHIL BELL)