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Sixth-annual Metamorphosis Awards Winners

> HISTORIC CATEGORY WINNER

Story on Page 74

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ADAPTIVE REUSE 1ST PLACE 14 A City Workplace

for Today

The redevelopment of New York City's largest U.S. Post Office distribution center redefines adaptive-reuse strategies for massive public structures.

ADAPTIVE REUSE 1ST PLACE

20 Let the Sunshine In

An original sawtooth roof inspires a daylit, collaborative office space.

ADAPTIVE REUSE 2ND PLACE

25 In Context

A new entertainment destination modernly fits within its historic district.



COVER PHOTO: Colin Miller

INSIDE THIS ISSUE

NOVEMBER-DECEMBER 2024 // VOL 15 // ISSUE 6

Feature Projects

2024 Metamorphosis Awards

retrofit's sixth-annual Metamorphosis Awards culminated in 25 winners with outstanding achievements in retrofitting commercial, industrial and institutional buildings.

ADAPTIVE REUSE 3RD PLACE 26 State-of-the-art Reuse

A minimal materials palette embraces the character of a historic warehouse.

ADAPTIVE REUSE HONORABLE MENTION

27 World-class Training Center

An abandoned mall now offers technical training for sought-after careers.

WILD CARD 1ST PLACE 30 The Plaza at 1221 Avenue of the Americas

A renovation breathes new life into a Midtown Manhattan plaza.

WILD CARD 1ST PLACE

35 Architect as Craftsman

An architect's in-house fabrication shop helps all construction partners meet a client's goals.

MIXED USE 1ST PLACE 42 Modern Legacy

THE MART in Chicago is updated to be the epicenter of design: yesterday, today and into the future.

MIXED USE 2ND PLACE

45 Phase One

A former industrial site begins the process of becoming a live-work-play destination.

INTERIOR 1ST PLACE

46 Makerspace

A historic building in a Navy Yard sets the tone for a creative office space.

INTERIOR 2ND PLACE 49 Simply the Best

retrofit

Carolina Country Club upgrades its clubhouse with inspiration from the past.

INSIDE THIS ISSUE



NOVEMBER-DECEMBER 2024 // VOL 15 // ISSUE 6

INTERIOR 3RD PLACE

50 Transparent Work

A foundation supporting non-profits uncovers original skylights to improve its office space.

MULTIFAMILY 1ST PLACE

51 From Mansion to Multifamily

Ten apartments derive their unique character from the historic structure.

MULTIFAMILY 2ND PLACE 54 Live, Work, Play

Fourteen floors of residential units financially assist an office tower.

EXTERIOR 1ST PLACE

55 Cha-ching

A floating gaming facility receives a dynamic façade that connects to local events and themes.

EXTERIOR 2ND PLACE 58 Cultural Beacon

Comprehensive façade services ensure a deteriorating Neo-classical art gallery endures.

EXTERIOR HONORABLE MENTION 61 Modern Appeal

A pre-engineered industrial building evolves to host forward-thinking tenants.

WHOLE BUILDING 1ST PLACE

62 Free to All

Boston's Roslindale Branch Library now is welcoming and accessible to a diverse community.

WHOLE BUILDING 2ND PLACE

65 Spiritual Space

A cultural building is updated with inspiration from Armenian symbols.

66 Modern Interpretation

An addition makes leasable office space more appealing in a highly desirable historic district.

ADDITION 1ST PLACE

71 Thought Leader

Additions to a historic home support Amherst College's Center for Humanistic Inquiry.

HISTORIC 1ST PLACE

74 The Simplest Skyscraper in New York

Thoughtful upgrades capture Eero Saarinen's original design intent.

HISTORIC 2ND PLACE

77 All Aboard

A revitalized train station connects Detroit's pioneering past with its promising future.

HISTORIC 3RD PLACE

80 To Boldly Go

Modern technology assists in ensuring a historic building can withstand an earthquake.

HISTORIC HONORABLE MENTION

81 Closer to Fine

A 1929 Neo-Gothic structure is reclaimed as a contemporary conference center.

COLUMN 10 Point of View

The project teams behind **retrofit**'s sixth-annual Metamorphosis Awards winners are experts in overcoming challenges.

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PUBLISHER

JOHN RIESTER john@retrofitmagazine.com

ASSOCIATE PUBLISHER/EDITORIAL DIRECTOR

CHRISTINA KOCH christina@retrofitmagazine.com

DIRECTOR OF OPERATIONS

BECKY RIESTER becky@retrofitmagazine.com

CONTRIBUTING EDITOR JIM SCHNEIDER

ART DIRECTOR/DIGITAL DESIGN DIRECTOR ERIKA NYGAARD

CIRCULATION MANAGER

LYN URE lyn@retrofitmagazine.com

> WEB ENGINEER **DEREK LEEDS**

SOCIAL MEDIA MAVEN ROBIN GRABER

ADVERTISING SALES

JOHN RIESTER john@retrofitmagazine.com (919) 641-6321

BARRETT HAHN barrett.hahn@gmail.com (919) 593-5318

BETH EMERICH beth@retrofitmagazine.com (781) 710-4745

MIKE GILBERT treblig2023@gmail.com (847) 867-9615

EDITORIAL ADVISORY BOARD

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pointofview



Persistence Prevails

My husband Bart and I joke that our six-year-old daughter Clare has two times the stubbornness because she is a combination of us. Clare is mostly easygoing, but her strong will leads to what feel like overwhelming struggles for us on occasion.

For example, we enrolled Clare in swimming lessons as soon as she was potty-trained (at two and a half). The group-lesson format just didn't click with her, so we tried semi-private lessons and then completely private lessons. Every summer, she'd start at the first level again.

Earlier this year, Clare started year-round swim lessons at a swim school, and she hated it. She wouldn't dunk her head or jump into the pool and cried loudly every week when the instructors would dunk her or push her into the pool. A mom friend suggested Clare needs to be in control, so I spoke to Clare about dunking herself before the instructor forcefully does it. That finally resonated with Clare and, the very next lesson, she dunked her own head and jumped into the pool on her own.

Today, Clare is in level three lessons (there are four levels). Bart and I are incredibly proud of how well she is swimming, and we've learned—from this and other situations—that not giving up (or in) but finding the right way to overcome Clare's fears is rewarding for all of us.

I realize parenting is completely different than design and construction, but I have reason to believe the project teams behind our sixth-annual Metamorphosis Awards winners had similar moments of struggle that led to changes in strategy.

Take a look at Michigan Central Station, page 77, the 2nd Place Historic winner. The 1913 Beaux Arts building in Detroit had been abandoned since the 1980s. The team, which included Quinn Evans, dealt with widespread deterioration and loss of original materials because of vandalism and environmental exposure. However, today, the project is the centerpiece of Ford's 1.2-million-squarefoot district dedicated to advancing sustainable and accessible mobility solutions.

In Buffalo, N.Y., the Buffalo AKG Art Museum is renowned for its collection of modern and contemporary art. The campus' 1905 neo-classical Robert and Elisabeth Wilmers Building original geometry and massing were largely intact—a testament to the design. However, the roof and façades were deteriorating, challenging Thornton Tomasetti to preserve them with modern interventions. The project, which won 2nd Place in the Exterior category, can be found on page 58.

I realize the 2024 Metamorphosis Awards winners deserve much more space than **retrofit** can provide in the magazine's pages. That's why you'll find more content, including materials lists, as well as slideshows with before photos and drawings, on our website. Visit www.retrofitmagazine. com and choose 2024 Awards from the dropdown menu under Metamorphosis Awards in the top navigation. The online content will allow you to take a deeper dive into these winning projects, whose teams, despite overwhelming challenges, never gave up.

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CHRISTINA KOCH Associate Publisher/Editorial Director retrofit

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ral podcast about creating sustainable outdoor spaces with Thermory at retrofitmagazine.com. Special treat: Christina Koch shares her personal experience with Thermory, which she chose as her own home's decking material.

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Archibald Place (left) was able to maintain its existing building appearance while upgrading its monolithic glass to modern IGU performance.



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CONTRIBUTING WRITERS



Peter Wilk is founder and president of Wilk Marketing Communications, which has been providing media-relations services to national and international AEC and real-estate clients for 25 years. Wilk writes about Montroy DeMarco Architecture's Morgan North, which

won 1st Place in the Adaptive Reuse category. The project on page 14 transforms New York City's largest U.S. Post Office distribution center into creative office space.



Click Rain + Lemonly Headquarters—aka the Sawtooth Building—stands proud as a historic landmark on the edge of downtown Sioux Falls, S.D. Inspired by its sawtooth roof, CO-OP Architecture reimagined the space as a daylit, collaborative office. **Justin Kautz**, a writer in

the two-man marketing department at CO-OP Architecture, writes about this 1st Place Adaptive Reuse category winning project on page 20.



University of Cincinnati Health Medical Center had an outdated and confusing main entrance. With assistance from GBBN's design team, UC Health's main entrance improvements won 1st Place in the Wild Card category. **Nate M. Gillette**, AIA, LEED AP, president of Natura

Architectural Consulting and a *retrofit* editorial advisor, shares the project details on page 35.



Howard Hirsch (left), AIA, ALA, LEED AP, is founder and president of Hirsch MPG, and David Genc, AIA, is a principal of the firm. The pair share the story of Randolph

Office Center, Chicago, which won 1st Place in the Addition category, on page 66. The project is a new, 8-story plus penthouse, concrete loft office addition built on a narrow and long vacant piece of land (formerly a parking lot), immediately west of and seamlessly connected to an existing 6-story timber-loft office building.



Behind the Scenes

Meet the 2024 Metamorphosis Awards Judges

retrofit's sixth-annual Metamorphosis Awards program tapped three previous Metamorphosis Awards winners as judges: Kenneth DeMuth, AIA, partner, Pappageorge Haymes Partners; Saul Jabbawy, regional director of design, principal, EwingCole; and Samantha Scimé, AIA, NCARB, architect, social media marketing director, KMF Architects. Each judge was gracious with his or her time and knowledge.

The jury was asked to evaluate each project on the success with which it met its own requirements. They were told to weigh projects individually—not in comparison to others—and choose as many projects as they felt deserving of winning. [Editor's Note: The judges recused themselves from judging projects in which they and/or their firms were involved.]

Through a judging platform, jurors were able to review entries and score them on their own time. John Riester, **retrofit**'s publisher, and Christina Koch, **retrofit**'s editorial director and associate publisher, conducted a Zoom meeting with the judges in August to discuss highest-ranking projects, determine placements of winners and speculate about cover possibilities. Winners were notified in late August.

Consider entering your work in the 2025 Metamorphosis Awards program, which will open in January 2025 at www.retrofit magazine.com/metamorphosis-awards.



KENNETH DEMUTH, AIA

Kenneth DeMuth has been a partner with Pappageorge Haymes Partners since 2016. His area of expertise has been adaptive reuse and historic renovation, winning

such distinguished awards as the J. Timothy Anderson Award for Excellence in Historic Rehabilitation and Richard H. Driehaus Foundation National Preservation Award. Pappageorge Haymes Partners has won several Metamorphosis Awards over the years. Most recently, the firm captured 2nd Place in 2023 in the Adaptive Reuse category for the Peabody School Apartments, Chicago. Read **retrofit**'s story about the project at bit. Iy/3XQcwVH. This year, the firm won 1st Place in Multifamily for Grand Kedzie Lodge, Chicago, page 51.

SAUL JABBAWY

As regional director of design and principal at



EwingCole, Saul Jabbawy combines his training in architecture and landscape architecture to create seamless experiences between the exterior landscape and interior spaces. A recipient of *Healthcare Design*'s Architect of the Year award in 2016, his work in health care, research and

education has earned numerous design awards during the past 25 years. In addition, EwingCole won 1st Place in the Historic category of *retrofit*'s 2023 Metamorphosis Awards for the Burk-Bergman Boathouse, Philadelphia. Read the story at bit.ly/3TRDzin.



SAMANTHA SCIMÉ, AIA, NCARB

Samantha Scimé has spearheaded projects across commercial, government, historic and public sectors. At KMF Architects, her work has led to the preservation and adaptive reuse of numerous historic buildings in central Florida,

including three award-winning projects. In 2023, KMF Architects was recognized with three Metamorphosis Awards: The firm won 2nd Place in the Wild Card category for the University of Florida Architecture Building canopy, bit.ly/3BxFi6d, as well as Honorable Mentions in the Exterior category for Climate First Bank, Winter Park, Fla., bit.ly/3UjPFBd, and the Historic category for Leu House, Orlando, Fla., bit.ly/3TXVaoN.

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The Redevelopment of New York City's Largest U.S. Post Office Distribution Center Redefines Adaptive-reuse Strategies for Massive Public Structures

By Peter Wilk

organ North, a winner of this year's Metamorphosis 1st Place Award in the Adaptive Reuse category, redefines redevelopment strategies for private/public efforts to bring new life to massive industrial structures in urban areas. The project team included Tishman Speyer, developer; Montroy DeMarco Architecture (MDA) LLP, lead architect; Shimoda Design Group, design architect; and HMWhite, landscape architect.

"The expansive, 645,000-square-foot project converted what was once New York City's largest postal distribution center into a multi-use, sustainable property, housing creative office space, a multilevel rooftop park and street-level retail," says Richard J. DeMarco, AIA, MDA principal.

Located at 351 9th Avenue in Manhattan, the massive building with soaring ceiling heights of up to 17 feet encom-



passes an entire city block between 9th and 10th Avenues from West 29th to West 30th Streets. Morgan North varies from a 6-story to a 10-story structure along its West 30th Street frontage. The site originally served as a rail yard for the Hudson River Railroad and, in 1933, a U.S. Post Office distribution center was erected. Rail tracks previously

extended from the adjacent High Line spur into the second floor. The USPS continues to operate a mail distribution facility on the cellar level and four lower levels of the building.

Hospitality Elements

Tishman Speyer's focus on occupant health and wellbeing is exemplified by Morgan North's new, 2-acre rooftop park, the largest intensive green roof atop a commercial building in New York City. This expansive amenity is an integral part of the comprehensive adaptive reuse of the building into a visionary 21st century commercial office building. The building has received a LEED Gold certification.

"What makes this project stand out is the rooftop planning, where the architectural addition and the outdoor landscape spaces intertwine to redefine the idea of workplace in the city," shares Shimoda Design Group Principal and Chief Creative Officer Joey Shimoda, FAIA, FIIDA.

The scope of the project was unique in that it touched so many parts of the interior and exterior of the building. "The building's historic 9th Avenue lobby has been meticulously restored, bringing its brass-framed entrance doors with an ornamental, double-height transom grille to its original beauty," DeMarco says. "In addition, Tishman Speyer and the architectural team created two new lobbies for commercial tenants, one mid-block on West 30th Street and the other on the corner of 10th Avenue and West 30th Street, as well as a third new lobby dedicated to the USPS employees and operations."

"One of the most important aspects included the way that the lobbies enhance the street and arrival experience," Shimoda notes. "The two new lobbies feature Douglas fir wood planks that provide a striking, continuous wall surface. The planks are also applied to the ceiling, creating a warm, seamless look to enhance the architecture and lighting design. The 10th Avenue lobby ties itself visually to the



The new 10th Avenue lobby—built in an area formerly occupied by loading docks—features rare, oversized 14-inch-wide by 22-foot-long Douglas fir wood planks for a continuous wall surface.

Judge's Comment

"A striking example of how urban centers can be enhanced through the imaginative adaptive reuse of obsolete commercial structures. The project leverages its unique spaces and volumes while integrating sustainable best practices for its new use."

-Kenneth DeMuth, AIA, partner, Pappageorge Haymes Partners







adjacent High Line spur by celebrating four large openings where the trains used to access the building. It features a work/lounge area and an intimate lounge room reminiscent of a vintage railroad café car. These hospitality elements promote the lobby space as a place of social gathering, introducing hospitality concepts into a commercial workplace environment." The building's historic 9th Avenue lobby has been meticulously restored, bringing its brass-framed entrance doors with an ornamental, double-height transom grille to their original beauty.

Levels five through 10 have been renovated with new lobbies, core support rooms, restrooms, stairs and 11 new elevators. The fifth and sixth floors boast floor plates of more than 180,000 gross square feet each. The architects introduced three massive 32- by 40-foot skylights along the center of the floor plate, which dramatically transformed the fifth and sixth floors, exposing the fifth floor to enhanced natural sunlight. Further, the volume from the fifth floor to the top of the interior of each of the skylights is an impressive 46 feet, which offers unique design opportunities for future tenants.

The seventh floor's new 30,000square-foot pavilion features two 60-foot-wide clear-span bays, a 17-foottall steel frame structure and a monumental skylight system. It is the anchor access point to the massive Rooftop Park amenity space.

Rooftop Architecture and Landscape

The rooftop outdoor areas include the 84,750-square-foot seventh-floor garden terrace and 30,000-square-foot pavilion; eighth- and ninth-floor terraces; and 8,000-square-foot 11th-floor Tower Terrace. The garden terrace has been completely reimagined as a landscaped oasis that offers a direct connection with nature, light and air.

"The rooftop park features a natural-feeling, meandering landscape with a planting scheme representative of the distinct planting regions of New York state," explains HMWhite Founding Principal Hank White, FASLA. "Landscape design principles organized the creation of enhanced views while shaping spaces to serve a variety of shared uses and scales of activity. Coniferous hedgerows are arranged to mitigate



Morgan North's Rooftop Park features a variety of spaces designed for collaborative work, recreation and quiet inspiration. It includes areas for field games, nature walks, food and beverage, and covered gathering spaces for work and play.







The 10th Avenue lobby's railroad references include an intimate lounge room reminiscent of a vintage railroad café car, introducing hospitality concepts into a commercial workplace.

prevailing winds and are combined with groves of canopy trees to soften and cool harsh sunrays. Further, these landscape placemaking features extend seasonal use."

The woven pathways and varied landscape create the sense of an oasis in the sky. A variety of spaces are designed for collaborative work, recreation and quiet inspiration. The ground plane is infused with areas for field games, nature walks, food and beverage, and covered gathering areas for work and play.

The landscape design is composed of a series of layers, which reference Northeastern U.S. coniferous woodlands. It starts with the evergreen forest at the rooftop's northern edge, transitions to a shrubland in the middle and then flows into a low-lying wildflower meadow at its southern roof boundary. Each space is developed within a visually distinct landscape designed to improve comfort and awaken seasonal sensibilities.

Among the highlights of the landscape architecture are an elevated walkway at the perimeter to allow views over the parapet, varied plant types to create colorful micro-environments, raised and sunken areas, and varied area sizes to allow places for solitude and communal gatherings. The rooftop boasts a gathering/yoga lawn, a mini theater area, vegetable garden with raised planters, decorative lighting and a speaker system.

Retrofit Team

Lead Architect: Montroy DeMarco Architecture (MDA) LLP, montroydemarco.com

Developer: Tishman Speyer, www.tishmanspeyer.com **Vision Plan and Design Architect:** Shimoda Design Group, shimodadesign.com

Landscape Architect: HMWhite, hmwhitesa.com

Construction Manager: Urban Atelier Group, www.uag.nyc **Structural Engineer:** Active Design Group Engineering, adggroupusa.com

MEP Engineer and Lighting Designer: Cosentini Associates, www.cosentini.com

LEED Consultant: Vidaris/SOCOTEC, www.socotec.us Historic Preservation Consultant: Higgins Quasebarth & Partners LLC, www.hqpreservation.com Roofing & Waterproofing: AJ Labelle & Partners, (212) 757-5659

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Let the Sunshine In

An Original Sawtooth Roof Inspires a Daylit, Collaborative Office Space

By Justin Kautz



wilt in 1919 as the Symms-Brownell Spark Plug Factory, the present-day Click Rain + Lemonly Headquarters—aka the Sawtooth Building—stands proud as a historic landmark on the edge of downtown Sioux Falls, S.D. But it wasn't always pretty. When it was purchased in 2021, the building was in a state of neglect and underutilization, serving mostly as storage for antiques and other second-hand goods. To most, it was little more than a run-down building in a struggling neighborhood.

Above the used mattresses, couches and lamps, a lay-in ceiling made the space feel dark and cramped. Even worse, it concealed the building's hallmark sawtooth structure. This architectural feature, characterized by its series of upward-facing roof sections resembling the teeth of a saw blade, held the potential to turn the space into something truly remarkable. CO-OP Architecture's goal was to transform the building into a hub of creativity for Click Rain + Lemonly, a joint digital marketing and infographic agency, as well as foster the collaboration and genuine connection that young professionals seek. After merging in 2021, the two companies came together under one jagged roof in 2022 with community-building top of mind. In the wake of the merger and the COVID-19 pandemic, company leadership knew they needed a space to which employees would want to return. That meant a comfortable, modern workplace adaptable to varied work styles: onsite, hybrid and fully remote.

Do No Harm

The first order of business was widely understood: Expose the original sawtooth ceiling and skylights to open the space, welcome more natural light, and embrace the building's



The old skylights were replaced with translucent panel skylights, which feature a lightweight sandwich panel design with fiberglass reinforced polymer face sheets, that provide light and solar heat gain control for the office space.

history and existing beauty. In general, the design team preferred a light touch. With such a unique and promising structure on their hands, CO-OP Architecture's team knew the best approach was to clean things up and stay out of the way. First, do no harm.

Upon uncovering the original ceiling and skylights, it was clear some work needed to be done, including fitting new skylights to allow natural daylight into the space. The CO-OP Architecture team chose translucent panel skylights, which feature a lightweight sandwich panel design with fiberglass reinforced polymer face sheets that provide light and control solar heat gain. The translucent panel skylights also help to minimize glare, ensuring a comfortable and visually pleasing environment for employees and visitors.

With the new skylights in place, the design team felt the existing structure was compelling enough to drive the overall look and feel of the interior space, so the remaining work was a matter of reawakening and complementing the old

> bones. In keeping with the building's industrial history, the metal support beams overhead were painted black and the original concrete floor was exposed and sealed. The original wood that made up the sawtooth ceiling was soda-blasted and restored, and electric lighting was kept minimal and linear so as not to distract from the interest above.



Recalling Its Factory Roots

The office layout is open, not unlike a factory floor. The workstation bullpen sits in the heart of the space, creating a neighborhood of connectivity. Breakout zones, meeting rooms, quiet coves and private offices surround the core. A kitchen and café sit just off the bullpen, connected to the outdoor patio.

Glass is the preferred means of privacy for offices and meeting rooms, allowing light from the new skylights to transmit throughout the space. Each meeting room features unique furniture, lighting and finishes that lend bold pops of color and a necessary degree of experiential variety in a space that prioritizes simplicity and openness.

Of the many pleasing design moments throughout the office, one stands above the rest as perhaps the most

Judge's Comment

"A wonderful mix of old and new, this repurposed facility interjects a bit of color and modernism while grabbing ahold of the rich materiality and geometry of the original. This project embodies the spirit of adaptive reuse."

-Kenneth DeMuth, AIA, partner, Pappageorge Haymes Partners



The existing structure was compelling enough to drive the overall look and feel of the interior space, so the design team's work was a matter of reawakening and complementing the old bones.

DRAWING: Cory Bleyenburg, PM





The skylights provide abundant natural light throughout the large building while minimizing glare, ensuring a comfortable and visually pleasing environment for occupants.



After sitting untouched for decades, the factory freight elevator was reimagined as a warm meeting room.

thoughtful reuse of space. After sitting untouched for decades, collecting dust, rust and all other signs of age, the factory freight elevator was reimagined as a warm meeting room, complete with the original lift mechanism overhead. This moment is a powerful microcosm of the old-meets-new concept that guided the overall renovation.

Simple, Thoughtful Design

Today, Click Rain + Lemonly Headquarters is a building unlike any other in Sioux Falls—a century-old design thoughtfully restored to reflect a budding company's youthful culture. A nod to the past, fit for the future. It's solid evidence that the right touch with simple, thoughtful design can return a poorly aging building to its former glory, allowing users to enjoy its architectural beauty and history for another hundred years.

CO-OP Architecture earned an AIA South Dakota Honor Award in Architecture for the work in 2023 and now is proud to have received **retrofit**'s 1st Place Metamorphosis Award in the Adaptive Reuse category in 2024. As a firm, CO-OP Architecture believes strongly in the value of adaptive reuse and historic preservation, especially in the core areas of our communities. It is the firm's belief that preservation and reuse can help curb carbon emissions from new construction, generate property tax gains to help fund public and school projects, as well as rally community pride, among other benefits.

Retrofit Team

Architect: CO-OP Architecture, co-oparch.com

- Kyle Raph, principal architect
- · Cory Bleyenburg, project manager
- Nikki Van Hill, interior designer
- Tessa Klarenbeek, interior designer

General Contractor: Reynolds Construction Management, www.reynoldsconstructionmanagement.com

Structural Engineer: RISE Structural Associates Inc., riseincorp.com

MEP Engineer: Associated Consulting Engineering Inc., www.aceinet.com

Civil Engineer and Landscape Architect: Stockwell Engineers, www.stockwellengineers.com

Materials

Skylight: GridSpan from Kingspan Light + Air, www.kingspan.com/ us/en/products/translucent-wall-roof-assemblies/ translucent-roof-assemblies/gridspan

Flooring: ShawContract, www.shawcontract.com; Bentley,

www.bentleymills.com; Mohawk Group, www.mohawkgroup.com; and Interface, www.interface.com

Tile: Look from RAGNO, www.ragnousa.com/collections/lookseries; TEC, www.tecspecialty.com; and Schluter Systems, www.schluter.com

Paint and Wallcoverings: PPG, www.ppg.com; Woven Image, www.wovenimage.com/en-US; Designtex, www.designtex.com; Mura from Kirei, www.kireiusa.com/products/mura; and Koroseal, koroseal.com

Ceilings and Sound Panels: Decoustics from CertainTeed, www.certainteed.com/ceilings-decoustics, and Armstrong World Industries, www.armstrongceilings.com

Toilet Partitions: Scranton Products, www.scrantonproducts.com Doors: Bayer Built, www.bayerbuilt.com

Storefront and Glazing: Series 3000 from Oldcastle BuildingEnvelope, obe.com, and LoE2-270 from Cardinal Glass Industries, www.cardinalcorp.com

Plumbing: Zurn, www.zurn.com; Chicago Faucets, www. chicagofaucets.com; and Bell & Gossett, www.xylem.com/en-us/ brands/bell-gossett



In Context

A New Entertainment Destination Modernly Fits within Its Historic District

lilly's Clubhouse and Rooftop, formerly known as the Kay Baum Building, has been transformed from a longdormant space into a vibrant entertainment destination in the heart of downtown Detroit. This adaptive-reuse project, developed by Bedrock, in partnership with 70H2 Hospitality, marks a significant milestone in the city's ongoing revitalization efforts. As the last unoccupied building on its block, its development as a multi-faceted dining and entertainment venue completed the streetscape, bringing new life to the neighborhood.

The 3-story building was constructed atop the footprint of the vacant 2-story structure, utilizing the existing basement, alley wall and party walls. The 12,710-square-foot building houses three venues: Gilly's Clubhouse, The Rooftop at Gilly's and Saksey's. The design by McIntosh Poris Architects carefully considered the building's scale and materials to ensure it would be appropriate within the Lower Woodward Historic District.

Judge's Comment

"This is a really beautifully done job. The interiors are impeccable."

-Saul Jabbawy, regional director of design, principal, EwingCole

The architects' goal was not to design the building as an object but rather to fit within the context of the historical district in a modern way. A refined industrial aesthetic was adopted to complement adjacent existing buildings; masonry was chosen as the primary exterior material to express solidity and permanence.

The dark brick and granite façade with metal accents frames large expanses of glass, revealing the interior activities and giving the project a timeless, elegant feeling. The monochromatic exterior masonry contrasts with existing lightertoned buildings to the south. Intricate masonry detailing provides depth and shadow, playing on historical patterns by mixing traditional and Flemish bond patterns with soldier courses, corbeling details and projecting brick ends. The extruded Flemish bond pattern above the windows reinterprets a traditional detail. Only full module masonry units were utilized in the layout because of exposure on all sides of the projecting masonry units.





Strategically located near major sports venues and retail destinations, Gilly's Clubhouse and Rooftop has been positioned as a key attraction in downtown Detroit. The building, which is LEED Certified, opened in time for the NFL Draft in Detroit in April 2024, completing the streetscape of its block and bringing new life to the neighborhood. The project stands as a testament to Detroit's ongoing urban renaissance, blending historical context with modern design and functionality.

Retrofit Team

Design Architect: McIntosh Poris Architects, www.mcintoshporis.com Interior Designer, The Rooftop at Gilly's: Coeval Studio, coevalstudio.com Interior Designer, Saksey's: Pophouse, pophouse.design General Contractor: Advanced Building Group, www.advancedbg.com Lighting Designer: Illuminart, www.peterbassoassociates.com/ illuminart MEP Engineer: Clark Trombley Randers, ctrmep.com Civil/Structural Engineer: Giffels Webster, www.giffelswebster.com





State-of-the-art Reuse

A Minimal Materials Palette Embraces the Character of a Historic Warehouse

This restrained yet exuberant design transforms a disused mid-century masonry building into a social hub with collaborative offices and micro-retail spaces for small-scale entrepreneurs in downtown Birmingham, Ala.

Now known as the Bandsaw Building, the 7,558-squarefoot 1-story brick commercial structure was built in 1951 for the Birmingham Poultry & Egg Co., part of the commercial district in Birmingham's Central City neighborhood. It was later owned by Miller Specialty Wood Products, which used the building until 2016.

In 2020, the property was acquired by a joint venture of David Baker Architects and Locke General Contractors for redevelopment. With the architect and contractor as the project developers creating a building anchored by their own offices, there was a strong motivation to round out the retail spaces with creative tenants that contribute to an active, dynamic community.

The state-of-the-art reuse retains the bones, character and evocative surfaces of the historic warehouse while upgrading all systems and refining the street edge. The renovation emphasizes modern, minimal components set against an aesthetic of gentle industrial ruin.

The success of the renovation also came with challenges—a reframed roof at the rear, refabrication of original decaying skylights and a new concrete slab throughout the building. Pieces of the original slab were preserved and now are the courtyard retaining wall.

The brick façade is preserved and punctuated with contemporary storefront frames created by local steelworkers. These frames and integrated awnings reinforce the structure, delineate the entries for each unit and admit natural light. Clerestories were built into the reframed roof at the rear. Paired with the refabricated skylights, daylight prevails.

The refreshed building is named for the rusted industrial bandsaw found onsite and retained as a sculptural courtyard centerpiece.

Judge's Comment

"Most would hide imperfections, but this project recognizes the history and character this brings to the project and surrounding neighborhood. Furthermore, the creative and efficient plan fully maximizes the use of the building. Great project!"

 – Samantha Scimé, AIA, NCARB, architect, social media marketing director, KMF Architects

Retrofit Team

Co-owner, Architect of Record and Landscape Architect: David Baker Architects, www.dbarchitect.com Co-owner and General Contractor: Locke General Contractors, lockegc.com Electrical Engineer: Consulting Construction Engineering, cce-eng.com Civil Engineer: LPC Technologies, (205) 259-6012 Mechanical and Plumbing Engineer: Zgouvas Eiring & Associates, (334) 263-4406 Structural Engineer: Barnett Jones Wilson, www.struct-engr.com

26 RETROFIT // November-December 2024



World-class Training Center

An Abandoned Mall Now Offers Technical Training for Sought-after Careers

A ustin Community College in Austin, Texas, functions as the primary gateway to higher education and technical training in the area. Seeking to promote urban revitalization and create a centrally located world-class training center for some of the hottest careers, the college converted a vacant 1970s mall into a new campus, tapping the design team of Barnes Gromatzky Kosarek Architects and Perkins&Will.

Judge's Comment

"The retooling of the original mall structure together with the planned reconversion of the surrounding parking lot to productive uses is a template that embraces sustainability and community investment."

-Kenneth DeMuth, AIA, partner, Pappageorge Haymes Partners



Throughout the 400,000-square-foot repurposed mall are new spaces designed for hands-on experience labs and flexible, cutting-edge spaces supporting programs from creative media to nursing. Transitional spaces in between form mixing areas for new and interdisciplinary collaborations and modes of social learning. The design team derived new possibilities from the DNA of the archetypal mall, transforming the double-high atrium into an interdisciplinary mixing space that supports incubation of ideas and learning opportunities.

Sustainability was a primary endeavor for the design team,

which reused a majority of the existing building and repurposed materials to reduce the overall embodied carbon of the project. The design team walked through the mall with the owner and contractor to identify items that could be reused and salvaged.

The first design move was to cut open the old mall to form an open-air paseo to welcome access and interactions with the college's programs. The strategic removal of a section of the old mall creates pedestrian connectivity between the campus and surrounding mixed-use amenities, as well as outdoor space.

The building is served by a chilled-beam air-conditioning system for maximum efficiency and low air velocity in sound-sensitive spaces. Rainwater collection supports irrigation systems. Potable water consumption within the building was reduced by 34 percent with low-flow plumbing fixtures. The team also offset energy usage with onsite solar panels and reduced exterior light pollution. These and other sustainable strategies earned this project LEED Gold.

Retrofit Team

Architect of Record, Lead Design Architect: Barnes Gromatzky Kosarek Architects, www.bgkarchitects.com Architectural Consultant: Perkins&Will, perkinswill.com General Contractor: Flintco, flintco.com Structural Engineer: Datum Engineers Inc., www.datumengineers.com MEP Engineer: Shah Smith & Associates, shahsmith.com



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interior. These Architectural & Sun Screens are available in six profiles that can be specified in various gages, depths and colors to meet design span and aesthetic requirements of your retrofit projects.

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PHOTOS: Tom Sibley unless otherwise noted





The Plaza at 1221 Avenue of the Americas

A Renovation Breathes New Life into a Midtown Manhattan Plaza

By Jim Schneider

aking an architectural statement in Midtown Manhattan is no easy task. Times Square, Rockefeller Center, Radio City Music Hall: Everywhere you look is an iconic landmark. It was in that environment that the Rockefeller family tasked its family architect to design a sunken courtyard during the expansion of Rockefeller Center in the 1960s.

Adorned with a reflecting pool surrounded by planetary sculptures and anchored by a large bookstore, the 200- by 111-foot Plaza at 1221 Avenue of the Americas was meant to represent the company's scientific publishing business. As time passed, the plaza became a pass-through from the building to the subway, has had some limited programming for building tenants and been host to a café with outdoor seating.

But it had lost some of its flourish.

"As the business district evolved around it, the plaza remained unchanged, presenting Rockefeller Group with a rare opportunity to reimagine its role within the neighborhood as an activated gathering space," says Allison Stadnyck, RA, LEED AP ID+C, managing associate/senior project manager with TPG Architecture, the architect of record for the plaza retrofit project. "The concept for the renovation was designed to create greater accessibility to the courtyard and make it more inviting for New Yorkers and visitors alike. The renovation also aimed to introduce in-building access to the Rockefeller Center subway concourse and underground connection points to neighboring buildings. The team translated this vision into reality to transform the plaza for the modern era."

Rockefeller Group's privately owned public plaza at 1221 Avenue of the Americas has been at the heart of one of Manhattan's busiest and most dynamic neighborhoods since the early 1970s.





The renovation aimed to introduce in-building access to the Rockefeller Center subway concourse and underground connection points to neighboring buildings.

Aesthetics and Accessibility

Recognizing the need for revitalization, the Rockefeller Group undertook a \$50 million renovation to transform the plaza into a more accessible and inviting gathering space. TPG Architecture was brought on in part for its expertise and experience working with New York City building projects. The firm was part of a highly collaborative project team that included design firm ACPV Architects and Turner Construction.

"We worked through the many technical, architectural, and structural details to ensure that the renovation aligned with the modern demands of the building tenants and public," Stadnyck says. "The project required careful attention to detail to meet the City Planning Commission regulations, particularly regarding the placement of trees and seating."

The project team had several principal goals for the plaza update, and aesthetics was top of mind. The original design emphasized a visual and physical separation for the Avenue of the Americas to create a contrast between the retail below and office space above. Although that served a purpose, it did

Judge's Comment

"A skillfully detailed renovation of a congested Manhattan plaza. The things the team was dealing with—a connection to the subway and elevators and high-rise and low-rise lobbies—is really a transportation solution strategy, culminating in a space to enjoy."

-Kenneth DeMuth, AIA, partner, Pappageorge Haymes Partners





The expansion of the new plaza created more space on the upper level while adhering to the requirements of the existing space. The added elevator for ADA compliance required removal of a tree, which was replaced in-kind.

limit the plaza's use. The renovation sought to enhance visual appeal, bring in light and space, and create a more inviting atmosphere.

Accessibility was another important objective. To make the plaza more inviting and functional, the retrofit integrated in-building access to the Rockefeller Center subway concourse and created a seamless connection to neighboring buildings.

"The renovation addressed the functional limitations of the old layout by removing obsolete features, like the dark, covered exterior space, and optimizing the area for seating and gathering," explains Nelson Mejia, RA, managing associate/studio director with TPG Architecture. "The new layout offers more usable space and better accommodates the needs of tenants and the public. The existing plaza was elevated, creating an obstacle for users to get to it other than via steps on the east and west sides. By bringing the grade plaza to the sidewalk level it opened the plaza to the public at large

and made the sunken plaza more visible."

"One challenge our team faced was integrating the MTA entrance at the base of the new stairs," Stadnyck says. "We needed to demolish the former 80- by 100-foot covered exterior space, which was dark and uninviting. By transforming it into a double-height area filled with natural sunlight, it reengaged the retail space and enhanced its connection to the surrounding environment."

"To accommodate the new stairs, a new MTA entrance, and the sloping street, we implemented steel framing on the north side and a concrete slab to the south to reinforce the structure," Mejia explains. "The addition of an elevator for ADA compliance required the removal of a mature tree, which per City Planning Commission regulations needed to be replaced in-kind. This necessitated above-grade planters because the required root depth wasn't possible with the below-grade subway concourse."



Opening Up

Changes to the plaza's form and function were central to this renovation project. The original layout of the plaza included doglegged sets of stairs in the north and south corners, which took up usable square footage in the place. ACPV Architects' new design opens the area with a top-of-stairs layout that runs lengthwise along the sidewalk. The new stairs are wider and straighter than the original ones and have larger stadiumstyle steps toward the interior.

The plaza project includes diverse components: retail areas, cellars and a subway concourse.



At the base, a new MTA entrance replaces the former 80- by 100-foot covered exterior space. The project required diligent coordination with project partners to integrate the MTA entrance and concrete seating.

Another challenge came in creating a connection between the concourse and retail area below, which had been accessible via a lower-level transit entrance.

"ACPV's design aimed to improve visibility and re-engage the lower retail level, increasing foot traffic and making the space feel safer by introducing daylight and open sightlines," Stadnyck says. "Initially, the space had only one exit and no glass, making it feel like an enclosed tunnel. The team incorporated glass in the first 8 feet to allow in daylight. Structural limitations required the use of frosted glass for the remaining section to maintain the desired effect."

Since its completion in 2023, the reaction to the finished project has been overwhelmingly positive. The updated plaza attracts locals, as well as visitors from all around the world, contributing to the architectural fabric of the historic neighborhood. It's a project that brings a great deal of pride to all those who were part of it.

"The inclusive and welcoming courtyard adds a new point of vibrancy to the city, making it feel like a natural part of the built environment," Stadnyck says. "It has been incredible to see this space come to life, transforming 1221 Avenue of the Americas and enhancing its role in the city's rich history. We've had the privilege of working on similar public-access projects, and it's so rewarding to be part of something this significant in reshaping the face of New York City in such a meaningful way."

Retrofit Team

Architect of Record: TPG Architecture, www.tpgarchitecture.com Owner/Developer: Rockefeller Group, www.rockefellergroup.com Design Architect: ACPV Architects, acpvarchitects.com General Contractor: Turner Construction, www.turnerconstruction. com

Lighting Designer: ONELUX, oneluxstudio.com

MEP Engineer: AKF, akfgroup.com

Structural Engineer: Gilsanz Murray Steficek, www.gmsllp.com Civil Engineer and Landscape Architect: Langan, www.langan. com

Glass Installer: W&W Glass, www.wwglass.com

Materials

Custom Railing around Sunken Plaza: Lafayette, www.lmgny.com Upper Plaza Planters and Benches: Granite, Cambrian Black Lower Plaza Stone Pavers and Grand Stair and Bleachers: Granite, White Moncini

Interior Flooring (Circulation Spaces): Epoxy Terrazzo



Architect as Craftsman

An Architect's In-house Fabrication Shop Helps All Construction Partners Meet a Client's Goals

By Nate M. Gillette, AIA, LEED AP

s part of a campus masterplan undertaken by University of Cincinnati Health (UC Health) Medical Center in 2017, several pinch points for the hospital were identified—one of which involved the hospital's outdated and confusing main entry. With more than 600 visitors and patients through the lobby every hour, the area was inefficient and often bottlenecked. The issues identified included an outdated vehicle arrival, an improperly sloped drop-off zone that posed risk to wheelchair-bound pedestrians and an entry that felt invisible from the street.

From the interior, the lobby was difficult to navigate, crowded and often confusing. Additionally, the overall look and feel of the interior lobby needed refreshing to align with



The original setback entry felt invisible, but the new striking, light and bright exterior canopy helps make the entry clearly visible from the street.





The new canopy provides generous coverage for multiple vehicles, and its level parking pad helps protect wheelchair patients from rolling risks.



UC Health's brand messaging about the power and hope in academic medicine. "Part of our challenge was to express UC Health's branding of 'Science as Texture' architecturally in the space in ways that aid self-navigation; maintain privacy; and convey the hope, healing, and dignity embedded in medical research and care," explains Aaron Anderson, GBBN principal and project lead.

IN 2019, GBBN began the design process on 16,000 square feet of interior and lobby renovations, as well as a 4,500-square-foot entry canopy.

Circulation patterns were improved by moving the information desk closer to the entry, making clear the route patients must take to check-in and transition to the next part of the hospital. The brightly colored red wall (UC Health's primary brand color) adds to the visual cues for wayfinding.

Daylighting was incorporated by the design team with double-height curtainwall windows at the first-floor waiting area, offering views of a landscaped courtyard. Daylight in the corridors encourages patient circulation through the hospital.


A clearly defined information desk helps cue people where to go. The ceiling fins, pop of red and wood accents on the information desk define this key destination.

THE BOLD new exterior canopy uses angled aluminum fins, applied at varied spacing and depths, to make the new patient entry more visible from the street. Using computational design, the canopy's fin system intentionally minimizes custom parts to ease onsite installation. The canopy's textures create visual interest as reflected light changes through the day and year. The scalloped fin pattern carries through to the interior in the ceiling above the information desk and other interior elements.

"One of the key things we need to remind ourselves is to maintain design flexibility at all times, especially at a hospital where renovations often expand from building to building to building," Anderson says. "For this project, the entry had to remain the primary front door during construction. How do we meet all the details of codes and construction barriers while balancing design intent? It was a good lesson to our less experienced architects who hadn't been through that process before."

The job of coordinating the computational design elements between the design team and the fabricator was overseen by GBBN's Director of Computational Design and Fabrication Troy Malmstrom. Malmstrom's role is a bit unique to most architecture firms; he works with the design team,







Take my spleen, please! Registration is a joy in this shiny happy space.

Judge's Comment

"This project blew me away. I work on a lot of health care, and I know the issues health care is dealing with, in terms of costs, and this project is brave and absolutely beautiful."

-Saul Jabbawy, regional director of design, principal, EwingCole



manufacturers, fabricators and builders to ensure design intent from inception to execution. In addition to ensuring design elements are constructed as intended, Malmstrom participates early in any value-engineering processes to ensure the best product for the client with the design team's intent.

"We were able to visually express to our contractors that there are only seven different zones on the canopy through



the use of advanced 3D modeling tools, like Rhino and Grasshopper. We were able to give the fabricators linear footage take-offs for cost estimating with maximum run lengths and ideally where we wanted breaks in the materials," Malmstrom recalls. "We optimized the design and layout with the contractor to maintain the design goals and meet the fabricator in the middle on some items, knowing we had a budget to maintain."

This method of design allowed the architects to react to a myriad of unknown field conditions in an efficient manner. "There are so many twists and turns when working with construction partners and consultant teams. If field conditions are discovered that impact the design, we can respond instantly and develop quick, effective solutions for coordination," Anderson notes. "By involving our construction partners early in the design process, we often can create unconventional solutions that not only work, but also meet the client's design intent and brand expression."

Malmstrom adds: "What we've found is that when we get into a room with construction partners and explain the thought process and efforts, they start to understand that we're coming at this with fabrication experience and meeting them in the middle. We're not simply designing something for them to figure out how to solve and fabricate, but rather we are taking fabrication issues into consideration as part of the design. We quickly develop advocates in the construction partners that are engaged and want to provide input."

A UNIQUE ASPECT of GBBN's in-house fabrication shop is that it allows the design team to make full mockups of concepts to use in the design process. "The discussions with construction partners get a lot easier when you can hand them the actual thing you are trying to construct," Anderson remarks.

"With our own fabrication shop and our ability to build the items we're trying to create, we take the notion of architect as craftsman very seriously," Malmstrom says.

The end result of this highly coordinated effort is a beautiful new entry for UC Health that solved many of the issues identified in the campus master plan. With the use of advanced design and construction techniques, UC Health now has a strong visual statement of its "Science as Texture" concept and a sense of identity that provides patients with clarity on wayfinding and reduces the amount of congestion in a heavily trafficked entry.

Retrofit Team

Architect: GBBN, www.gbbn.com Landscape Architect: REALM Collaborative, www.realm collaborative.com Civil Engineer: The Kleingers Group, www.kleingers.com Structural Engineer: THP, thpltd.com Lighting Designer: The Lighting Practice, www.thelightingpractice.com MEP Engineer: Heapy, heapy.com Graphics and Wayfinding: Kolar, kolardesigns.com Construction Manager: Danis, www.danis.com



The renovated waiting area features floor-to-ceiling windows and views to a landscaped courtyard.



The scope of the project included providing a strong visual statement for UC Health's interior and exterior spaces.

Materials

Curtainwall: YCW 750 OG from YKK AP, www.ykkap.com IGU: Guardian Glass, www.guardianglass.com Rainscreen: Mid-Am, midammetal.com Stone Masonry: Indiana Limestone from Tex-a-Con Cut Stone, www.texaconcutstone.com Terrazzo: Rosa Mosaic, rosamosaic.com Acoustic Ceiling Panels: TechZone from Armstrong World Industries, www.armstrongceilings.com Rigid Thermofoil Panels: Soelberg, soelbergi.com Custom Fin Ceiling: Cassady Woodworks, (937) 256-7948 Custom Railings: Avenue Fabricating, (513) 752-1911 Custom Wallcoverings: Inpro, www.inprocorp.com



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installation. Array panels with EC fans feature plug-andplay connections for quick and easy installation, saving time at the jobsite. UL power and control packages are included. The MOA is ideal for Air Handling Unit (AHU) retrofits as well as built-up systems.

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with Vari-Green® electronically commutated (EC) motors for energy-efficient performance. Designed for indoor installations, the MiniCore can mount in any orientation and features configurable intake and discharge connections.



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To solve the ventilation challenges on your next project, contact your nearest Greenheck rep at greenheck.com/find-my-rep





Modern Legacy

THE MART in Chicago Is Updated to Be the Epicenter of Design: Yesterday, Today and into the Future

HE MART, which was constructed in 1930, has been known and recognized internationally as an icon of innovation and design for nearly 100 years. As one of Chicago's most significant and iconic historic buildings, THE MART has been brought into the 21st century with revitalized amenity spaces, circulation and public

areas, gathering and workspaces, and an impressive exterior plaza space. The resulting destination is a hub for community engagement that attracts and retains a new ethos of how we work.

Connectivity Inside

Aiming to provide the future of office space to some of the country's most



creative and forward-thinking companies, Gensler's design honors the building's heritage and legacy while embracing modernity. It highlights detailed decorative and ornate geometries while introducing complementary materials and reimagined finishes. This balanced intersection, dubbed "Modern Legacy", showcases THE MART as the epicenter of design: yesterday,

today and into the future.

The design approach focused on creating strong connectivity and convergence from the outside in, providing more visibility into and throughout the large building (a full city-block long), allowing for an activated boulevard within the structure to connect across the building's expanse. The new spaces









at THE MART include the following:

- A revitalized approach to the South Lobby, celebrating the iconic Art Deco interior with new lounge seating from MART showrooms to create a welcoming environment while celebrating the building's showroom history.
- An extensive, centralized amenity experience on the second floor, featuring a 23,000-square-foot health club with state-of-the-art equipment, juice bar and private classes.
- An intimate speakeasy-style lounge overlooking the river.
- A 21,000-square-foot conference center and workspace with meeting rooms, lounge areas, flexible space, private café and collaboration areas.

The amenity floor interventions pushed the boundaries of traditional retail corridors by blurring the edges of what is private and public. Creating an internal boulevard that redefines the common corridor into a general plaza space connecting retail and suite fronts, much like an outdoor city street, is foundational to the activated walkway. Reception and check-in concierge for the conference and fitness centers were pulled into the activated corridor while tenant suites blurred and opened beyond the traditional passage door for a more inviting approach. What was once considered a circuitous and hard to navigate corridor has evolved into a highly dynamic and engaging walkable internal boulevard to traverse and connect.



A view of amenity locations, including a 23,000-square-foot health club and 21,000-square-foot conference center, on the second floor.

Judge's Comment

"A logical refresh to an iconic, evolving Chicago structure. As someone who uses this building fairly often, it is wonderful to be in."

-Kenneth DeMuth, AIA, partner, Pappageorge Haymes Partners





The welcoming South Lobby features new furniture, beckoning tenants and visitors to stay awhile.



River Park increased THE MART's public green space and complementary social environments while reducing vehicular congestion and traffic.

Retrofit Team

Architect: Gensler (Chicago), www.gensler.com/offices/chicago Owner: Vornado Realty Trust, www.vno.com General Contractor and Construction Manager (Interior): Skender, www.skender.com General Contractor and Construction Manager (Exterior): Bear Construction, bearcc.com Structural Engineer: Pease Borst & Associates LLC, www.peaseborst.com MEP/FP Engineer: IMEG Corp., imegcorp.com Landscape Design: Hoerr Schaudt, hoerrschaudt.com Acoustic Consultant: Shiner Acoustics LLC, shineracoustics.com Traffic Consultant: Kimley Horn, www.kimley-horn.com

Outdoor Amenity

The new River Park is a people-focused landscape that increased THE MART's public green space and complementary social environments while reducing vehicular congestion and traffic, making multi-modal accessibility more prevalent. Previously, Merchandise Mart Plaza was an all-concrete four-lane drive on an elevated platform above the building's loading dock. The design team reduced the drive lanes and created green space and seating areas along the Chicago River's edge, adding a chicane to help slow car traffic. This allowed for the greening of the walkway at the building's edge and for outdoor seating for the retail tenants on the first level. By creating a planting zone within this dense urban space, stormwater is absorbed, and wellness benefits are offered. The effort has created a public gathering space for everyday use with areas that can be reserved for special events, including NeoCon, which happens annually in June.

One of the most significant impacts designers can make is to maintain the viability of our existing buildings. This renovation ensures that THE MART will enter its second century of existence as an active, viable part of the urban fabric. While the first two floors have hosted public retail for some time, as well as the building's Chicago Transit Authority train station, the new River Park, main lobby and level-two circulation transform the property from a place people walk through to a place people gather. Similarly, the tenant amenity spaces create impactful environments for tenants to interact and create a broader sense of community. This one-of-a-kind destination will cement THE MART as an important lifestyle center for decades to come.

Materials

Ceilings: Armstrong World Industries, www.armstrongceilings.com Carpet: Interface, www.interface.com Solid Surface: Corian, www.corian.com Laminate: Wilsonart, www.wilsonart.com Tile: Daltile, www.daltile.com Wall Protection: Acrovyn from Construction Specialties, www.c-sgroup.com Metal Mesh: McNichols, www.mcnichols.com Glass: Bendheim, bendheim.com Window Treatment: Stria Blackout from Lutron, www.lutronfabrics. com Turf: PerfectLawn 82 from Perfect Turf, perfectturf.com IETAMORPHOSIS AWARDS Mixed Use 2nd Place

PHOTOS: Bruce T Martin Photography











Phase One

A Former Industrial Site Begins the Process of Becoming a Live-Work-Play Destination

Spanning two city blocks in South Boston, the re-envisioned Cole Hersee Company buildings mark the opening phase of Iron Works, a 2-million-square-foot development by local real-estate developer National Development.

The initial phase of this project includes two buildings establishing the area as a restaurant and recreation destination, creating an amenity-rich block in a neighborhood that previously held various industrial buildings. The project's second phase will add mixed residential, office and retail space.

The name Iron Works is in reference to the South Boston Iron Works, incorporated in 1827, one of the major operators on the site. The buildings that came to house the Cole Hersee operation were likely built in the early 1900s.

National Development engaged Hacin for the adaptive reuse of the two former manufacturing facilities. The project scope included preserving the buildings' industrial character and reimagining each façade for new use. The interdisciplin-

Judge's Comment

"An ambitious repurposing of existing industrial buildings successfully preserves historic fabric while re-invigorating its surroundings."

-Kenneth DeMuth, AIA, partner, Pappageorge Haymes Partners



ary design team of architects and graphic designers began with a conceptual visioning process to reposition the project for a new community experience that bridges the neighborhood's existing housing east of the site and the future phase two development. This included architectural interventions, new windows and storefronts, the deployment of graphic murals, and activation of the sidewalk presence for the benefit of the neighborhood and the wider public.

Retrofit Team

Architect: Hacin, www.hacin.com Real Estate Developer: National Development, natdev.com General Contractor: Cranshaw Construction, cranshaw.com Structural Engineer: Souza, True, & Partners Inc., souzatrue.com Building Enclosure Consultant: RDH, www.rdh.com Landscape Design: Groundswell Design Group, www.groundswelldesigngroup.com



fter 16 years in its office location, Smart Design, a designer of businesses and organizations, as well as products and services, needed a new space. With the pandemic in the recent rearview, company leaders knew the new office space would be competing with employees' homes.

Smart Design's leaders chose Building 127 in the historic Brooklyn Navy Yard for its new office. The building, once a hub for constructing, storing and repairing wooden boats, afforded Smart Design the space to execute a truly unique and creative office that would meet employees' needs.

With its massive volume and delicate steel structure, the building serves as an inspirational backdrop, complete with its own historic gantry cranes. Because of the sprawling 20,000-square-foot footprint and ceiling that soars to 50 feet, traditional room divisions weren't feasible. As a response to this challenge, the design team crafted an interior-urban landscape within the building, blending comfortable intimacy with industrial scale.

Upon entry, a 12-foot-high mezzanine caps the conference rooms and a 16- by 12-foot historic photograph—positioned exactly where the photographer stood—depicts life in the

Judge's Comment

"A facility with amenities, composure and visual charm that could potentially re-establish the five-day in-office work week."

-Kenneth DeMuth, AIA, partner, Pappageorge Haymes



Because of the sprawling 20,000-square-foot footprint and ceiling that soars to 50 feet, traditional room divisions weren't feasible for Smart Design's new offices.



BEFORE PHOTO: KGA (Kostow Greenwood Architects) space in 1908. The mass timber construction pays homage to the wooden boats that once occupied the building.

The office includes a town square, restaurant and entertainment district for communal lunches, barista-grade coffee area and a building that resembles a barn with a modern expansion as the factory for prototyping.

To meet evolving needs and workstyles, Smart Design opted for hot-desking systems, offering high-quality workstations, including upholstered private cabins and standing desks, alongside traditional hot desks. Employees can choose spaces for independent work, prototyping, casual meetings and formal client conference rooms. Walls are uniquely textured glass, inspired by glass-wall kitchens in modern restaurants. The textured channels, which maintain an industrial feel, are strategically placed to give privacy where needed and transparency where desirable. Sunlight strikes the prismatic glass in the conference room behind reception, giving it a magical glow.

The materials, finishes and colors throughout are sensitive to the historic nature of the space and recall some of



Employees can choose spaces for independent work, prototyping, casual meetings and formal client conference rooms.



Retrofit Team

Architect, Interior Designer and Lighting Designer:

KGA (Kostow Greenwood Architects), kostowgreenwood.com Client: Smart Design, smartdesignworldwide.com MEP/FP Engineer: AMA Group, amagroupusa.com

Structural Engineer: Hage Engineering, www.hageengineering.com Construction Manager: Benchmark Builders, benchmark-ny.com

Materials

CLT Floor and Timber Beams: Western ArchRib, www.westernarchrib.com

Wall Paint: Benjamin Moore, www.benjaminmoore.com, and Sherwin-Williams, www.sherwin-williams.com

Vinyl Base: Mannington Commercial, www.manningtoncommercial.com

Conference Room Walls: Channel Glass from Bendheim, bendheim.com

Conference Room Acoustics: Filzfelt, www.filzfelt.com Conference Room Carpet: Milliken, www.milliken.com Product Test Rooms Ceramic Tile: Daltile, www.daltile.com Product Test Room Outer Walls: Hardie Backer Board from James Hardie, www.jameshardie.com

Product Test Area 3: Fireclay Tile, www.fireclaytile.com Test Kitchen Soffit: Armstrong World Industries, www.armstrongceilings.com

Test Kitchen Counters: Corian, www.corian.com

Test Kitchen Millwork: Formica, www.formica.com, and Laminart, www.laminart.com



the timeless materials of the last 100 years though implemented in modern ways. The most modern structure in the space is an Orangebox modular conference room. It doesn't appear to be part of the architecture; it's an accessory—a giant terrarium filled with plants that Smarties (aka Smart Design's employees) can sit in.



Axonometric view of the existing building and office infill.

Recognizing and capitalizing on the opportunities this historic building offered was key to realizing Smart Design's vision for the ideal workplace. Integrating the history that was baked into the space with the functional needs of today achieved Smart Design's goal. The building was a makerspace in 1903, and it is a makerspace today.

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Simply the Best

Carolina Country Club Upgrades Its Clubhouse with Inspiration from the Past

Cooper Carry as interior designer, to modernize the club's offerings and appeal to a larger demographic.

Intent on creating a distinctive space, the design team dug into the country club's history and discovered it was once neighbors with North Carolina's lost Bloomsbury Park. The theme park, which featured a roller coaster, carousel and intricate trolley network, was open 1912-20. Feeling inspired, the designers remodeled the country club's bar, lounge and dining room, aptly named The Bloomsbury, with design elements and themes that hearken back to the whimsy and vintage character of the theme park.

Judge's Comment

"I thought this project was beautiful, specifically the color palette they used." —Samantha Scimé, AIA, NCARB, architect, social media marketing director, KMF Architects

Upon entry to the bar and lounge, rich colors and textures emulate the ambiance of a vintage streetcar. Deep-blue tones set a moody ambiance while plush seating and warm wood invite members to enjoy a drink by the fireplace or under the groin vaults of the bar space. As the focal point of the venue, the bar is a vibrant, energetic environment where members can convene after a rousing round of golf.

Transitioning from the bar to the formal dining room, the finishes shift to lighter tones. Pale blues and soft yellows speak to the theme park's flora and fauna. A glowing wine wall provides a backdrop to the dining room while an operable wall opens onto the adjacent patio for an indoor-outdoor dining experience, framing views of the golf course.

Following the transformation of The Bloomsbury, the country club saw a 240 percent jump in reservations. General Manager Jack Slaughter calls the design "the single best improvement we have made to our clubhouse facilities since it opened in 1992."







Retrofit Team

Architect: Chapman Coyle Chapman Architecture & Planning, ccc-ap.com Interior Designer: The Johnson Studio at Cooper Carry, johnsonstudio.com Owner: Carolina Country Club, carolinacc.net







Transparent Work

A Foundation Supporting Non-profits Uncovers Original Skylights to Improve Its Office Space

erving Allen County, Indiana, since 1958, the Foellinger Foundation supports non-profit organizations through grants, leadership training, conferences and more. In 1990, the organization built a headquarters in downtown Fort Wayne to house its staff and host public meetings and events. As the years passed, the building remained virtually untouched.

The design team at MKM architecture + design was charged with two primary goals:

- 1. Reconsider staff workspaces to serve as an attraction and retention tool for a growing team.
- 2. Fit-out the unfinished basement into a communal gathering space capable of hosting large events.

MKM architecture + design focused on a theme of "transparency" in terms of the building and the connection between the community and staff. The building had included a collection of large-format skylights that served the first floor. However, over the years, the views from these skylights had been obstructed. To begin, a large section of the first floor-directly below a large, existing skylight-was removed to allow daylight to flood the basement level. Additionally, new office spaces were equipped with full-height glass partitions, and collaborative spaces were scattered throughout the building.

The former fire stair was repositioned to accommodate a new public elevator and reconfigured monumental stair inviting the public to the lower-level communal spaces. A series of colorful, locally inspired murals serve as wayfinding elements throughout the building.

Judge's Comment

"A deftly reorganized plan and upgrade to an existing facility makes a powerful statement while preserving an existing structure."

-Kenneth DeMuth, AIA, partner, Pappageorge Haymes Partners

Retrofit Team

Architect: MKM architecture + design, www.mkmdesign.com Structural Engineer: Structural Engineering Services LLC, www.structuralengr.com

Mechanical and Electrical Engineer: Primary Engineering Inc., primary-eng.com



he Grand Kedzie Lodge is an adaptive reuse of the fire-gutted Henry Gainer Mansion in Chicago's historic Logan Square neighborhood. Constructed in 1895, the building underwent several significant modifications, remodels and additions before much of its interior and structure were destroyed in a 2019 fire. The reconstructed building restores its vintage façade and is subdivided into 10 distinctive apartments on three levels, taking advantage of the many volumes, vistas and varying appurtenances the old structure possesses. At the rear of the site is a 2-story coachhouse garage and lofted apartment, also remodeled with new fixtures and finishes.

Historic Exterior

The building is located on Kedzie Boulevard, which is part of Chicago's historic boulevard network that extends across the city, stitching together landscaped parkways and parks on which many of Chicago's most noteworthy vintage homes were constructed. As such, the façades and roof lines are protected by historic regulations, which presented challenges to the interior demising. A tall attic volume required operable skylights for natural light and ventilation that had to be discreetly located. Damaged missing windows required sash and frame profiles that adhere closely to originals while incorporating modern seals and thermal pane assemblies.

From Mansion to Multifamily

Ten Apartments Derive Their Unique Character from the Historic Structure



BEFORE PHOTOS: Pappageorge Haymes Partners



The before photos show the damaged roof and missing windows from the fire, as well as the original rounded bay windows and door.





An original brick wall is coupled with a modern kitchen (above) and bay windows.

Judge's Comment

"This project is a beautiful combination of a historical building with a modern clean interior. Really beautiful."

-Saul Jabbawy, regional director of design, principal, EwingCole



One of the defining exterior features is a large wraparound wood porch, which includes a projecting carriageway roof on the north side of the home. The porch provided six exterior door entrances, which are used to serve as individual or shared entryways to separate apartments, avoiding the need for interior corridors and enhancing the privacy and separation of occupants. The outdoor space adjoining these entries thus becomes an extension of the apartment, providing opportunities for personalization by the resident. At the rear of the building, a new three-level porch was constructed, providing private outdoor space for three units. The old carriageway has been rebuilt with paving bricks for a shared patio space between the coach house and main building. The site retains its large green lawn bordered by flower beds and hedges for privacy while being accessible for resident recreation and enjoyment.

Interior Character

Each apartment is distinctive and derives its individual character from the volumes, window configurations and finishes of the original structure. Exposed rusticated stone or brick can be found at lower elevations, and curved glass windows, skylights, lofted platforms or cathedral-vaulted ceilings are among the many interesting features. The front wood stair and stone-clad vestibule are original to the building, but other interior finishes are new, including the painted wood trim and walls, plank floors and ceramic tile bathrooms.



The building's roof lines are protected by historic regulations, so discreetly placed skylights enhance a unique attic space (left) and the bathroom of a third-floor unit with natural light.

The project provides ac-

cessibility for mobility-impaired residents with a lift in the new rear porch. Adaptable accommodations are provided within the apartments, along with increased maneuvering clearances, accessible fixtures and wider doors.

The project team utilized a newer provision in the Chicago codes that promotes the use of existing building volume for multifamily residential. The existing basement space has been developed and enhanced by digging down to add a foot of height to the ceilings, constructing new stairs for direct exterior entrances and enlarging the existing windows. A patchwork of structural walls and columns from previous remodeling was replaced with a new consolidated beam and column system, resulting in larger and better organized spaces. All new buried utility piping and drain tile systems were added to ensure the spaces remain dry and sound.

Each apartment has its own independent heat-pump HVAC system, separately metered and controlled by the occupant. Thermally efficient walls and window assemblies ensure optimal indoor conditions, minimizing energy utility costs. Although these are sustainable best practices, the greatest benefits are derived from reusing the building while invigorating a neighborhood that until recently had been waning.

Retrofit Team

Architect: Pappageorge Haymes Partners, pappageorgehaymes.com

Developers: Ranquist Development, ranquist.com; Jodi Development, www.jodidevelopment.com; and Campbell Coyle, campbellcoyle.com

Structural Engineer: Carsello Engineering Inc., carselloeng.com Civil Engineer: Bono Consulting, www.bonoconsulting.com.com

Materials

Kitchen Faucets, Shower Heads, Tub Spouts and Bathroom Faucets: Grohe, www.grohe.us

Kitchen and Bathroom Sinks, Bathtubs and Toilets: Kohler, www.kohler.com

Solid Surface Counters: StoneSource, stonesource.com Electric Range Hoods: Broan NuTone, broan-nutone.com Electric Ranges, Refrigerators, Dishwashers, Washers and Dryers: Samsung, www.samsung.com/us/home-appliances Bathroom Accessories: Delta, www.deltafaucet.com Cabinets: KitchenCraft Cabinetry, www.kitchencraft.com Bathroom Floor and Wall Tile: Daltile, www.daltile.com Powder Room, Kitchen and Bedroom Floors: Raskin, www.raskinind.com PHOTOS: Ryan Gobuty





Live, Work, Play

Fourteen Floors of Residential Units Financially Assist an Office Tower

The Residences at Rivermark Centre is a transformative project in downtown Baton Rouge, La.'s growing and dynamic cultural scene. Gensler was hired to convert 14 floors of the 21-story Brutalist tower into 168 residential units.

Although the tower sat prominently in the city's central business district, it was underperforming and a financial burden on the owner because of a consistently high vacancy rate. Gensler used its proprietary office conversion scorecard tool to reveal the tower would convert well from office space to residential units. The project scored highly in site context, building form, floorplate, building envelope and servicing.

Judge's Comment

"I scored this project a 5 out of 5."

 –Saul Jabbawy, regional director of design, principal, EwingCole



Preserving the original Brutalist architecture enabled the project to claim historic tax credits. The team also studied construction demolition methods to alter the façade cost-effectively.

To create balconies and beautiful views for the tenants, Gensler removed columns from the exterior. In alignment with Coastal Conservation Association Louisiana, the team donated 224 concrete columns for transformation into fish habitat. To optimize the conversion, a topping slab was poured over the existing concrete pan-joist slab, which created the finished apartment units' ceilings and upgraded acoustics between floors. Vertical surfaces at the balconies' perimeter terminate the waterproofing system and provide drainage. The topping slab was feathered at the corridors to accommodate existing stair landings and elevator stops.

The team reused cooling towers, boilers, and equipment from the upper levels to retain the apartment units' chilled water and a fan-coil HVAC mechanical system strategy to reduce costs. Ultimately, this benefitted the building's office tenants because the systems remained functional during construction.

The existing interior ribbed concrete walls were left exposed and layered with new finishes. Indirect lighting highlights the concrete as a nod to the building's history and inspired the integration of new design elements, including fluted paneling throughout corridors and entries. In addition to the open-concept floorplan for the one-, two-, and three-bedroom units, residents enjoy stunning views across the city.

Retrofit Team

Architect and Branding: Gensler, www.gensler.com Owner: Wampold Companies, wampold.com General Contractor: Lemoine, 1lemoine.com MEP Engineer: AST Engineers, astengineers.us Structural Engineer: Walter P. Moore, www.walterpmoore.com Lighting Consultant: Lang Lighting Design, www.langlighting.com Acoustic Consultant: SLR, www.slrconsulting.com



A Floating Gaming Facility Receives a Dynamic Façade that Connects to Local Events, Themes

ocated 19 miles from downtown Kansas City, Mo., this gaming facility opened in 1996 on a manmade pond adjacent to the Missouri River waterfront. A new owner acquired the floating riverboat-style gaming facility in 2020 and decided to invest \$40 million to undertake a dramatic transformation of the existing property. The site is located at Kansas City's northern gateway and is overlooked by the city's iconic Christopher Bond Bridge. The site is bordered on the west by the large-scale redevelopment of waterfront parcels that are transforming former industrial uses into a live-work-play destination and to the east by utility infrastructure and industrial uses.

JCJ Architecture was retained to change the visual appearance of the property-to design an expansion/addition of a new land-based commercial center with a river-facing entrance, as well as provide a much-needed transformation of the existing casino boat exterior.

The design team was faced with several challenges:

1. How to rebrand an orange casino steamboat the size of a football field-and more than 65-feet tall.

- 2. How to connect the new land-based commercial center addition to a building floating on a barge in a moat fluctuating up to 12 inches in elevation.
- 3. How to phase this complex project while the existing floating casino remained fully operational.



The new owner wanted a dramatic transformation for this floating riverboat-style gaming facility, constructed in 1996.







The design team employed a polytetrafluoroethylene- (PTFE-) coated fiberglass membrane to conceal the boat. The PTFE's translucent nature allows 40 percent of visual light transmission, enabling the canvas to be illuminated and transformed throughout the year.

Judge's Comment

"I think the challenges for the design on this project were impressive. This façade by the river is beautiful."

-Samantha Scimé, AIA, NCARB, architect, social media marketing director, KMF Architects



Inspired by Christo and Jeanne-Claude's large-scale fabric-wrapped installations, the design concept involved concealing the riverboat. While the artists' works are temporary, this project opted for a permanent transformation. The design team employed a polytetrafluoroethylene- (PTFE-) coated fiberglass membrane to conceal the boat and use as a blank canvas. The designers chose this material for its lightweight properties and easy maintenance, particularly facing the moat.

Moreover, the translucent nature of PTFE allows 40 percent of visual light transmission, enabling the canvas to be illuminated and transformed throughout the year. This feature would facilitate the expression of specific events and community themes relevant to Kansas City, enhancing the property's dynamic presence and connection to the local culture.



The centerpiece of the project's evolution is the new land-based commercial center expansion with an architectural expression that pays tribute to Kansas City's history of embracing bold form-making. Drawing inspiration from the Christopher Bond Bridge, the entry façade artfully interprets and adapts these forms into audacious triangular flares that create a bold and memorable structural expression.

Integrating advanced programmable technology, the now artfully wrapped floating casino contributes significantly to the cityscape. Spanning an expansive façade of 300 feet by 65 feet, the lighting system can change colors to mark seasonal changes or celebrate events, such as breast cancer awareness, or victories by local sports teams, like the Chiefs and Royals. This design update not only enhances the property's entrance but also strengthens its connection to Kansas City's vibrant downtown.



Drawing inspiration from the adjacent Christopher Bond Bridge, the entry façade features audacious triangular flares that create a bold and memorable structural expression.

Retrofit Team

Architect and Interior Designer: JCJ Architecture, www.jcj.com General Contractor: Whiting-Turner, www.whiting-turner.com Structural Engineer: Reigstad, www.reigstad.com Fire and Life Safety Engineer: Terp Consulting, terpconsulting.com Specification Consultant: Spec Consultants LLC, specconsultants.com MEP Engineer: G2 Consulting Engineers Inc., g2ce.com Materials PTFE Fabric: Saint-Gobain, www.saint-gobain-northamerica.com Corrugated Metal Panels: Berridge, www.berridge.com ACM Panels: Alfrex, alfrexusa.com Curtainwall: YKK AP, www.ykkap.com

DRAWING: JCJ Architecture





PHOTOS: Alexander Severin unless otherwise noted

Cultural Beacon

Comprehensive Façade Services Save a Deteriorating 1905 Neo-classical Art Gallery



ounded in 1865, the Buffalo AKG Art Museum in Buffalo, N.Y., is renowned for its collection of modern and contemporary art. The campus includes the original 1905 neo-classical Robert and Elisabeth Wilmers Building, designed by Edward B. Green; the 1962 Modern addition design by Gordon Bunshaft of SOM; and the recently completed Gundlach Building, designed by OMA and Cooper Robertson. The three buildings, all located within the Frederick Law Olmsted-designed Delaware Park, form an impressive assemblage of iconic architectural structures designed by leading architects of their time. The academy's leadership recently embarked on an ambitious \$230 million expansion project, which included a new addition and restoration and refurbishment of its campus.

The Wilmers building, which was listed on the National Register of Historic Places in 1971, along with its 1962 addition, presented Thornton Tomasetti unique challenges and opportunities for preservation and innovation. The façades are



Thornton Tomasetti completed a condition assessment for the Wilmers building, which provided the extent of deterioration, as well as insight for planning the scope, budgeting and phasing of repairs. constructed of Cockeysville (Beaver Dam) marble and are defined by 102 monolithic columns carved from a single piece of stone. The building's original geometry and massing is largely intact, which is a testament to the original design.

Thornton Tomasetti completed a condition assessment for the Wilmers building, which provided the extent of deterioration, as well as insight for planning the scope, budgeting and phasing of repairs.

The existing roofing included areas of 117-year-old sheet copper roofing and large areas of black single-ply membranes added in the 1990s. Both systems were evaluated to be at the end of their service lives. The façade evaluation found several cornice stones at the roof had rotat-



Cleaning of the marble façades was specified following mockups to evaluate safe and effective methods of removing the atmospheric soiling and gypsum encrustation.

ed outward and numerous belt-course stones at the façade base were displaced.

Historic document research revealed an air space within the load-bearing exterior walls. Ground-penetrating radar and thermal imaging verified the existence of the air space. Samples were sent to a testing lab to evaluate material properties, which found the marble was highly resistant to freeze-thaw conditions and the brick masonry failed because of mechanical weathering. Water infiltration from the concealed gutter led to deterioration of the cornice bed joint and the backup masonry of the belt-course stones, causing the belt-course stones to displace laterally.

Judge's Comment

"Preservation of iconic historic structures, like this, are important in that it serves to reinforce the vitality of our urban centers, as well as tell a story."

–Kenneth DeMuth, AIA, partner,
Pappageorge Haymes Partners



Retrofit Team

Historic Preservation Engineer: Thornton Tomasetti, www.thorntontomasetti.com Owner: Buffalo AKG Art Museum, buffaloakg.org General Contractor: Gilbane Building Company, www.gilbaneco.com Masonry Restoration: Morris Masonry Restoration LLC, morrismasonryrestoration.com Roofing: Weaver Metal & Roofing, www.weavermrinc.com Construction Manager: ARC Building Partners, www.arcbuildingpartners.com

Materials

Sheet Copper: Revere, reverecopper.com Granite and Marble: S.B.Z & Galle Stone Inc., www.sbzgallestone.com Liquid Waterproofing: Kemper System, www.kemper-system.com Stone Patches: Cathedral Stone Products Inc., www.cathedralstone. com, and Edison Coatings Inc., www.edisoncoatings.com Replacement Bricks: Glen-Gery, www.glengery.com Sealants: Dow, www.dow.com Cover Boards: USG, www.usg.com Drains: Jay R. Smith Mfg. Co., www.jrsmith.com Terra-cotta Book Tiles: Boston Valley Terra Cotta, bostonvalley.com





The restoration of the Robert and Elisabeth Wilmers Building restored the original character of the almost 120-year-old building.

The masonry restoration required removing and resetting more than 20 percent of the belt-course stones. Other repairs included localized repointing of mortar joints, stone patching and crack injection of stones, replacement of the marble hemicycle stairs and resetting of original granite pavers. The cornice stones were found to have a center of gravity beyond the face of the façade wall and were reset with anchors.

The 115-year-old copper crest that wraps the top of the façade wall was dismantled, labeled, restored off-site and reinstalled. Cresting that was too deteriorated to be salvaged was replicated in new copper.

The existing sheet copper roof was overcoated and custom tinted to match the color of the historic copper roof. Areas of black roofing were replaced with the same liquid membrane to reestablish the original aesthetic intent of a copper roof.





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Modern Appeal

A Pre-engineered Industrial Building Evolves to Host Forward-thinking Tenants

The 901 Tuckaseegee project is a transformative adaptive reuse development located in the dynamic FreeMoreWest neighborhood of Charlotte, N.C. This project revitalizes an aging metal-sided, pre-engineered industrial building, imbuing it with new purpose and modern appeal.

Situated with stunning views of Uptown Charlotte, the 19,630-square-foot shell building is redesigned to cater to a variety of tenants, including creative offices, life sciences companies and showroom users. The renovation enhances the building's functionality and aesthetic appeal, making it a prime location for innovative and forward-thinking businesses.

A section of the original building envelope was strategically removed, exposing a corner of its structure and creating a welcoming outdoor patio space. This addition not only adds to the building's charm, but also provides tenants with a versatile area for relaxation and collaboration.

The 901 Tuckaseegee project is a testament to the potential of adaptive reuse to create vibrant, functional and aesthetically pleasing environments. It stands as a beacon of progress in the FreeMoreWest neighborhood, signaling the area's evolution and growth while honoring its industrial past.



Judge's Comment

"This is a commendable project. The designers took something that was really lackluster and made it interesting."

–Kenneth DeMuth, AIA, partner,
Pappageorge Haymes Partners



Retrofit Team

Architect: WGM Design, wgmdesign.com General Contractor: Edison Foard Construction, (704) 329-8000 MEP Engineer: Haas & Kennedy Engineers P.A., www.haasandkennedyengineers.com Structural Engineer: Hunter Structural P.A., hunterstructural.com



Free to All

Boston's Roslindale Branch Library Now Is Welcoming and Accessible to a Diverse Community

he renovation of Boston's Roslindale Branch Library transforms an outdated 1960s building into a welcoming, inclusive, and universally accessible neighborhood hub of learning and gathering, poised for the 21st century's digital age.

Roslindale is among the most diverse neighborhoods in Boston and the renovated library represents one of its most important community spaces at the heart of the neighborhood. The library has helped to reinvigorate the area, including local businesses, many of which are minority-owned.

Although much of the existing exterior remains, a new entry highlighted by a canopy and colorful terra-cotta baguettes—a metaphor for books on shelves and symbolic of Roslindale's diverse community—provides universal access. The new entry eliminates outside steps and ramps and provides universal access at grade level, leading to a gently sloped interior walkway connected to the main spaces. A forgotten concrete sidewalk has been transformed into an intimate reading garden, a place of respite in the busy urban setting.



(E PHUTUS: Leers Weinzaptel Associates Architects Inc

Leers Weinzapfel Associates Architects Inc. has transformed a cherished but outdated 1960s library into a welcoming, accessible and inclusive community hub of learning and gathering.



The design celebrates historical features, such as the central dome, by placing a new central-point circulation desk underneath to encourage connections between library staff and patrons.

The completely renovated and reconfigured library interior preserves existing features, such as the central dome with clerestory lighting and sound attenuating "starburst sculpture", and amplifies them with new features, like the starburst lighting array and a central circulation desk below the dome, encouraging easy connection between library staff and patrons.

Following the circular geometry of the building, the open reading space is a welcoming, accessible and light-filled "community living room" and information hub that celebrates Roslindale's vibrant community. The reading space provides greater overall visibility while maintaining separate areas for adults, teens and children. A community room, reading room, conference room, and staff and support spaces are arranged behind a blue-colored wall with supergraphics and wayfinding for a multilingual community, clearly organizing enclosed versus open spaces. Love of reading is encouraged from the earliest age with an early-literacy area and book shelving arranged in a maze-like pattern to reinforce the notion that reading is fun.

The renovation incorporates a holistic approach to sustainable building. It preserves more than 90 percent of the existing building structure and envelope, thereby reducing embodied







Ample and comfortable reading spaces abound, including the children's area (left), quiet reading room (center) and the new urban garden that transformed a former slice of sidewalk (right).

Judge's Comment

"Boston has been updating all its libraries and they all are beautiful. This project is awesome. The façade makes you want to come in, and the interior makes you want to stay awhile."

-Saul Jabbawy, regional director of design, principal, EwingCole



carbon. It includes new energy-efficient mechanical, electrical, plumbing and fire-protection systems. All rainwater from the building and site is filtered before it is released to the city stormwater system. New insulation was added to existing masonry exterior wall assemblies and the roof to bring the building beyond current energy code.

The planning, design and construction process involved partnerships with the local community, and Boston residents comprised 25 percent of the construction labor. The result has been overwhelmingly well received by the Roslindale community. In many ways, the renovated library exemplifies Boston Public Library's motto "Free to All" by transforming the muchloved library into a space that welcomes all.

Retrofit Team

Architect, Interior Designer and Landscape Architect: Leers Weinzapfel Associates Architects Inc., www.lwa-architects.com Plant Consultant and Civil Engineer: Green International Affiliates Inc., greenintl.com

Lighting Designer: HLB, hlblighting.com

MEP and AV Engineer: Salas O'Brien, salasobrien.com Structural Engineer: LeMessurier, www.lemessurier.com General Contractor: Northern Contracting Corp., (781) 821-4200

Materials

Aluminum Canopy: Vitraplate from Fairview Architectural, fairview-na.com

Book Shelving: Worden, www.wordencompany.com

Vertical Terra-cotta Baguette Sunscreen: Shildan Group, shildan.com

Sliding Automatic Entrances: Dura-Glide Greenstar 3000 from Stanley Access Technologies, www.stanleyaccess.com Curtainwall: 1600 Wall System from Kawneer, www.kawneer.us Acoustical Ceiling Treatment: SonaKrete from International Cellulose Corp., www.spray-on.com/sonakrete





Spiritual Space

A Cultural Building Is Updated with Inspiration from Armenian Symbols

St. John Armenian Church of Greater Detroit, Southfield, Mich., with its grand faceted gold dome, has served the local Armenian community for generations. The beauty of its sanctuary is undeniable. The attached cultural building, however, needed a major interior renovation. The goal was to modernize the facility with a "heritage meets modern" approach, imparting timeless elegance and showcasing the rich history and beauty of Armenian culture.

Judge's Comment

"The ceiling treatment is clever and beautiful."

 Samantha Scimé, AIA, NCARB, architect, social media marketing director, KMF Architects

McIntosh Poris Architects was inspired by the original 1960s Mid-century building and the Armenian symbolism of the church sanctuary. The architects worked closely with the church to research the history of Armenian designs and symbolism and analyze the use of geometry in the sanctuary for the design of the interior spaces throughout the complex.

The renovation of the 2-story cultural building included the lobby, banquet room, bookstore, offices, classrooms, choir room, bridal suite, flex meeting rooms and restrooms. McIntosh Poris Architects reconfigured the plan to address programmatic needs and revitalized the overall interior to create a unified design aesthetic for the building.

The materials palette includes glass, ornate woodwork, marble, stone, brick, rugs and textiles, as well as gold accents that recall the church's iconic gold dome. The designers also utilized an elongated hexagon as a recurring formal motif throughout the building, abundant in traditional Armenian design and drawn from the use in the sanctuary's woodwork.

The spacious lobby features a 26-foot-long panelized mural by an Armenian artist. The art wall features doves, an important Armenian symbol found on the sanctuary's altar artwork. Designed to feel lofty and operate as a pre-function area, additional height was gained by inserting triangular acoustical fabric panels between the roof's structural concrete tees. Lit by cove lighting, the ceiling exudes an ethereal glow.

In the 900-person banquet hall, the architects raised the ceiling in front of the curtainwall to 20 feet to add a significant amount of natural light, better showcasing the Mid-century sawtooth curtainwall design. Working with the triangular geometry of the curtainwall and accommodating a lowered structural area, the architects designed a ceiling "cloud" composed of elongated hexagonal coffers with cove lighting that integrates with the curtainwall's sawtooth design. The hexagon motif also appears in the room's custom carpet and custom wood doors.

Retrofit Team

Architect and Interior Designer: McIntosh Poris Architects, www.mcintoshporis.com

General Contractor: Versa Core, www.versa-core.com Lighting Designer: Illuminart, www.peterbassoassociates.com/ illuminart

MEP Engineer: Peter Basso Associates, www.peterbassoassociates.com





Modern Interpretation

An Addition Makes Leasable Office Space More Appealing in a Highly Desirable Historic District

By Howard Hirsch, AIA, ALA, LEED AP, and David Genc, AIA

he historically designated Fulton-Randolph Market District has become the trendiest neighborhood in Chicago for restaurants, retail, residential and offices. Once the home to meatpacking and processing facilities, the unique collection of masonry warehouses and factories has proved irresistible to developers who are creating a vibrant mixed-use district. Many of these masonry buildings were included in the historic district when it was formed, attempting to save the feel and scale of the area. But so too were vacant lots that were in prime locations or surrounded by contributing buildings.

Randolph Office Center is a new, 8-story plus penthouse, concrete loft office addition, built on a narrow and long vacant piece of land (formerly a parking lot), immediately west of and connected to an existing 6-story timber-loft office building. The existing building and the vacant lot were listed within the historic district. (This begs the question: How can a vacant lot be historic?) Because of this designation, any new construction, along with modifications to the existing building, needed to go through a full design review by the Commission on Chicago Landmarks.

Direct Connection

The existing timber-loft building and the vacant lot next to it have been under continuous ownership and management since 1990. The existing building provided approximately 6,000 square feet of leasable space per floor, catering to mostly single-floor tenants. For the addition, the owner wanted the ability to increase each floor's leasable space to appeal to larger tenants. Therefore, each of the 6,000-square-foot floors in the addition were designed to align with the floors of



Built on a historically designated parking lot, Randolph Office Center's floors offer 6,000 square feet of leasable space, connecting directly to the adjacent loft's 6,000 square feet of leasable space.









The exterior of the addition, clad in brick with deeply inset windows and stepped brick surrounds, was designed to be a modern interpretation of the traditional masonry lofts found in the

Judge's Comment

"A beautifully detailed and imagined addition that has more than one interesting viewpoint. A striking juxtaposition of geometry and materials that anchors and ties together otherwise disparate structures."

-Kenneth DeMuth, AIA, partner, Pappageorge Haymes Partners



the existing building, providing a direct connection between the two and allowing the owner to offer 12,000-square-foot floors in the combined building. Now the building appeals to small companies wanting their own full-floor identity (typically reserved for much larger tenants), necessary in the post-pandemic office slowdown.

In addition, each floor was designed with its own independent HVAC and electric service, toilet room and kitchens, giving full-floor users independent control and identity.

Unfortunately, the stairs and elevator in the existing building were insufficient and did not meet building-code requirements for the new larger structure, so new stairs and elevators needed to be designed into the addition. These were located immediately adjacent to the existing building, so they could be used for full-floor tenants and two-

tenant floor configurations.

Amenity Space

A partial ninth floor, a setback amenity space with roof-deck access, was provided as an amenity for the tenants, providing kitchen and bathroom facilities, multipurpose space, fire tables with deck seating, as well as incredible views of the Chicago skyline and Fulton-Randolph Market District. A fitness center in the basement was provided





as an amenity that was lacking in the existing building, making the combined building more desirable within the competitive Chicago office market. A new restaurant space on the first floor—with a folding-glass storefront to open the space to the extra-wide sidewalks on the block—and a shared lobby complete the new amenities for the tenants.

The exterior of the addition, clad in brick with deeply inset windows and stepped brick surrounds, was designed to be a modern interpretation of the traditional masonry lofts found in the district. Its 2-story scale relates directly to the 2-story expression of the existing loft building, setting up a dialogue between new and old. The straight, deeply set, east sides of the window openings are a direct relationship to the proportion and design of the existing loft building. The stepped-back west sides of the window openings erode toward the west, acknowledging the importance of the recent development of the Fulton-Randolph Market District. The inset bricks within these openings are of darker color to accentuate the proportions of the façade and to appear as a permanent shadow. Exterior lighting, uplighting these deep openings, reinforces the design intent at night.



A partial ninth floor, a setback amenity space with roof-deck access, offers tenants kitchen and bathroom facilities, multipurpose space, fire tables with deck seating, as well as incredible views of the Chicago skyline.



Working with the Chicago Department of Buildings, full-height windows were provided on the west façade of the addition, a location where windows would typically not be allowed (on a property line immediately adjacent to other properties).

Seamless Addition

The existing building and addition are located on 40- by 156-foot sites. The existing building has windows only on its 40-foot frontages facing Randolph Street to the south and an alley to the north. This makes the building difficult to layout for tenants wanting conference rooms and private or open offices with natural light and views.

Directly west of the addition sit 2-story buildings that are also deemed historic and within the district. Working with the Chicago Department of Buildings, full-height windows were provided on the west façade of the addition, a location where windows would typically not be allowed (on a property line immediately adjacent to other properties). Protected by an immersion sprinkler system and utilizing sun-control louvers integrated into the insulated glass, these full-height windows flood the narrow, column-free footprint with natural light, resolving the issues inherent in a thin, deep footprint.

Because of the different construction types of the existing building and addition (the existing building's heavy-timber construction could not be built to a 9-story height for the addition), fire shutters were provided at the openings between the old and new construction, allowing for singletenant use of the entire floor while effectively providing the code-required separation.

The use of custom brick, creative structural engineering, and the unique design of its masonry elements allowed this addition to retain its own modern identity while fitting in seamlessly with the adjacent loft building and character of the Fulton-Randolph Market District.

Retrofit Team

Architect: Hirsch MPG LLC, www.hirschmpg.com Owner: Beacon Funding, www.beaconfunding.com General Contractor: Maris Construction, www.marisconstruction. net Structural and MEP/FP Engineer: WSP, www.wsp.com Civil Engineer: Eriksson Engineering Associates Ltd., eea-Itd.com Landscape Architect: Daniel Weinbach & Partners Ltd., www.dwpltd.com Permit Consultant: Cornerstone Permit Company,

www.cornerstonepermit.com

Construction Manager: Clausen Management Services Inc., (312) 660-5338

Owner's Representative: Burt Richmond

Materials

Face Brick 1 (Field): Yankee Hill Light Red Smooth Modular Face Brick 2 (Accent): Sioux City Cranberry Velour Modular Windows and Glass: Oldcastle BuildingEnvelope, obe.com Folding Storefront and Doors: Chicago Bifold, www.chicagobifold.com Elevator: Otis, www.otis.com Glass and Aluminum Railings: Greco, grecorailings.com Exterior Sunshade: AGS Inc., agsshade.com Fire Shutters: Cornell, www.cornelliron.com Space Divider (Penthouse): Xorel Meridian from Carnegie, carnegiefabrics.com Porcelain Floor Tile: Ambassador in Jett-Setter Dusk from Daltile, www.daltile.com Roof: ULTRAPLY TPO from Elevate, www.holcimelevate.com Penthouse Enclosure: fibreC, rieder.cc





Thought Leader

Additions to a Historic Home Support Amherst College's Center for Humanistic Inquiry

he Aliki Perroti & Seth Frank Lyceum brings together the Center for Humanistic Inquiry, History department, and other faculty members selected to drive discourse and critical thinking at Amherst College, Amherst, Mass. Inspired by the Lyceum of ancient Athens, spaces are arranged in a way that encourages interaction, collaboration and conversation for faculty, students and the greater college community.

The 21,340-square-foot project incorporates a historic house on the site with new construction. The house, constructed in the Greek Revival style for the mother of the





The existing historic house was constructed in the Greek Revival style for the college president's mother.



The site's historic home is connected to the new construction with a transparent exterior wall. The all-electric building features a photovoltaic array that is predicted to generate 44.07 MWh.

Judge's Comment

"Although the addition is far larger than the original home, it has sensitively avoided overpowering it through the use of restrained articulation, coordinated roof heights and selection of materials. The commitment to sustainability through preservation and energy efficiency are commendable."

-Kenneth DeMuth, AIA, partner, Pappageorge Haymes Partners



college's president, is refreshed on the exterior and transformed on the interior to support its new program, consisting of offices, classrooms and support spaces. A new, 2-story addition is placed next to the existing house along Pleasant Street, separated by a transparent exterior wall. These two elements contain the larger, more public spaces, including seminar rooms, an event space and a flexible classroom.

A new 3-story office wing wraps behind the existing house and creates a linear band of offices looking west. The design leverages the adjacencies of offices, classrooms, a groundfloor event space and an outdoor terrace all connected by an open commons. This central space establishes places for the community to share thoughts, ideas and work.

At the onset of the project, Bruner/Cott Architects worked with the client to study the feasibility of transforming the site's historic home into a dynamic academic facility for the college's Center for Humanistic Inquiry. Through a series of design meetings and analysis, the team created a framework to guide site evaluation, programming, conceptual design and sustainability considerations. A significant component of the study involved examining the district surrounding the site to create circulation and access that could enable future opportunities for development.

The Aliki Perroti & Seth Frank Lyceum is a "smartly sustainable" building, designed to support the college's commitment to carbon neutrality by 2030 with ultra-low targets for operational and embodied carbon.

Key sustainability metrics include:

- All-electric building.
- R-35 walls, R-50 roof (R-65 at existing roof).


- Triple-glazed windows with exterior shading at south and west.
- EUI (modeled at CD): 24.5 kbtu/ft2.
- EUI (modeled at CD with PV generation): 14.3 kbtu/ft2.
- PV array (predicted generation): 44.07 MWh.
- Embodied Carbon (modeled at CD): Meets EC requirements of ILFI Net Zero Carbon.
 - 69kg eq CO2 (biogenic)
 - 198kg eq CO2 (excluding biogenic)
- FSC wood for CLT, timber, exterior cladding, millwork, flooring.
- Daylight/views operable windows for 90 percent regularly occupied spaces.
- Low-VOC products for all division 09, meets VOC targets for LEED v4.
- Mechanical System: VRV with Energy Recovery Ventilation. ■

Retrofit Team

Architect: Bruner/Cott Architects, brunercott.com Owner: Amherst College, www.amherst.edu Construction Manager: DOC, www.doc.build Structural Engineer: Foley Buhl Roberts & Associates Inc., www.fbra.com MEP/FP Engineer: Buro Happold, www.burohappold.com Civil Engineer: Berkshire Design Group, www.berkshiredesign.com

Landscape Architect: STIMSON, www.stimsonstudio.com Carbon Consultant: New Frameworks Natural Design Build LLC, www.newframeworks.com

Envelope Consultant: Wiss, Janney, Elstner Associates Inc., www.wje.com

Lighting Design: Lam Partners, www.lampartners.com Acoustics: Acentech, www.acentech.com





Top: Flexible classroom spaces provide sweeping views of campus. Bottom: The historic house remains visible within the new facility.

Materials

Rigid Wall Sheet Protection: inpro, www.inprocorp.com Doors: VT Industries, www.vtindustries.com Fire-rated Glass Wall: Pilkington Pyrostop and Fireframes TimberLine Series, www.fireglass.com Tackable Wall: Forbo, www.forbo.com Whiteboard: Steelcase, www.steelcase.com Wood Ceiling: 9Wood, www.9wood.com Ceiling: Armstrong World Industries, www.armstrongceilings.com Quartz: Corian Quartz, www.corianquartz.com Asphalt Shingles: CertainTeed, www.certainteed.com Window Shades: Mecho, www.mechoshade.com Floor and Wall Tile: Nemo Tile + Stone, nemotile.com PV Array: Qcells, us.qcells.com Mechanical System: Daikin, www.northamerica-daikin.com



s the only skyscraper designed by worldrenowned architect Eero Saarinen, 51 W 52nd Street is a singular icon of classic New York architecture. When CBS CEO William Paley acquired the site in 1960, he tapped Saarinen to build what the architect would dub "the simplest skyscraper in New York." Characterized by its dark granite diamond-shaped piers, the revolutionary design of the "Black Rock" created 880,000 square feet of column-free space as it rose like a solid rock from the ground. However, the tinted glass between the piers obscured the lobby, and the building's original programming did not accommodate a hospitable experience. Harbor Group International acquired the trophy asset in 2021 and set forth to re-envision this treasured landmark while respecting and celebrating the original architecture.

The repositioning of this iconic New York tower celebrates Saarinen's original design intent while preparing it for modern tenancy through trophy-caliber amenity offerings. In the first design phase, the team, which consisted of MdeAS Architects, restored the landmarked plaza to its previous grandeur. Saarinen envisioned a sunken plaza that would allow the tower to "stand alone with air and light around it."



The 52nd Street lobby features modern elements thoughtfully selected to enhance the experience Saarinen had envisioned, including a sparkling light installation suspended from the 20-foot-high ceiling.



Left: Curated with original Knoll and Saarinen furniture and lit by a second monumental light installation, the lobby is a tenant lounge called Club 53. Right: Once a mailroom, the lower level now is tenant amenity space.

Over time, the addition of planters and signage distracted from the simplicity of Saarinen's original vision. As part of a thoughtful approach, in collaboration with the New York City Landmarks Preservation Commission, the restoration simplifies the plaza experience, exposing the original stone seating ledges and specifying new accent lighting to enhance the public space.

Second, the renovated 52nd Street lobby "uncovers the Black Rock", showcasing Saarinen's original palette of sable granite, statuary bronze and light travertine. Modern elements were thoughtfully selected to enhance the experience Saarinen had envisioned, including a sparkling light installation suspended from the 20-foot-high ceiling, a glowing onyx reception desk and the restoration of the original rich bronze fin walls that flank the building's lobbies. The 53rd Street lobby has been reimagined as a tenant lounge and mixer club: Club 53. Curated with original Knoll and Saarinen furniture and lit by a second monumental light installation, the new amenity reflects the bespoke hospitality required of today's trophy office buildings while preserving Saarinen's design elements.

The repositioning of 51 W 52 capitalizes on the use of previously underutilized space at the lower level to create



A Saarinen-inspired staircase connects Club 53 to the lower level. The stair's double stringers act as structure, reducing steel.

Judge's Comment

"Sleek, sophisticated and elegant."

 –Samantha Scimé, AIA, NCARB, architect, social media marketing director, KMF Architects













The lower level features a private cocktail lounge, fitness center, flexible forum and shared conference rooms.

a world-class amenity suite for tenants. The lower level previously served as a mailroom for the building and was designed as a utilitarian space with low-ceiling heights. It was a challenge to navigate the existing conditions and complexity of overhead MEP systems. The team worked closely with consultants and contractors to maximize the quality of space for the new amenity suite, which features a private cocktail lounge, fitness center, flexible forum and shared conference rooms.

A Saarinen-inspired staircase connects Club 53 to the lower level. The careful design of the stair's double stringers allows them to act as structure, reducing the amount of steel required and increasing visibility to the reflective pool below.

The cocktail lounge, with design elements reminiscent of the CBS headquarters' ground-floor restaurant, completes the amenity space. The dark granite from the lobby carries down to the walls of the lower level and slowly gives way to a new material palette of terrazzo, dark oak wood flooring and black lacquered diamond-shaped piers.

It was a goal of the project to preserve embodied carbon by restoring this iconic landmark with minimal intervention. The selective restoration and upgrades of 51 W 52 ensure that it will continue to contribute to the built environment for another lifetime. In a city where new construction projects go up daily, visionary monuments like 51 W 52 must be preserved and require thoughtful reimagining to be celebrated as such.

Materials

Lobby Metallic Painted Panels: Mass Merchandising, www.masmerch.com Turnstiles: Gunnebo, www.gunnebo.com Surfaces: Caesarstone, www.caesarstoneus.com; Wilsonart, www.wilsonart.com; and Bendheim, bendheim.com Stone: ABC Stone, abcworldwidestone.com Tile: Iris U.S., www.irisus.com Glass: Elevecture, www.elevecture.com Toilet Partitions: Plyboo (custom), www.plyboo.com, and Shinnoki from Decospan, www.decospan.com/en-us/shinnoki Wall and Floor Tile: Nemo Tile + Stone, nemotile.com Wood Flooring: GRATO, grato.es Glass: Galaxy Glass & Stone, www.galaxycustom.com, and CARVART, carvart.com Acoustic Ceiling Tile: Armstrong World Industries, www.armstrongceilings.com Wall Paint: Benjamin Moore, www.benjaminmoore.com

Retrofit Team

Architect of Record and Interior Designer: MdeAS Architects (Alteration Type 1), www.mdeas.com, and Vocon (Alteration Type 2), www.vocon.com

Base Building Architect: MdeAS Architects, www.mdeas.com Owner: Harbor Group International, harborgroupint.com

Structural Engineer: Shmerykowsky Consulting Engineers, www.sce-engineers.com

MEP Engineer: AKF, akfgroup.com

Lighting Designer: Lighting Workshop, www.ltgworkshop.com PoE Lighting Design: MHT Lighting, mht-technologies.com

Landmarks Consultant: Higgins Quasebarth & Partners LLC, www.hqpreservation.com

Acoustic, AV and IT Consultant: Cerami, www.ceramiassociates.com General Contractor: James E. Fitzgerald, www.jefgc.com



All Aboard

A Revitalized Train Station Connects Detroit's Pioneering Past with Its Promising Future

ompleted in 1913, Michigan Central Station embodied Detroit's economic stature, welcoming countless travelers before its abandonment in the 1980s. Community members rallied to restore the station, recognizing its significance in Detroit's narrative. Efforts to revitalize this historic landmark began in 2011.

The rehabilitation of the elegant Beaux Arts building is a transformative mix of public spaces and collaborative office settings and will host a range of retail and hospitality functions in Corktown, Detroit's oldest neighborhood. The



The team was challenged to find and/or replicate various building artifacts, such as historic chandeliers and clocks and various stone and plaster details, to recreate the historic waiting room (above).







Public sessions uncovered the station's profound meaning to Detroiters, informing a design that honors the station's past while embracing a forward-looking vision.

landmark is the centerpiece of Ford's 1.2-million-square-foot district dedicated to fostering an inclusive, innovation-driven platform to advance sustainable and accessible mobility solutions.

Although part of an everyday working district, careful consideration was taken to give the ground floor back to the public. Maintaining access from multiple directions, including a connection on the east to the newly rehabilitated Book Depository "Newlab," the historic north entry from Roosevelt Park, and opening up to its southwest community neighbors, invite visitors to experience the various scales of detail and care that went into restoring the building.

In addition, Quinn Evans incorporated storytelling moments throughout the design. Interactive opportunities of found artifacts, personal-connection stories and restoration challenges, as well as the building's timeline, are available throughout the ground-floor public spaces.

Judge's Comment

"This historic restoration is jawdropping. The detailing is flawless; the use of lighting is impeccable; and the varying color tones provide a depth that captivates all who enter. Beautifully done."

 – Samantha Scimé, AIA, NCARB, architect, social media marketing director, KMF Architects



Preserving Michigan Central Station's historic fabric was rife with challenges. Being open to the elements for decades allowed water to infiltrate the building and settle and freeze on significant architectural elements, such as the Guastavino tile. More than 3 million gallons of water were removed from the basement.

Despite widespread deterioration and loss of original materials because of vandalism and environmental exposure, meticulous salvage efforts retained critical architectural elements. Innovative material solutions balanced preservation with modern construction demands and allowed for significant retention of the original structure. By retaining the majority of the structure, as compared to new construction, the project resulted in a 63 percent reduction in total carbon emissions.

Retrofit Team

Architect: Quinn Evans, www.quinnevans.com

General Contractor: ChristmanBrinker, www.christmanco.com, brinkergroup.com

Structural Engineer: Silman Structural Solutions, www.tylin.com/ silman

MEP Engineer: Buro Happold, www.burohappold.com

Fire Protection and Life Safety Engineer: GHD, www.ghd.com

Conservation: Jablonski Building Conservation Inc., www.jbconservation.com

Historic and Exterior Lighting Designer: Gary Steffy Lighting Design, www.gsld.net

Acoustics Consultant: Jaffe Holden, www.jaffeholden.com

Materials

Brick: The Belden Brick Co., www.beldenbrick.com Masonry Repair: Jahn from Cathedral Stone Products Inc., www.cathedralstone.com, and Conproco, conproco.com Fiber-reinforced Polymer: Glassline, www.glassline.us Windows: Graham Architectural Products, www.grahamwindows.com Skylights: Super Sky, www.supersky.com, and Viracon, www.viracon.com Storefront: Graham Architectural Products, www.grahamwindows.com, and Tubelite, tubeliteusa.com Metal Panels: Drexel Metals, www.drexmet.com Pavers: Wausau Tile, wausautile.com Guastavino Tile: Boston Valley Terra Cotta, bostonvalley.com Acoustic Ceiling: Rockfon, www.rockfon.com Paint: Sherwin-Williams, www.sherwin-williams.com Window Shades: Draper, www.draperinc.com

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To Boldly Go

Modern Technology Assists in Ensuring a Historic Building Can Withstand an Earthquake

A forward-thinking approach to preservation and resilience guided the interior modernization and seismic retrofit of the Oregon Supreme Court (OSC) Building in Salem.

The 1914 Beaux Arts OSC is a 3-story, 50,000-square-foot building, featuring marble and mahogany, abundant classical detailing, a grand staircase and a historically significant Povey Brothers stained-glass laylight in the courtroom.

A primary project goal was to preserve this iconic building should a Cascadia Subduction Zone earthquake occur. The project team weighed many factors when determining a retrofit approach, beginning with pre-design investigations, including in situ structural and material testing, geotechnical analyses and virtual simulations. Also considered were construction cost, duration, damage potential and impacts to the historic building fabric, large and small.

Judge's Comment

"An impressive feat by the team to make a building look as though nothing had been done. The documentation, of course, pulls back the curtain on that illusion, revealing the many efforts undertaken to upgrade and repair the building without compromising its historic charm."

Kenneth DeMuth, AIA, partner,
Pappageorge Haymes Partners



The seismic retrofit combines a state-of-the-art, triplefriction-pendulum base isolation system and traditional shear walls. Base isolation decoupled the ground from the building, allowing it to remain in place while the ground oscillates up to 2 feet laterally. The seismic upgrade was engineered for Immediate Occupancy N (standard for new buildings), which will allow original brittle materials and MEP systems to survive a major seismic event with little to no damage.

The OSC rehabilitation incorporates significant performance and comfort improvements. Sensitively integrated MEP upgrades are anticipated to reduce energy use by 22 percent, resulting in nearly 25 percent cost savings. Low-flow fixtures reduce water use by 35 percent. The project reused 62 percent of existing interior finishes and 90 percent of furniture







through salvage, restoration and reinstallation. New finishes have verified improved environmental life-cycle impacts via Environmental Product Declarations.

Removing non-original partitions and raising dropped ceilings on the first-floor enhanced interior daylighting. Where historic light fixtures remain, LED bulb retrofits improve energy efficiency. A new bicycle storage room and employee shower encourage alternative transportation. Finally, the modernization improves accessibility via the universally accessible main entry, elevator upgrades and gender-neutral restrooms. The cumulative impact is a 59 percent predicted-energy-useintensity reduction from AIA 2030 baseline, as well as State of Oregon SEED certification and LEED Gold certification.

Retrofit Team

Architect: Hennebery Eddy Architects, www.henneberyeddy.com General Contractor: Hoffman Construction Co., www.hoffmancorp.com Structural Engineer: Forell Elsesser, forell.com MEP Engineer and Lighting: Interface Engineering Inc., interfaceengineering.com Acoustics Engineer: Acoustic Design Studio, www.acousticdesignstudio.com PHOTOS: Colin Winterbottom Photography





Closer to Fine

A 1929 Neo-Gothic Structure Is Reclaimed as a Contemporary Conference Center

The Virginia Mae Center (VMC), located on the grounds of Washington National Cathedral in Washington, D.C., reclaims a 1929 Neo-Gothic structure that served as the College of Preachers for nearly 80 years. In 2008, changing economics closed the college's doors and the structure deteriorated. With support from private gifts, the cathedral embarked on a

Judge's Comment

"A skillfully executed upgrade to an important structure that retains landscaping, finishes and volumes while integrating new functionality and purpose."

-Kenneth DeMuth, AIA, partner, Pappageorge Haymes Partners



comprehensive renovation and restoration plan to transform the college into a contemporary education/conference and retreat center.

The 27,000-square-foot building's floor plan—a compact yet complex warren of small rooms and narrow hallways dispersed across 15 levels—was a challenge. The site's steep grade added to the accessibility puzzle. The solution is two well-placed elevators, one that serves the upper-floor guestrooms and another specifically designed with three stops and entrance from three sides to allow barrier-free access from the historic main lobby to the Refectory and Library, which were restored, along with the historic Chapel and Cloisters, into flexible meeting spaces. Modern IT systems are seamlessly integrated into all public spaces and meeting rooms.

The dormitory lodging and shared bathrooms on the upper floors were converted into guestrooms with private baths. In the towers, 2-story loft suites maximize use where accessibility was difficult to overcome. To integrate modern fire protection into the historic structure, SmithGroup's fire protection team 3D modeled the space and found discreet pathways to run sprinkler piping. The interiors team carefully upgraded, restored or replicated historic flooring, light fixtures, stained glass and wood ceilings.

As part of the 57-acre landscape designed by Frederick Law Olmsted Jr., the project was reviewed by the D.C. Historic Preservation Office and D.C. Historic Preservation Review Board.

Retrofit Team

Architect, Interior Architect, Lighting Designer and MEP/FP Engineer: SmithGroup, www.smithgroup.com Landscape Architect: ParkerRodriguez, www.parkerrodriguez.com Structural Engineer: SGH, www.sgh.com Civil Engineer: AMT, amtengineering.com Geotechnical Engineer: Haley & Aldrich, www.haleyaldrich.com Acoustical Consultant: Acoustical Design Collaborative Ltd., www.akustx.com HVAC Specialist: Harvey W. Hottel Inc., www.harveyhottel.com General Contractor: AllenBuilt Inc., allenbuiltinc.com, and

Eichberg Construction, www.eichbergconstruction.com

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