

# AIA Richmond Chapter 2006 Design Awards

## Merit Award Winner

### **Project: Corrugated Box Building**

Owner: Corrugated Partners LLC; Richmond, Virginia  
Architect: 3North Architects, Richmond, VA  
Location: Richmond, VA  
Date of Completion: January 2005  
Building Type: Mixed-use office building

### **Jury Comments:**

- Crisp, clean, bright interior; a beautiful place to work.
- Plan pushed service spaces to edges increasing program flexibility and respecting the historical content of the industrial space.
- Entry from lower level through a 2-story space.
- Small actions have big and positive consequences.
- Historical grid and the free roving new walls.
- Detailing of stair accomplished and works well with the industrial vernacular.
- The project formed a whole work, controlled from the detailing throughout the large open studio spaces – evident in the design of each workspace.

### **Owner's Program:**

The owners of three design firms formed a partnership to collaborate on the adaptive re-use of this historic industrial building. Their goal was to create an office building with an open, flexible floor plan that (1) allows their like-minded businesses to collaborate creatively and efficiently, (2) accommodates additional tenants, and (3) provides space for amenities such as retail shops, a café, and a gallery, which will serve both tenants and the public, thus contributing to the area's emergent urbanism.

### **Site Description:**

Located in Richmond's Historic Manchester District at the corner of Seventh and Porter, the Atlantic Corrugated Box Company building was constructed c. 1920. Typical of the simple, but monumental warehouses that surround it in this former waterfront industrial area, the two-story, red brick 40,000 square foot building features elongated, double-hung, wood-sash windows fitted with unusual three-over-three panes. On the interior, the open loft space features mammoth, industrial-scale elevators and retractable fire walls, as well as a grid of massive wooden columns and beams.

### **Statement of Design Solution:**

On the exterior, the design solution called for the insertion and addition of two new necessary elements, and the restoration of the impressive brick elevations all around. The main entrance, on Porter Street, is reached by way of a new concrete-decked portico with shed overhang. Along the centerline of the roofline, a monitor with a clerestory skylight was inserted to bring in necessary daylight. These two elements provide a crisp steel and glass counterpart to the heavy brickwork on the exterior, and to the interior columns, beams, and rafters that make up the building's historic "slow-burning construction."

On the interior, the design solution preserved the open, flexible floor plan by pushing all service spaces to one edge, and placing three enclosed spaces (two shared glass conference rooms, and library/workspace areas) so that they define two major cross-circulation arteries across the expansive floor area. These spaces take the form of minimalist boxes placed amidst the original column grid, well away from the original walls and ceiling, which serves to preserve the historic integrity, as well as the visual and spatial impact, of the immense, oversized scale of the loft space. New exposed ductwork and wire conduits hang below the original ceiling, also helping to preserve the original spatial continuity. In counterpoint to the overall industrial aesthetic, a lush velvet drapery system of alternating colors hangs from a curvilinear ceiling track, which weaves gracefully through the grid to define the design studios of the major tenants. Velvet drapery also hangs along the exposed steel stairway at the southeast corner of the building, which leads up through the cut-away corner of the second floor to create an atrium-like entry and reception area.

The design exploited the dynamic of the historic and the new, and integrated several design approaches and disciplines: urban renewal, adaptive re-use, new construction, historic restoration, renovation, and high-tech interior design. Section 106 preservation tax credit requirements were met by preserving the historic integrity of the building while maximizing its potential as a contributing and vibrant building in the historic Manchester District

### **Credits**

Architect: 3 north  
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Richmond VA 23224  
804-232-8900  
Team members: Sanford Bond, Jay Hugo, Kristi Lane, Amy Redman, Damon Pearson, Pamela Horst, Rob Ventura

Owner: Corrugated Box LLC  
201 W 7<sup>th</sup> Street  
Richmond VA 23224

Structural Engineer: Dunbar, Milby, Williams, Pittman & Vaughan  
611 Moorefield Park Dr, Suite A  
Richmond VA 23236  
804-323-0656

Civil Engineer: Hulcher & Associates  
5901 Lakeside Avenue  
Richmond VA 23228  
804-262-7622

Mechanical Engineer: Reames & Moyer, Inc  
PO Box 9402  
Richmond VA 23228  
804-262-0111

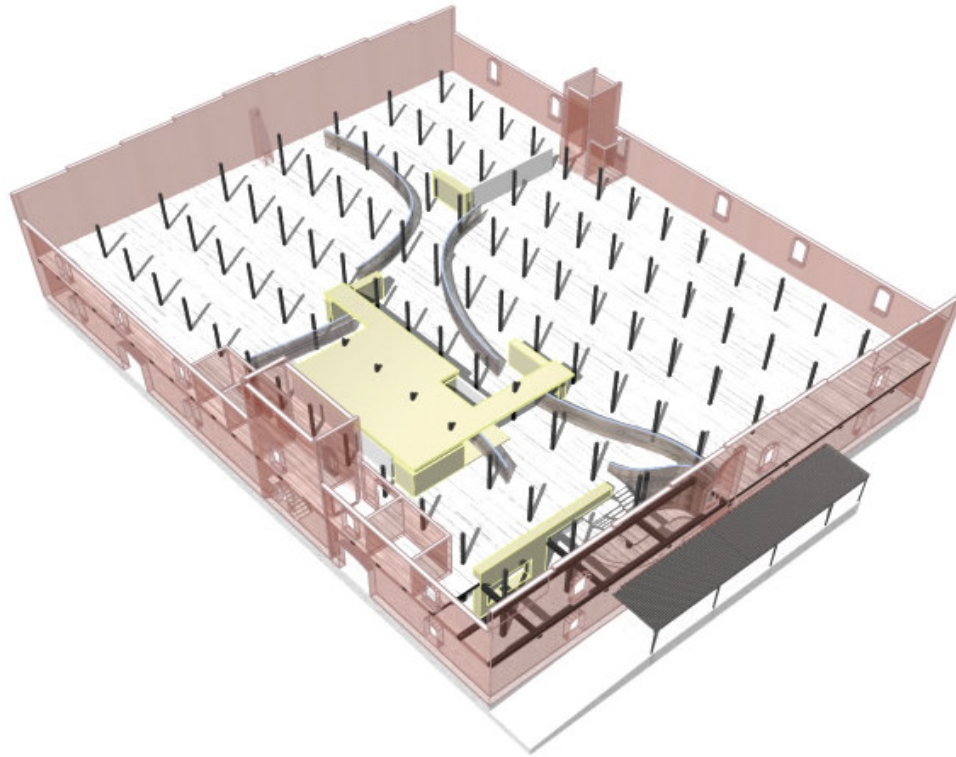
Historic Architect: Sadler & Whitehead Architects  
800 West 33<sup>rd</sup> Street  
Richmond VA 23225  
804-231-5299

Contractor: Conquest Moncure & Dunn  
208 E Cary Street  
Richmond VA 23219  
804-643-3434

Photographer: James West Productions  
706 West Aycock Street  
Raleigh NC 27608  
919-838-1144

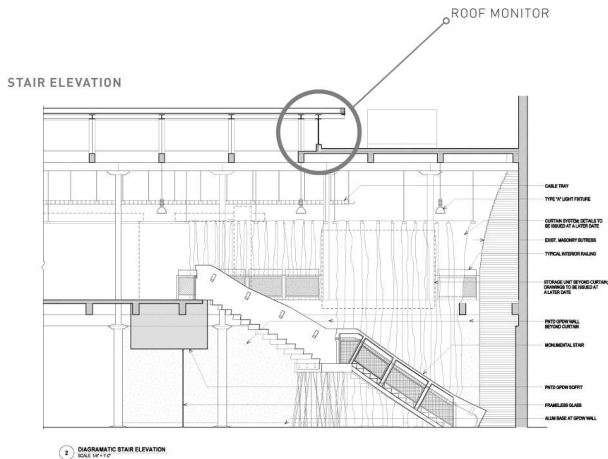


View of new entry stair



Axonometric view of new third floor plan

PHOTO / EXTERIOR VIEW OF ROOF MONITOR



View of new roof light monitor, section at stair