

Program Summary

A historic warehouse renovation inspired by biophilic principles to create an office environment that connects users with nature and promotes well-being and creativity.

Project Description:

The existing building was originally built in the late 1920's as a climate-controlled warehouse for fresh fruits and vegetables that would come to the area by the adjacent railroad. It was later utilized as a warehouse for dry goods and furniture until it was eventually abandoned. Much of the existing structural members remain in their original state, nonstructural interior walls were removed, and new openings were created in the existing structural walls to create a new open office environment with half-height partitions added to provide occupants with some privacy without obstructing their visual connection to the outdoors. New partitions were added to separate tenant and functional spaces.

Windows and glass doors were salvaged from local buildings and used to create visual connections between the existing spaces. Most materials that were removed from the demolition phase were repurposed for the new lintels including a new front door. The building has been retrofitted with LED lighting and low flow plumbing fixtures, contributing to the energy efficiency of the building.

A courtyard was created by removing the roof above an existing cooler space and landscape was brought in to address the lack of greenery around the building. The courtyard creates an indoor-outdoor connection between the occupants and the natural elements of the landscaping, transforming the once dark, cavernous warehouse into a lively space flooded with natural light. The use of wood and greenery and the abundance of natural light creates a rich biophilic space that promotes well-being and creativity.

Building Area:

7,953 SF

Cost per Square Foot:

\$62.87

Construction Cost:

\$500,000

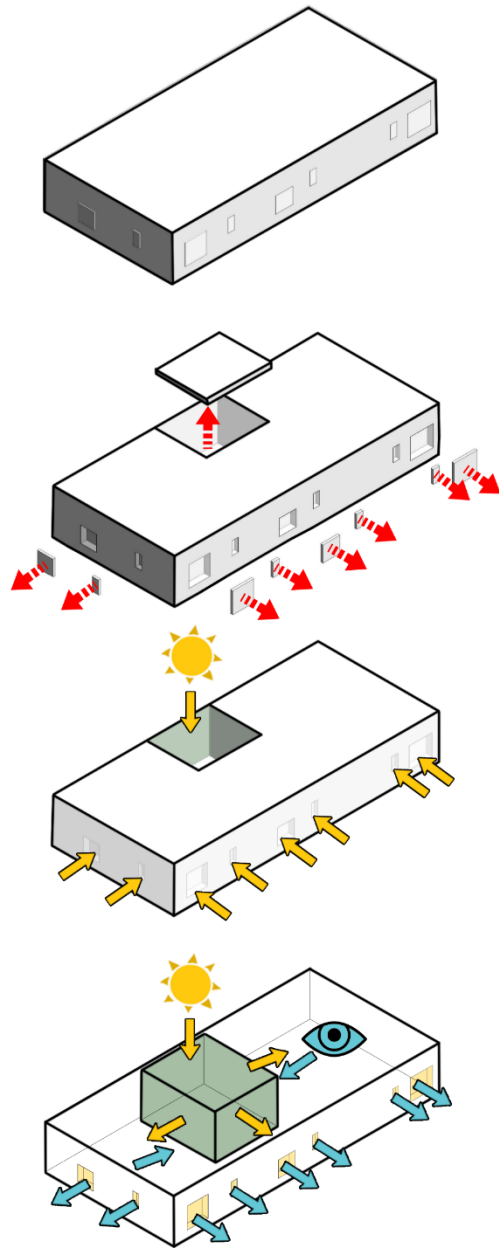
Date of Completion:

2020

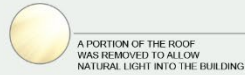
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The building was originally built as a cold storage warehouse for fresh fruits and vegetables that would come to the area by railroad. It was later utilized as a furniture warehouse. The existing interior spaces were dark and had no visual connection to the exterior or natural daylight.



6. ROOF CONSTRUCTION



A PORTION OF THE ROOF WAS REMOVED TO ALLOW NATURAL LIGHT INTO THE BUILDING

5. STRUCTURAL FRAMING



RECLAIMED RAFTERS WERE PAINTED TO GIVE INTERIOR SPACES AN AIRY & SPACIOUS FEEL

4. MATERIALS & FINISHES



VARIETY OF SEATING & ERGONOMIC FURNITURE OFFERS USERS A COMFORTABLE AND FLEXIBLE WORK ENVIRONMENT. COLOR OF FURNISHINGS COMPLIMENTS NATURAL ELEMENTS OF COURTYARD

3. FACADE CONSTRUCTION



ORIGINAL BRICK FACADE WAS PRESERVED AND PAINTED

2. INDOOR OASIS



A GREEN WALL IN THE COURTYARD CREATES A BIOPHILIC CONNECTION BETWEEN USERS & THE SPACE

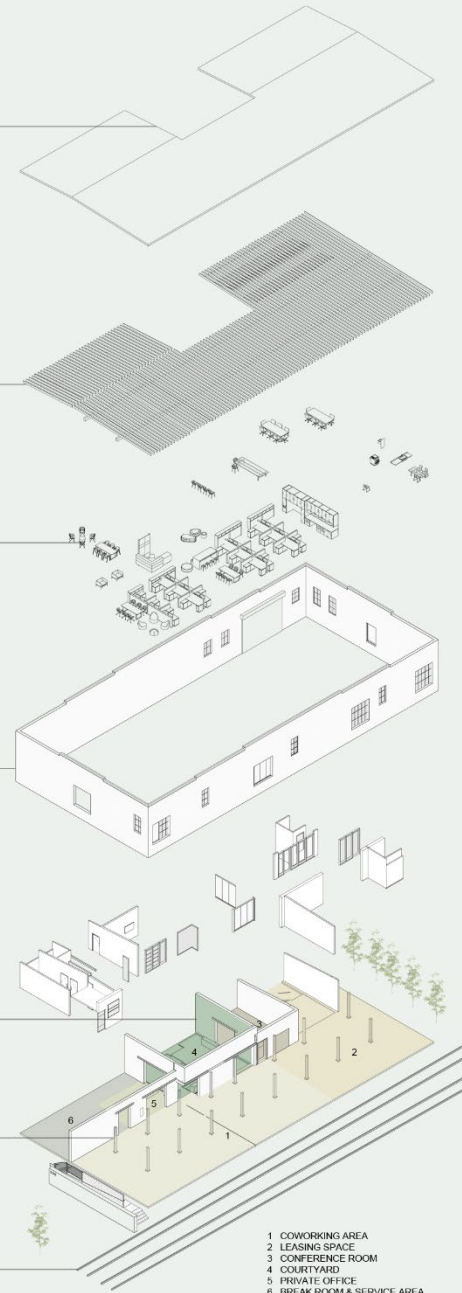
1. ADAPTIVE REUSE



RECLAIMED TIMBER BEAMS AND COLUMNS FROM ORIGINAL BUILDING



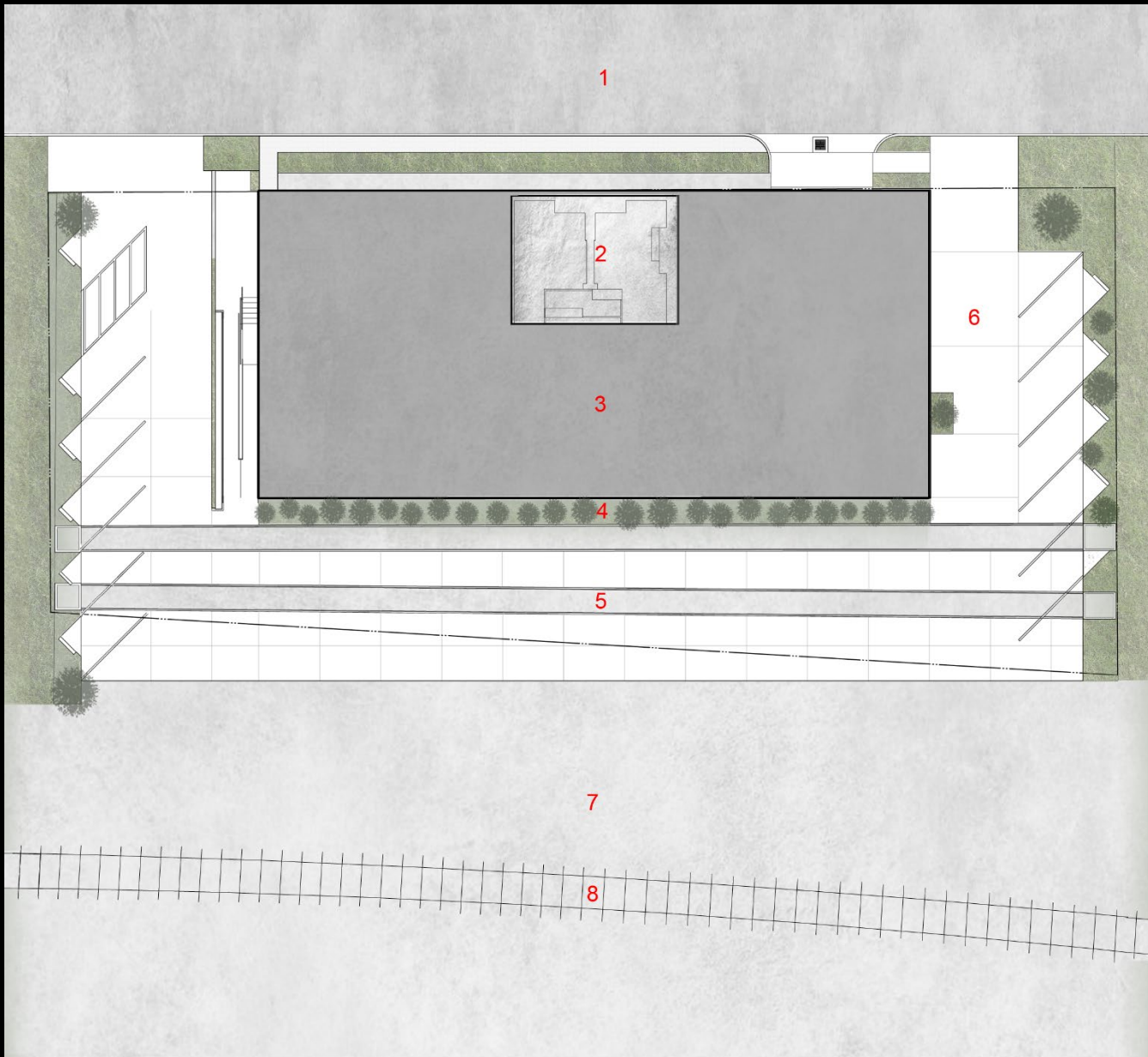
PRE-EXISTING RAILROAD TRACKS WERE FILLED IN TO CREATE SIDEWALKS



DESIGN DIAGRAMS

The existing building provided a shell that was selectively demolished to create a new courtyard and openings that introduce more natural light and create a visual connection to the courtyard and its new landscaping.

The existing interior structural walls were adapted to a new open office environment. The original columns and beams continue to support the roof, while new LED lighting fixtures line the ceiling. Recycled windows and glass doors allow natural light to flood the workspace, creating a connection to the outside.



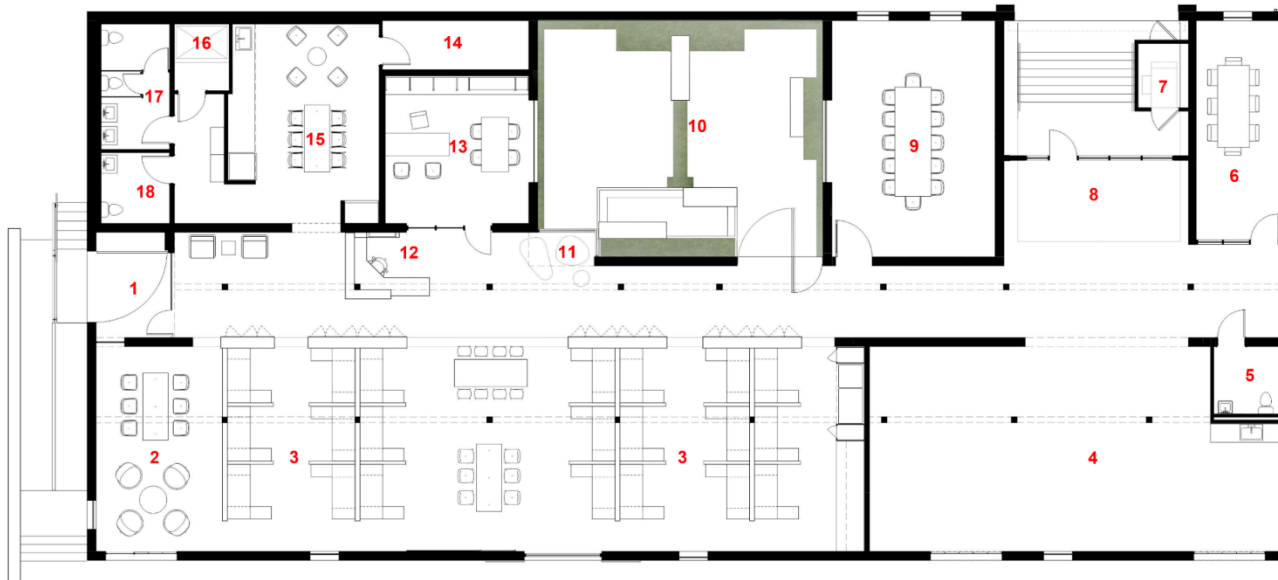
SITE PLAN



1 S 14TH STREET 2 COURTYARD 3 BUILDING 4 NEW VEGETATION 5 FORMER SUPPLY RAILS 6 NEW CONCRETE PAVING 7 EXISTING GRAVEL 8 RAILROAD TRACKS

LOCATION + SITE

The building sits at the heart of an area that is experiencing rapid cultural and economic development. Existing rails once used to cart produce from the main rail line to the building were re-used and emphasized by using different hardscape materials. Landscaping around the building serves as rainwater absorbent areas, reducing runoff from the site and softens the buildings siting in the site. Angled parking spots were created at the north and south of the site to incorporate more parking on site and provide a unique pattern as the site blends in with the adjacent lots.



FLOOR PLAN 

- | | | | |
|------------------------|---------------------------|-------------------|---------------------|
| 1 VESTIBULE/ENTRY | 5 UNISEX RESTROOM | 9 CONFERENCE ROOM | 14 SERVER ROOM |
| 2 COWORKING AREA | 6 OFFICE | 10 COURTYARD | 15 BREAK ROOM |
| 3 OPEN OFFICE | 7 LEASING SPACE VESTIBULE | 11 SEATING AREA | 16 SHOWER |
| 4 FUTURE LEASING SPACE | 8 LEASING SPACE LOBBY | 12 RECEPTION | 17 WOMEN'S RESTROOM |
| | | 13 PRIVATE OFFICE | 18 MEN'S RESTROOM |

FLOOR PLAN

The building program includes an open office area, private office, a conference room, Break Room, server room, and separate tenant space. The organization of the interior spaces follow the circulation and axially of the building. Collaborative spaces as well as the open office and private office surround the courtyard.

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Architectural elements of the building were strategically modified to bring the outside in. The color palette takes cues from the central courtyard, which infuses the interior spaces with natural light.

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The new openings flood the open office and collaboration areas with natural light while providing views of the landscaped courtyard for the occupants throughout the day

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Minimalistic materials were utilized to create the seating area and windows to reinforce the connection of the interior environment with the courtyard.

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The courtyard space was originally a cold storage area lined with cork insulation and filled with ice brought in from the railroad. The roof of the former cold storage has been removed to create an exterior courtyard space to be used by the occupants and greatly increase the amount of natural light allowed into the interior spaces.

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The courtyard utilizes a mix of materials and landscaping to create visual interest for the interior occupants. Concrete benches create seating areas intended to be used by the occupants for breaks and private phone conversations.

A365.11



The existing railroad tracks running alongside the building were emphasized through the use of alternating hardscaping and landscaping. The planted grass around the site serves as rainwater absorbent areas, reducing runoff from the site. a mix of materials were used on the building to preserve the industrial character of the surrounding areas. New windows were installed in former openings to bring in more natural light.

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TOP LEFT
Private Office courtyard view

TOP RIGHT
Original column with scars
created by the storage of ice
picks over the years

BOTTOM LEFT
Seating area created by
utilizing the void of a former
masonry wall. Lintels were
angled iron used to formerly
support the courtyard roof.

BOTTOM RIGHT
Courtyard at dusk

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TOP LEFT

A new swinging front door protects the foyer when it is closed and when it is open, the door blends in to become a foyer wall

TOP RIGHT

Reception desk utilizes blackened steel front and top. Millwork partitions separate the circulation space and working area while creating storage space.



BOTTOM LEFT

View of entry and reception desk



BOTTOM RIGHT

Tongue and groove Heart pine originally used as roof decking above the courtyard space was recycled to create the door.

Project Category:
Renovation/Adaptive Reuse

Mechanical:
Frank S. Thompson,
ADG Baton Rouge, LLC.

Project Name:
DNA Workshop Headquarters

Electrical:
Nesbit & Associates, LLC.

Project Location
Baton Rouge, La

Civil:
N/A

Landscape:
ELS Landscape Architecture Studio

Owner/Client:
Dyke Nelson, DNA Workshop

General Contractor:
Bernhard Normand Construction

Architect(s) of Record:
J. Dyke Nelson

Photographer:
Jonathan Dean (slides 6-13)

Project Team:

Architectural:
Bryce Risher, Yingxue Wang

Interior Design:
Theresa Bartlett

Structural:
N/A