

“ c | o | d ”

York, Pennsylvania

The Owner of a design firm purchased the building next door to the company's existing location when the opportunity presented itself. The property consisted of three attached structures of various vintages, sizes and conditions – none of which were architecturally noteworthy or in good condition. With very limited funding available and without a clear vision for usage, the Owner decided to demolish the southernmost structure (a concrete block garage) which was in very bad structural shape – and concentrate time and resources on the remaining two buildings.



The Owner's Architect further focused the renovation design on the one-story flat roof former "used furniture store" built in the 1950's fronting on Market Street and measuring 33' x 93'. Although in decent structural shape, the "starting point" was not inspiring – including the very ordinary exterior facade, a water-stained lay-in tile ceiling and vinyl asbestos tile flooring throughout. Adhering to the design principle that "less is more", the Architect's design concept focused primarily on how to best utilize the "clear span" one story 3,000

square foot building and accentuate the few attributes. The Architect's approach was grounded in "working with" the inherent nature of the wood, steel and concrete box - not "against it".

The final program for the building was distilled down to two primary uses: 1) providing an open studio/client meeting space for the firm's Interior Design Department; 2) a flexible collaboration/meeting room in a "sleek white box" with state-of-the-art technology accommodating up to 50 persons in different seating configurations with modular/moveable tables and chairs. The Architect's design incorporated an art exhibition gallery and front showroom area which spans the entire building width and the entire 91' length with 13' clear heights to the exposed original wood roof joists and steel beams. The final

design concept ensured that there were "no hallways" within the 2,750 square foot floorplate – that only a few new walls were constructed – and that all areas "flowed" together comfortably.

Considerable design attention was focused on the details – lighting fixtures (100% LED), simple finishes, textures, colors, the intersections of walls/floors/ceilings and natural daylighting. The interior components include cleaned/ground/sealed concrete floors, exposed wood deck, primed steel beams, vertical slivers of glass, salvaged metal gears, seamless acoustical ceiling systems, patterned recycled carpet tile, a salvaged industrial sliding door – and a new "gently curving" wood framed wall between the Gallery and Collaboration Room – that exposes the wood studs and inside face of the drywall (carpenter doodles and all) as an honest expression of the construction process.

The middle structure – a two-story wood framed former tin-shop from the mid nineteenth century was repurposed for the firm's Interior Design Department sample library, materials storage and general utility needs - and renamed "The Shed". Ironically, the exterior of The Shed was very visible from adjacent public ways – and was comprehensively restored with new "barn sash" wood windows, beveled wood siding, trim, fascia and soffit systems – and painted a brilliant yellow – reflecting the effort involved in "saving" and transforming the simple little building.

The Architect designed a new "faceted" aluminum and glass storefront/entry system at Market Street which salvaged 50% of the existing exterior masonry openings as they existed. The surrounding brick was repainted a "fresh" color palette – transforming the exterior building image in a quietly unassuming but elegant manner. The building – this "new place" that the Architect's design has given new life to – has been rebranded by the Owner as "c o d" referencing the unassuming deep water fish which influenced the entire world's economy and culture many times throughout history – and also representing the Owner's acronym for "collaborative of designers".



Market Street Gallery/Showroom



Front of Building (existing conditions)



Building Interior (existing conditions)



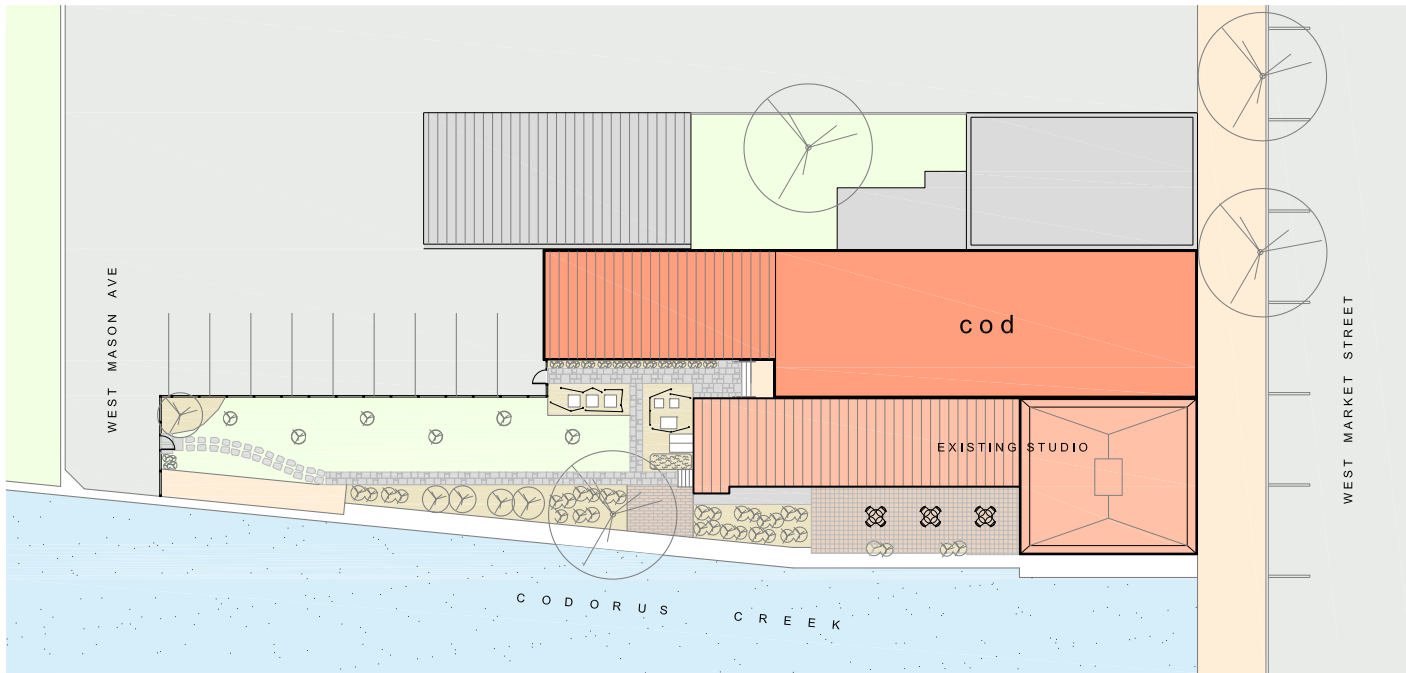
Rear of Building (existing conditions)



Building Interior (existing conditions)



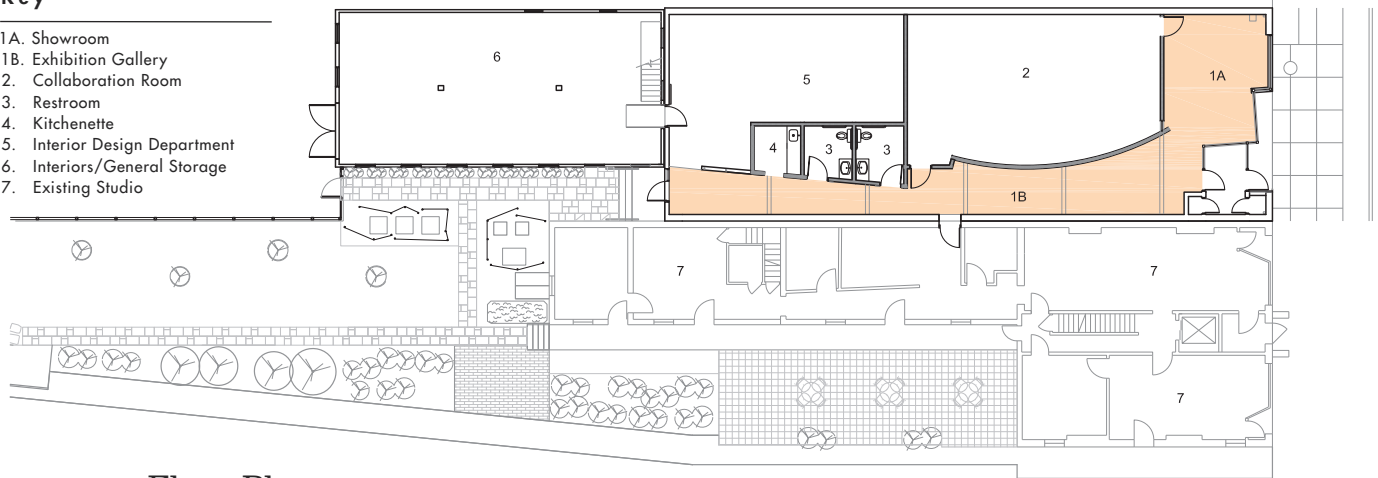
Nightview – Market Street Facade



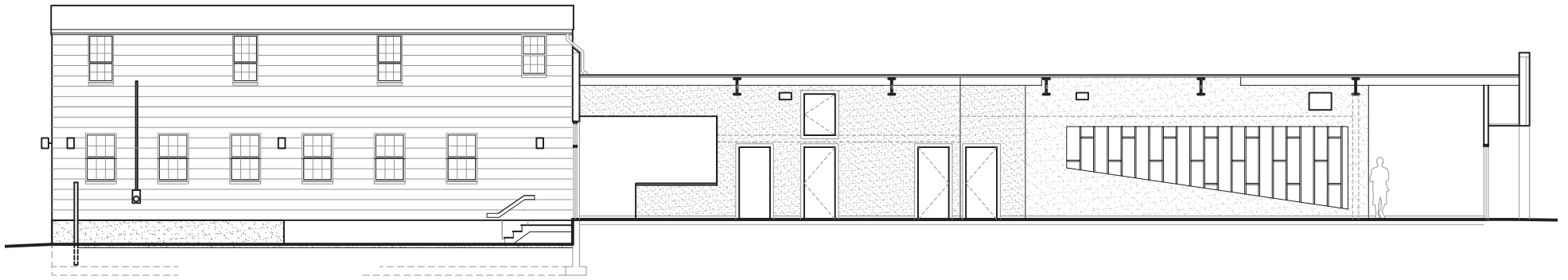
Site Plan

Key

- 1A. Showroom
- 1B. Exhibition Gallery
- 2. Collaboration Room
- 3. Restroom
- 4. Kitchenette
- 5. Interior Design Department
- 6. Interiors/General Storage
- 7. Existing Studio



Floor Plan



Building Section/Elevation



South Elevation



Market Street Elevation



Market Street Facade



Showroom Facade and Gallery Spaces



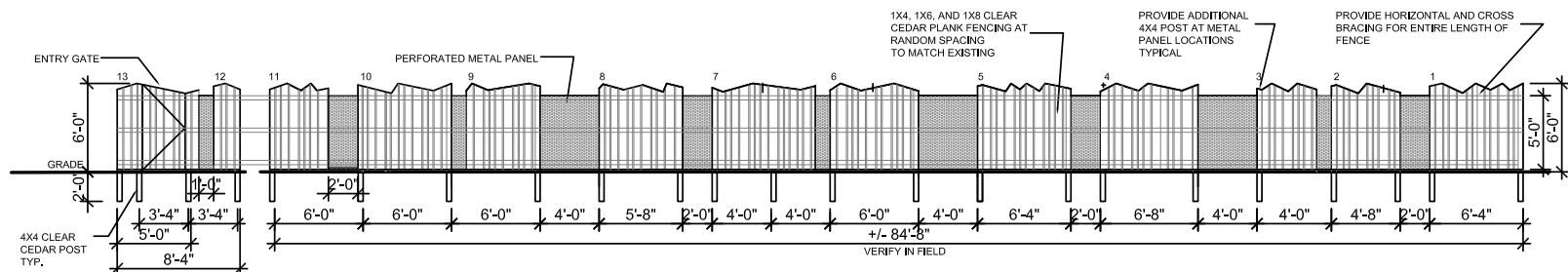
Exhibition and Gallery Spaces



Interior Design Studio and Collaboration Room



“The Shed” with Fence and Yard



Fence Elevation