

Honor Award
Van H. Gilbert A.I.A.
Architect

Restoration/Renovation/Adaptive Re-Use
612 First Street Renovation
Albuquerque

612 First Street Renovation
Albuquerque, New Mexico

Clients:

612 First Street Partners

Architect:

Van H. Gilbert Architect A.I.A.
Albuquerque, New Mexico

Principal:

Van H. Gilbert Architect A.I.A.

Project Architect:

Donald C. Bartlett

Landscape Architect:

Bob Johns

Structural Engineer:

Randy Holt & Associates

Mechanical Engineer:

Four Seasons Engineering

Electrical Engineer:

Tierra del Sol Engineering

General Contractor:

General Builders Inc.

Photos:

James Brett

Tucson, AZ

Jury Comment:

A successful attempt to recycle an older building within the city and give it a new purpose. This project greatly enhances the quality of the existing building and its urban presence by the design of the new car entrance and new building entrance. A fine interior reusing and improving an existing skylight provides for a pleasant working environment.

The Owners wanted a permanent location in downtown Albuquerque close to the courthouse and close to fellow attorneys. They also wanted to demonstrate their interest in downtown by re-using an old downtown building, preserving a bit of Albuquerque's past.

OWNER REQUIREMENTS

- Renovate a vacant 15,000 sq. ft. warehouse for use as an aesthetically pleasing, functional, and energy efficient office complex.
- Design the office to accommodate two separate professional firms willing to share the main entry, reception area, and library.
- Design interior spaces and furnishings to project a conservative, stable, and modern image.
- Design within strict budget guidelines and design to reduce energy requirements.

DESIGN SOLUTIONS

Exterior

- The west facade was returned to its original 1919 form since it had local historic significance.
- The original painted brick on the west facade was cleaned and restored. The original crumbling brick and C.M.U. walls on the remaining three sides were stabilized and stuccoed because they were very weathered.
- The main entry to the building was defined by a carefully designed brick screen wall and an overhang to protect the entry.
- An entry arch with proportions similar to those of the building and of compatible brick was designed to tie the parking area to the building.
- To enhance the parking area in the downtown urban space, trees, and lawn were planted to provide a green belt for the tenants and passers-by.
- For handicap accessibility a ramp was incorporated into the main entry with egress from either the west or east ends of the building.
- A vented 1600 sq. ft. trombe wall was designed along the length of the south facade of the building incorporating operable windows and shading devices.

Interior

The interior of the warehouse was gutted and a functional interior plan was designed.

- Areas to be shared by both professional firms were centrally located.
- The focal point of the interior is the atrium reception lobby where an existing 8' x 16' skylight was reconstructed. To prevent excessive summer heat build-up the skylight is protected from direct summer sun.
- A large planter was designed to be located directly under the skylight mirroring the skylight dimensions.
- Reception desks for the 2 professional firms were located at either end of the shared atrium reception area.
- The existing mezzanine was cut back for a greater openness to the first level and the mezzanine became the centralized location for the shared library.
- The cut back mezzanine provided an 18' vertical space in the atrium.

Energy Efficiency

- A vented 1600 sq. ft. trombe wall along the length of the south facade provides 50% of the heating needs of the building through passive solar heat gain.
- The existing brick walls and C.M.U. walls serve as the heat collecting mass for the trombe wall.
- 3 levels of shading devices protect the trombe wall from the direct summer sun.
- All windows in the building, including windows in the trombe wall, allow for natural ventilation much of the year.
- The operable windows in the building are used as a relief for the direct-indirect air-conditioning system which uses only 15% of the energy required for a conventional refrigerated air-conditioning system.
- Windows provide natural daylighting in each office and 7 new skylights provide natural daylighting in the secretarial pool area. These skylights are shaded for summer.
- All windows were double glazed.
- An ambient indirect lighting system was designed into all offices and the secretarial pool area to provide supplemental light to the natural daylighting at 1.3 watts per square foot the ambient indirect lighting is lower in cost.
- All the energy saving features incorporated in the building design result in the use of only 30,000 BTU's per square foot per year. This is more than a 50% savings over a standard energy efficient office building which normally requires 75,000 BTU's per square foot per year.

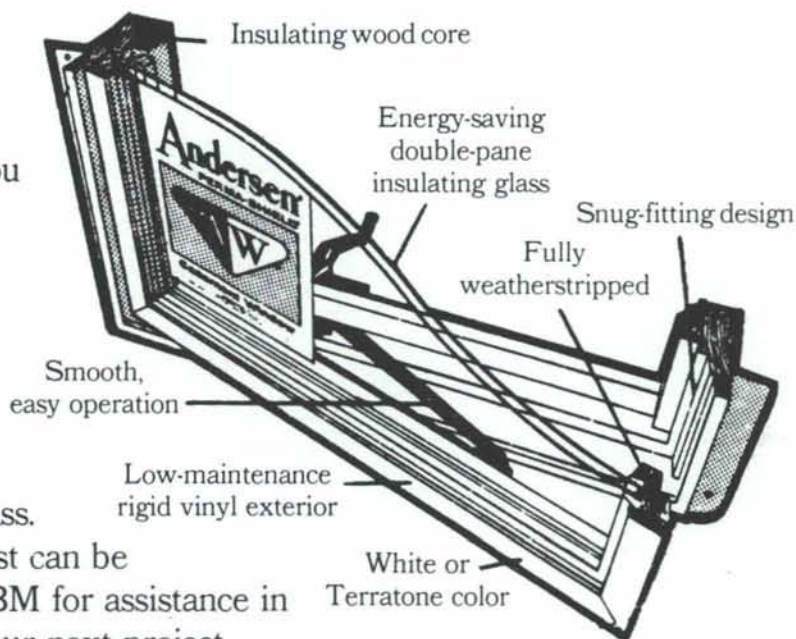
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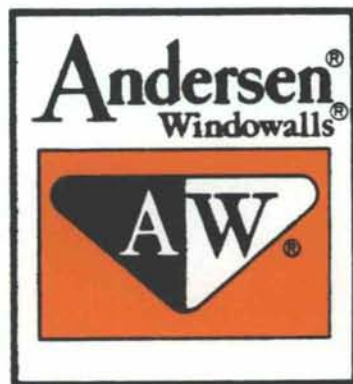
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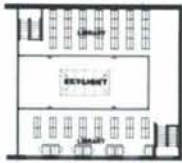
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