

RETAIL STORE

25,000 s/f exterior façade renovation

Second Place Winner

Guzzo+Guzzo Architects, St. Georges Crossing

Company Type:
Architect, Guzzo +
Guzzo Architects, LLC
Project Name: St. Georges
Crossings, Woodbridge, NJ
Project type: Exterior Façade
Renovation
Size: 25,000 s/f

When asked by the owners of the shopping center to redesign one of the existing buildings in a center that contained several large retail tenants along with several different façade designs, we knew it would be difficult. The now vacant freestanding 25,000 s.f. building is the first structure you see when entering the site and housed a former movie theater constructed in the 1960's which was eventually converted to an Officemax in the 90's. One of the biggest challenges was to come up with a design that somehow tied together all of the different facades of the three other buildings already on site, yet have its own identity. The other challenge was to deal with a former movie theater which had large, solid sloping



façade walls constructed of precast concrete panels which would have to serve as new storefronts. One of the key design elements was to create a pedestrian friendly walkway to access the new storefronts where there previously were none. To add texture and detail to the new walkway several design elements were used: split faced block to form the walk-

way and planters, decorative mesh railings, several points of access for ramps and stairs, landscaped areas and decorative lights.

The top of the new façade had to contain many steps to deal with the height and sloping steel of the theater. These features actually led to variety and interest in the façade. Textured block piers along with a newly

detailed EIFS façade reference other design elements in the center. Green canvas awnings were added to give a smaller scale and detail to the individual storefronts. Although only recently completed the building is proving to be successful by providing a strong visual presence to the center and drawing interest by several new potential tenants.

Project Team:

Architect: Guzzo + Guzzo Architects, LLC
Owner: Levin Management Corp.
Structural Engineer: Miccucci Engineering
Site Engineers: Bohler Engineering ■

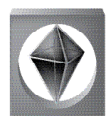
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