

KING'S COURT

Adaptive Reuse Tech Office Space / Pittsburgh, PA / 2017-2020
F o I A N

King's Court is a 4,800 SF adaptive reuse of an ex-police station along a central business corridor in Pittsburgh's Oakland neighborhood. The business corridor, located directly adjacent to the University of Pittsburgh (Pitt) campus, is heavily trafficked and densely populated with restaurants and retail. Like many of the structures along this corridor, the first floor of the King's Court building has maintained low vacancy due to high demand from Pitt faculty and students, while the upper floors of the building have remained vacant for decades following the decline of the steel industry in Pittsburgh. With the tech boom that has been growing in Pittsburgh over the last two decades, many of the long-vacant upper floor spaces along the Oakland strip are being converted into office space for tech startups emerging from Pitt and Carnegie Mellon University. The King's Court building is the latest of a series of spec-office renovations by FoIAN architects in Oakland and is the first to engage/restructure the shell of the existing building.

Due to years of vacancy, the upper floors of the building were heavily deteriorated and, prior to construction, much was unknown about the condition of the structural masonry and wood framing. Thus, the project was fast-tracked, allowing the design and detailing of the project to be adapted as discoveries and challenges arose with each phase of construction.

The overall strategy for the project was to introduce program and improve the interior spatial qualities through a series of careful and strategic surgical moves into the existing structure, the primary of which is a 30-foot-tall rectangular volume and curtain wall emerging from the north-facing facade/roof. This intervention greatly expands the interior volume of the third floor and allows offices on the second and third floors to be flooded with natural daylight. At night, the box glows like a beacon, an explicitly modern intervention into an otherwise traditional building and urban context.

Years
2017-2020

Client
Oakland Realty, Inc.

Design
John Folan, Garrett Rauck, J. William Gott

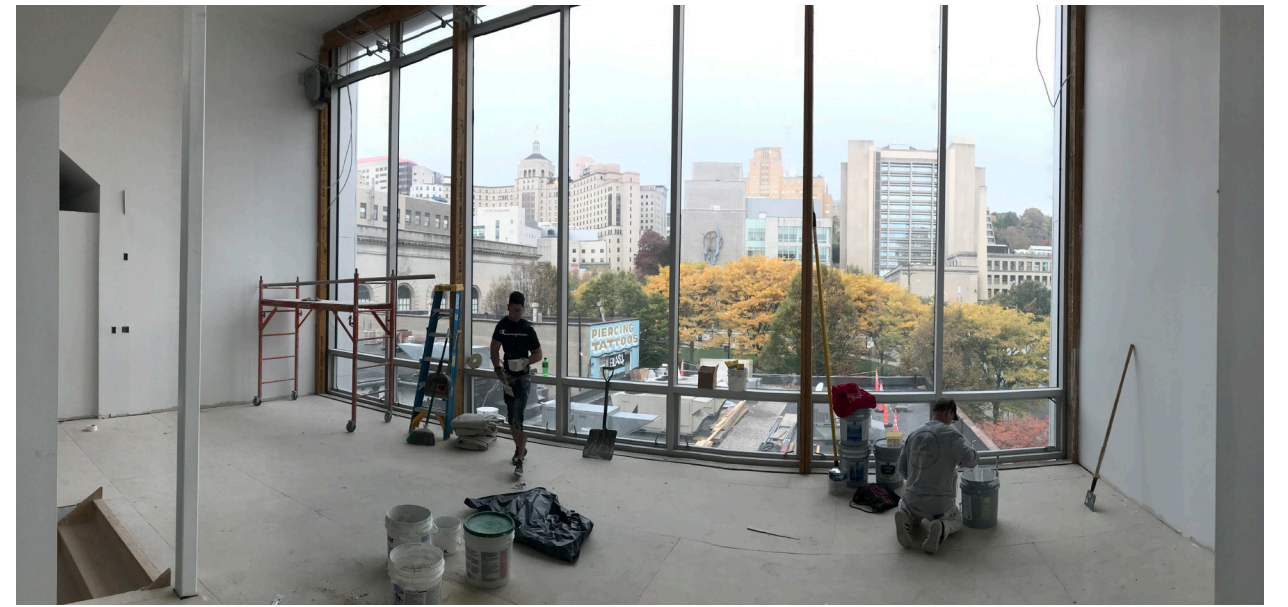
Construction
P2 Construction



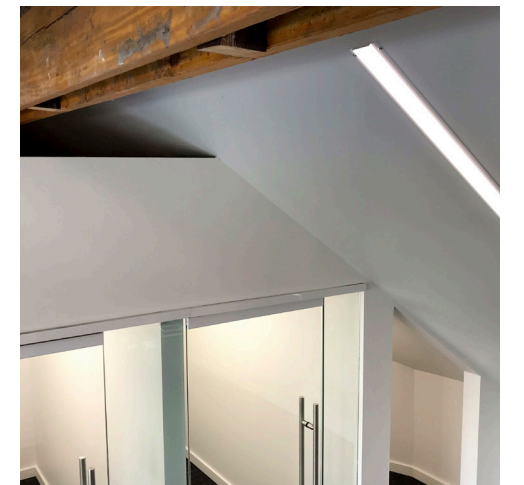
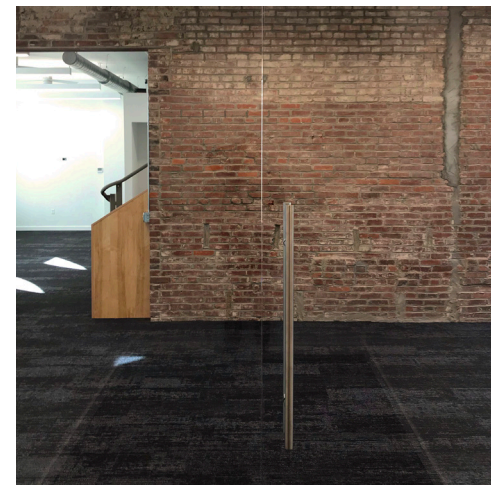
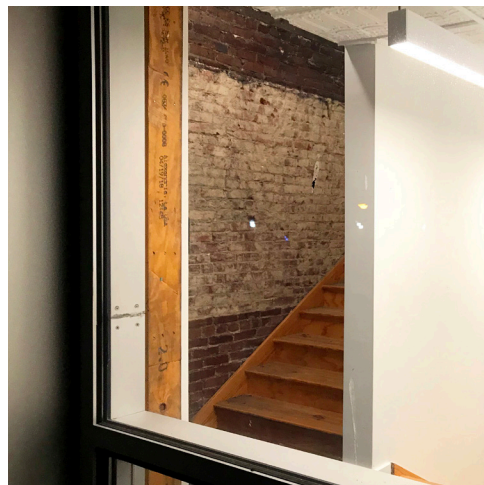
(Above) Photograph of King's Court building from across Forbes Avenue, northeastern corner of new addition visible in rear; (Opposite) Photograph of new north-facing curtain wall emerging from the roof of the existing building.



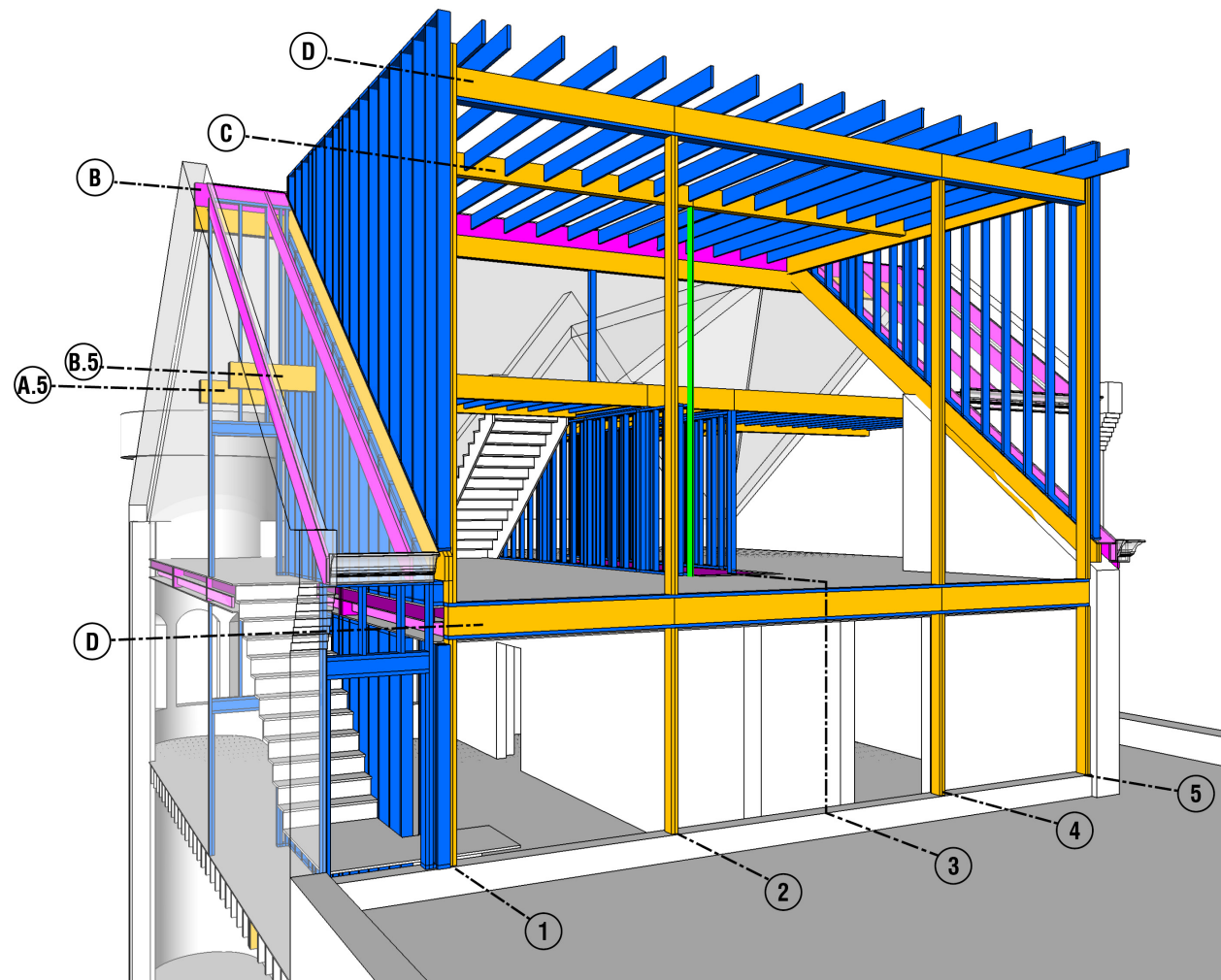
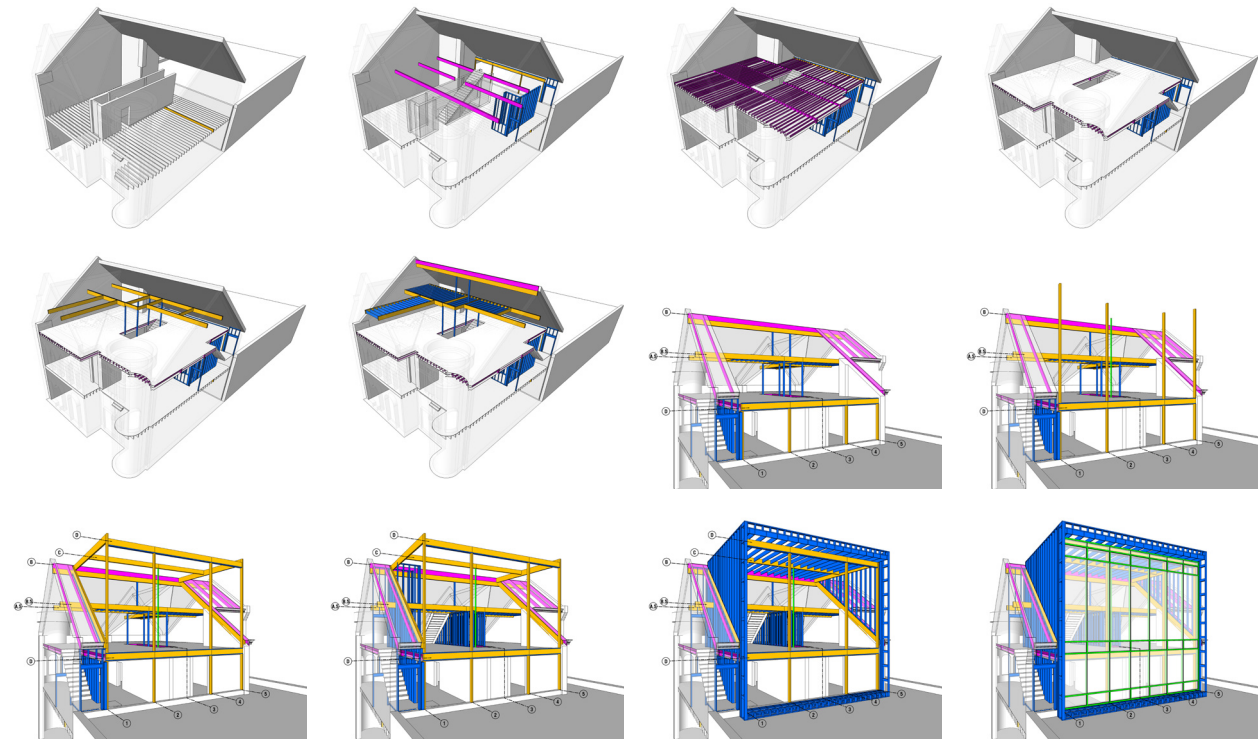
Photographs of existing structure before and during selective deconstruction.



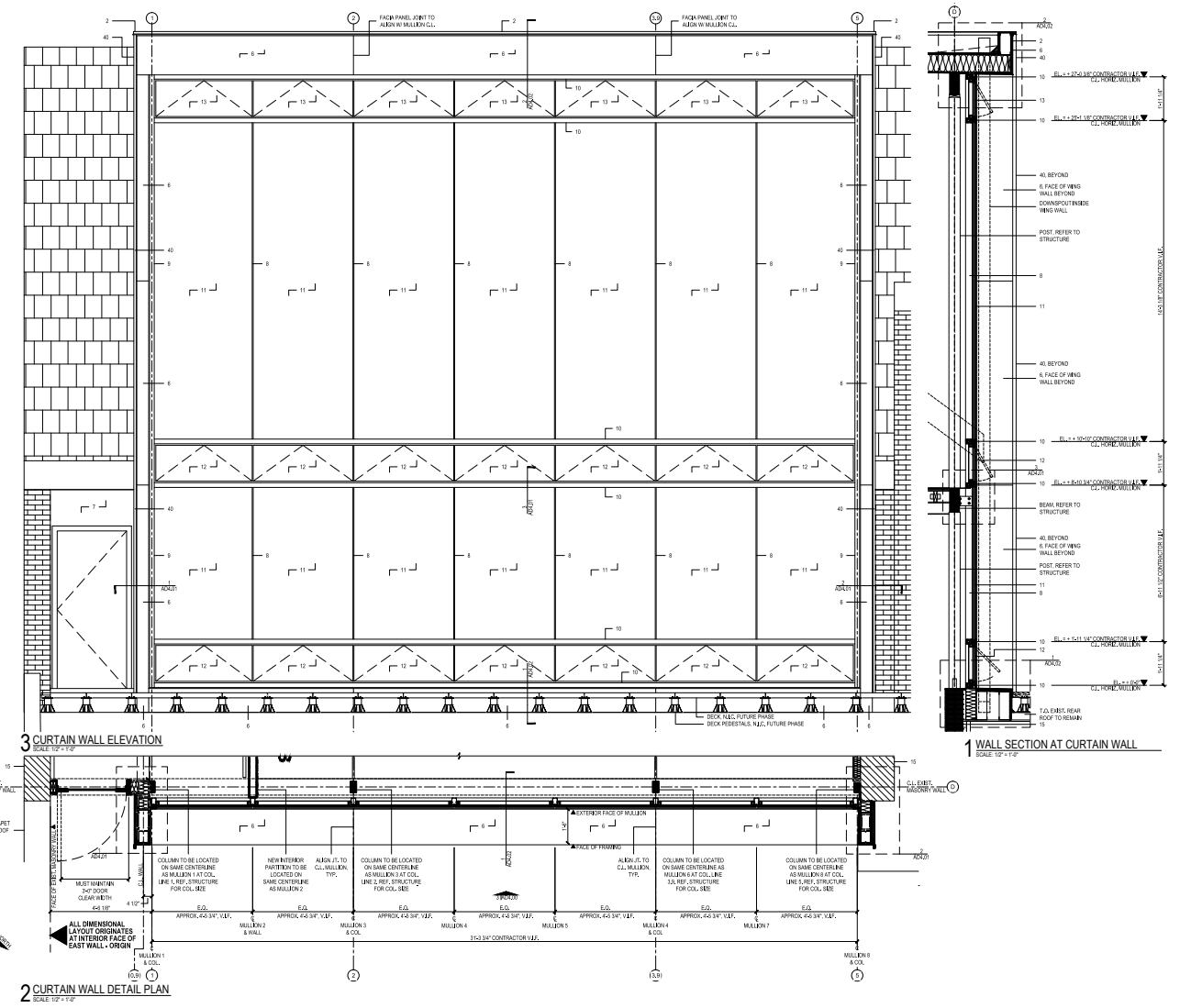
Photographs of nearly completed building. All new interior surfaces were left pure and white, celebrating the textures and tones of existing masonry, new LVL structural members, and view out the new north-facing curtain wall. (Photos by John Folan)



The new interior is a collage of new and old, pure white and textured. Photos by John Folan.



During the development of construction documents, the general contractor was having difficulty understanding the sequence and integration of new structural elements into the existing structure based on 2D representation. This series of drawings, was developed to coordinate decisions between the architect and structural engineer and to illustrate these decisions to the general contractor in a way that could be easily understood and result in a better product.



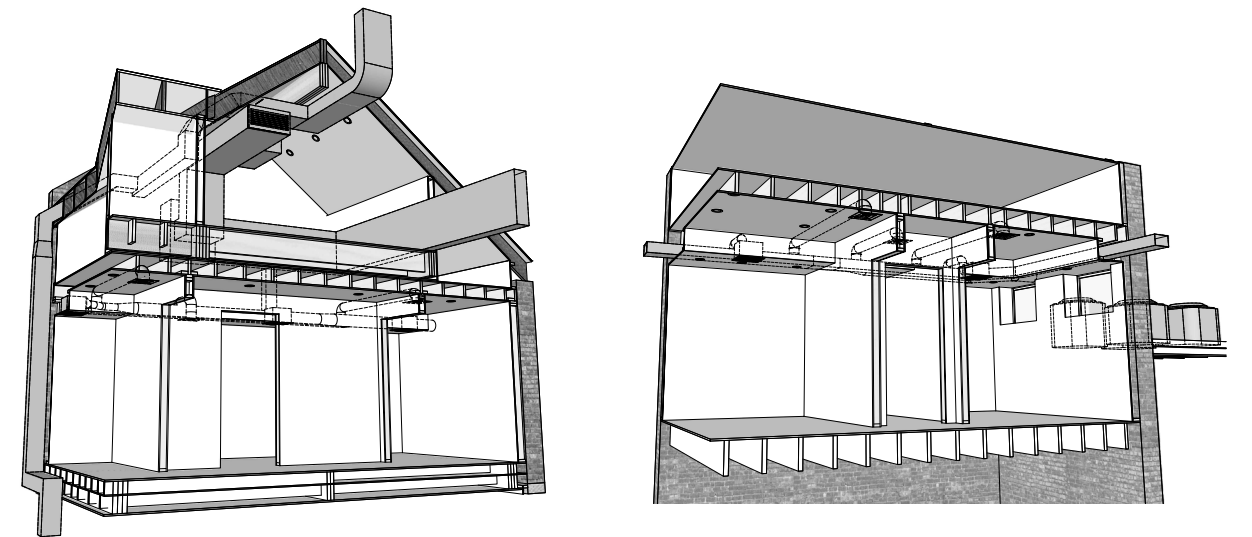
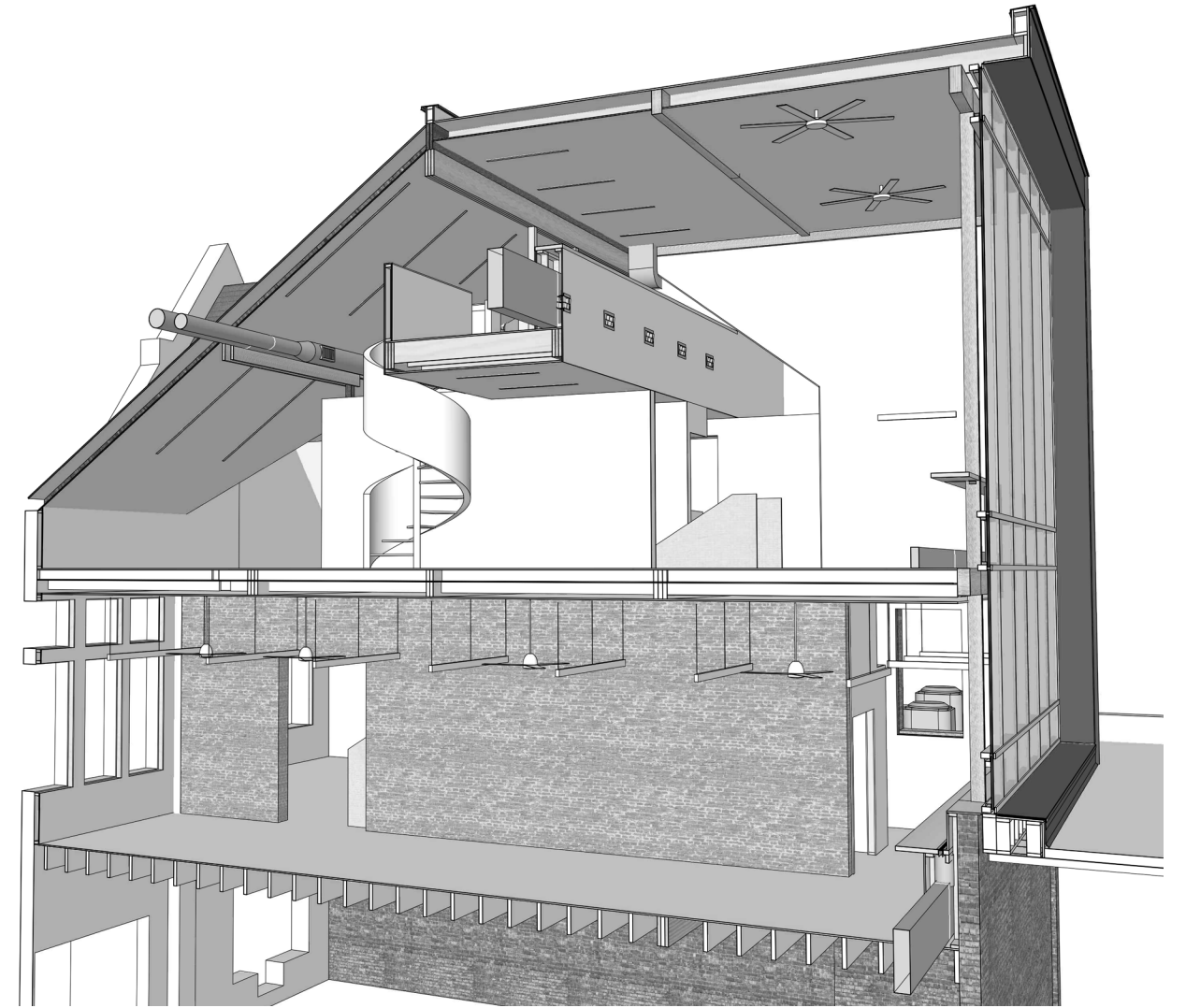
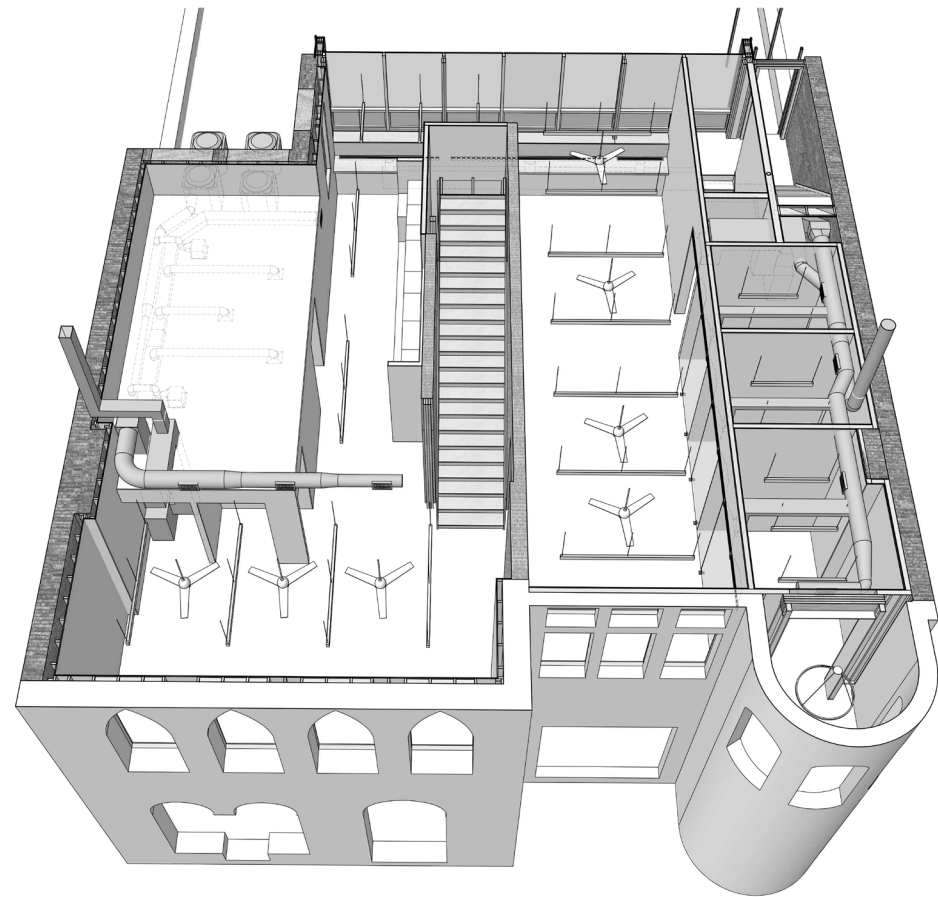
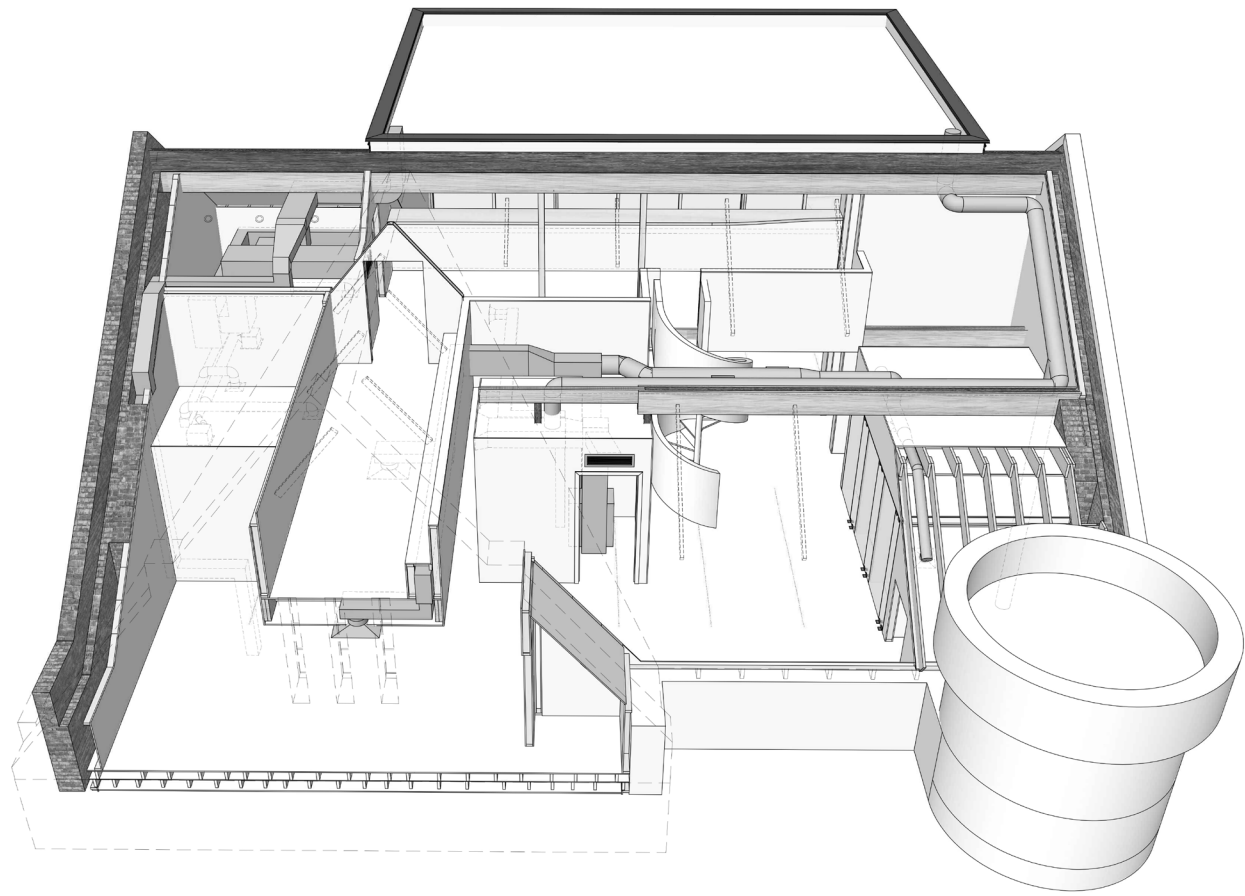
Curtain wall plan, elevation, and section drawings from Construction Document set utilized to coordinate alignment with new structural elements, determine and illustrate tolerances for integration into existing structure, facilitate manufacture of glazing components.



Original north facade and roof.

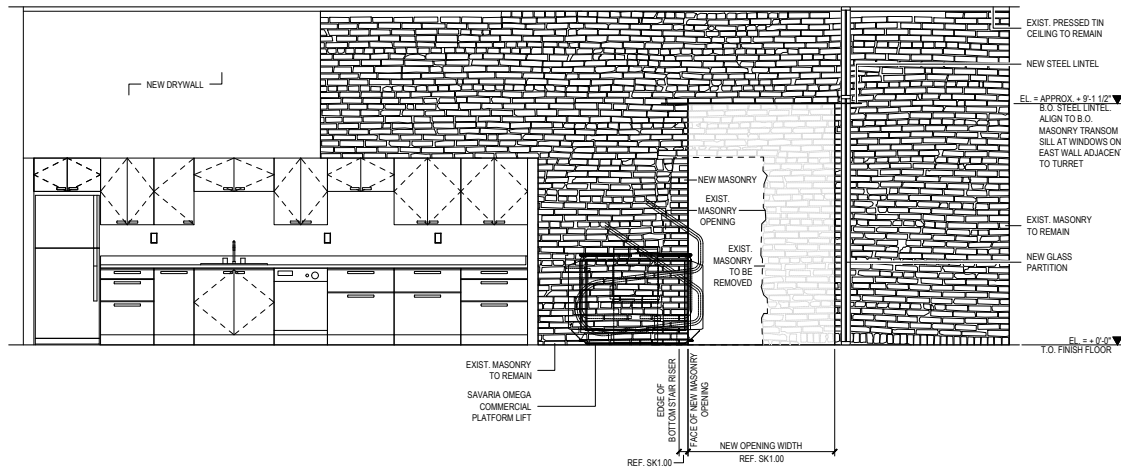


View from existing north roof toward new curtain wall during glazing installation.

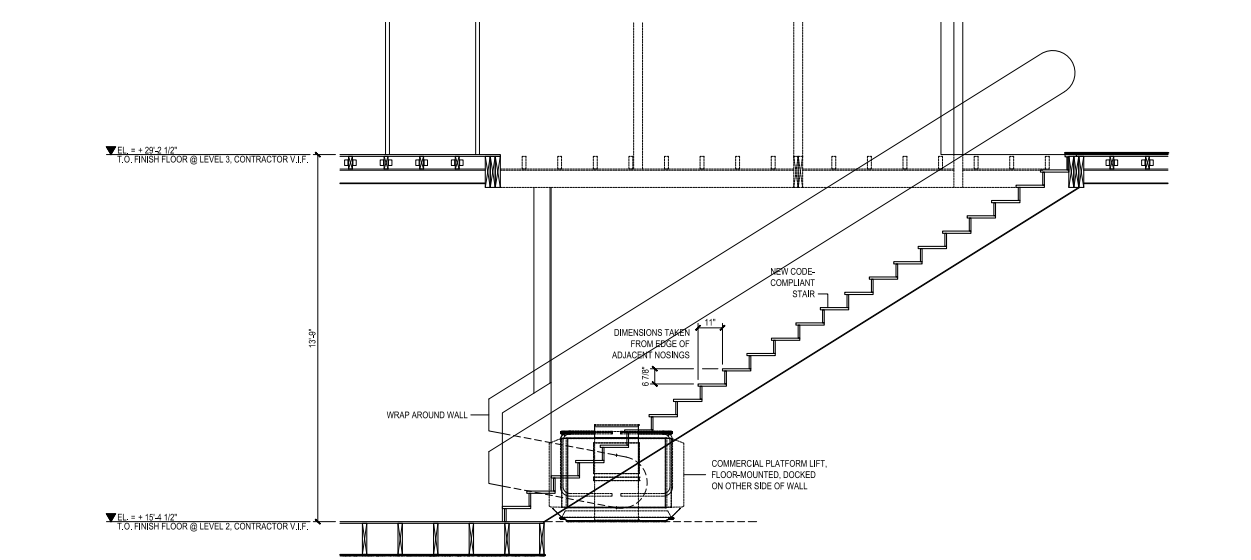
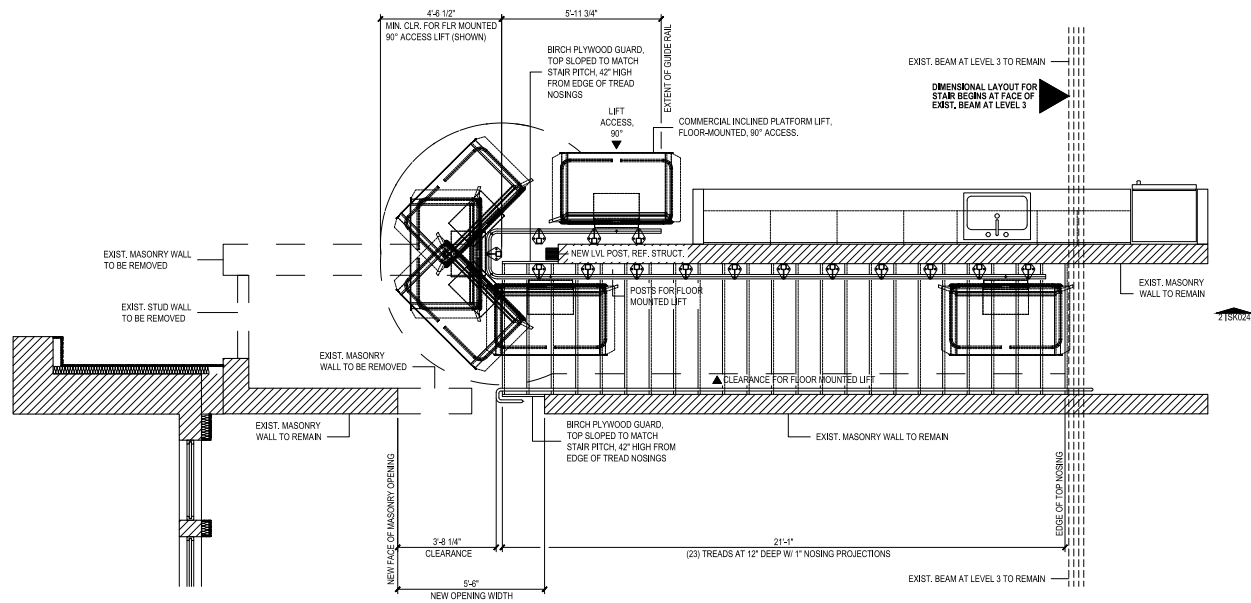


Due to the spatial complexity of the building, particularly the third floor and mezzanine (top), perspective cut-away views were used to coordinate and illustrate to the general contractor locations of light fixtures and mechanical system routing throughout the new spaces.

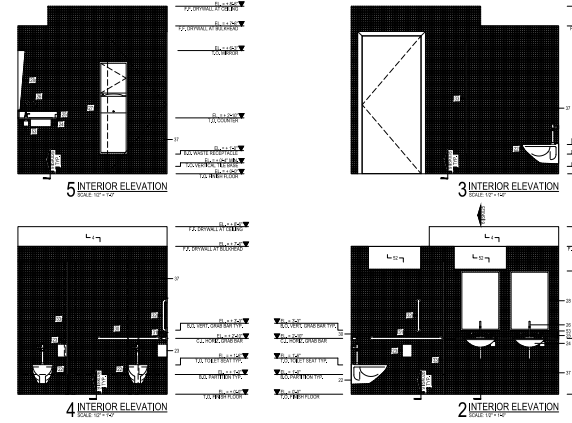
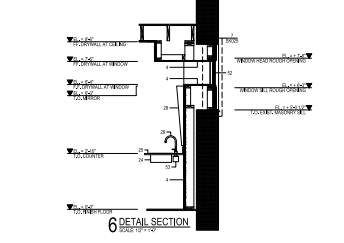
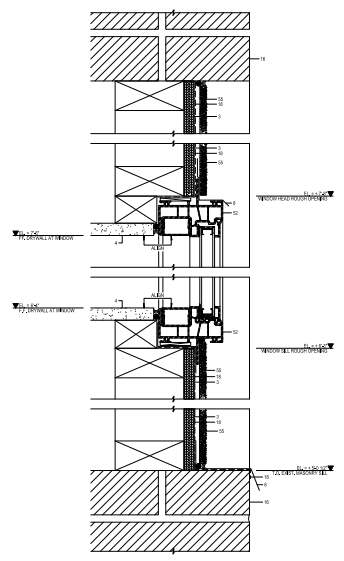
Section perspectives and cut-aways used to coordinate new and existing conditions, including routing of mechanical systems.



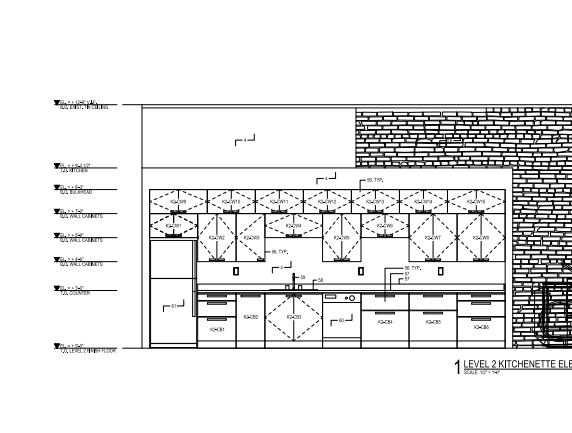
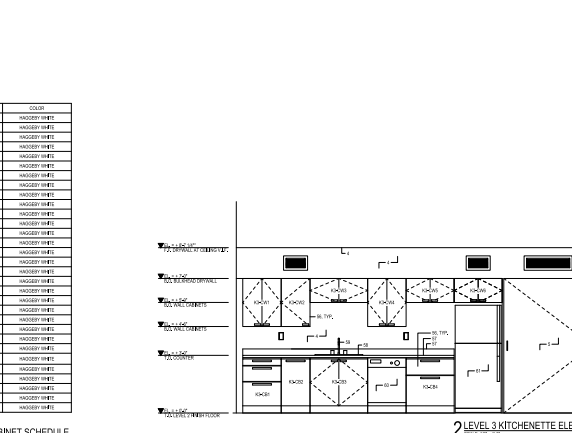
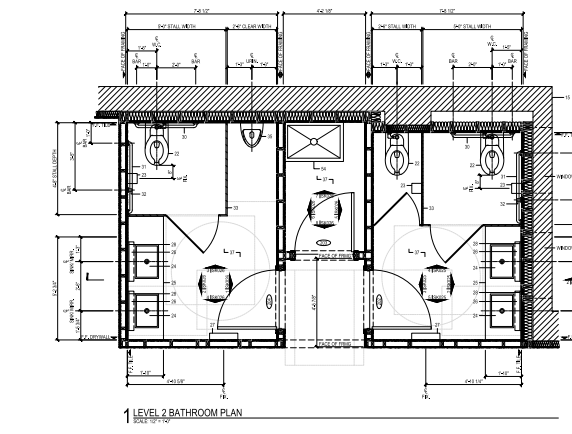
EXIST. PRESSED TIN CEILING TO REMAIN
 NEW STEEL LINTEL
 EL ≈ APPROX. +9'-11 1/2"
 ALIGN TO S.O.
 MASONRY TRANSOM SKILT WINDOWS ON EAST WALL ADJACENT TO TURRET
 EXIST. MASONRY TO REMAIN
 NEW GLASS PARTITION
 EL ≈ FINISH FLOOR
 TO FINISH FLOOR



Drawings developed to coordinate positioning of code-required stair lift.



NOTES:
 1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING WORK TO BE DEMOLISHED OR TO REMAIN.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
 3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
 4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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