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**NCA is Pleased to Announce That  
Region 18 & the Audrain Building  
Won 2014 AIA RI Design Awards**



## **Region 18 Lyme Old Lyme High School, Old Lyme, CT**

### **2014 AIA RI Merit Award: Educational**

The Recession prescribed stress tests for our public educational system. Municipalities across the nation are identifying schools' strengths and weaknesses. Education decision makers in pre-K to 12 are focusing on design guidelines and building strategies that create compelling, functional, and innovative learning environments on a budget.

Connecticut has a unique reimbursable classification known as Renovate-as-New that requires design teams to certify that all building systems have an additional life span of 20 years. Regional School District 18 in Lyme/Old Lyme, Connecticut demonstrates the success of the Renovate-as-New program and gained \$4 million in reimbursements on a \$40 million project.



Region 18 and NCA embarked on a major renovation of their existing 30-year-old, 108,000 square-foot high school in 2006. As one of the first projects in Connecticut required to meet sustainability goals it became an experimental model to explore ideas and cost impacts for meeting LEED Silver requirements. Region 18 looked at the mandates for sustainable design coupled with the degree to which the building was being renovated and determined that it was in their best interest to pursue that reimbursement category. A comprehensive program that balanced between energy conservation, Green product design, and long-term sustainable goals was established.



Beyond the initial savings associated with reusing the existing building, Lyme/Old Lyme reaped additional benefits from a Geothermal system. The system has a 50-year life expectancy so Region 18 can anticipate 40 years of reduced energy costs associated with this decision. This coupled with the myriad of additional energy savings measures, such as day light harvesting, LED site lighting, increased wall, window and roof performance, and quality eco-friendly materials will result in significant reductions in overall energy usage.



The new 125,819 square-foot design resulted in a quality 21st century learning environment that features:

- \*unified exterior appearance
- \*new attractive and secure main entry
- \*new administrative and guidance offices on each side of main entry
- \*open commons for dining, gatherings, meetings, and exhibits
- \*modernized core spaces to meet high standards for performance, athletic, and media/collaborating needs
- \*larger, acoustically-separated, well-lit classrooms and labs
- \*enhanced music, tech ed and art spaces
- \*improved vehicular and pedestrian traffic flow
- \*renovated sports fields



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### **Audrain Building & Audrain Auto Museum, Newport, RI**

**2014 AIA RI Honor Award: Commercial**

**2014 AIA RI Honor Award: Institutional**

Noted architect Bruce Price designed the Audrain Building that was constructed in Newport, Rhode Island in 1903. The 16,000 square foot commercial building represents one of four Gilded Age buildings that form an architecturally significant block on Bellevue Avenue. The three adjoining historic buildings include the Travers Block designed by Richard Morris Hunt; the Newport Casino designed by McKim, Mead, and White; and the King Block designed by Perkins and Betton.

Price drew inspiration from the Florentine Renaissance to create an iconic two-story edifice defined by broad arched windows that rise through both stories and a roofline distinguished by white terra-cotta balustrade with lion sculptures. The Audrain Building is faced in red brick with jewel toned terra cotta trim that accentuates the entry, bays and roofline. Street-level terra-cotta ornamentation is relatively restrained but increases at the arched second floor windows and cornice. The first floor was originally designed to feature six retail shops and the second floor accommodated 11 offices.

During the 20th century, a hurricane damaged the balustrade and the lion sculptures warranting their removal. Over time, the first floor retail shops transitioned into medical offices while the second floor housed many commercial tenants who made few improvements to the lackluster offices.



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In November 2013, the client purchased the Audrain Building and enlisted NCA to transform the second story offices into the summer headquarters for his Fortune 500 Company. The project was completed in nine short months. In February 2014, the client also enlisted NCA to transform the first floor into a museum that would showcase his collection of antique automobiles. Completed in six months, the museum project

was on a parallel track to designing his summer headquarters on the second floor.

In addition to the fast track schedule, the small site posed limitations. The building is part of a commercial block with limited service access on both the north and east sides. Staging for the construction and lifting of equipment on the roof was problematic due to the high volume of pedestrian and vehicular traffic during the busy summer months.



To replicate and replace missing terra-cotta ornamentation, rooftop balustrade and lion sculptures the architect relied on historic photographs and postcards. Structural engineering was required to bring the building up to code to accept the additional weight of the new ornamentation. All of the windows were replaced with impact resistant glass. The South elevation was originally hidden by the neighboring Ocean House Hotel. The hotel was destroyed by fire in the 19th century, which caused the unadorned South elevation to be exposed. The design team upgraded the sparse elevation with a large two story arched opening, three double-hung windows, and a new fire stair with a powder coated steel balustrade. The local Historic District required that the new South façade details be discernible to the observer by the simplification of replicated detail.



For the office interiors, the client wished to emulate an early 20th century club. The bold concept called for reconfiguring the layout to accommodate a new carrera marble lobby, custom steel caged elevator, barrel vaulted ceiling, six private offices, support-staff area, conference room, kitchen, restrooms and a 20'x20' leaded glass skylight. The fixture incorporates LED technology with filters to mimic the look of natural daylight streaming through a traditional skylight.



The museum project entailed removing all of the existing bearing walls, shoring the structure, reinforcing the floor to



accommodate triple load bearing tongue and groove Douglas fir decking, and installing powder coated steel, fire-rated trusses. All of the windows were replaced with impact resistant glass. The South elevation was upgraded with a large two story arched opening that was custom fit to allow antique cars to access the building. The museum's interiors feature state-of-the-art LED/RGB lighting for the structural steel trusses and track LED lighting for the cars. The program also called for public restrooms. The architect used stainless steel to create custom dividers and counters.





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