

Program Summary:

Adaptive reuse of an existing modernist office building to transform it to an inclusive community healthcare facility.

Program Statement:

This project offered a rare opportunity to merge healthcare innovation with historic preservation—transforming a mid-century modern office building into a state-of-the-art clinic, pharmacy, and community hub that serves as both a medical facility and a symbol of thoughtful urban renewal.

Working within the framework of federal and state historic tax credits, the design team collaborated with stakeholders to reimagine the 33,000 SF, four-story structure as an accessible center for wellness and care.

Sustainable upgrades include a pervious paved parking lot to reduce stormwater runoff and an energy-efficient curtain wall that improves performance while referencing the original design. A restored marble brise soleil shades the building and highlights its mid-century character, while salvaged granite and refinished terrazzo floors preserve historic materiality.

Expansive glass panels bring daylight deep into the interior and frame skyline views, enhancing the healing environment and creating a bright, modern workplace. Upgraded acoustics ensure patient privacy and a sense of calm. Full backup power capability allows the clinic to remain operational during outages—essential in a city prone to severe weather. Curated local artwork infuses the space with a strong sense of place and culture. The result is a modern healthcare destination that honors the past while serving the evolving needs of its community

RR-05.01

Building Area: (sf)
33,000 SF

Cost per Square Foot:
\$358

Construction Cost
\$11,800,000

Date of Completion:
April, 2024



RR-05.02

Community Health Center:

The America Fore Insurance Building, also known as the United Way Building, reimagined and repurposed as a community health center.

The building remains significant as one of several non-residential Mid-century Modern buildings on Canal Street.



RR-05.03

America Fore Insurance:

The Miesian or "Modular Grid Modern" 4-story rectangular office building designed by Curtis & Davis Architects and constructed in 1957 of a reinforced concrete frame with concrete slab floors and roof.

The curtain walls consist of anodized aluminum frame with glass windows and painted metal spandrel panels.

The brise soleil (projecting sunshade system) is characterized by concrete canopies, aluminum fins, and floating white marble panels that align with the windows.

The recessed ground floor is differentiated by an offset anodized aluminum storefront entrance with terrazzo steps and full width clerestory windows. Adjacent to the entrance is a green exposed aggregate stone clad wall and integrated terrazzo planter.



RR-05.04

Existing Conditions:

Since original construction, the building was renovated in the 1990s and again after roof damage sustained from Hurricane Ida in 2021.

Much of the original interior fabric has been removed, but specific extant elements were protected and retained as part of the adaptive reuse of the space.

Early in construction, it became evident that damage to the existing curtain wall system was too pervasive to retain it, and the decision was made to replace it "in kind" to the greatest extent possible.



RR-05.05

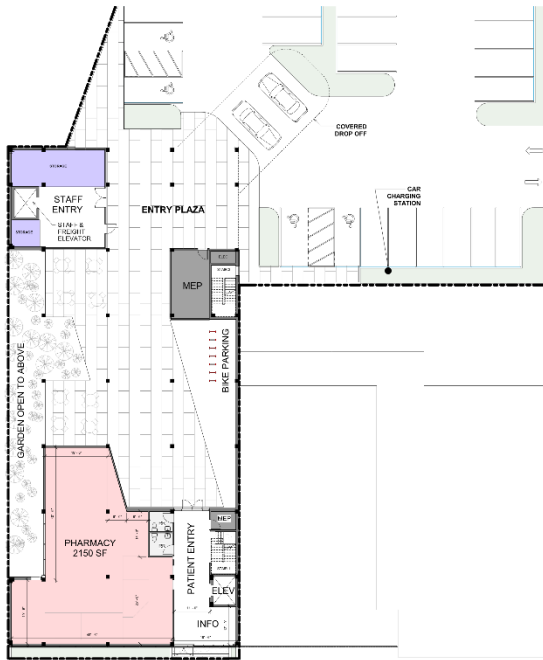
Schematic Plans:

Working closely with the community health clinic leadership and staff, we programmed clusters of primary and support spaces for the various modes of care required:

Pharmacy
Pediatric and Family Care
Adult & Sexual Health
Behavioral Health
Community gathering and learning areas.

The organization of these various uses needed to be logical for intuitive wayfinding by people of any ability and it needed to work within the existing historic fabric.

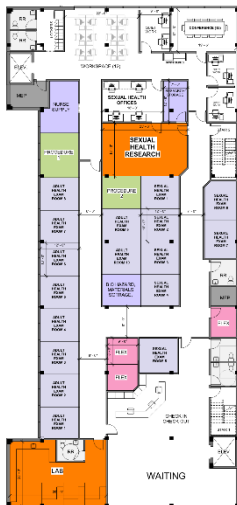
The spaces also needed to perform – offering visual and acoustic comfort and familiarity, but also durability and cleanability required for a demanding healthcare facility.



1ST FLOOR 4570 SF



2ND FLOOR 9875 SF
PEDIATRIC & FAMILY CARE



3RD FLOOR 9876 SF
ADULT HEALTH & SEXUAL HEALTH



4TH FLOOR 9876 SF
BEHAVIORAL HEALTH & COMMUNITY

Room	Minimum (needed if possible)	Maximum (ideal)	Notes
Total Exam Rooms	18 exam rooms	20 exam rooms	18
Pediatrics and family care floor	Storage room in Import/Export	20 exam rooms	18
	2 procedure rooms	2 procedure rooms	2
	Lab services w/ adjacent space for post lab testing	Same	✓
	Need separate sick kid waiting area	Same	✓
	Child friendly waiting area	Same	✓
	Family restroom	100 workspaces (off stage)	10
	100 workspaces (off stage)	100 workspaces (off stage)	10
	100 patient workspaces (for studies & research)	100 patient workspaces (for studies & research)	10
	Need supply cart on 2	Same	✓
	Controlled storage	Controlled storage	✓
	Behavioral health storage	Behavioral health storage	✓
	Conference/health care room (best 2)	Conference/health care room (best 2)	✓
	Location room	Same	✓
	Family friendly	Same	✓
	Restrooms	Separate restrooms for staff	✓
	5 self-reflex room on floor	5 self-reflex room on floor	✓
Adult and sexual health floor	15 exam rooms	20 exam rooms	17
	2 procedure rooms	2 procedure rooms	2
	Include lab out with reception & check check out (all use same place) to schedule next visit and billing	Same	✓
	Separate restrooms for staff	Separate restrooms for staff	✓
	Staff locker room on floor	Staff locker room on floor	✓
Adult health	Lab services (3 phos. Stronac) with restrooms	Same	✓
	100 workspaces (off stage)	100 workspaces (off stage)	12
	100 patient workspaces (for studies & research)	100 patient workspaces (for studies & research)	12
	Need supply cart on	Same	✓

Controlled storage	Behavioral health storage	Conference/health care room (best 2)	✓
Exam room	Exam room	Exam room	✓
Sexual Health Care	4 exam rooms	4 exam rooms	✓
	Lab area	Lab area	✓
	Research supply storage/delivery	Research supply storage/delivery	✓
	2 shared x2 offices	2 shared x2 offices	✓
	Work room for researchers	Work room for researchers	✓
Behavioral Health / Case Mgmt / Planning / Support floor	4 therapy offices	4 therapy offices	✓
	4 case mgmt offices	4 case mgmt offices	✓
	Community space	Community space	✓
	Large community room with direct to community kitchen adjacent	Large community room with direct to community kitchen adjacent	✓
	Restrooms	Separate restrooms for staff	✓
	Staff locker room (separate from building)	Staff locker room (separate from building)	✓
	Lab with dedicated restroom	Lab with dedicated restroom	✓
2nd floor - reception/patient check-in/registration and pharmacy	LAB 24/7 work area	LAB 24/7 work area	✓
	Restrooms	Separate restrooms for staff	✓
	Recycle parking	Recycle parking	✓
	Controlled patient drop off	Controlled patient drop off	✓
	2 elevators	2 elevators	✓
	Freight elevator for bio-bank	Freight elevator for bio-bank	✓
	Separate restrooms for staff	Separate restrooms for staff	✓
	Staff locker room on floor	Staff locker room on floor	✓
	Restrooms	Separate restrooms for staff	✓
	Lab services (3 phos. Stronac) with restrooms	Lab services (3 phos. Stronac) with restrooms	✓
	100 workspaces (off stage)	100 workspaces (off stage)	✓
	100 patient workspaces (for studies & research)	100 patient workspaces (for studies & research)	✓
	Need supply cart on	Need supply cart on	✓



RR-05.06

Design Development and Final Layout:

Organizing the detailed programmatic requirements within the existing core and shell required iterative refinements to achieve the efficiency and productivity needs of the clinic while simultaneously conforming the existing egress stair locations to current Code.

The final layout reflects a sensible and practical approach to patient circulation that allows for logical, safe wayfinding for patients, yet also facilitates secure, private access for staff.

It maximizes natural light and views provided by the expansive curtain wall along much of the exterior by locating more public and group-oriented uses along the building's perimeter.



RR-05.07

Entry Lobby:

We preserved and restored the original building entrances and lobby, refurbished the existing single elevator, and added a second elevator required for the new use.

We also added a semi-recessed welcome and security desk with radiused corners to facilitate easier circulation around it, and to reflect the extant rounded elevator frame.

We enclosed the existing open stair to meet current Code without detrimentally affecting the originally designed flow.



RR-05.08

Check In and Waiting:

Bathed in natural light from the nearby curtain wall, these areas, stacked on each floor, offer privacy during the check in process, and a serene environment while waiting.

Each floor is marked by a particular accent color and art theme to aid in wayfinding.

The artwork is all local and donated; and reflects the rich culture of patients and staff alike.



RR-05.09

Patient and Exam Rooms:

A typical patient room is simple, clean, private, and peaceful. Where possible, rooms are provided with a direct connection to nature, a biophilic approach proven to be effective in healthcare environments.

Rolling sunshade devices filter the harsh sunlight and allow daylight to pervade the treatment areas.



RR-05.10

Community Room:

Essential to the clinic's mission is community engagement and proactive education. Provided is a flexible, multipurpose space equipped with state-of-the-art technology for remote meetings and conferencing.

Additionally, this space opens (via an accordion wall) to a community kitchen, where community residents can learn to safely prepare and cook simple, affordable, and healthy meals.



RR-05.11

Nurse Station:

Critical to any successful clinic is comfortable and efficient working space for the staff.

The centralized nurse stations offer plenty of space, organizational tools, and convenient, direct access to nearby patients.

Finishes are simple, durable, and proven in healthcare environments.



RR-05.12

Check Out and Waiting:

A check out and waiting area on a different floor is accented by a different color and art theme.

Through the curtain wall and brise soleil, the same oak tree present during original construction in 1957 still provides ample shade and filtered sunlight for building occupants.



RR-05.13

Restored Front Façade and
Adaptive Reuse of Modernist
Buildings in New Orleans:

The original brise soleil was painstakingly assessed, partially deconstructed, repaired (some broken stone panels replaced), reassembled, and cleaned. The original stone façade along the 1st floor was salvaged, cleaned, and reassembled in its original location after security bars for the pharmacy were carefully hidden behind the clerestory windows above. A ramp was added to make the pedestrian entrance onto Canal Street fully accessible.

When one thinks adaptive reuse of historic New Orleans building fabric, preserving the Mid-century Modern is not what typically comes to mind.

This project truly offered a unique opportunity for a special client to save this significant historic structure and simultaneously provide an essential service to the community