



## Yates Petroleum Office Building

It's not every day that we get an opportunity to restore some flavor to small town America. Artesia, New Mexico, a small town of 12,000 residents located in Southeastern New Mexico, needed a little luster to bring life back to its historic Main Street. Through the design of the Yates Petroleum Corporation headquarters expansion, we accomplished just that: a state-of-the-art corporate office building sensitive to its urban context and providing a catalyst for revitalization.

Yates Petroleum Corporation, a successful family business headquartered in Artesia since 1907, has contributed positively to the town's economic well-being. When the company outgrew its outdated facilities, civic pride and a passion for preservation convinced them to expand the company's corporate headquarters to an adjacent site on Main Street. This move augmented efforts already undertaken by the community to revitalize "Main Street Artesia." Successful efforts to raise funds for the project from federal and private sources brought dramatic changes to Artesia in the form of new street paving, curbs and sidewalks, lighting, parking and street landscaping. But the completion of the block-long, 95,000sf, three-story headquarters addition resulted in the total transformation of a previously dated and tired streetscape to one truly representative of the vibrant spirit of this hard-working community.

The design of the headquarters building is a hybrid that respects the historic profile of Main Street while providing a fresh, contemporary image that speaks to the company's technological prowess and economic success. The north facade of the building fronting along Main Street, made of glass and brick with steel shade canopies, references the predominantly two-story "storefront" look of the street and recalls an original Yates building that stood on the site for nearly 60 years. The north facade, limited to two stories on the street, is vertically modulated to recall the scale of the original storefronts. The third floor is set back from the street to maintain the two-story scale on the street and provides an outdoor deck for viewing holiday parades on Main Street, a tradition in Artesia.

The historic references of the Main Street facade progress to a more dramatic, contemporary expression on the south facade of the building. An exterior, sun-filled courtyard on the south side forms a welcoming public space in keeping with the corporation's civic-mindedness and need for exterior gathering spaces for its employees. With a goal of sustainability, the exterior design mitigates the effects of sun and wind through the prudent placement and protection of windows and curtain-wall glazing. To reinforce the pedestrian activity along Main Street, the ground floor of the building is designed for multiple tenant spaces, each with the ability for a Main Street entrance and storefront identity.



The new main entrance, visible from Main Street, is a three-story entry rotunda featuring a glazed stairway, elevator and conference spaces. The rotunda functions as a hub from which visitors can easily access various functions, and connects with two enclosed sky bridges for easy passage to other buildings of the Yates complex. The steel structure of the entry rotunda, visible through its glass skin, subtly references an oil derrick.

The interior of the building combines drama with efficiency. The building is enhanced by simple and flexible office floor plates, a centralized main break room, meeting rooms, library spaces, a computer center and a flexible data and communications infrastructure.



**Location:** Artesia, NM

**Cost:** \$13.644 million

**Size:** 93,721sf

**Completion:** 2002

## Awards

*New Mexico Society of Professional Engineers,  
Albuquerque Chapter, "Project of the Year," 2004*

*New Mexico Business Journal, "Best Buildings,"  
Exterior Category, 2002*

*Southwest Contractor, "Outstanding Private Building," 2002*

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