

# RIGGINS

CONSTRUCTION  
& MANAGEMENT INC.

## CASE-SWAYNE

1661 E. Palm Street  
Santa Ana, California

### **Architect:**

Hastings Lundstrom Architects

### **Owner:**

Mr. Keith Swayne, President

Phone: (714) 558-8861

Riggins Construction & Management Inc. was presented with the **Building of the Year Award** by the Southern California Systems Builders Association for the best **Retrofit Project** in Southern California. The alley side of several 60-year-old structures was converted to the main frontage and entry for **Case-Swayne**, an old line food processing company.



Some 350 lineal feet of the cannery buildings fronting on an alley were "tied" together by the installation of heavy galvanized, ribbed siding vertically placed over furring strips which "trued" the surfaces. A freight elevator was removed and a fenestration was created by sculpturing the siding creating the new corporate entry. In addition to the construction of a new parking lot, a heavily landscaped, trellis-covered patio was installed which softened the entry while providing a relaxing atmosphere for the employees. All areas were surrounded with slump stone block walls. Street improvements consisting of sidewalks, drive entries, curb/gutters, paving and landscaping as well as an attractive concrete monument sign were installed at the new 4th Avenue access which completed the transformation of the facility.