



## Forty Acres Fresh Market

The **Forty Acres Fresh Market** transforms a long-vacant Salvation Army building into a new retail and community anchor. Designed by architecture firm Latent, the \$5-million adaptive reuse project reimagines the 1,115-m<sup>2</sup> (12,000-sf) structure, including a new rainscreen system using metal not only as cladding but as a statement.

The design brief called for a bold visual language to embody the values of Forty Acres Fresh Market while staying within budgetary and construction constraints. To that end, the design team used 251 m<sup>2</sup> (2,700 sf) of Kingspan's Morin Matrix MX-1 rainscreen panels, supplied in 22-gauge Galvalume. The color palette—Evergreen Patina Green, Dove Gray, and Chromium Gray—abstractly references agricultural plots, creating a pattern symbolic of the “forty acres” which form the project's namesake.

Installed by Tuschall Engineering, Inc., the metal panels wrap the primary volumes of the renovated building, introducing texture, depth, and rhythm across what had been a nondescript masonry exterior. The use of standard color options and pre-engineered rainscreen modules helped control costs while allowing for nuanced geometric expression through panel inclination and layout.

The retrofit approach underscores metal's value in contemporary renovations, especially where visual identity and long-term durability are key. Metal's ability to bring a new architectural language to a reused structure was central to the project's success, honoring the building's history while pointing it toward the future.

Beyond aesthetics, the project also prioritizes sustainability. By adapting the existing structure rather than rebuilding, the team reduced material waste and energy consumption while preserving neighborhood heritage. The project adds momentum to the renewal of the Chicago Avenue corridor, using metal not just as a surface treatment, but as a statement of reinvestment and resilience. **Ma**



**Size:** 1,115 m<sup>2</sup> (12,000 sf)  
**Owner:** West Side Health Authority  
**Location:** Chicago, Ill.  
**Architect:** Latent  
**General Contractor:** Millhouse Construction  
**Metal Installer(s):** Tuschall Engineering, Inc.  
**Manufacturer:** Kingspan

Photos courtesy Latent