



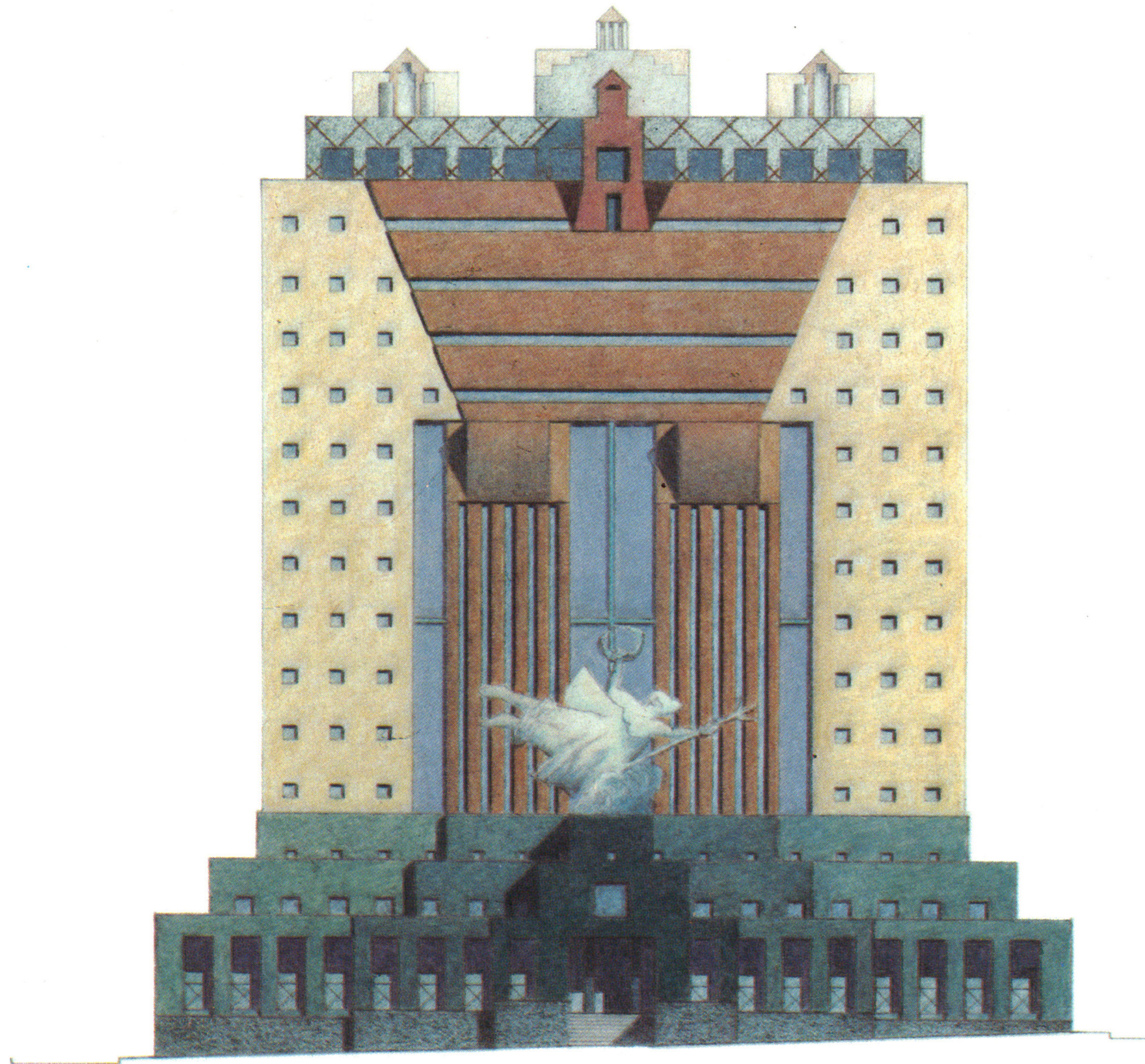
THE PORTLAND BUILDING

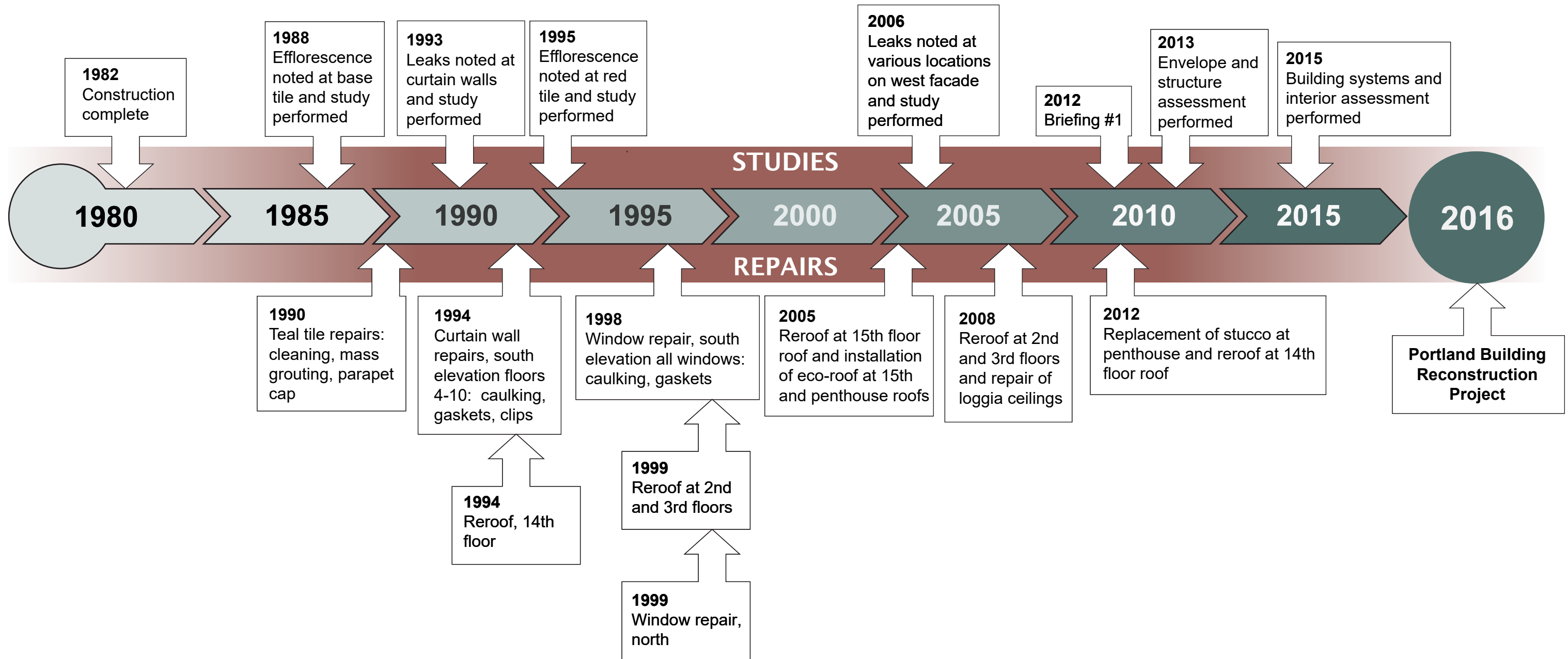
RECONSTRUCTION PROJECT

HISTORIC LANDMARKS
COMMISSION HEARING
LU 17-153413 HRMAD

JUNE 26, 2017



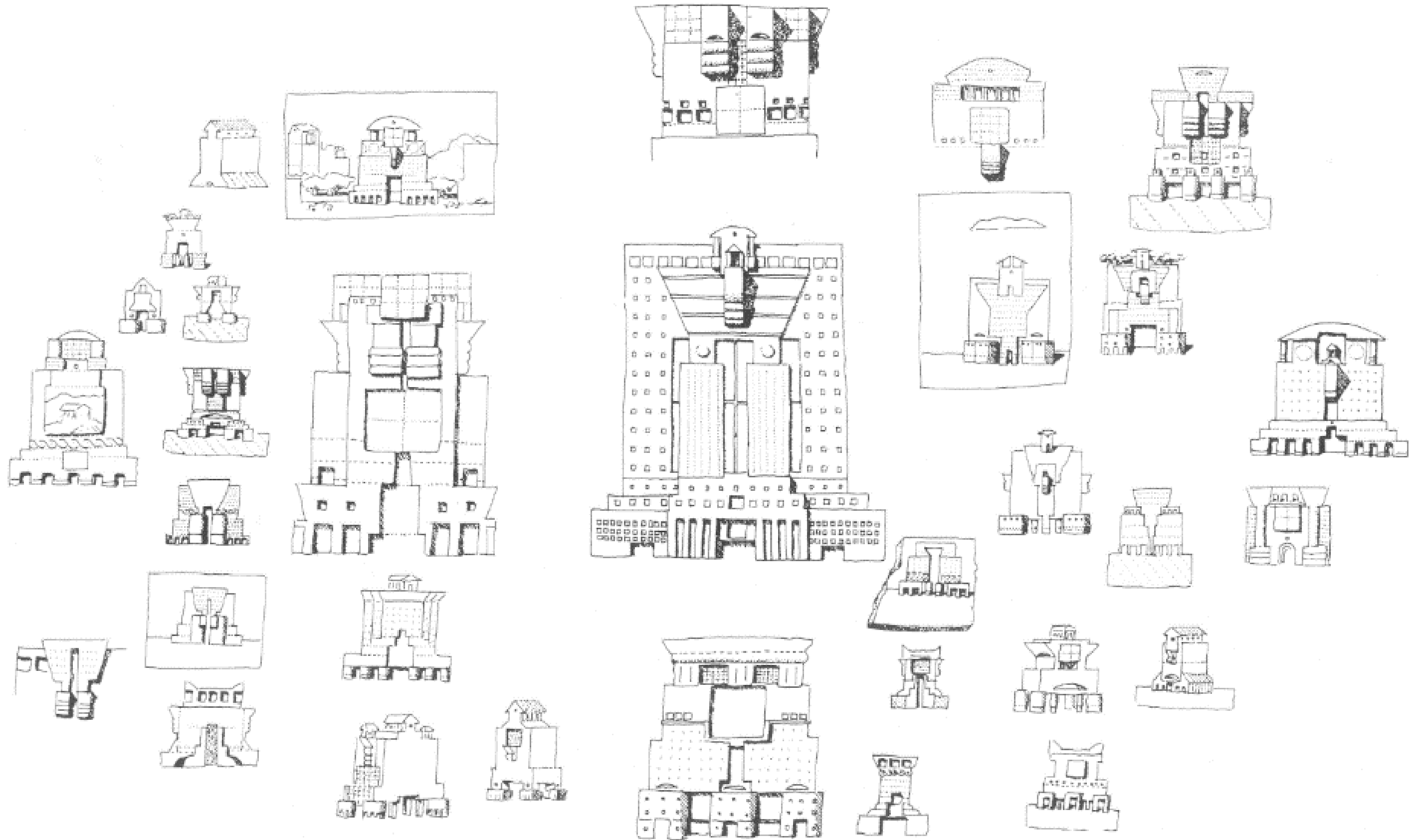


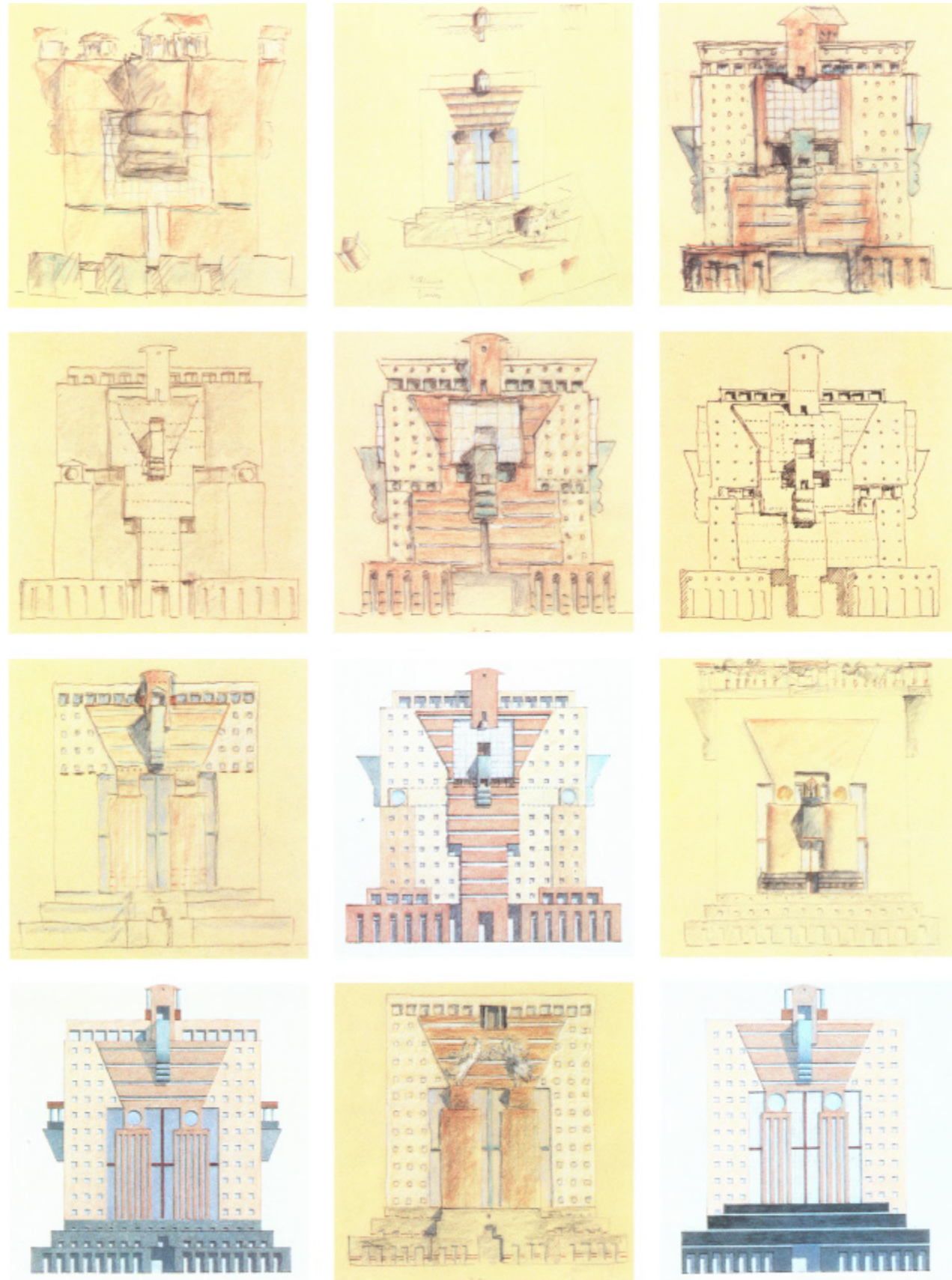


HISTORY OF STUDIES AND REPAIRS

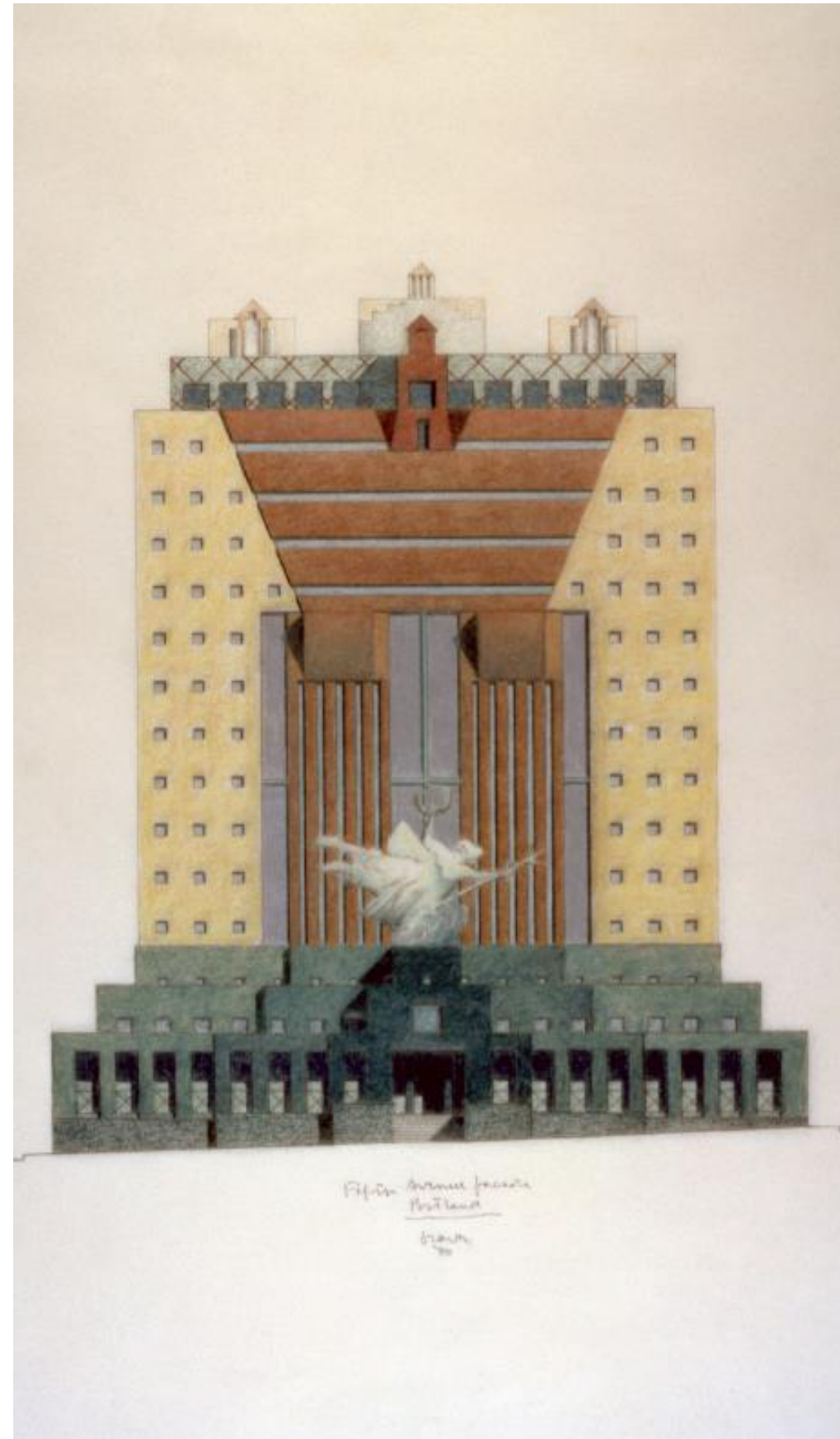




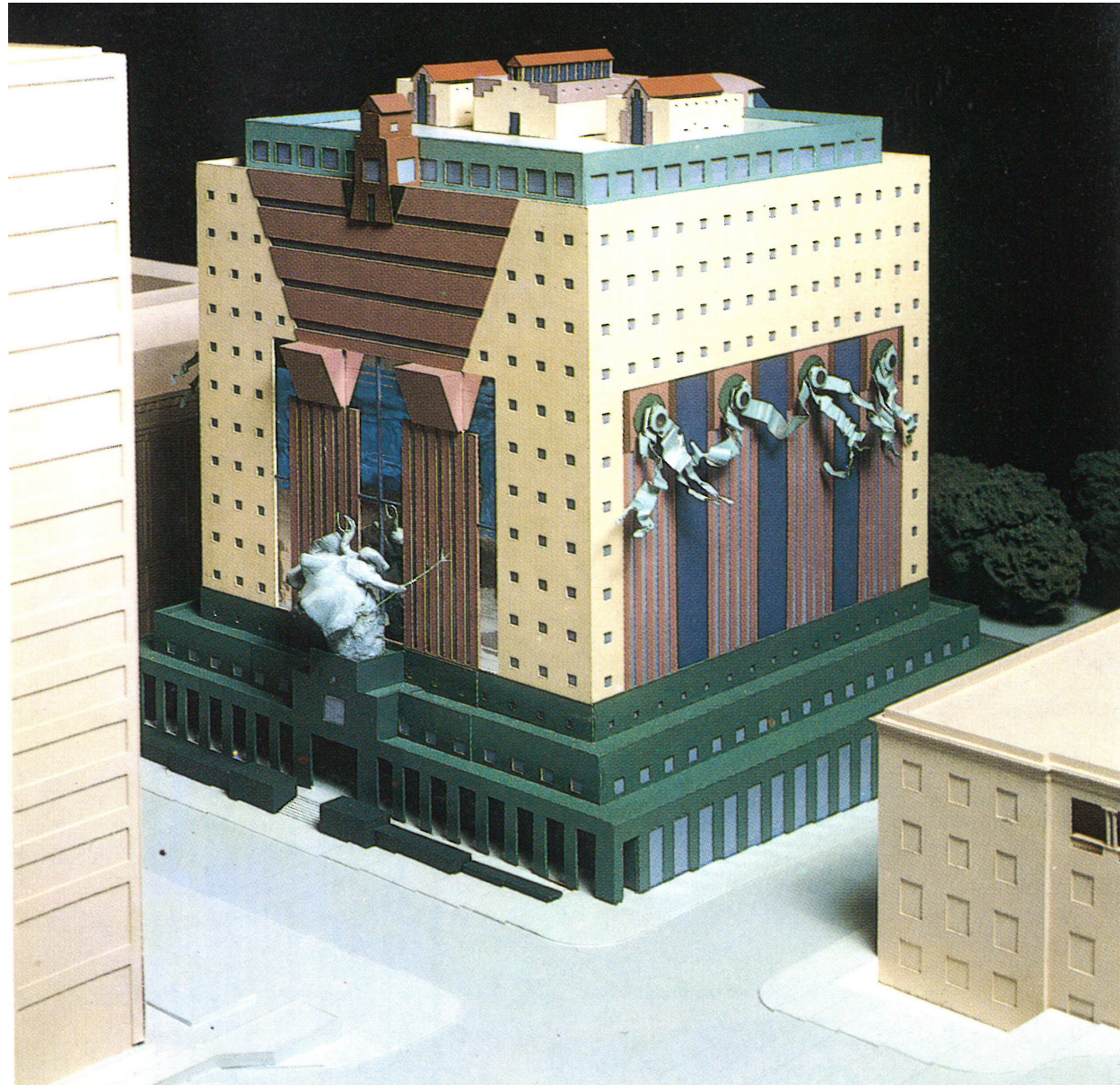




Facade studies



CHARACTER DEFINING FEATURES



- The Portland Building is a highly influential postmodern design
- A defining work in Michael Graves' career

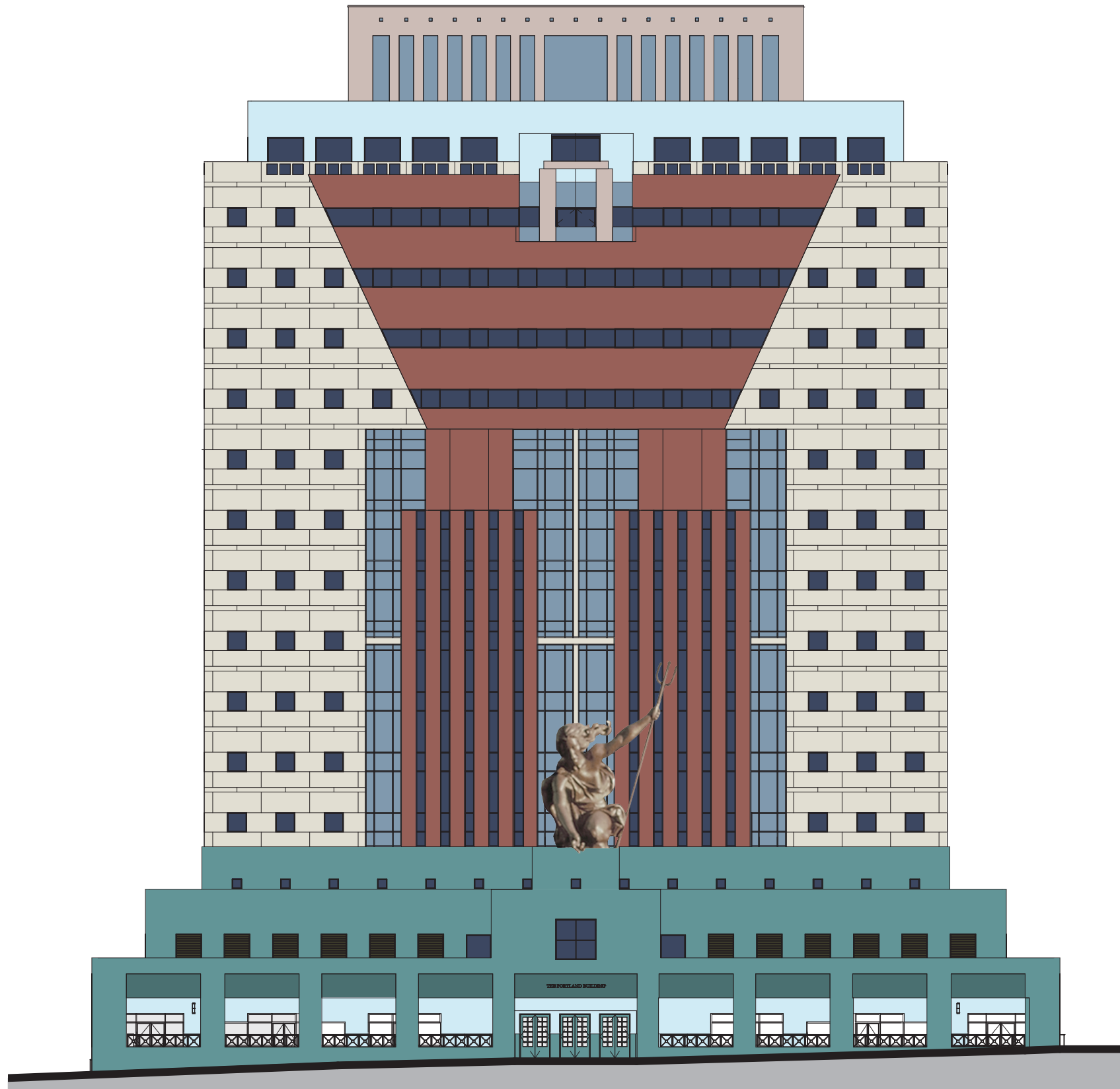




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EXTERIOR RENDERING - PROPOSED

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Portland Building is composed of three primary systems:

- Painted concrete
- Direct applied (mortar set) tile system
- Curtainwall glazing systems

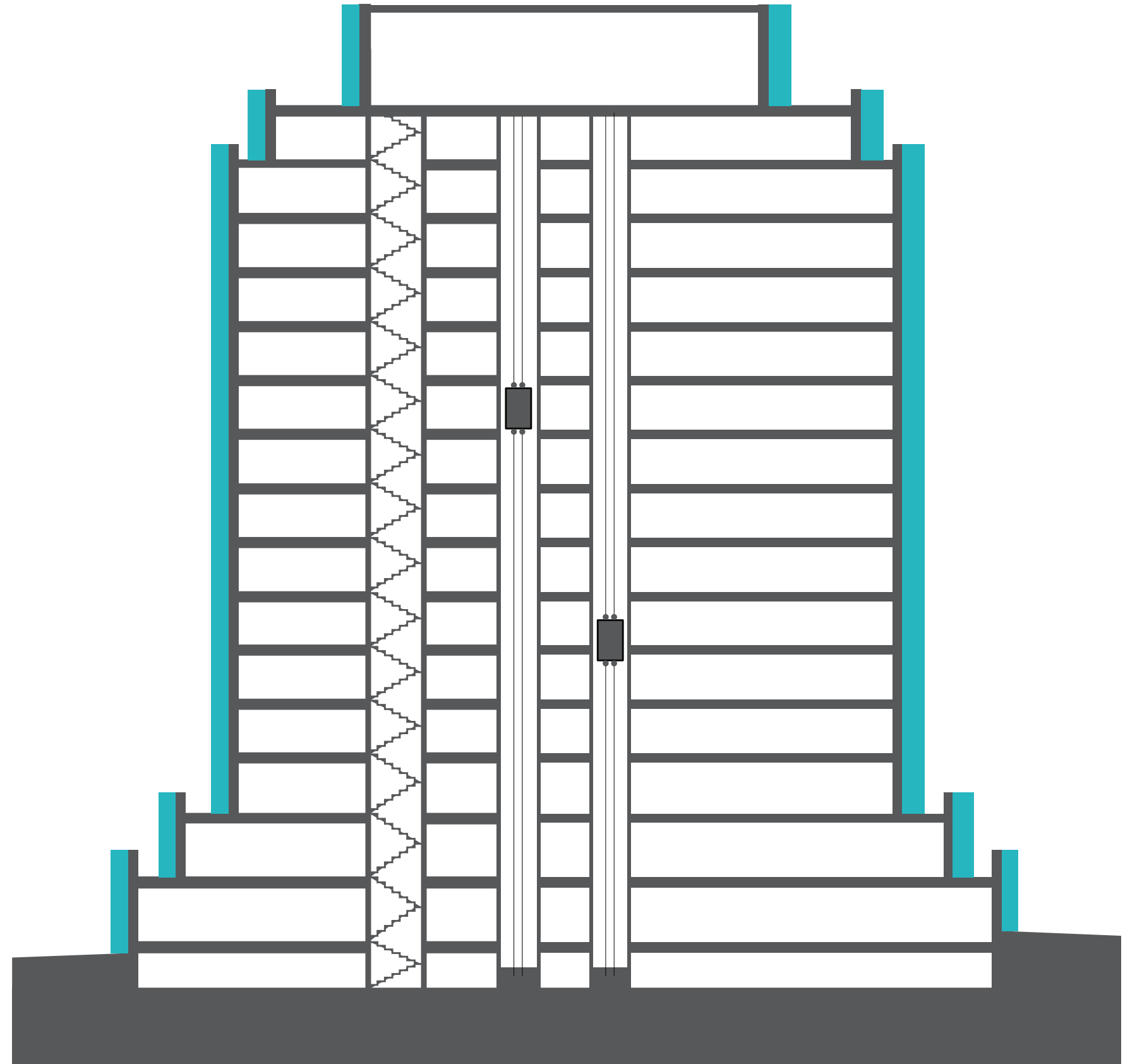


Problematic aspects of the Portland Building construction:

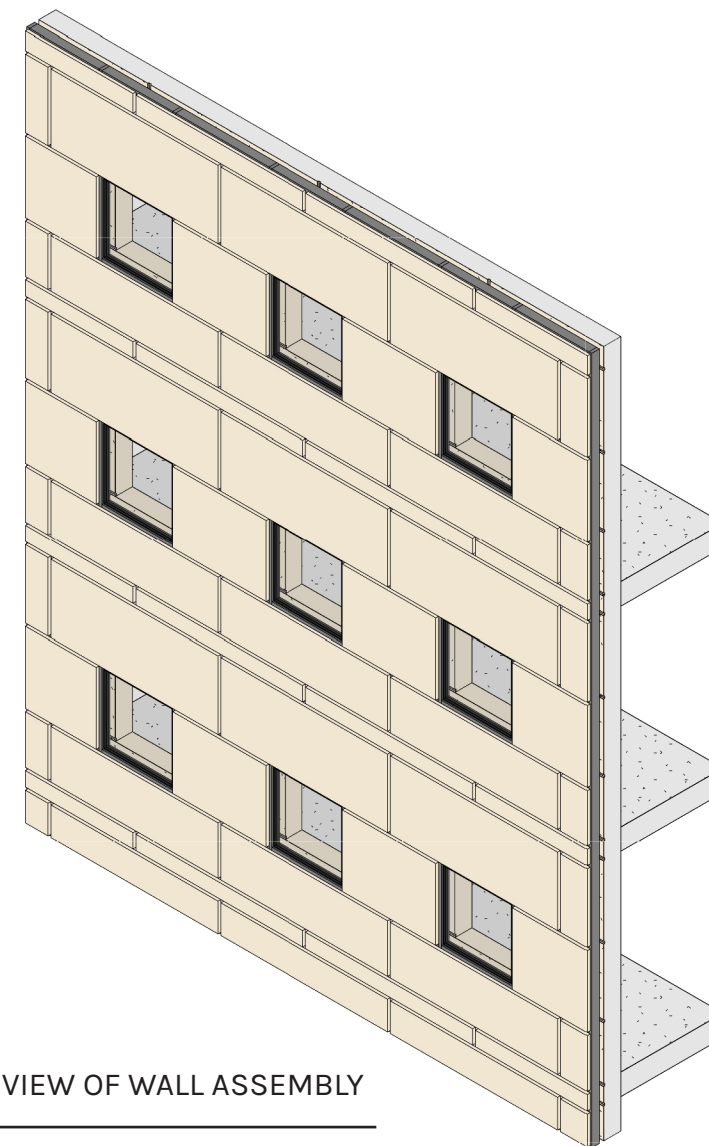
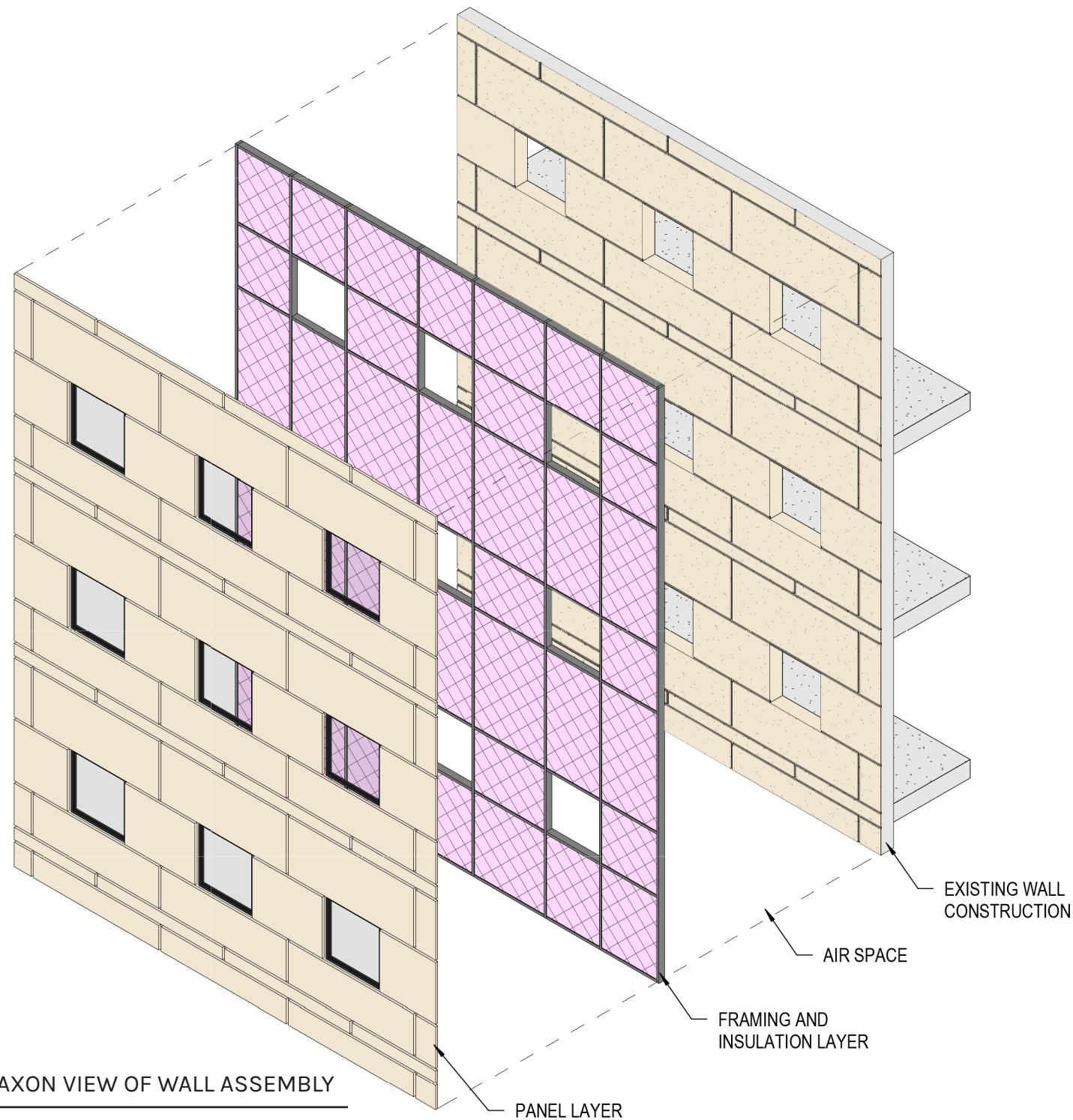
- Painted concrete barrier wall in a high-rise application
- Combination of concrete barrier wall and curtainwall systems
- Mortar set tile system in wet climate and in high-rise application

EXISTING ELEVATION MATERIALS - SOUTH (SIMILAR AT NORTH)

- **The primary project mandate for the exterior is to address water intrusion issues. *No more leaks!***
- Respect the historically significant design
- Improve interior workplace environment including increased access to daylight
- Improve the overall energy performance of the building per the City's Green Building Policy



PROJECT CRITERIA / PROPOSED SOLUTION



- System defined by how it functions
- Equalizes pressure differentials that drive water into a building
- Tested system with long track record on high-rise buildings



Reflective glazing will be used on east and west facades where it is a significant feature of the original design

Thermally broken aluminum frames with insulated glazing will simulate the original frames, sightlines, mullion arrangements and colors

Clear glazing with better light-transmitting and solar qualities will replace heavily tinted black glass. This, along with changing areas of existing spandrel glass to vision glass, will improve daylighting for occupants



Custom glazed terracotta teal tiles will be mechanically fastened to concealed aluminum frames

New tiles will match the existing in color, texture and sheen, but will increase in size to 19" x 19" squares

Grout will be replaced with silicone with a sanded finish, to maximize the performance while minimizing the change in appearance



Aluminum plate panels will be formed and painted to match the original painted concrete surface

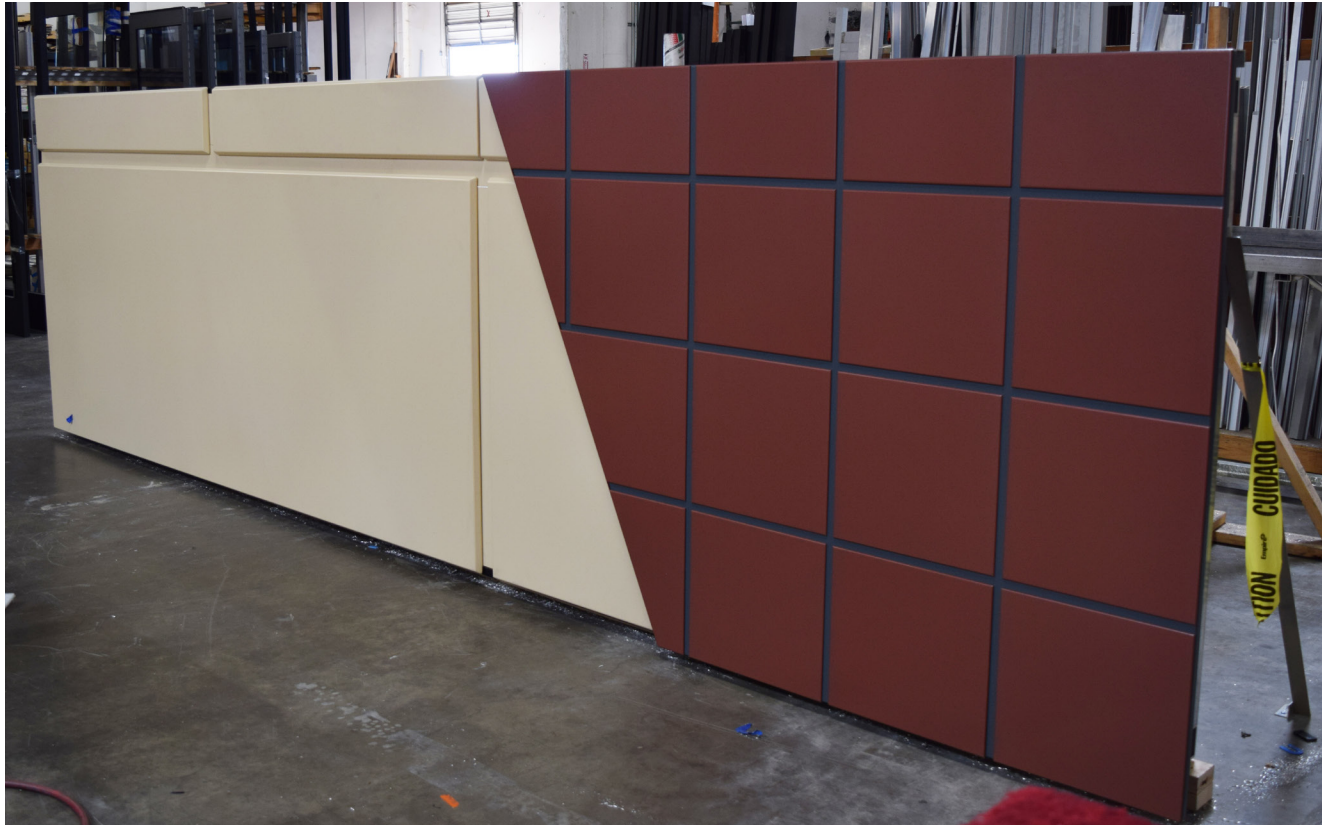
Reveal patterns and alignments will be replicated

Aluminum plate panels will be formed and painted to replicate painted concrete pilaster elements

Aluminum plate 'tiles' will replace existing ceramic. Color, sheen and joint pattern will be replicated, however, size will be increased similar to teal tile base

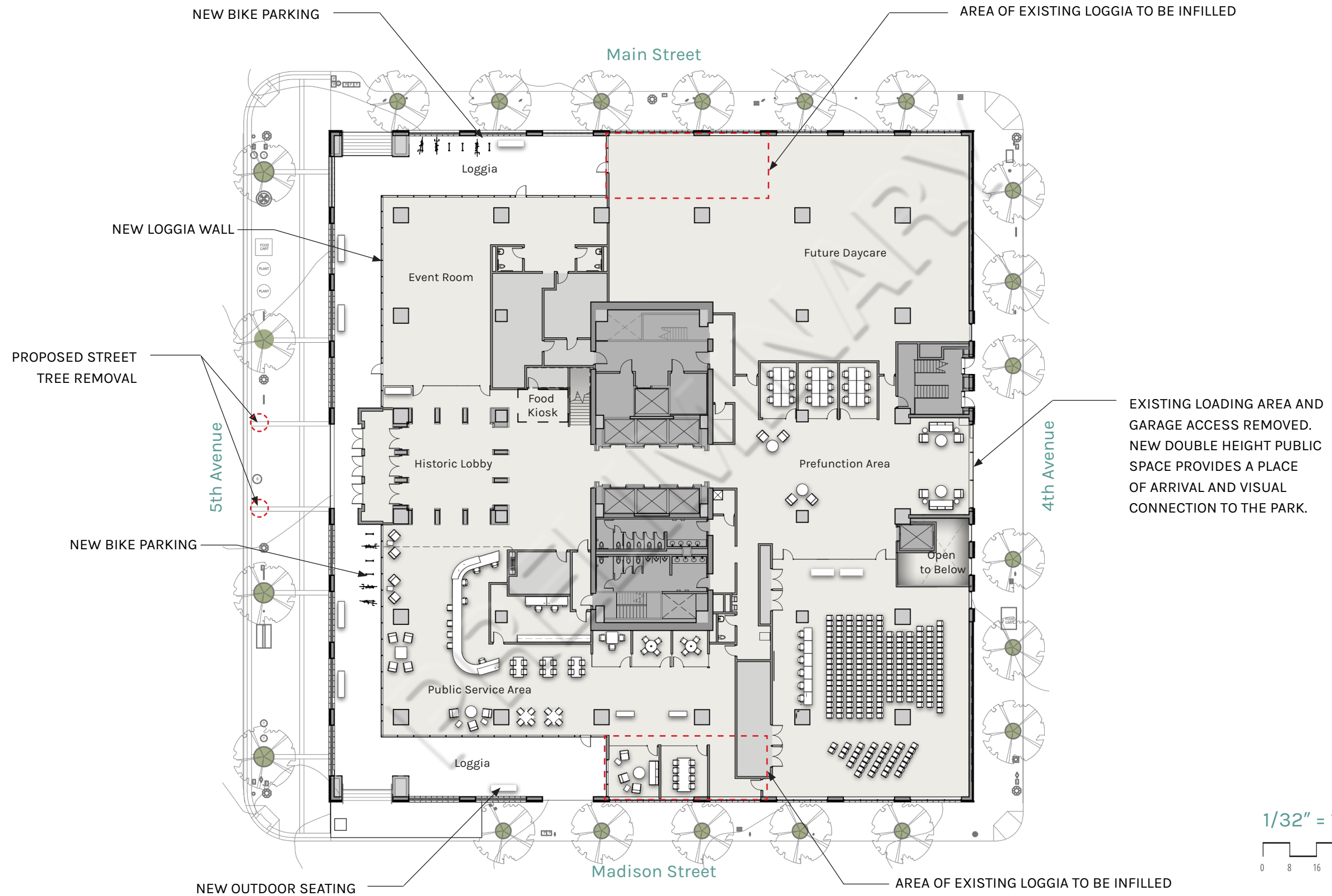
Applied ornament pieces such as garlands and capitals will be replicated with custom formed aluminum panel

Aluminum plate panels will be formed and painted to replicate painted concrete entablatures above openings





EXISTING FIRST FLOOR / SITE PLAN



FIRST FLOOR CONCEPT PLAN / PROPOSED SITE PLAN





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PROPOSAL - 4TH AVENUE FACADE

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- Creates a weather-tight enclosure for entire building and improves energy performance
- Creates an improved interior environment through better daylighting, air quality and thermal comfort
- Improves the buildings interaction with the urban fabric and provides a better pedestrian experience
- Maintains the significant aspects of the design
- Proposed change of materials does not impede the viewer's understanding of the original design
- Proposed changes preserve the design without perpetuating flawed construction details





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