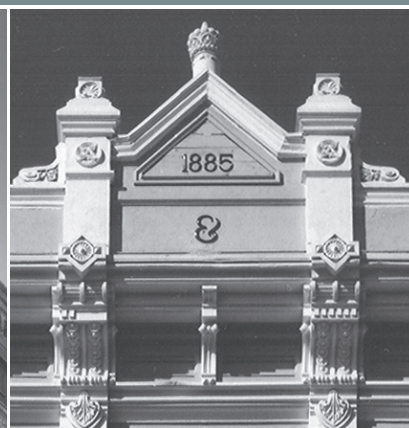




MCA

ARCHITECTS

Historic Restoration and Renovation Specialists



ABOUT MCA

MCA Architects, PC
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Portland, OR 97205
503/226-0622
mca-architects.com

Background

MCA Architects, located in Downtown Portland, has been in business since 1974. The firm provides a full range of architectural services to public and private clients in the Pacific Northwest and across the country. As a client-focused firm, MCA works to produce designs that respond to the unique needs, goals and budgets of each client's project. Over the years, MCA has earned a reputation for consistent delivery of thoughtful design, on time and within budget; as a result, a majority of the firm's work is with repeat clients and client referrals.

MCA offers a broad scope of architectural services, including site design and planning, adaptive reuse studies, renovations and upgrades, interior improvements, and design of new facilities. We are experienced with a variety of project types, including:

- Historic Buildings - Renovations, restorations, and tenant improvements
- Offices & Administrative Spaces
- Restaurants & Hospitality
- Commercial Kitchens
- Retail & Banking
- Classrooms & Academic Facilities
- Municipal Buildings
- Multifamily Residential Developments
- Industrial & Aviation Facilities

MCA is a member of the US Green Building Council and has LEED™ Accredited Professionals on staff. Our team is committed to integrating energy efficient, environmentally sound and cost-effective options into every project.

Historic Building Renovations

MCA has provided design leadership on over 50 projects addressing historic structures, including the renovation and restoration of some of the most significant historic structures in Portland, Oregon. These projects have involved full exterior and interior historic restoration, renovations and system upgrades, seismic upgrades, and tenant improvements accomodating a variety of programmatic requirements.

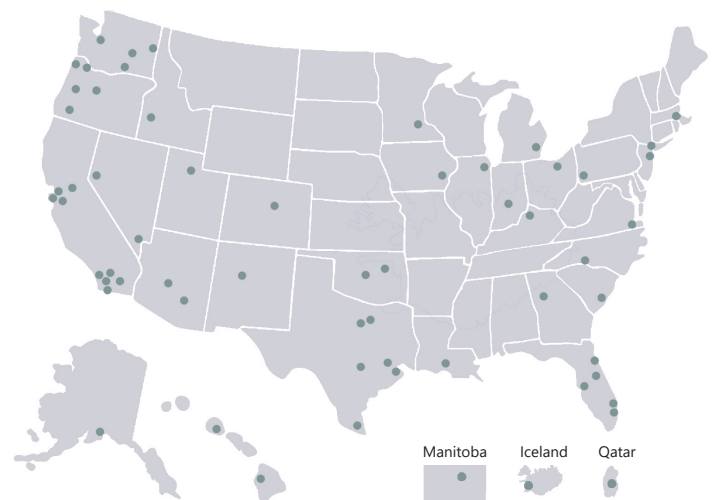
Ability to Respond

MCA provides services to both public and private clients under a variety of contract types, including single-project contracts, open-ended "on-call" contracts, and multiple task order contracts. Having worked across the country, we are experienced in providing documents and drawings specifically tailored to local agency standards. MCA's team includes LEED™ Accredited Professionals and architects licensed in the following states:

- | | | |
|--------------|-----------------|----------------|
| • Arizona | • Illinois | • New Jersey |
| • California | • Indiana | • New York |
| • Colorado | • Massachusetts | • Ohio |
| • Florida | • Michigan | • Oregon |
| • Georgia | • Minnesota | • Pennsylvania |
| • Hawaii | • Montana | • Texas |
| • Idaho | • Nevada | • Washington |

National and International Portfolio

MCA has worked extensively throughout the United States and abroad, with project locations shown on the map below.





OVER
120
TENANT IMPROVEMENT
& BUILDING UPGRADE
PROJECTS
IN DOWNTOWN
PORTLAND

45 YEARS
IN BUSINESS



OVER
50
HISTORIC
RESTORATION
AND RENOVATION
PROJECTS IN
OREGON



List of Historic Projects in the Portland, Oregon Area

- **Woodlark Hotel; Portland, OR:** Renovation of two historic buildings placed on the national register of historic places: the former Cornelius Hotel (1908) and the Woodlark Building (1912), for conversion to a 150-room boutique hotel with two ground floor restaurant spaces. This project was recently awarded a DeMuro Award for excellence in restoration from Restore Oregon.
- **Rothert Building; Portland, OR:** Renovation of a historic building located in North East Portland, which is now home to Rothert Investments. Changes to the building included: ADA accessibility updates, seismic upgrades, new restrooms, an employee lunch room, common office space, private offices, new windows, a new grand staircase, two conference rooms, and a skylight.
- **Historic Stevens Building Renovation; Portland, OR:** Renovation and tenant improvements within the historic Stevens Building, to accommodate various commercial office and retail tenants.
- **Dekum Building Restoration; Portland, OR:** Renovation and restoration of 80,000 sf, 1892 building on the National Historic Register; included numerous office and conference room spaces, lobby, exterior details and building systems.
- **General Automotive Building; Portland, OR:** Adaptive re-use project combining sustainable, modern design with historic warehouse architecture. MCA designed many tenant spaces within the building, as well as performed restoration work on the building exterior and interior.
- **Erickson Hotel Restoration; Portland, OR:** Renovation and restoration of fire-damaged, historic building, located in Old Town/Chinatown, to accommodate commercial retail and office tenants.
- **Grand Stables and Carriage Company Building Restoration; Portland, OR:** Restoration and renovation of a 38,000 sf historic downtown Portland building to accommodate office and retail uses and update building systems.
- **Spaulding Building Restoration; Portland, OR:** Exterior restoration of a 1911 building on the National Historic Register.
- **Pearl Block Town Homes Adaptive Reuse; Portland, OR:** Renovation of a 20,000 sf turn-of-the-century brick railroad warehouse for use as town homes; part of a thirteen-acre development in the Pearl District.
- **Historic Gill Coliseum Exterior Renovation, Oregon State University; Corvallis, OR:** Improvements to exterior building shell, replacement of window systems, doors, exterior lighting, and ADA upgrades.
- **Chapman Elementary School Upgrades; Portland, OR:** Seismic hazard reduction work, ADA improvements and exterior paint and reroofing for the existing 70,000 sf historic school building.
- **Washington School Building & Vacant Site Redevelopment; Portland, OR:** Masterplanning and conceptual design for proposed future mixed-use redevelopment of an urban site that includes a historically significant school building.
- **Lincoln Building Exterior Storefront Studies; Portland, OR:** Studies for historically sympathetic storefront and building exterior renovations for Unico Properties.
- **Captain Couch Square; Old Town/Chinatown, Portland, OR:** Renovation and restoration of small hotel rooms, converting them to ground floor retail and upper level gallery space and child care facilities.
- **Skidmore Building Restoration; Portland, OR:** Renovation and restoration of 1888 building in Old Town/Chinatown, accommodating commercial office tenants.
- **Shoreline Hotel Renovation, Old Town/Chinatown; Portland, OR:** Renovation and restoration of a three-story historic building for use as transitional housing.
- **Historic Cascade Building Restoration, Portland, OR:** Restoration/ renovation of 28,000 sf on the second, third and fourth floors of this historic building, including structural design support for the power room equipment; GST Internet / GST Telecommunications.
- **NW 3rd and Glisan Site Design Analysis, PDC; Portland, OR:** Analysis of a 30,000 sf site, including possible adaptive reuse of a historic firehouse.
- **Building Upgrades & Improvements for Naito Family Historic Properties; Portland, OR:** Since 1983, MCA has worked with the Naito family, providing architectural services for their historic properties through Downtown and Old Town / Chinatown. Services have included historic restoration and renovations, re-roofing, building system and code upgrades, space planning and tenant improvements. Projects have ranged in size from 1,000 to 65,000 square feet.



THE WOODLARK HOTEL

Portland, Oregon

"The historic Cornelius Hotel was saved from destruction by knitting it together with the adjacent Woodlark Building. After overcoming numerous seismic and structural challenges, a new Portland landmark emerged."

Recently the recipient of a DeMuro Award from Restore Oregon, the State of Oregon's highest honor for the preservation of historical sites, the Woodlark Hotel project involved renovation of the former Cornelius Hotel and the Woodlark Building. The project stitched the two historic buildings together to create a new 150-room boutique hotel, ground floor restaurant, ground floor bar, and special event space.

The Cornelius Hotel was built in 1907, in the Baroque Revival style. The 7-story building originally held 80 hotel rooms, a grand lobby and "Ladies Reception Hall", a ground floor café and a basement-level bar. The adjacent Woodlark Building was built in 1912, in the "new commercial skyscraper" style. The 9-story building held the Woodard & Clark Drug Store with offices above.

As architect of record, MCA restored existing elements of the buildings and reintroduced original historic features. MCA's challenges included minimizing the design impacts of new code requirements, and creating elegant transitions between the interiors of the two buildings, whose original floors and ceilings do not align.



PROJECT HIGHLIGHTS
TYPE: Historic Renovation
SIZE: 82,255 SF



ROTHERT BUILDING

Portland, Oregon

MCA Architects designed the renovation of a historic building located in North East Portland, which is now home to Rothert Investments. Changes to the building included: ADA accessibility updates, seismic upgrades, new restrooms, an employee lunch room, common office space, private offices, new windows, a new grand staircase, two conference rooms, and a skylight.

The end result is a building modernized to maintain its historic charm through the reuse of brick, existing wood, and various architectural elements. Worn elements were replaced with new equivalents that match the character of the original building. Sustainability improvements include new glazing, additional insulation, and daylighting provided through new windows and the addition of the skylight.





THE HISTORIC STEVENS BUILDING

Portland, Oregon

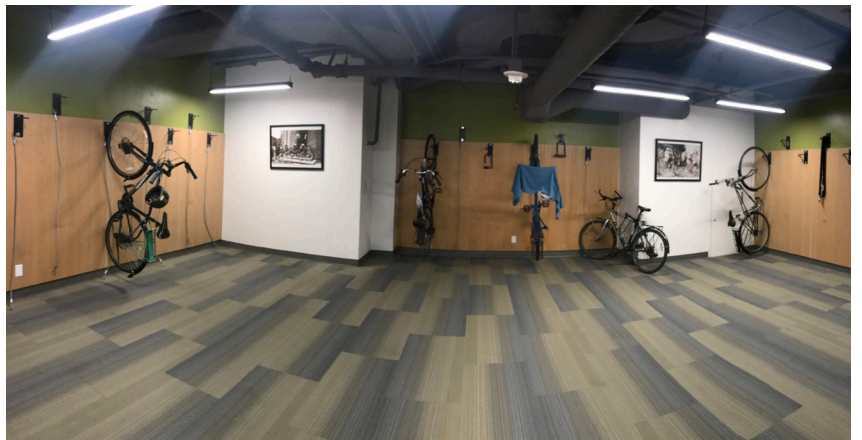
MCA designed interior improvements to the historic Stevens Building, to accommodate a range of office and retail tenants. The 12-story building was fully renovated on a fast-track basis. In some cases, MCA provided tenant improvement services directly to tenants, and designed the spaces specifically to their needs and tastes. In other cases, MCA worked with the building owner to design shells to accommodate a variety of potential tenants in the future.

The Stevens Building was completed in 1914 and added to the National Register of Historic Places in 1998, as an example of the brick and terra cotta-clad buildings of early 20th century Portland. The facade of the first two floors was remodeled in 1954 to satisfy a bank tenant who wanted a more modern look; the interior elevator lobby and office floors were also extensively renovated at that time. This renovation work was completed by Pietro Belluschi, a notable, internationally-recognized Portland architect.

MCA's designs are providing tenants with operable windows, abundant natural light, exposed ceilings in some spaces, a lobby renovation, a room for bike parking and a fitness room with shower/locker facilities. Tenants which MCA worked directly with on their spaces included a world-renowned beauty parlor, a media company, a sustainability-focused nonprofit, and various other entities.



PROJECT HIGHLIGHTS
TYPE: Historic Renovation
SIZE: 44,400 SF

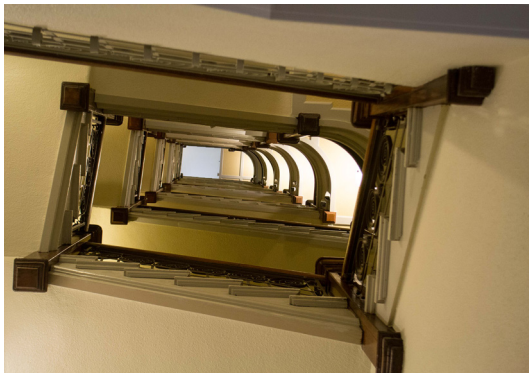
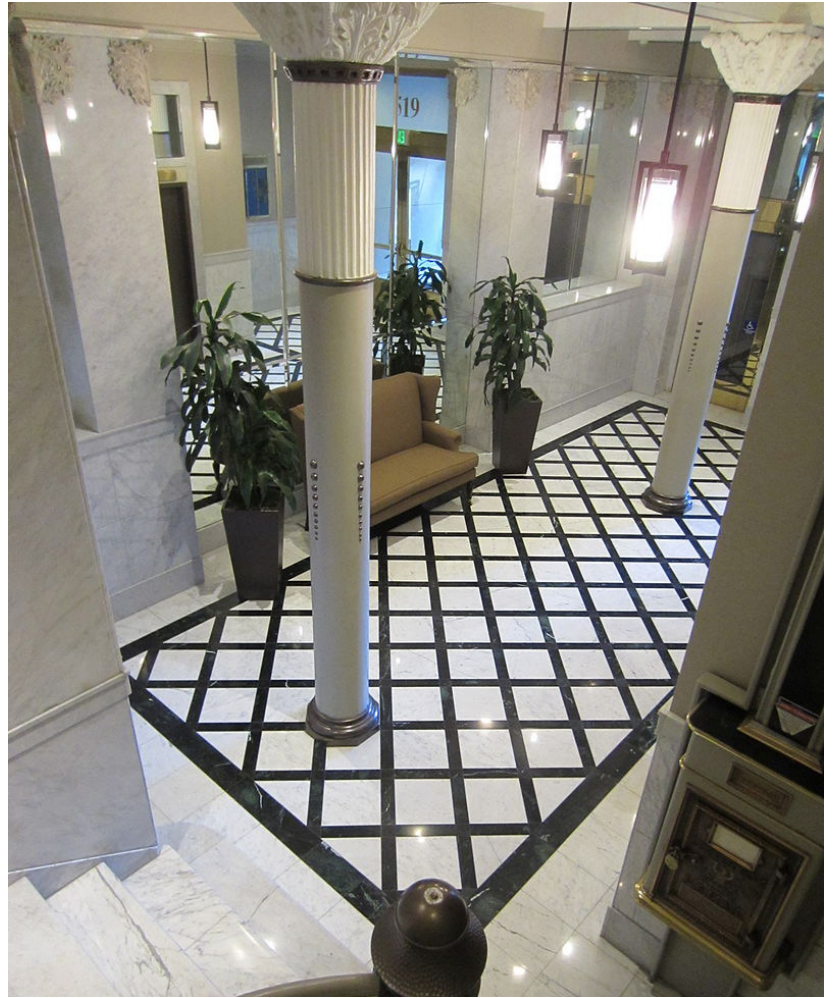
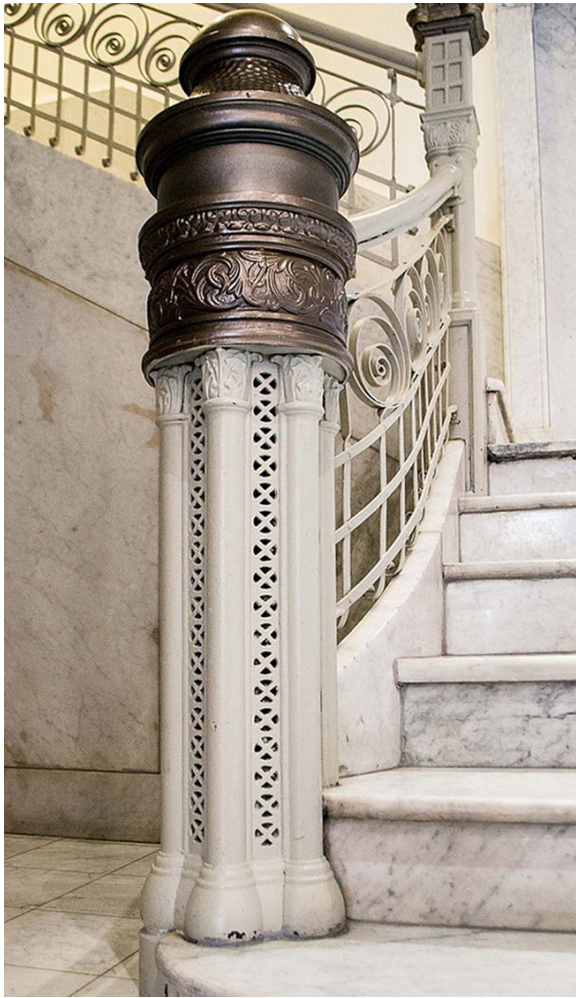




DEKUM BUILDING

Portland, Oregon

H. Naito Properties commissioned MCA to restore and improve this 1892 Richardsonian Landmark building over a phased two-year timeframe. The scope included restoration of the original atrium, balconies and brick façade, as well as historically sympathetic renovation of woodwork, lighting and ornately detailed marble, plaster and brass in restrooms, tenant spaces and lobby areas. MCA also tastefully incorporated updates to mechanical systems, elevators, and Fire & Life Safety systems. This project was awarded a Historic Landmarks Commission Award and an AIA Award for Excellence. Since the initial renovation, MCA has designed numerous commercial/office tenant improvements within this building.



PROJECT HIGHLIGHTS

TYPE: Historic Restoration & Renovations

SIZE: 80,000 SF



GENERAL AUTOMOTIVE BUILDING

Portland, Oregon

The General Automotive Building, fronting Portland's NW Park Blocks, stands as a striking example of sustainable, modern design blended with historic warehouse architecture. The 50,000 sf building combines two and one-half stories of new construction over two and one-half stories of renovated existing structure. MCA Architects worked with the building owner over several years, designing tenant improvements in the building on a case by case basis. Tenants are primarily creative and high-tech businesses. Their spaces range dramatically in character and finishes, but most include open workspaces and enclosed office and meeting areas. MCA worked with each tenant to transform bare interiors to unique spaces that maximize the building's high ceilings, exposed wood beams, great natural light and views of the adjacent North Park Blocks. MCA's work has also included the addition of lower floor window openings in the building's north wall.



PROJECT HIGHLIGHTS

TYPE: Adaptive Re-Use, Interior Improvements
& Exterior Modifications
SIZE: 50,000 SF





SPAULDING BUILDING

Portland, Oregon

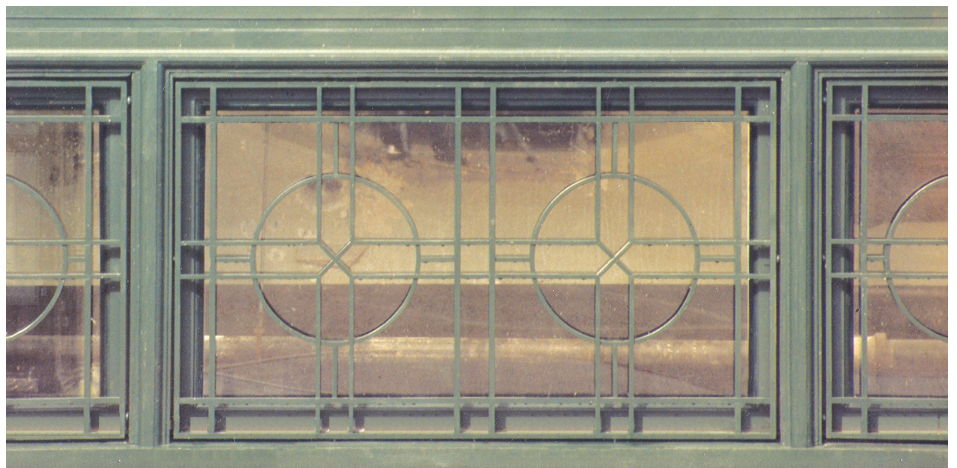
The Spaulding Building, built in Downtown Portland in 1911, is listed on the National Historic Register. MCA was commissioned to restore and update the 12-story building, which involved fire/life safety and code upgrades, general historic retrofitting, roof repair, and restoration of rusty and structurally compromised cornice steel supports. New roof top flags and dramatic up-lighting increased the building's visibility from the east side freeway and Morrison Street Bridge. Exterior work also included restoration of fine ornamental cast iron previously hidden behind a ground floor facade. This building currently houses ground floor retail and office space.



PROJECT HIGHLIGHTS

TYPE: New Restoration

SIZE: 112,000 SF





PEARL TOWNHOMES

Portland, Oregon

This renovation project transformed a turn-of-the-century rail station warehouse into upscale urban townhomes. After the dilapidated building shell underwent significant structural and seismic upgrades, its 10 original bays were converted into 10 two-story townhouse units, approximately 2,000 sf each. The renovated exterior preserves the historical character of the original building, while the new interior construction provides luxurious amenities such as marble fireplaces, skylights, 2-1/2 baths per unit, double closets in the master bedrooms, sun decks and garages in the rear. This building, a portion of the 40-block Hoyt Street Yards development project, plays a key role in defining the historical character of the Pearl District neighborhood as one of the first condominium conversion projects in the area.



PROJECT HIGHLIGHTS

TYPE: Adaptive Re-use of a rail station

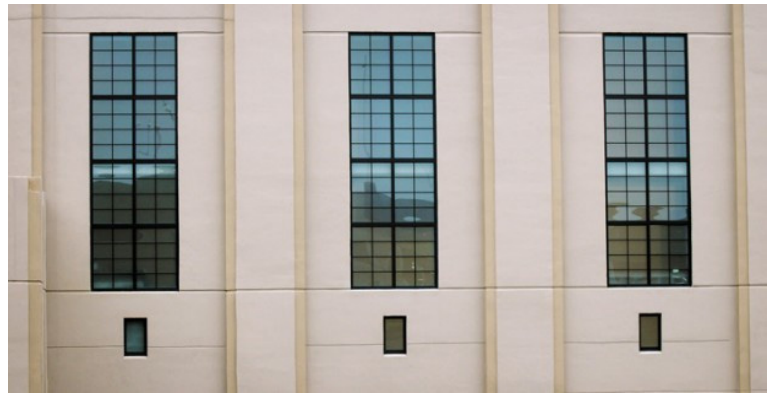
SIZE: 20,000 SF



OREGON STATE UNIVERSITY, GILL COLISEUM

Corvallis, Oregon

Oregon State's Gill Coliseum, opened in 1949, is the state's most historic athletic building and a campus landmark. MCA Architects led a comprehensive exterior restoration of the iconic indoor arena, updating the facility while preserving and enhancing its original architecture. The building's façade required substantial surface repair and refinishing. All existing windows and doors were replaced with new energy efficient, durable alternatives. Interior and exterior lighting was replaced and added, to improve energy efficiency, highlight architectural details, and provide accent lighting at evening events. Steel handrails and guardrails were selectively replaced to address accessibility concerns. The Main East Entry and Ticket Offices were also renovated to enhance efficiency, comfort, circulation and provide handicap accessibility.



PROJECT HIGHLIGHTS

TYPE: Renovation and addition

SIZE: 176,650 SF



ERICKSON HOTEL

Portland, Oregon

The Erickson Hotel, constructed in 1895 and now on the Board of National Historic Registration, was nearly destroyed by a fire in the late 1970s. MCA Architects was commissioned by H. Naito Properties to restore the building and retrofit it for fire and life safety. The project entailed design of open retail on the basement and ground floor levels, a second-level mezzanine designed for an advertising museum, and office area on the third floor. The project also included design of stairs, elevators and restrooms, as well as exterior rehabilitation.

