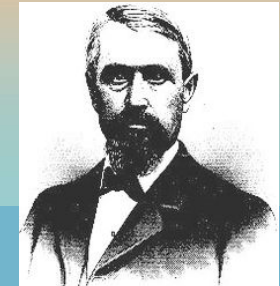




Blitz-Weinhard Brewhouse

Brewery Block 2 Portland, Oregon



Henry Weinhard, 1890



Project Information

- Built in 1906, Brewhouse completed in 1908
- Designed by Whidden and Lewis Architects
- Gerding Edlen Development purchased property from Stroh's in 1999 for \$19.5 million
- Nominated to the National Register for Historic Places in 2000
- Project cost : \$56.8 million, completed in 2002 (not including property)
- Size: 248,000 sq ft (includes brewhouse and new 10-story class A office tower)

★ 2000 Oregon SHPO Adaptive Reuse Award



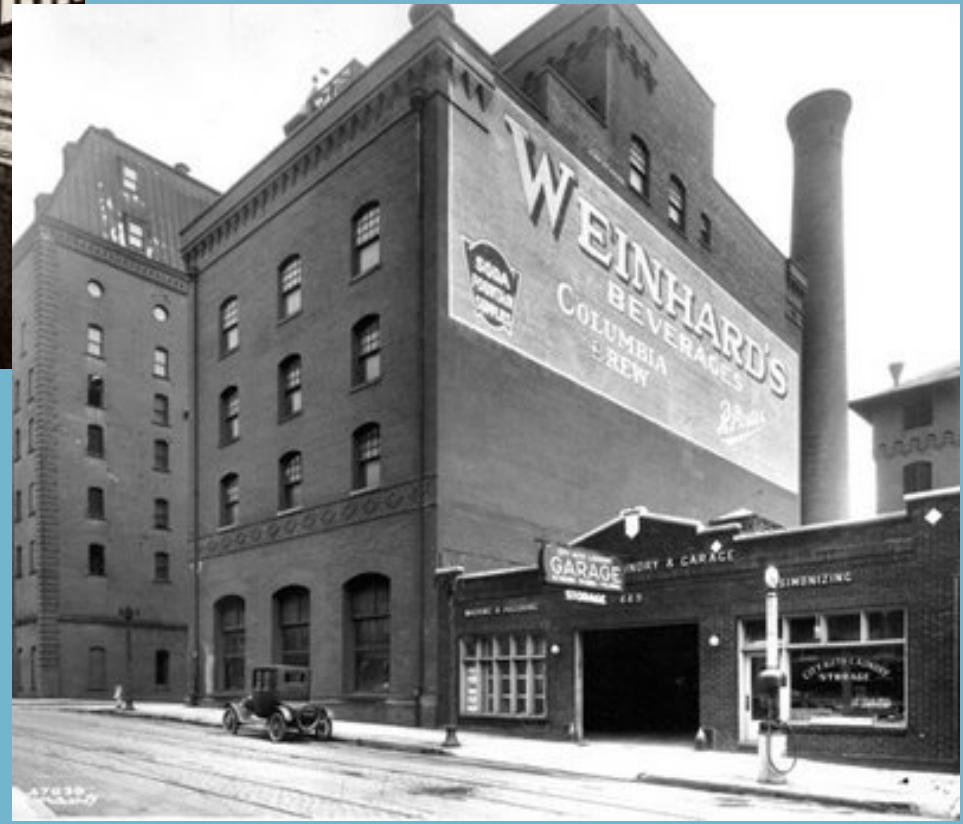
Preservation Details

- Reinforced historic 8-story brick smokestack with steel piles drilled into the new concrete base. 20 ft steel pipes were placed inside smokestack for added reinforcement. (Cost \$750,000)
- Reused malt tank as water storage tank for fire protection
- Seismically upgraded historic building by attaching it to the 10-story tower behind.

Patience Churchward
Eco Preservation [Falsetto]
Spring 2009

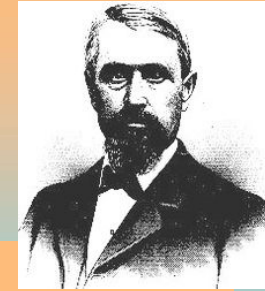
Images

- Above:** 1950s Blitz-Weinhard Brewery
- Left:** 2001 Demolition and preservation of Block 2
- Center:** 1920s Weinhard Brewery
- Right:** preserved malt tanks





Brewery Block 2: Brewhouse and Cellar Building Portland, Oregon



Henry Weinhard, 1890

Urban industrial meets sleek sustainable design

LEED Gold 2007 Key Points

Sustainable Sites:(7)

- Site Selection
- Development Density
- Brownfield Redevelopment
- Alternative Transportation
- Stormwater Management
- Reduce Heat Islands (non-roof)
- Tenant Design and Construction Guidelines

Water Efficiency (3)

- Water Efficient Landscaping
- Water Use Reduction

Energy and Atmosphere (5)

- Commissioning:
- Energy Performance standards
- CFC Reduction in HVAC&R Equipment
- Optimize Energy Performance

Materials & Resources (7)

- Building Reuse
- Construction Waste Management
- Recycled Content

Indoor Environmental Quality (8)

- Increased Ventilation Effectiveness

Innovation and Design (5)

- Construction Waste Recycling
- High Recycled Content Materials
- High regionally-sourced Materials

Total Points: 35

Development Density

Water Retention Tanks

Seismic Reinforcement of old and new construction

Streetcar Line

Operable Windows

Expected Energy Savings—25%

