

# Wyckam Manufacturing

2013 Portland, Oregon



## SITE & PROGRAM

This commercial renovation project is located in NE Portland on Martin Luther King Jr. Boulevard. The owner manufactures and repairs sails, and other fabric products. The project included funding provided through the Portland Development Commission's DOS and Storefront Improvement Programs.

The existing structure was built in 1930; originally as a pie bakery. The perimeter walls are of hollow clay tile; the roof is a wood framed structure. The existing ceiling finishes and some interior walls were removed during demolition, exposing the wood roof structure. A seismic and insulation upgrade at the roof was part of the renovation, and the design provided for ADA barrier removal and code egress compliance.

The new interior layout allows for acoustical and visual separation of manufacturing from the offices; while new skylights, window glazing and doors maximize use of natural daylight at the interior.

Building Type: Unreinforced Masonry Structure  
Project Type: Tenant & Storefront Improvements  
Project Scope: Full Service  
Client: Wyckam Manufacturing and North Sails  
Size: 3750 sf  
Schedule: Completed 2013  
Structural: Froelich Engineers, Inc.  
Project partially funded through the PDC's Storefront Improvement Program.