

= Portland City Hall (Oregon) =

Portland City Hall is the headquarters of city government of Portland , Oregon , United States . The four @-@ story Italian Renaissance @-@ style building houses the offices of the City Council , which consists of the mayor and four commissioners , and several other offices . City Hall is also home to the City Council chambers , located in the rotunda on the east side of the structure . Completed in 1895 , the building was added to the National Register of Historic Places on November 21 , 1974 . City Hall has gone through several renovations , with the most recent overhaul gutting the interior to upgrade it to modern seismic and safety standards . The original was built for \$ 600 @,@ 000 , while the 1996 to 1998 renovation cost \$ 29 million .

Located in downtown Portland , City Hall sits on an entire city block along Fourth and Fifth avenues at Madison and Jefferson Streets . To the south is the Wells Fargo Center , and to the north is the Portland Building . Terry Schrunk Plaza (named for a former mayor) is across Fourth Avenue to the east . In addition to more than 87 @,@ 000 square feet (8 @,@ 100 m2) of interior space , the exterior consists of landscaped grounds . The main entrance is located on Fourth Avenue , though for a time it was located on the Fifth Avenue side .

= = History = =

= = = Late 19th century = = =

The 1890 @-@ current City Hall replaces an earlier building at Second and Ash streets . In 1869 , the Oregon Episcopal School was founded in downtown Portland , with the women @-@ only St. Helens Hall on the current block of City Hall .

The city hired Henry J. Hefty to design the building ; his design was " a huge ostentatious structure that appeared to be modeled on the Kremlin . " The city purchased the block in 1890 for \$ 100 @,@ 000 , and construction began in 1892 , but was halted due to dissatisfaction with the design . After the foundation and basement of the building had been built , the new City Hall Commission canceled the contract and tore out the basement and first floor at an expense of \$ 125 @,@ 000 .

This board terminated Hefty and hired the architectural firm of Whidden and Lewis to design a new building . Ion Lewis and William Whidden were originally from Boston , but were in Portland for the Portland Hotel project , and Whidden had been employed with McKim , Mead , and White . The board also persuaded the state legislature to authorize an additional \$ 500 @,@ 000 in bonds to complete the project . Whidden & Lewis designed a four @-@ story structure in a neo @-@ Renaissance style that included a clock tower . Designed to be located in the center portion of the building , the tower was to rise five @-@ stories above the rest of City Hall with a total height of 200 feet . Due to costs , the clock tower was never built . A domed cupola also designed by Whidden and Lewis was never built . The original building design was praised for the details and symmetry .

In 1893 , construction at the site was restarted . The contractors were Rocheford , Gould and Gladden from Omaha , Nebraska . City Hall was built with un @-@ reinforced masonry walls and slurry concrete floors to save on costs . Construction on the new structure was finished in 1894 or 1895 and the city government occupied the building . Once completed , the building was one of the first large buildings in the Pacific Northwest to have electric wiring , have centralized heating , include public elevators , or be considered fireproof . William S. Mason was the first Portland mayor in the new City Hall , with a total of 34 people working in the building at opening . His successor , Sylvester Pennoyer , called the new building " expensive , unseemly and unhealthful " .

Funding for the city hall came from several sources . In 1889 , the Oregon Legislative Assembly approved a sale of \$ 175 @,@ 000 worth of bonds by the City of Portland to finance the construction of a new city hall . The building ultimately cost \$ 575 @,@ 000 .

When built , the surrounding area was composed of dirt roads and private residences . The Southern Pacific Railroad 's 1868 west side rail line ran down Fourth Avenue past City Hall and the county courthouse . The city and county governments fought the railroad to remove the dirty and

noisy steam locomotives from this route , succeeding in 1912 . Southern Pacific 's electric interurban line continued on the tracks until the 1930s . In 2007 , light rail lines were added on Fifth Avenue for the MAX Green Line , with trains scheduled to once again run past City Hall .

== 20th century ==

In 1902 , two Port Orford cedar trees were planted on the east side of City Hall . One tree was planted on the north side and the second tree on the south side of the building to reinforce the symmetrical aspects of the building . The south tree was replaced in 1999 due to poor health . In 1910 , the city added passenger elevators to the open stairwells .

Until 1902 the Portland Public Library , which started as a reading room for sailors and then as a subscription library , was housed in the building . In 1928 , the city began one of a series of renovations on the building to increase floor space . That year one of the two light wells were filled in , blocking off natural light to the lower floors . The city added a new elevator in 1931 . The next remodel started in 1933 , and lasted through 1937 . During this construction the second light well was filled in for more space , and a penthouse apartment was built on top of the roof .

In 1910 , the city installed a large boulder on the southeast portion of the grounds . The Oregon Railway and Navigation Company had found the 15 @, @ 000 @-@ year @-@ old boulder in 1897 and moved it to Portland . The ten ton Wallula Stone was discovered in the Columbia River Gorge , and was covered with petroglyphs . It was returned to the Umatilla tribe of Native Americans in Eastern Oregon in 1996 . The old elevators inside were replaced again in 1946 , and in 1948 a runaway truck destroyed part of the stone railing on the Fifth Avenue side , which was then fixed .

In the 1960s the mayor 's office was refurbished , a new roof was installed , and new trees were planted on the grounds . In 1964 , the city remodeled the City Council chambers on the second and third floors . Part of the work was to install new lighting to allow television broadcasts from the chamber , while other work added drop tiles to the ceiling , hiding the domed roof .

In the early morning hours of November 21 , 1970 , a dynamite fueled bomb exploded underneath the portico , doing \$ 170 @, @ 000 in damage . Though no one was injured , windows were blown out , the Council Chamber (located above the blast) was damaged , all of the columns of the portico were damaged and replaced , and the Liberty Bell replica was a complete loss . A new bell was purchased for \$ 8 @, @ 000 and later moved to Terry Schunk Plaza . No one was ever arrested or claimed responsibility for the bombing .

Later in the decade , Portland upgraded City Hall by adding fire sprinklers and smoke detectors . In 1973 , the sandstone exterior was cleaned and sealed to prevent moisture from eroding the fragile stone . It was later learned that this process was harmful as the silicon coating sealed the moisture inside the rock . In 1974 , City Hall was added to the National Register of Historic Places . The following year the rooftop penthouse was converted into an employee break room that included an outdoor deck . In 1978 , the city constructed a wheelchair ramp to provide access to the handicapped .

The 1980s saw additional renovations . The auditor 's office and the mayor 's office were both renovated , though work on the mayor 's office halted when funds were exhausted . The city expanded the office of the city 's attorney , and in 1982 the Portland Building was finished across the street . This allowed the city to move many city offices into a single location . Work was also completed on the exterior , while a new roof was finished . In 1985 , the building began a conversion from steam heating .

In January 1995 , the City Council voted to remove parking from the grounds of City Hall . Previously , the landscaped yard surrounding the building had been paved to allow the city council members to park their vehicles on site . That month also marked the 100th birthday of the structure .

== Renovation ==

Discussions about the need to upgrade and renovate City Hall began anew in 1988 . In 1994 ,

proposals were made to remodel and update the structure to meet modern building codes , with an estimated cost of \$ 16 million . Work was to include replacing the concrete floors , structural upgrades , and restoring the original light corridors that penetrated all four floors of the building . In March 1995 , plans were made to renovate the then @-@ 100 @-@ year @-@ old structure . The estimated \$ 22 million project was proposed due to the building failing to comply with the city codes for earthquakes and fires .

Some preparatory work for the renovation began in November 1995 . On May 3 , 1996 , City Hall closed and offices relocated for the renovation project . The offices were temporarily housed in the former State Office Building (now Fifth Avenue Building) nearby on Fifth Avenue . Bing Sheldon served as the architect on the remodel . Drake Construction served as the contractor for the project with SERA Architects as the design firm .

On June 17 , 1996 , a 120 @-@ foot (37 m) -long boom portion of a construction crane crashed at the construction site , scraping the stone on the east side of the building , but not injuring anyone . Due to the fragile sandstone exterior , the damage on the rotunda was not repaired . In January 1997 , construction crews finished the demolition portion of the project and finished the structural reinforcement part before they began the interior construction phase .

Designers restored the light corridors inside the building during the remodel . These two central light courts allowed more natural lighting into the interior of the building . Additionally , the old Fourth Avenue entrance was restored , and the address was changed to 1221 S.W. Fourth Avenue . Renovations also restored the original look of the City Council chamber , with council members now facing the windows .

The original red and white marble from the floors was saved and reinstalled on top of the new concrete slab flooring . New marble was used on the fourth floor . Other changes included the addition of central air conditioning , insulation of the roof and exterior walls , and the replacement of the old single @-@ pane windows . Public restrooms were added on the east side on each floor . During construction , the usable floor space in the building was reduced from 50 @,@ 370 square feet (4 @,@ 680 m2) to 48 @,@ 128 square feet (4 @,@ 471 @.@ 2 m2) . Restoration of the interior included work on the wrought @-@ iron frame of the stairwell , uncovering the copper plating that decorated the walls in the stairwell , and work on the wrought @-@ iron frame of the elevator shafts . Additionally , nearly 40 % of the building 's structural steel was replaced , the plumbing was replaced , HVAC systems were added , concrete slabs replaced the concrete slurry floors , new electrical systems were installed , shear concrete walls were added , as were new security , fire , and life safety systems .

On March 30 , 1998 , City Hall reopened to the public . There were concerns over the cost of the project that increased from around \$ 15 million to a final cost of nearly \$ 30 million . The city had approved \$ 28 @.@ 1 million before the project started . Of the \$ 29 @.@ 3 million final cost of the project , construction costs totaled \$ 19 @.@ 9 million . Of that amount , \$ 17 million was to bring the building up to modern fire and safety standards . Additional funds were spent on artwork , a temporary location for offices , and new furniture among other costs . Reasons given for the additional costs varied from new problems uncovered during the remodel , a booming construction market at the time , and delays in starting the project .

Financing of the renovations came from local bonds , with approximately \$ 3 million per year coming from the general fund to pay the debt off . Prior attempts at raising private funds for the project had failed . The project was named as the top public project and was an honorable mention in the renovation category for 1998 by Northwest Construction magazine .

= = Details = =

The four @-@ story building is in the Italian Renaissance style of architecture with a sandstone exterior . The interior of City Hall covers 87 @,@ 500 square feet (8 @,@ 130 m2) , with 48 @,@ 128 square feet (4 @,@ 471 @.@ 2 m2) of usable space . Measured along Fifth Avenue , it is 180 feet (55 m) wide . Viewed from above the building is similar in shape to the letter E , with the rotunda as the middle protruding portion of the building . There are two wings that extend toward

Fourth Avenue , one on the far north and the other on the far south , each only a single story in height where it is closest to Fourth . The rotunda is three stories high , with the portico comprising the first floor . Granite columns imported from Scotland are used to support the portico . Portland City Council chambers occupy the two other floors inside of the rotunda , on the east side of the building .

On the roof of City Hall are 4 @-@ foot @-@ tall (1 @.@ 2 m) ornamental urns , originally made of limestone . During the last remodel they were replaced using lightweight material for pedestrian safety . The building features dentil molding where the roof meets the walls , and the fourth floor has a balcony with paired Tuscan columns on the west side . Additionally , the exterior features keystones over the windows on the first and second floors , plus a balustrade along the roof line . Inside the High Renaissance building , the columns of the lobby are covered with a fake marble coating called Scagliola . The lobby has marble flooring and oak woodwork . In the atrium the walls are covered in a white tile that was re @-@ discovered during the 1996 remodel .

The Pettygrove Room on the second floor is named for Francis W. Pettygrove , the Portland founder who won the coin toss to name the city . The main stairway at City Hall has 77 steps , with iron handrails and tile steps . The building sits 70 feet (21 m) above sea level . Artwork in the building includes works by Norie Sato , a mural by Michael Brophy in the Council Chamber , a constantly changing work called the " Visual Chronicle of Portland " located on the main floor , and changing exhibits .

The Governmental Relations office and the office of the city 's attorney are on the fourth floor . On the third floor are the mayor 's office , the ceremonial Rose Room , a balcony for the Council chambers , Audit Services , and the city 's affirmative action office . The second floor contains the city council chambers , two conference rooms , and four commissioners ' offices . On the main floor is the lobby , the Office of Neighborhood Involvement , an information desk , and offices for the city auditor , council clerk , and city treasurer . The grounds of the building include a rose garden , trees , a vegetable garden , and other landscaping .