

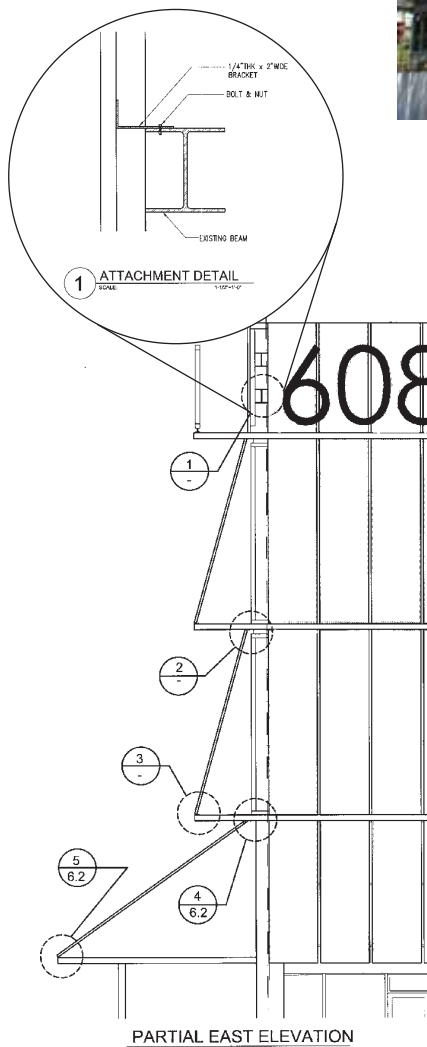
Before



After



RE | Vision



Solar flair

Transforming a difficult modernist office building with shade screens dramatically reduced heat gain, and pleased the owner. Before and after views of the Silver Spur office building

The owner of the Silver Spur office structure in Rolling Hills Estates, Calif., struggled mightily to identify the shade solution necessary to reduce the building's interior heat gain and enhance its hard-edged exterior appearance. "This building was not only considered the 'ugliest building in the city,' according to the mayor," says Jim Miller of J. Miller Canvas, project manager on the building retrofit, "it also was impossible to keep cool."

After several failed investments, including a European-style louver system and interior vertical and mini-blinds, building owners turned to XTEN Architecture for help. XTEN devised a strategy to use a textile façade system that would help cool the building's interior and provide visual warmth to its exterior. XTEN designed fabric panels to fit the existing fixtures, which were left over from the building's former louver system. Frames for the fabric panels were prefabricated and shipped to the roof of the three-story building. There, the frames were outfitted with the fabric panels. The frame assembly was then lowered down into place along the two sides of the building that had been renovated in years past.

Since the retrofit, the building's year-to-year energy costs have dropped by roughly 40 percent, a savings of about \$4,000.00 per month, according to the building owner. The fabric does not block the views of those inside the building, and the building no longer is considered an eyesore to its neighbors. At night, the façade becomes a shimmering lantern wrapped in textiles.

PROJECT DATA:

Architect: XTEN Architecture; Mark Pisani, designer
Fabrication: J. Miller Canvas; Jim Miller, project manager
Fabric: Précontraint FT (Façade) 371 Alu