



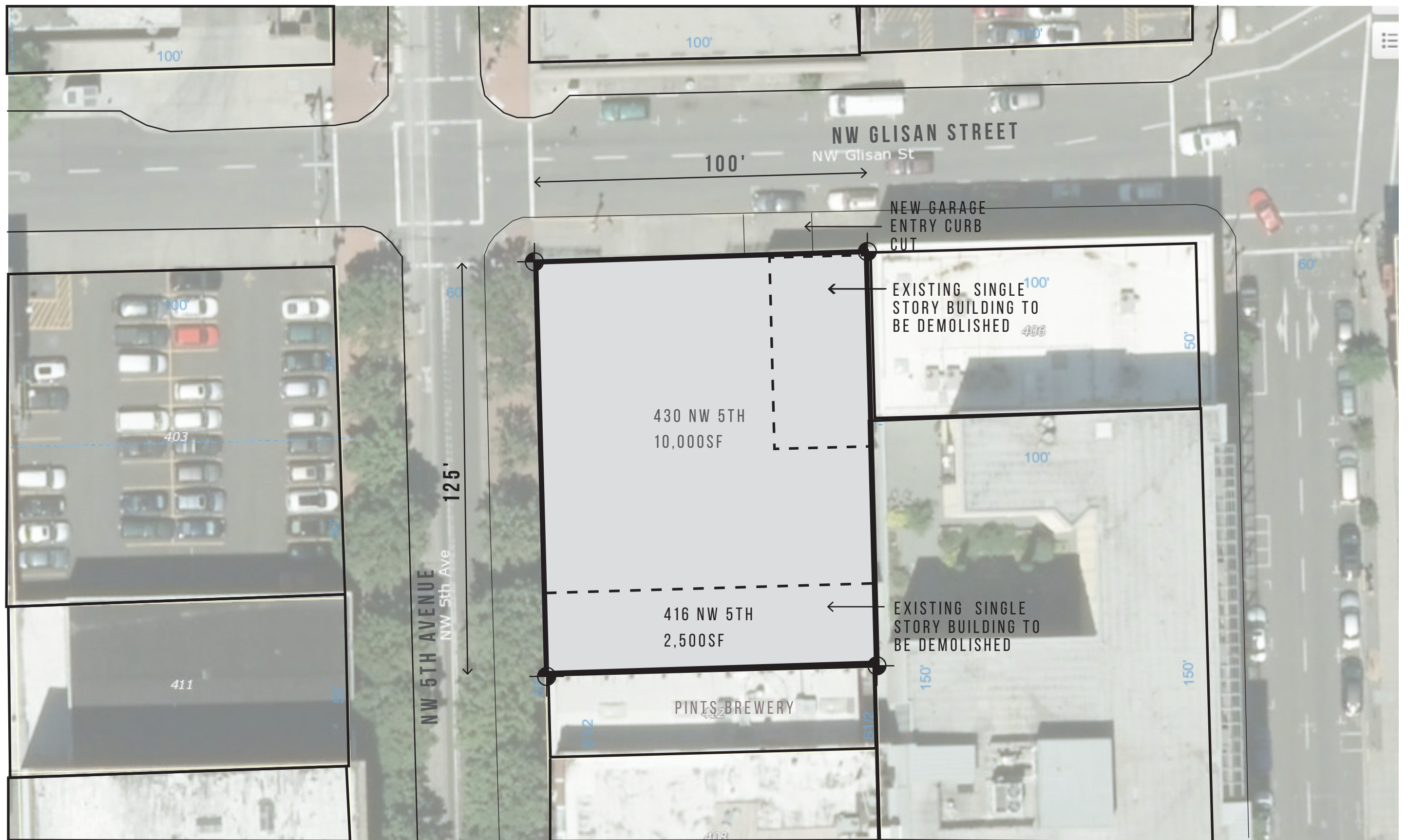
# NEW OMNI DAR APPLICATION

JUNE 13TH, 2017



Ankrom Moisan







SITE

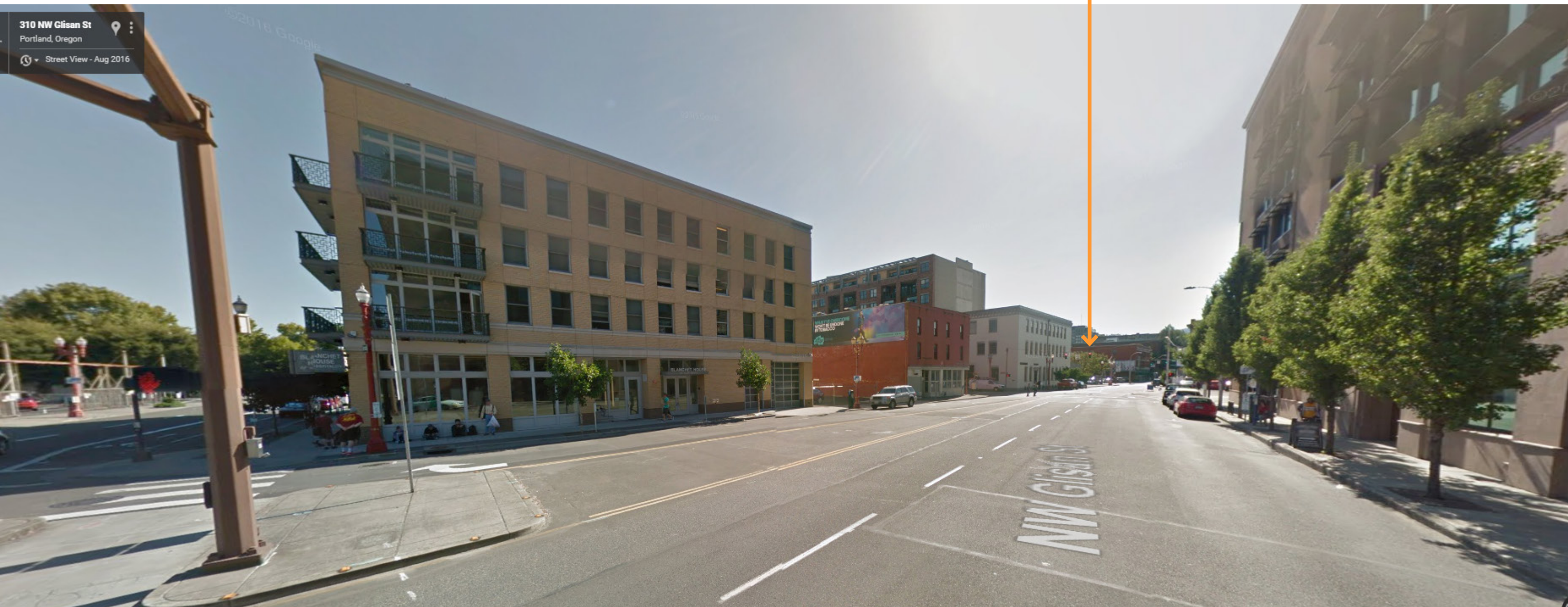




SITE









OMNI BUILDING, 416 NW 5TH AVE

PINTS, 412 NW 5TH AVE





# DESIGN ADVICE REQUEST

## DESIGN ADVICE REQUEST QUESTIONS:

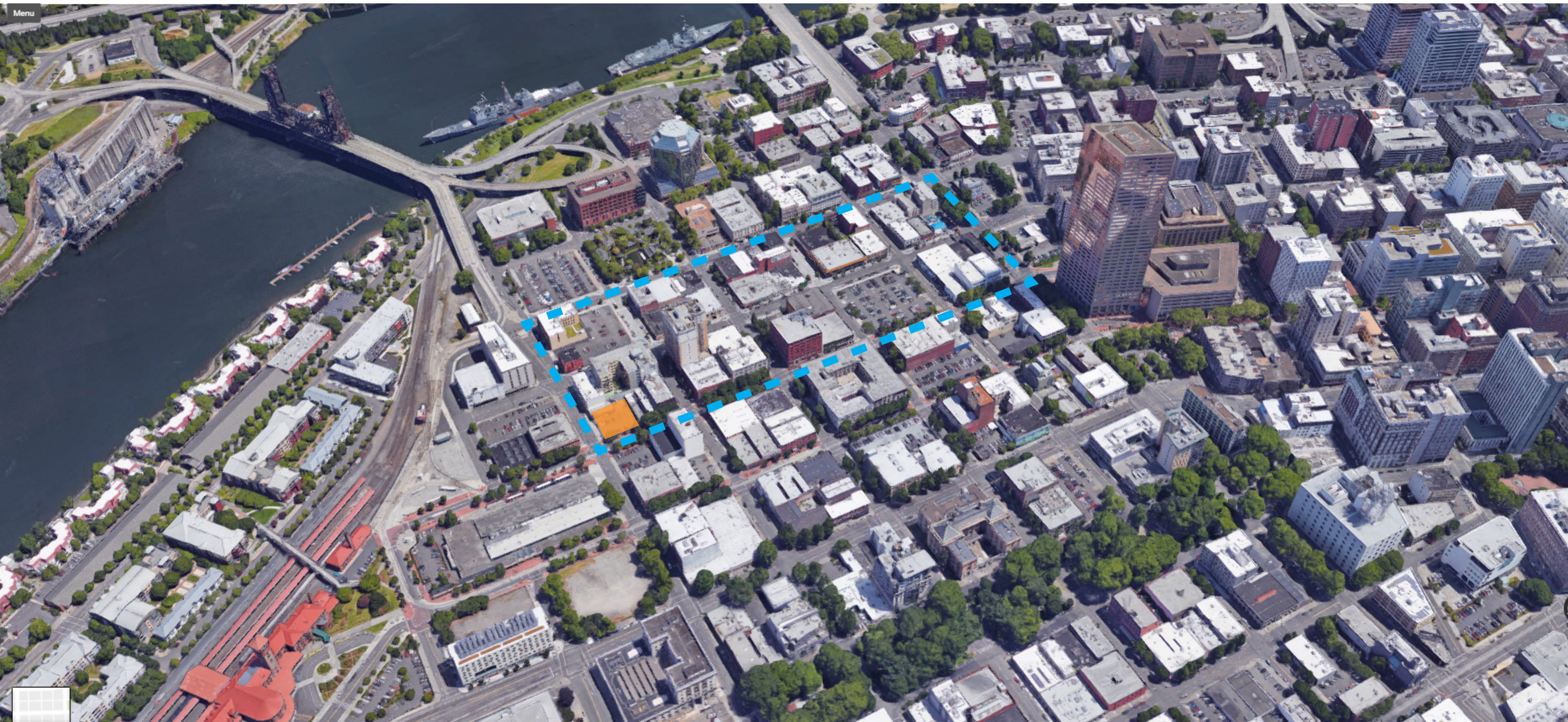
- 1. **HEIGHT?:** THE SITE IS ZONED FOR A MAXIMUM BUILDING HEIGHT OF 350' (425' WITH BONUS). WHAT IS THE COMMISSION'S VIEW ON A PROPOSAL OF THIS HEIGHT?
- 2. **DEMO?:** 413 NW 5TH AVE IS A SINGLE STORY SECONDARY CONTRIBUTING BUILDING. WHAT CIRCUMSTANCES WOULD ALLOW DEMOLITION AND REDEVELOPMENT OF THIS BUILDING?
- 3. **CHARACTER?:** WHAT CHARACTER AND STYLE IS APPROPRIATE FOR THIS SETTING?

## DESIGN ISSUES:

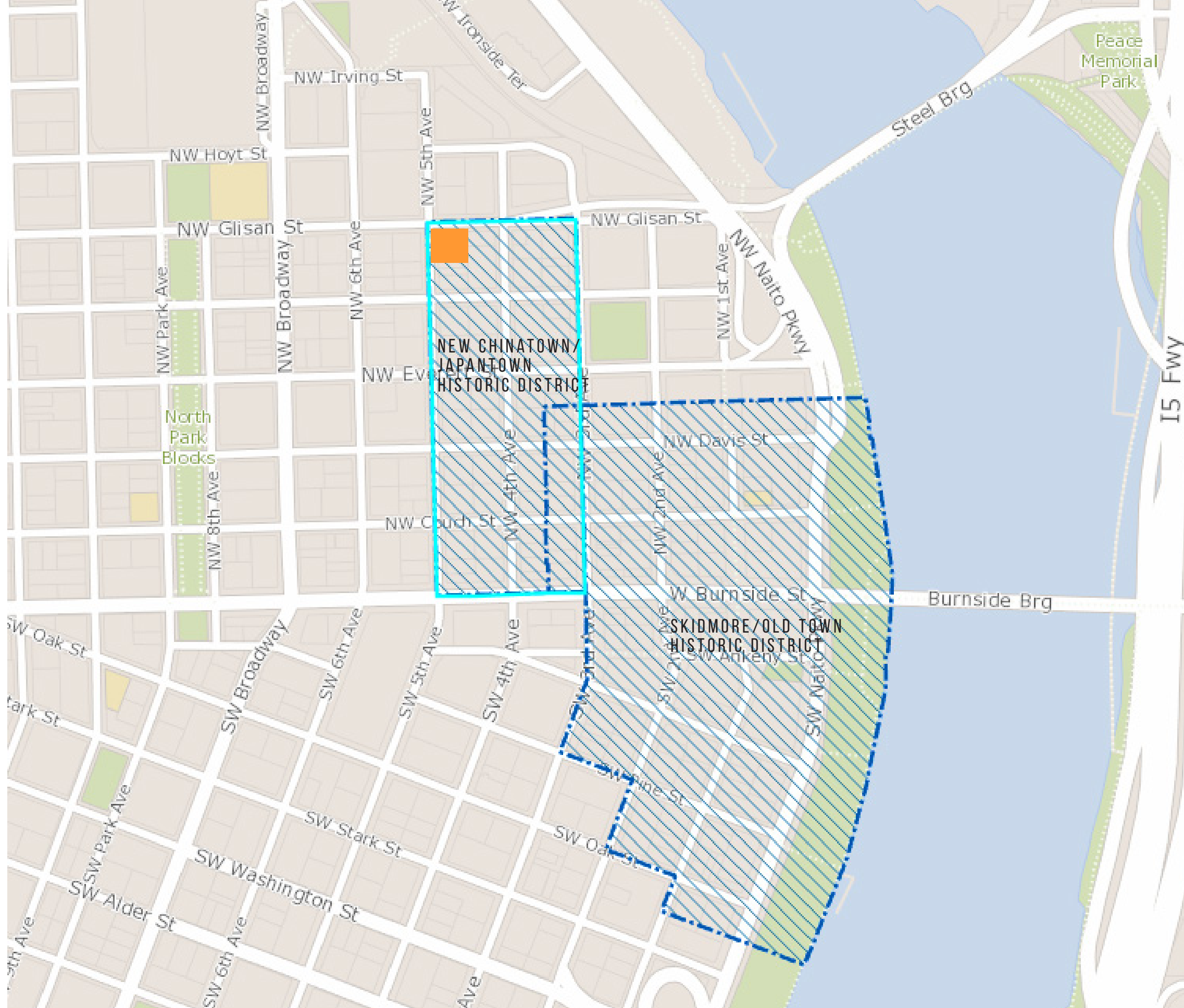
- 1. **CONTEXT**
  - HISTORICAL DISTRICT CONTEXT
  - EXISTING BUILDING
  - DESIGN REVIEW GUIDELINES
  - ZONING HEIGHT CONTEXT
  - ZONING FLOOR AREA RATIO CONTEXT
- 2. **PUBLIC REALM**
  - MASSING DESIGN
  - SIDEWALK INTEREST
  - ACTIVE FRONTAGE
  - VEHICULAR & PEDESTRIAN ACCESS
  - STYLE AND CHARACTER
- 3. **QUALITY AND PERMANENCE**
  - MATERIALS AND DETAILING



# DISTRICT CONTEXT



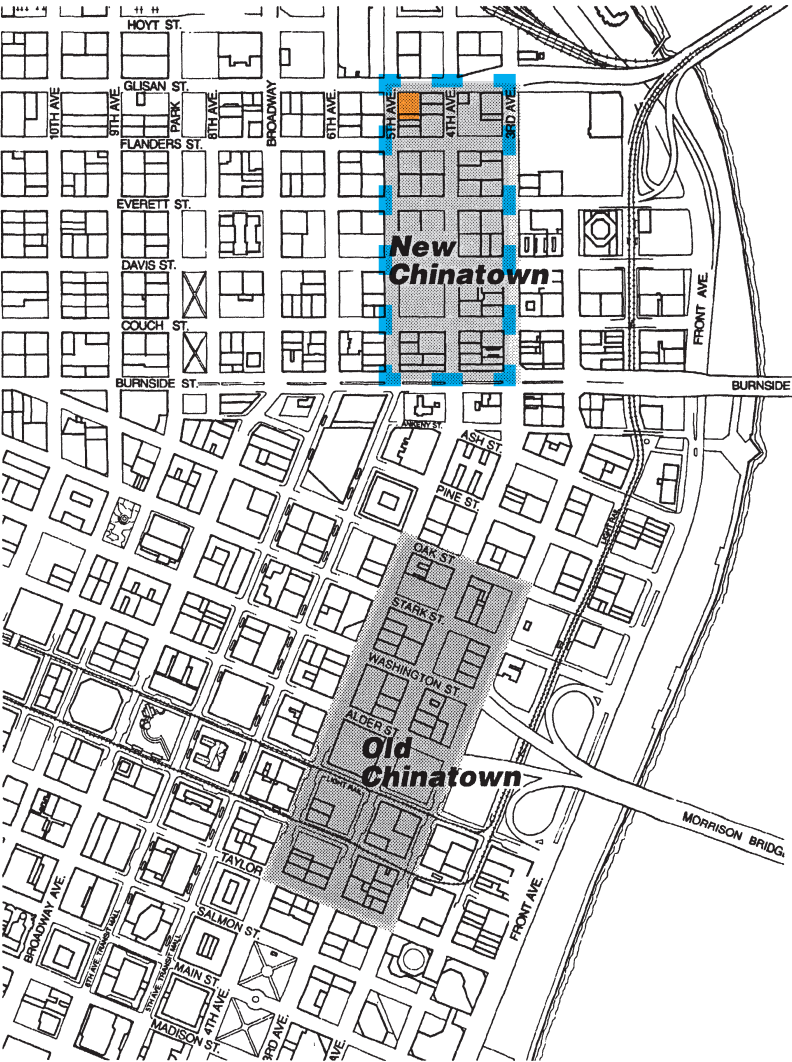






# Chinatown National Register Historic District

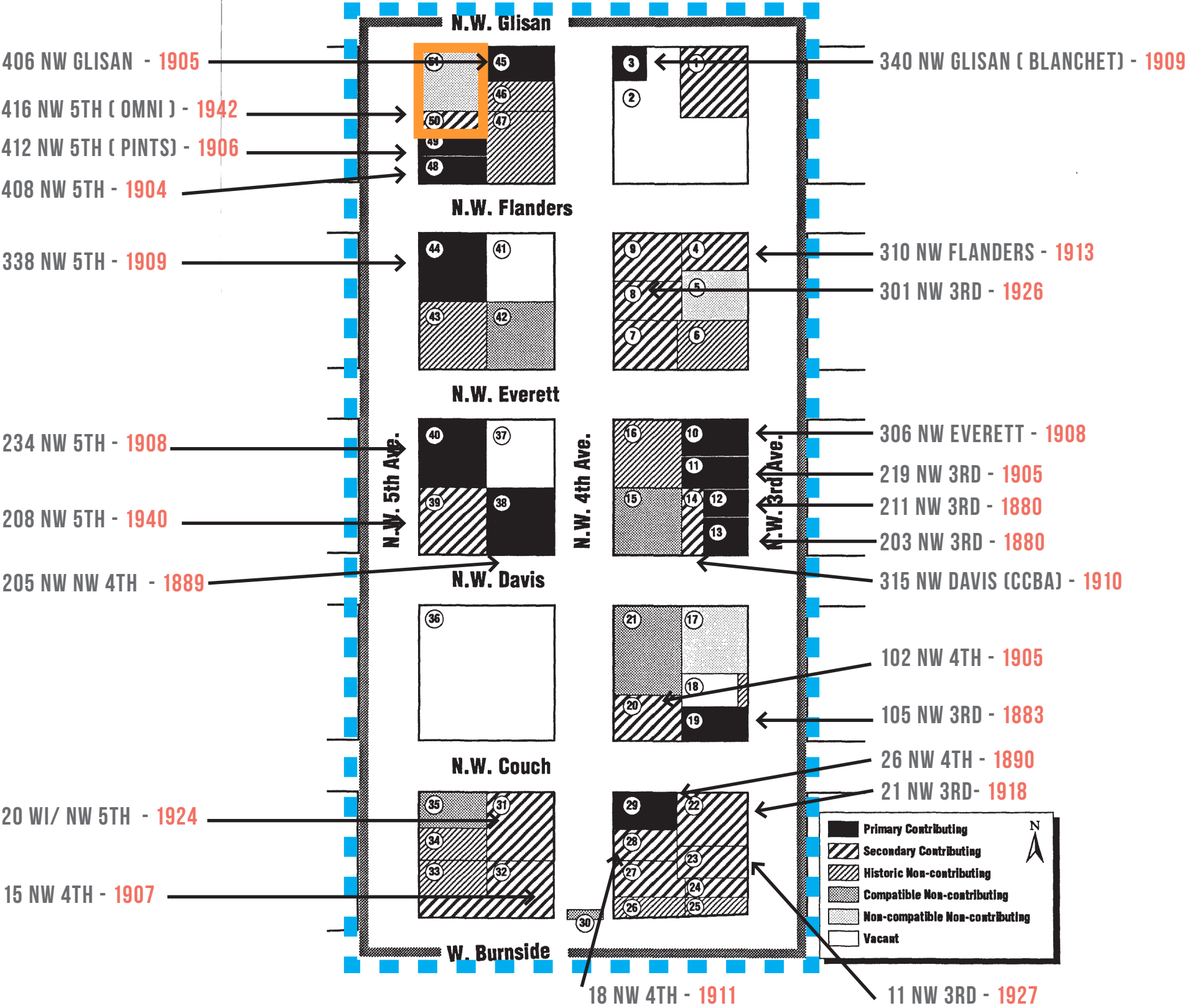
## Chinatown — Old and New



**TIMELINE:**  
 PERIOD OF SIGNIFICANCE - 1880 TO 1943  
 EARLY CHINESE IMMIGRANTS -1850  
 CHINESE EXCLUSION ACT 1882 (1904)  
 PORTLAND BUILDING BOOM 1905  
 CCBA -1911  
 IMMIGRATION ACT 1924 (RESTRICTED JAPANESE)  
 1942 JAPANESE INCARCERATION (PEARL HARBOR)  
 MAGNUSON ACT 1943 (REPEALED CHINESE EXCL ACT)  
 CHINATOWN GATE - 1987  
 DISTRICT REGISTERED - 1989

# Chinatown National Register Historic District

## Classification of Properties







26 NW COUCH - 1890



103 NW 3RD - 1883



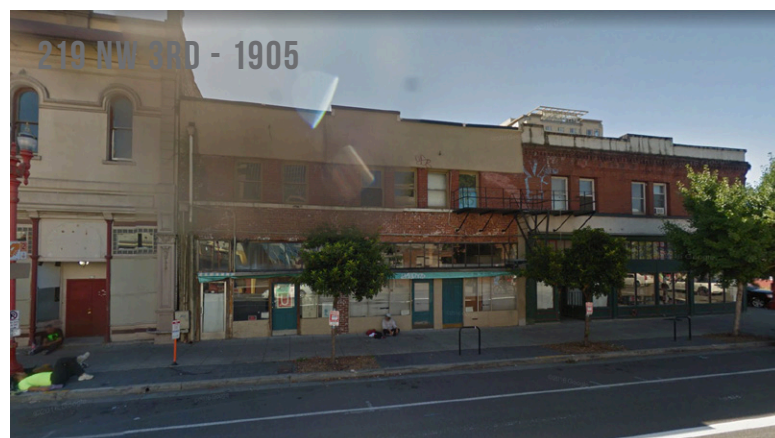
203 NW 3RD - 1880



205 NW 4TH - 1889



26 NW COUCH - 1890



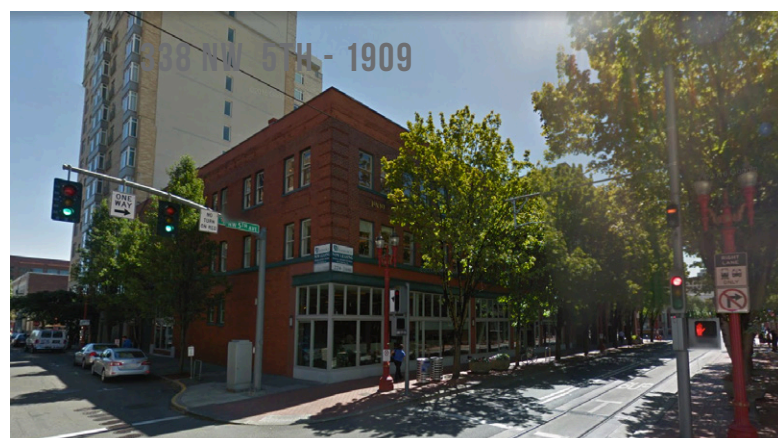
219 NW 3RD - 1905



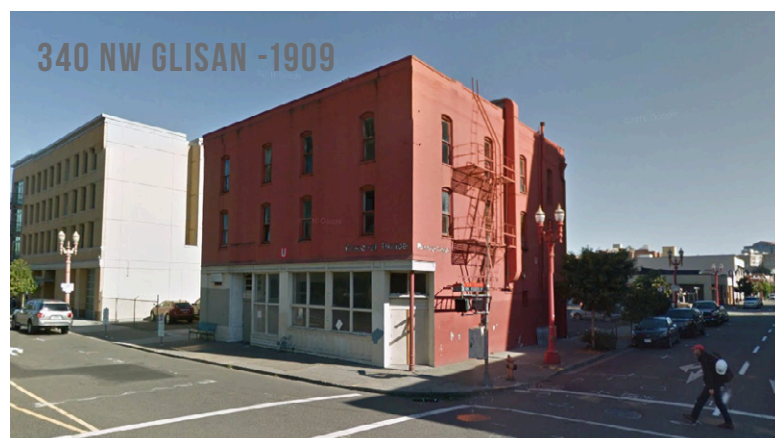
234 NW 5TH - 1908



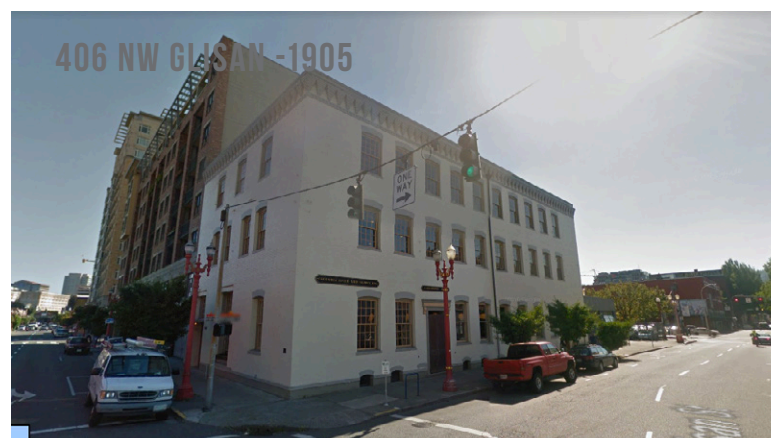
206 NW EVERETT - 1908



338 NW 5TH - 1909



340 NW GLISAN - 1909



406 NW GLISAN - 1905



408 NW 5TH - 1904



412 NW 5TH (PINTS) - 1906

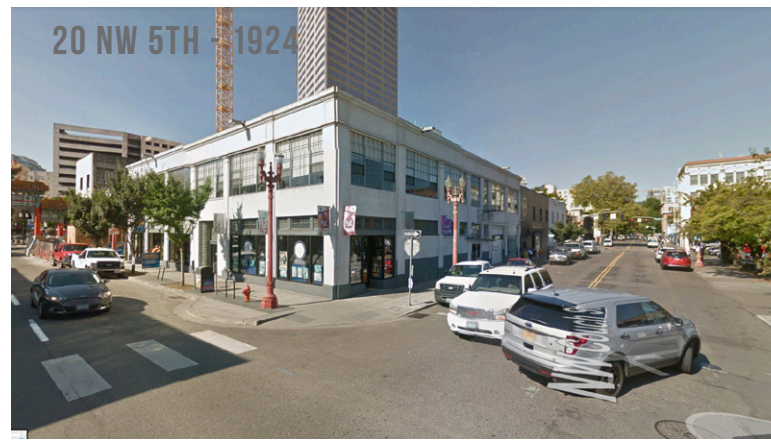


412 NW 5TH (PINTS) - 1906



403 NW 5TH - 1900







OMNI BUILDING

PINTS, 412 NW 5TH AVE





United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 68

#50	Name: Aikido	Owner: Jack B. & Jack W. Washburn
	Address: 416 NW 5th Avenue	c/o Oregon Ki Society
	Historic Name: Harper Brass Works Co.	416 NW 5th Avenue
	Original Owner: A.J. Harper	Portland, OR 97209
	Architect: Richard Martin, Jr.	Use: Commercial
	Year Built: 1941	Tax Assessor #: R-18020-2920
	Style: 20th Century Commercial	Plat: Couch's Addition
	Alterations: Minor	Block: 36
	Classification: Secondary Contributing	Lot: N. 1/2 Lt. 3

**Description:** The building faces west on NW Fifth Avenue between NW Flanders and NW Glisan Streets. The concrete, one story building is rectangular in plan and has a flat roof with a parapet. The spandrel is embellished with a recessed concrete panel and the corners are finished with scored concrete pilasters. The front facade has two fixed pane storefront windows which flank a central recessed entrance door. The building has a concrete foundation and is in good condition.

**Significance:** The architectural firm of Richard Martin Jr. designed the one story concrete building for A. J. Harper, owner of the Harper Brass Works Company. It was constructed in 1941 for \$3,300. A.J. Harper, who purchased the property from R.F. Johnson in 1939, operated his brass works from an old frame structure on this property as early as 1932. Harper Brass Works was housed in this building through 1944.

Architect Richard Martin, Jr. was born in England on July 23, 1858. He came to Portland in 1874 with his father who was a stone mason and architect. In 1882, Richard, Jr. worked as a draftsman in Warren H. Williams' office. In later years, he practiced with William McCaw and on his own. In addition to the two buildings in Chinatown, Resource Nos. 47 and 50, ten buildings in the Portland Historic Resource Inventory are attributed to Martin or the firms of McCaw and Martin, and McCaw, Martin and White. Martin died in 1950 at the age of 92.

The building is considered to be contributing to the integrity of the district during the secondary period of significance because of its relation to the industrial use and architecture within the district. From existing research, the building does not appear to be directly associated with the Chinese community through ownership or occupancy.





PORTLAND NEW CHINATOWN/JAPANTOWN HISTORIC DISTRICT

Povey Building HISTORIC NAME

408 NW 5TH AVENUE

PORTLAND, MULTNOMAH COUNTY, OREGON

PDC PHOTO, 1989

1120 SW 5TH AVENUE

PORTLAND, OREGON 97204

5 OF 29

NORTH AND WEST ELEVATION

RESOURCE #48; AND #49 AND #50 IN BACKGROUND

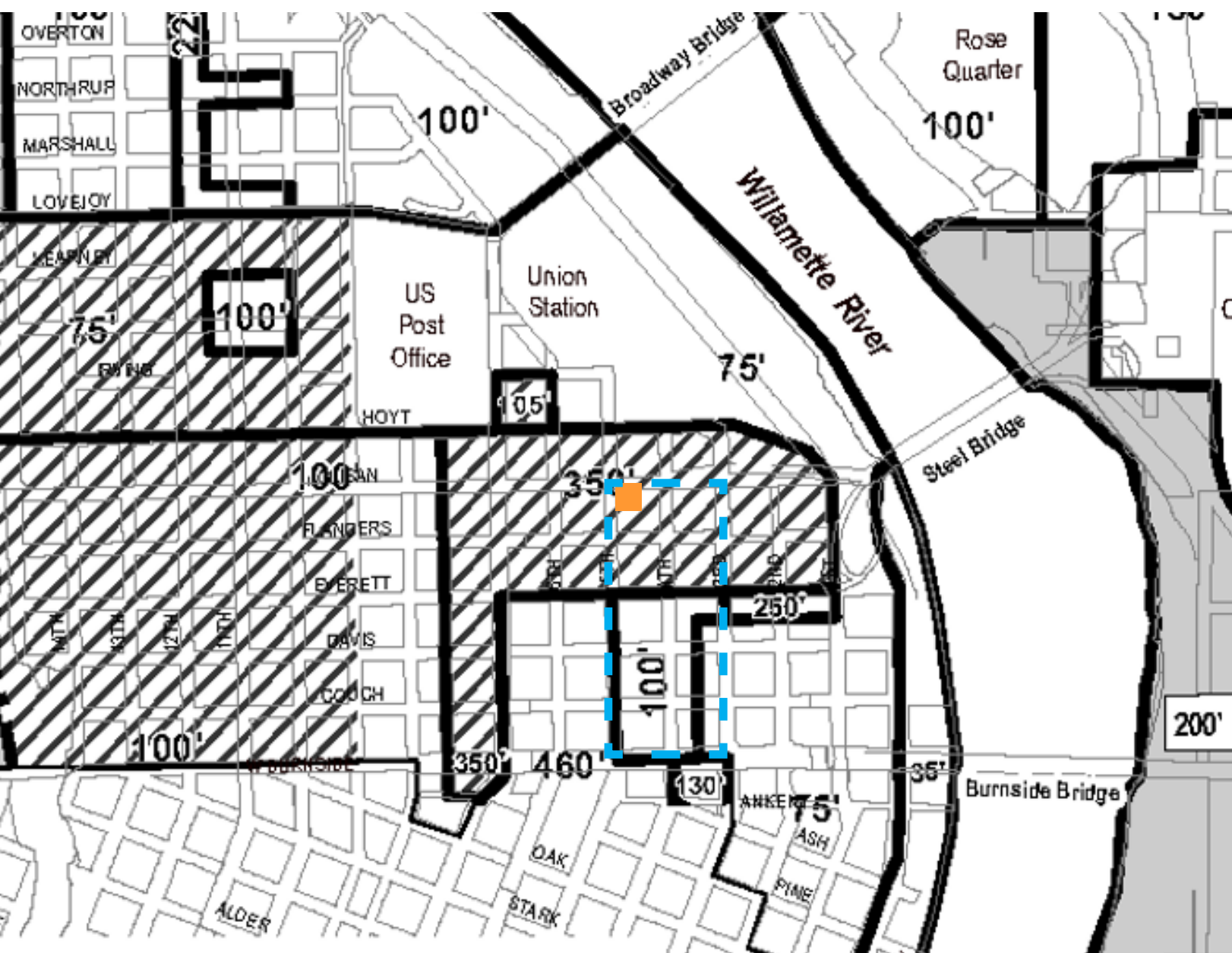




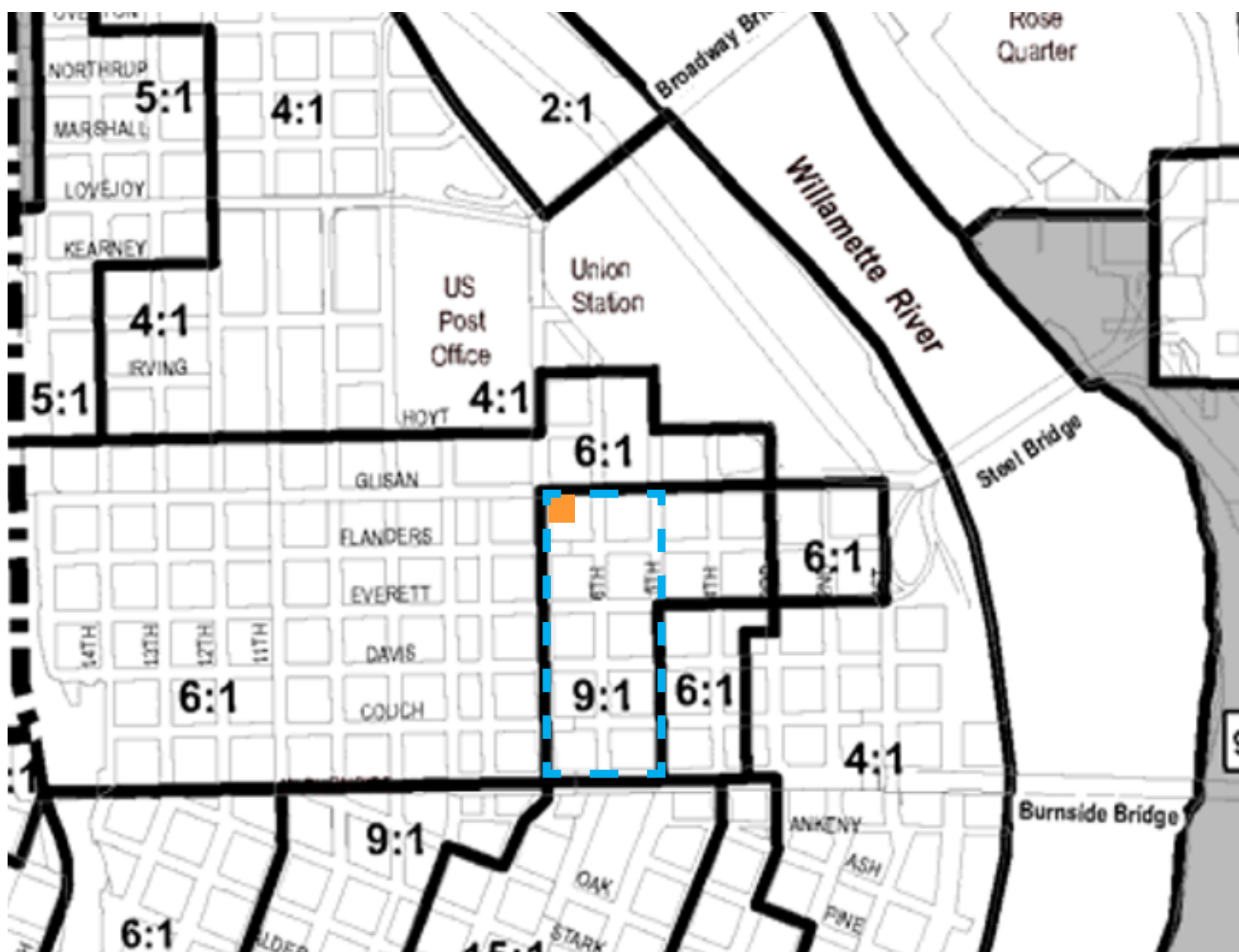




# ZONING CONTEXT

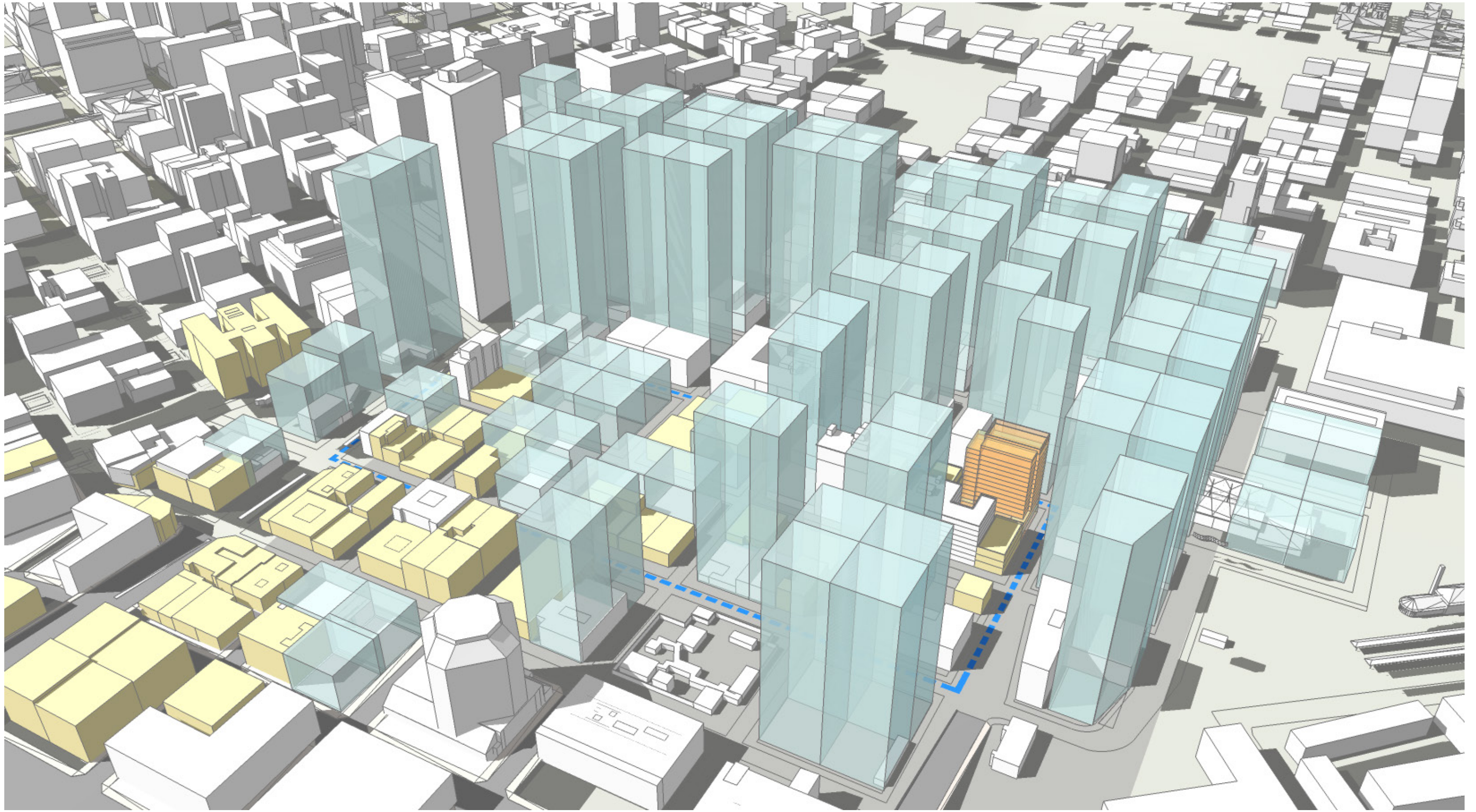


HEIGHT ( PLUS 75FT BONUS)

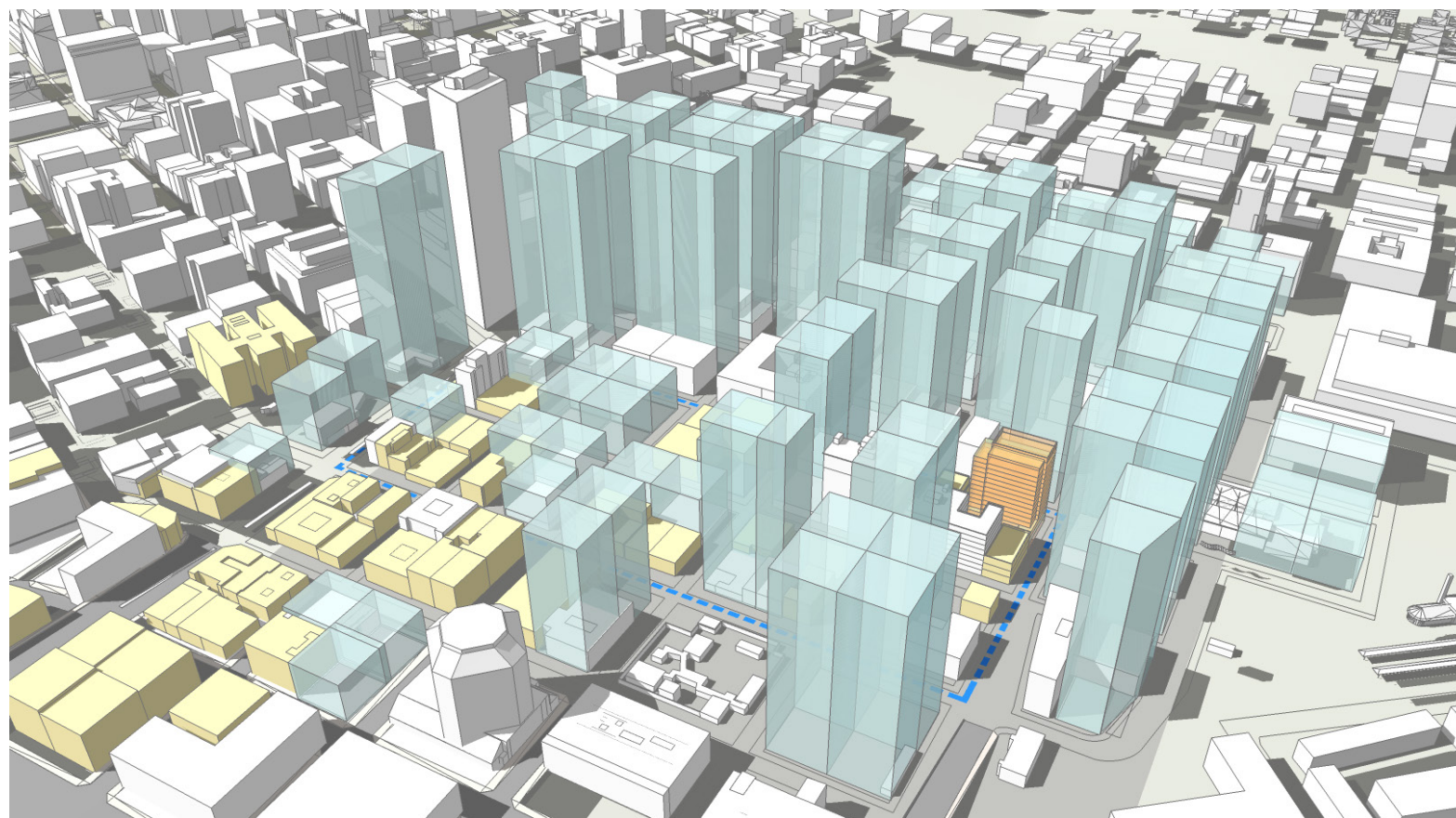
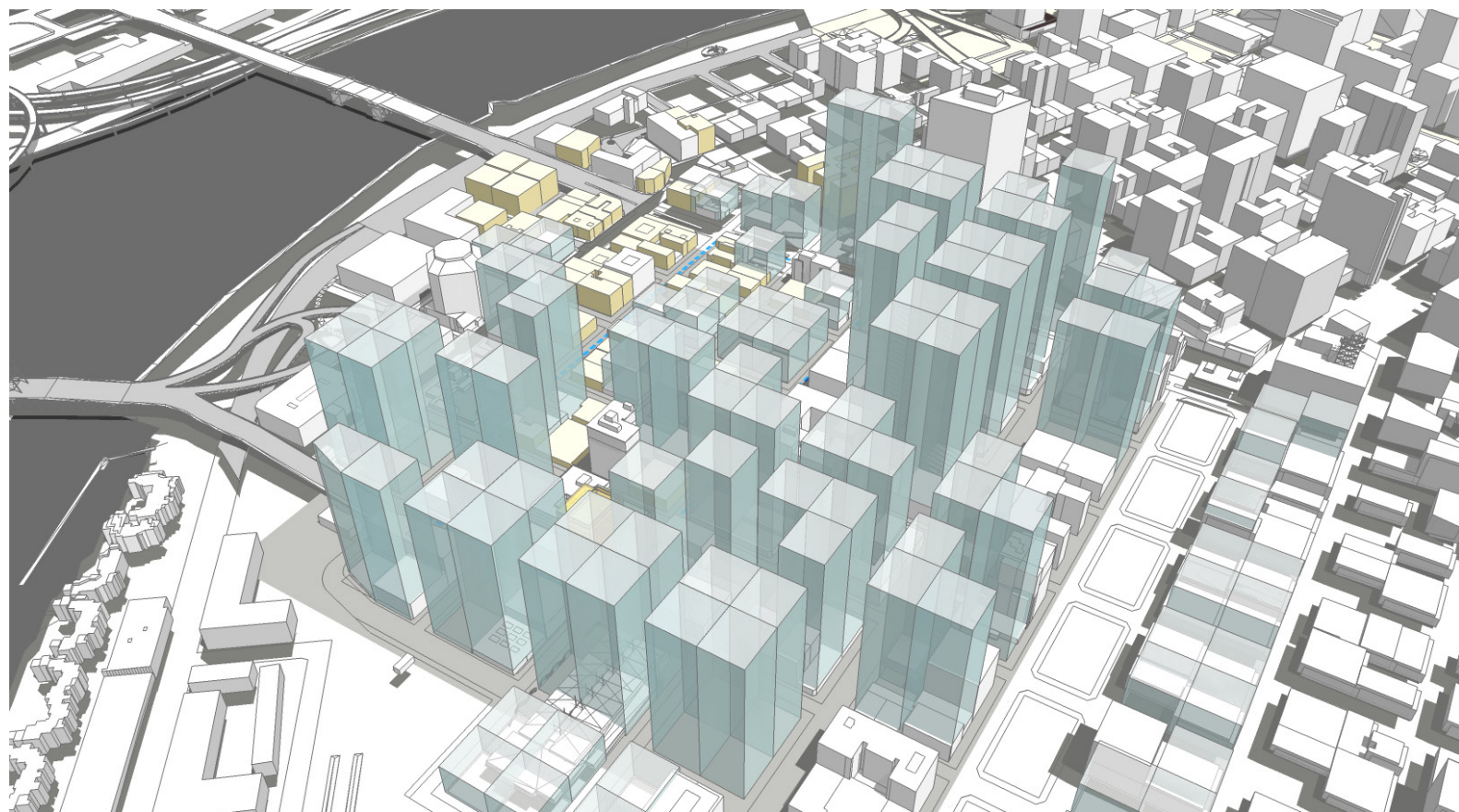
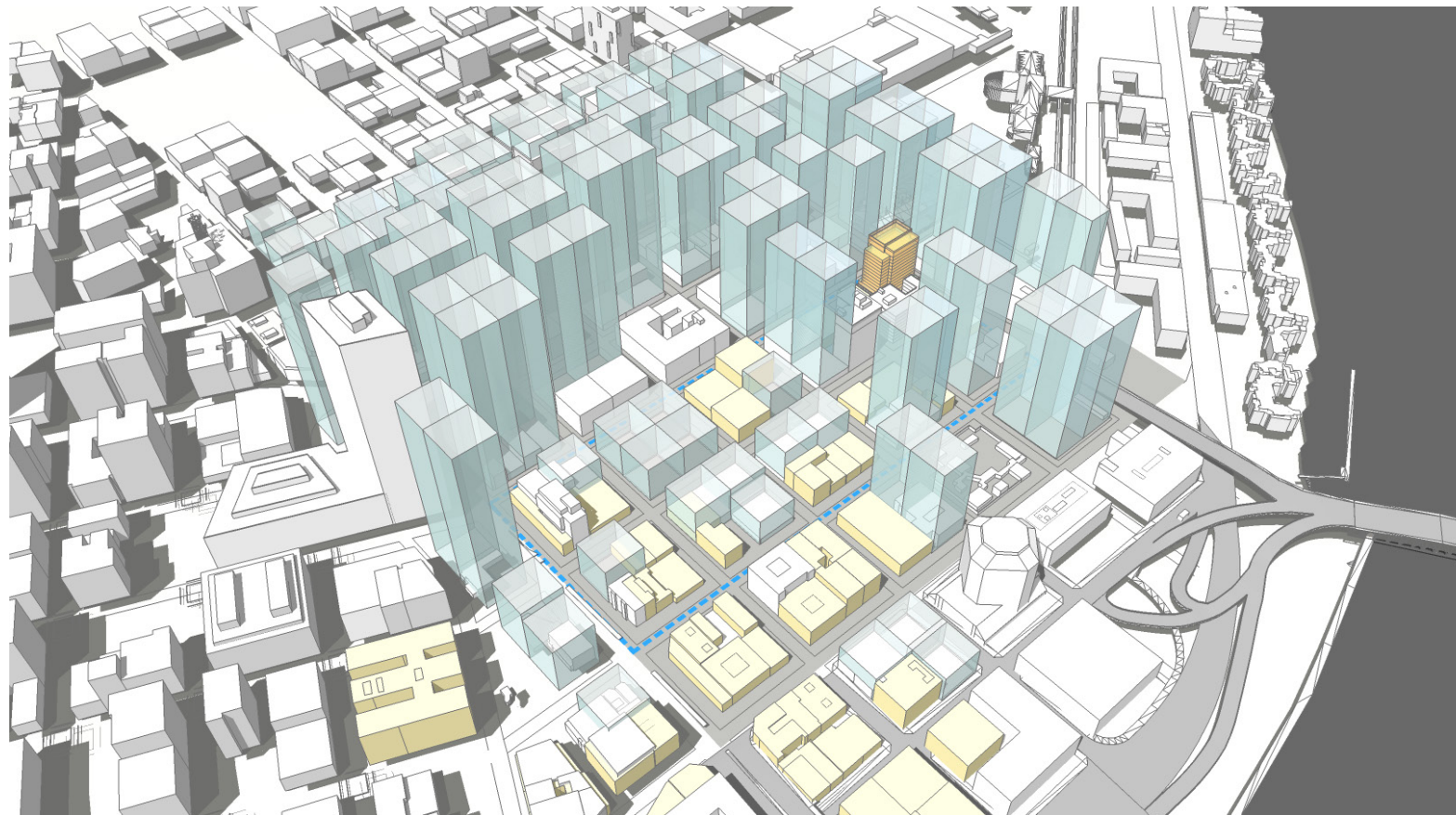
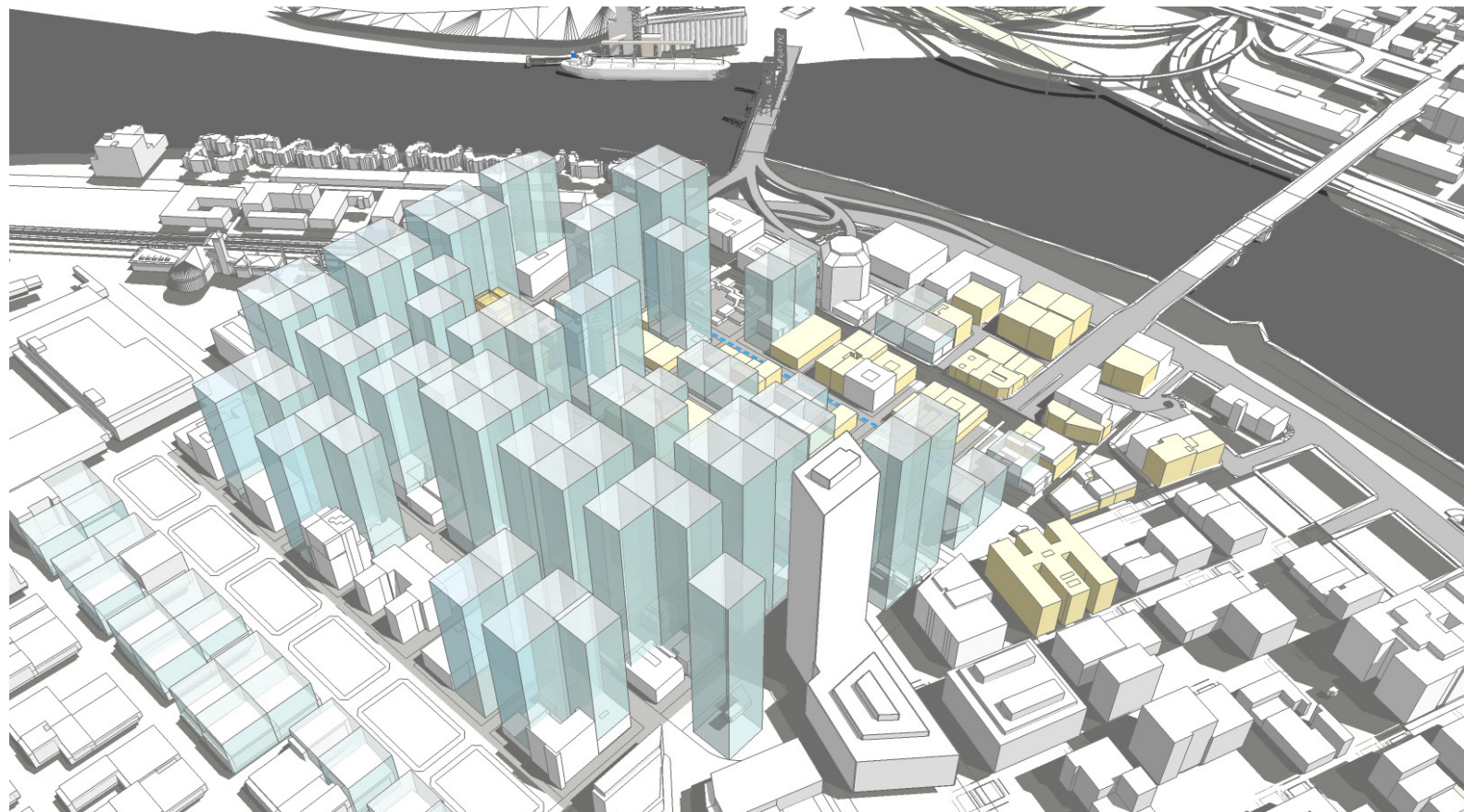


FLOOR AREA RATIO (PLUS 3:1 RESIDENTIAL BONUS)







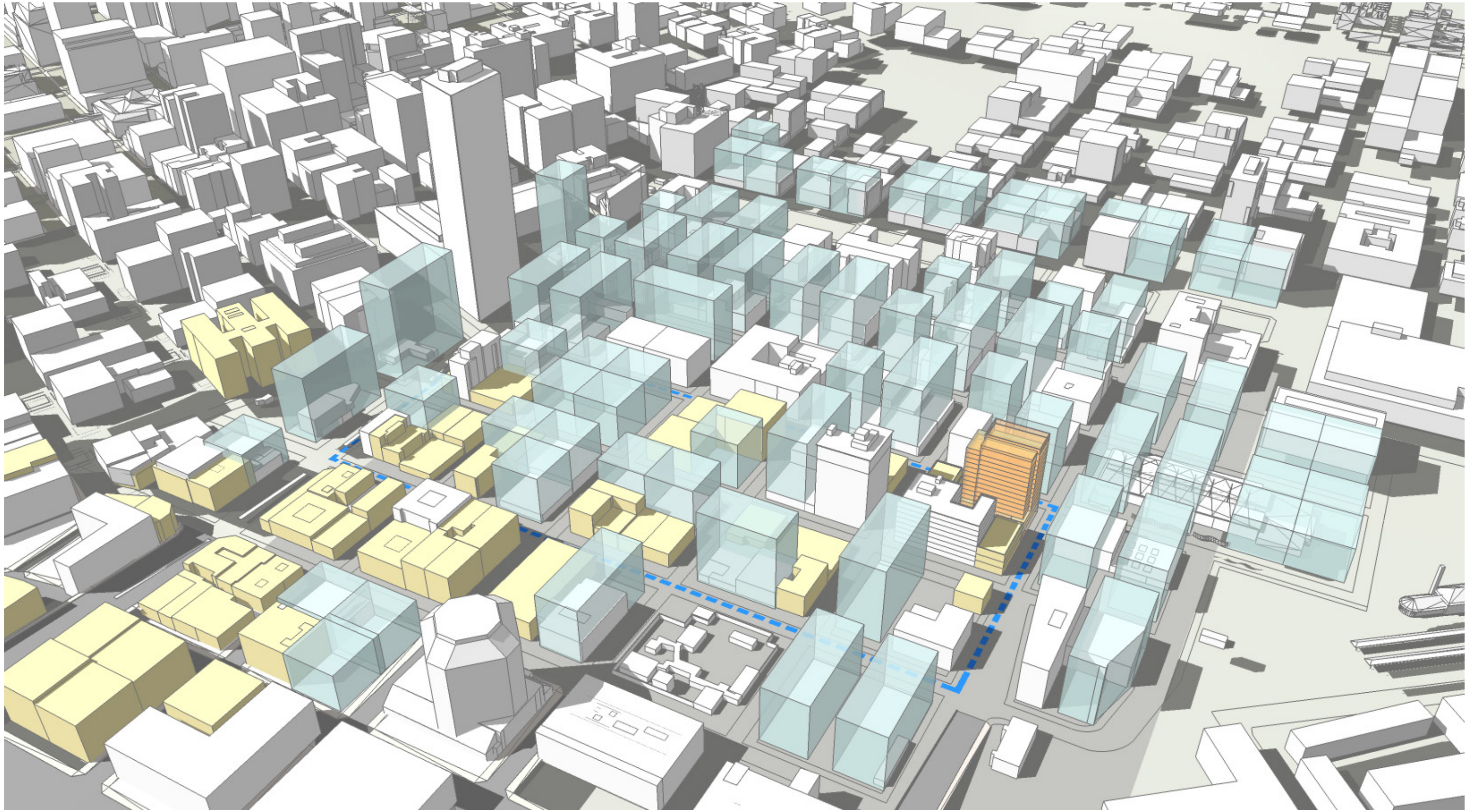


Ankrom Moisan

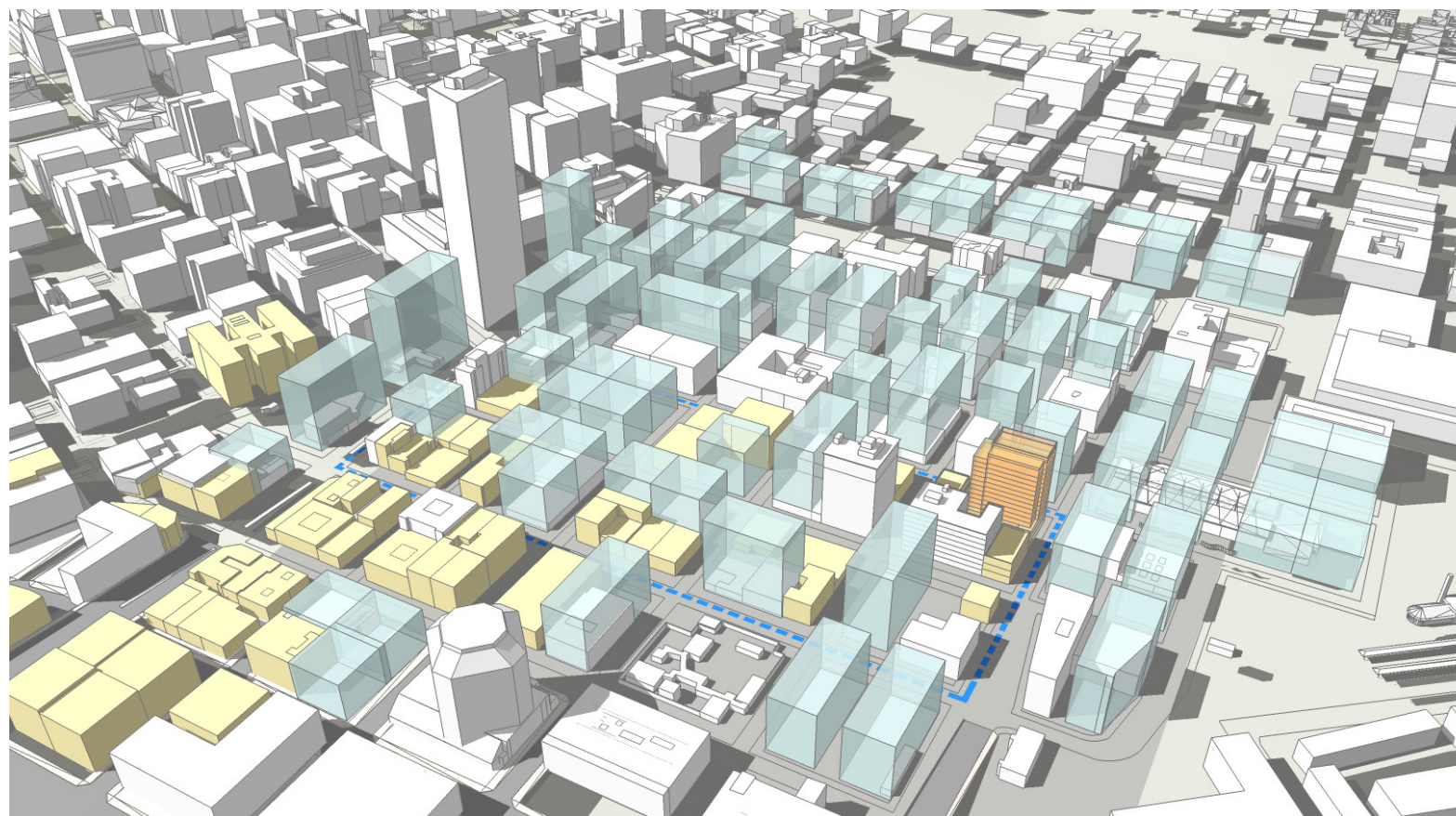
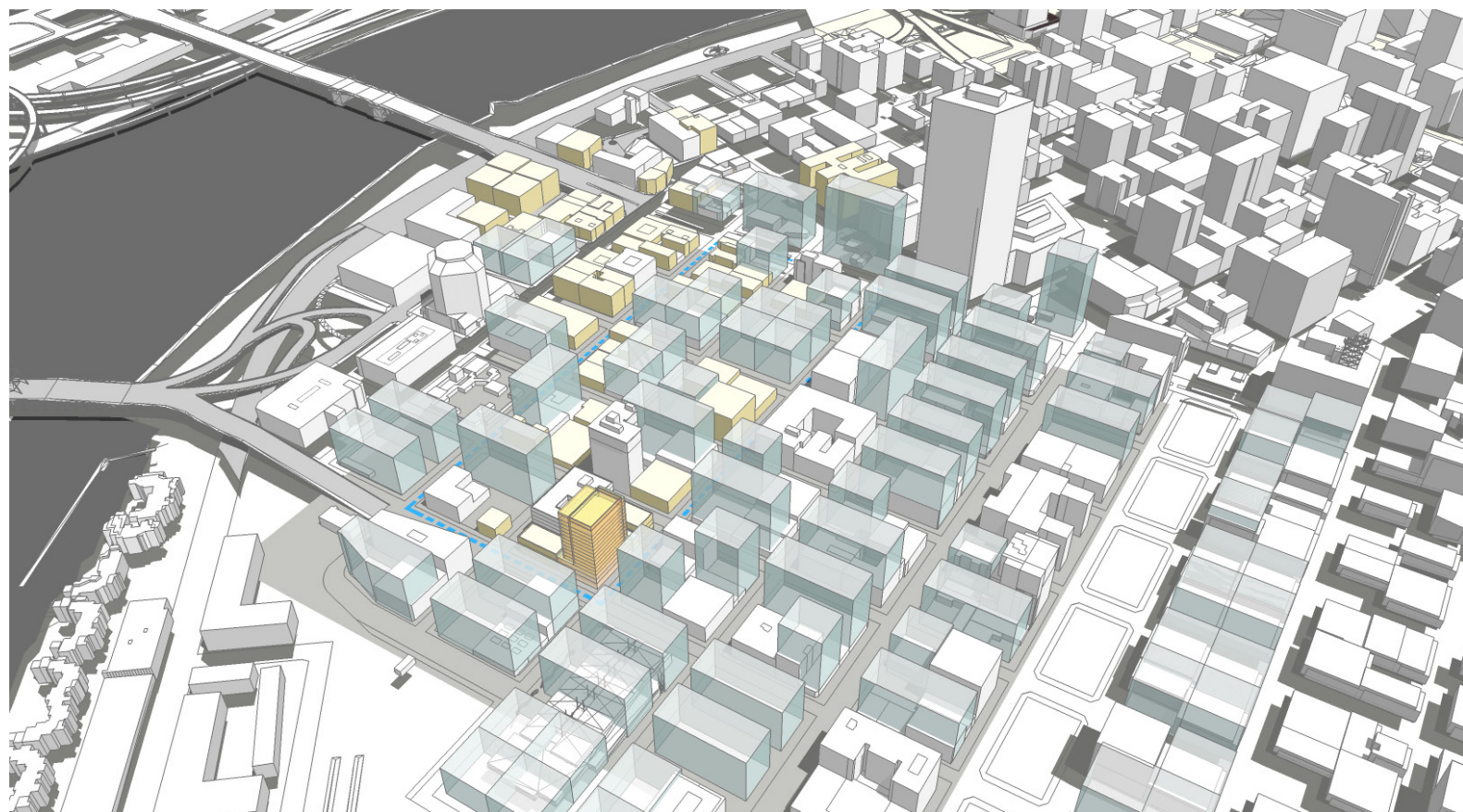
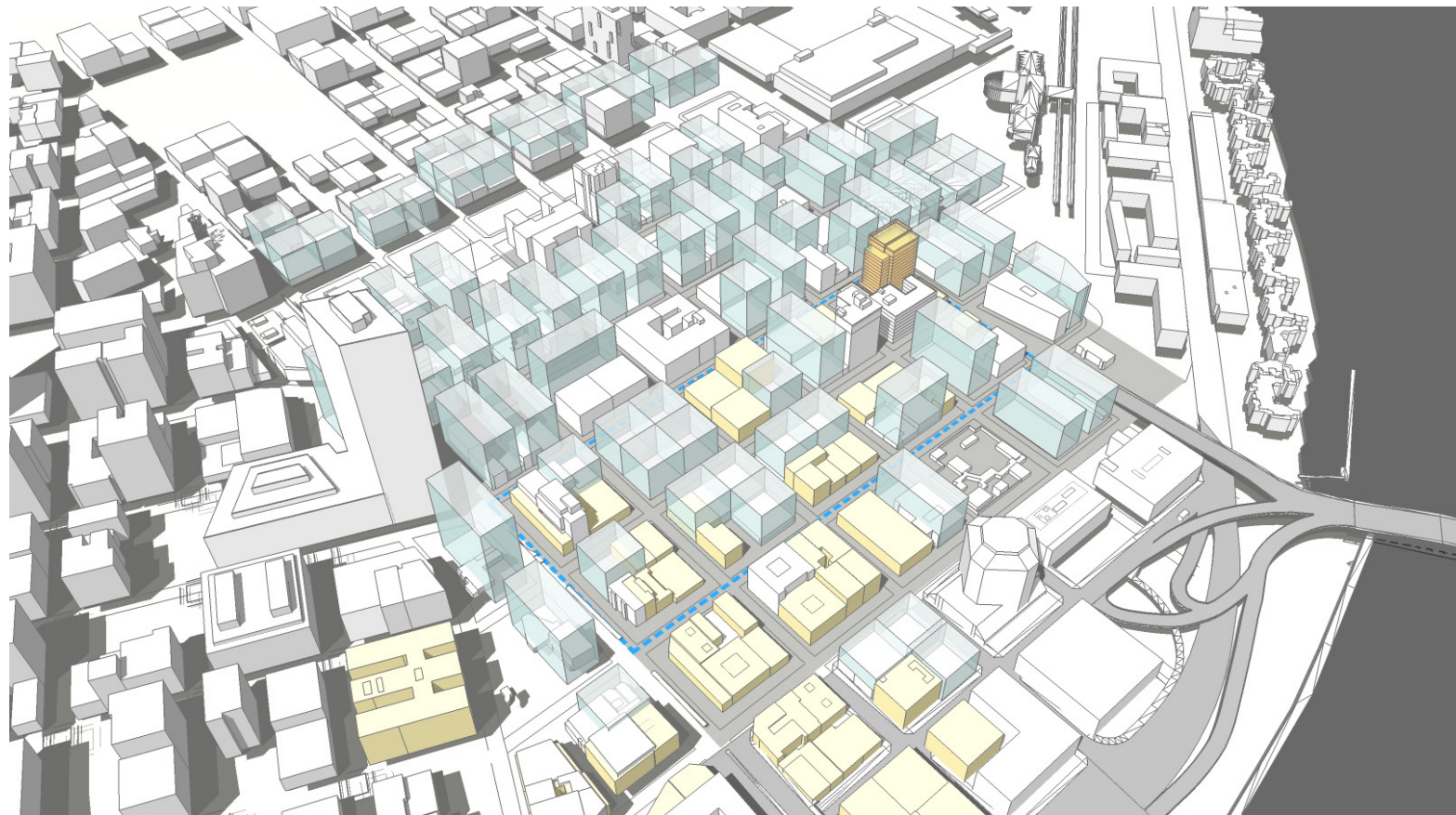
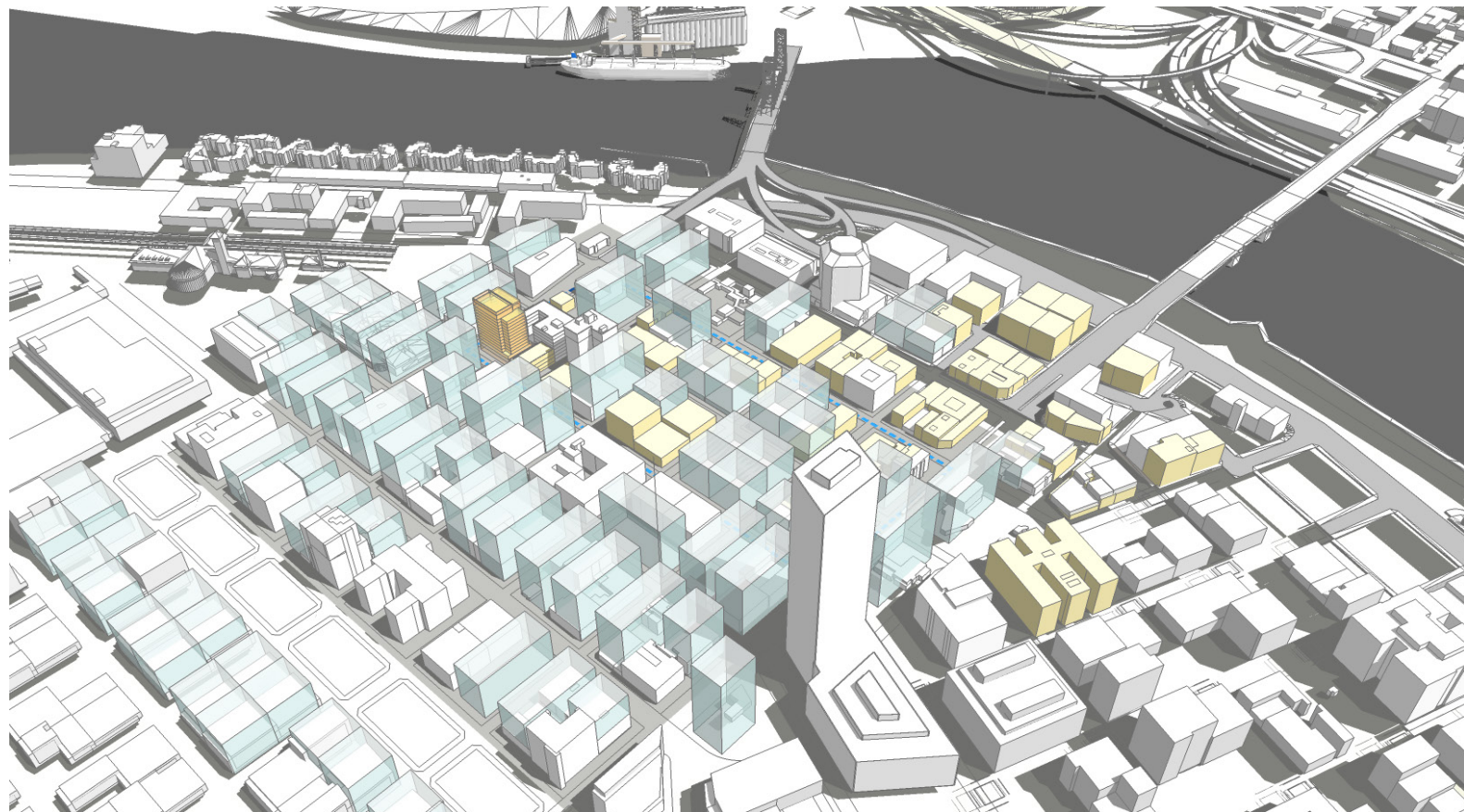
**NEW OMNI | 430 & 416 NW FIFTH AVENUE, PORTLAND OR**  
 DESIGN ADVICE REVIEW APPLICATION | JUNE 13TH, 2017

**ZONING CONTEXT | MAXIMUM HEIGHT** 19

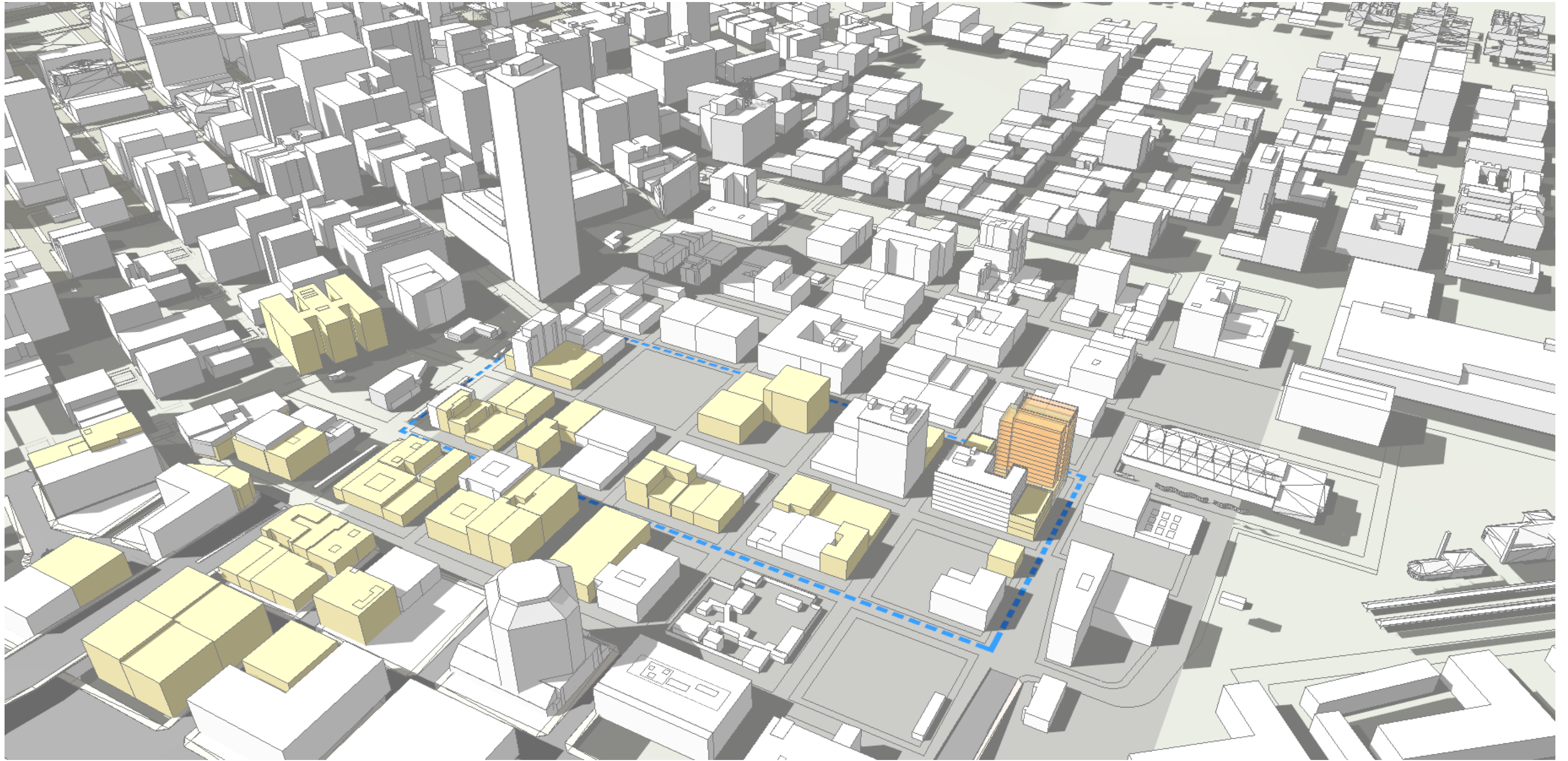




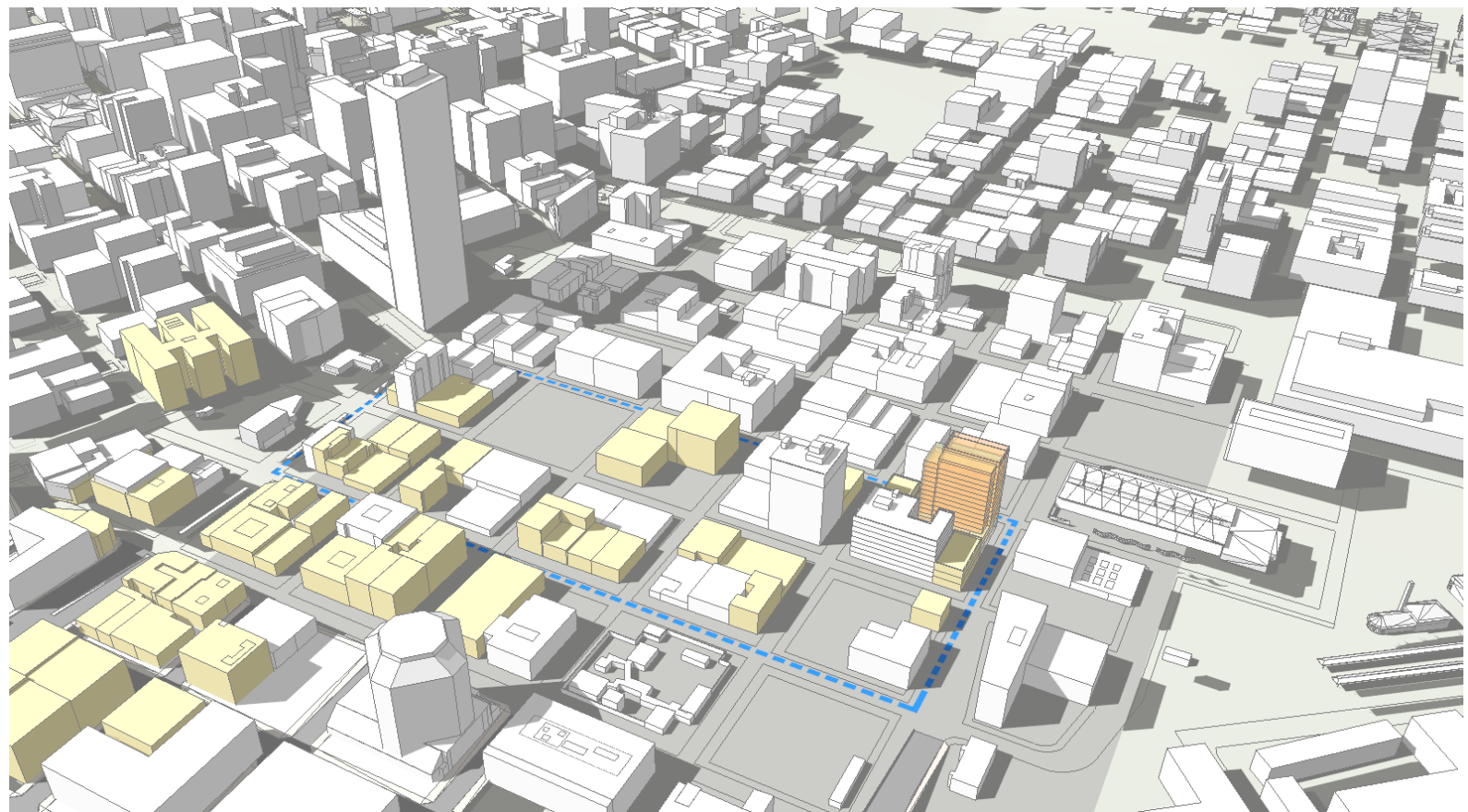
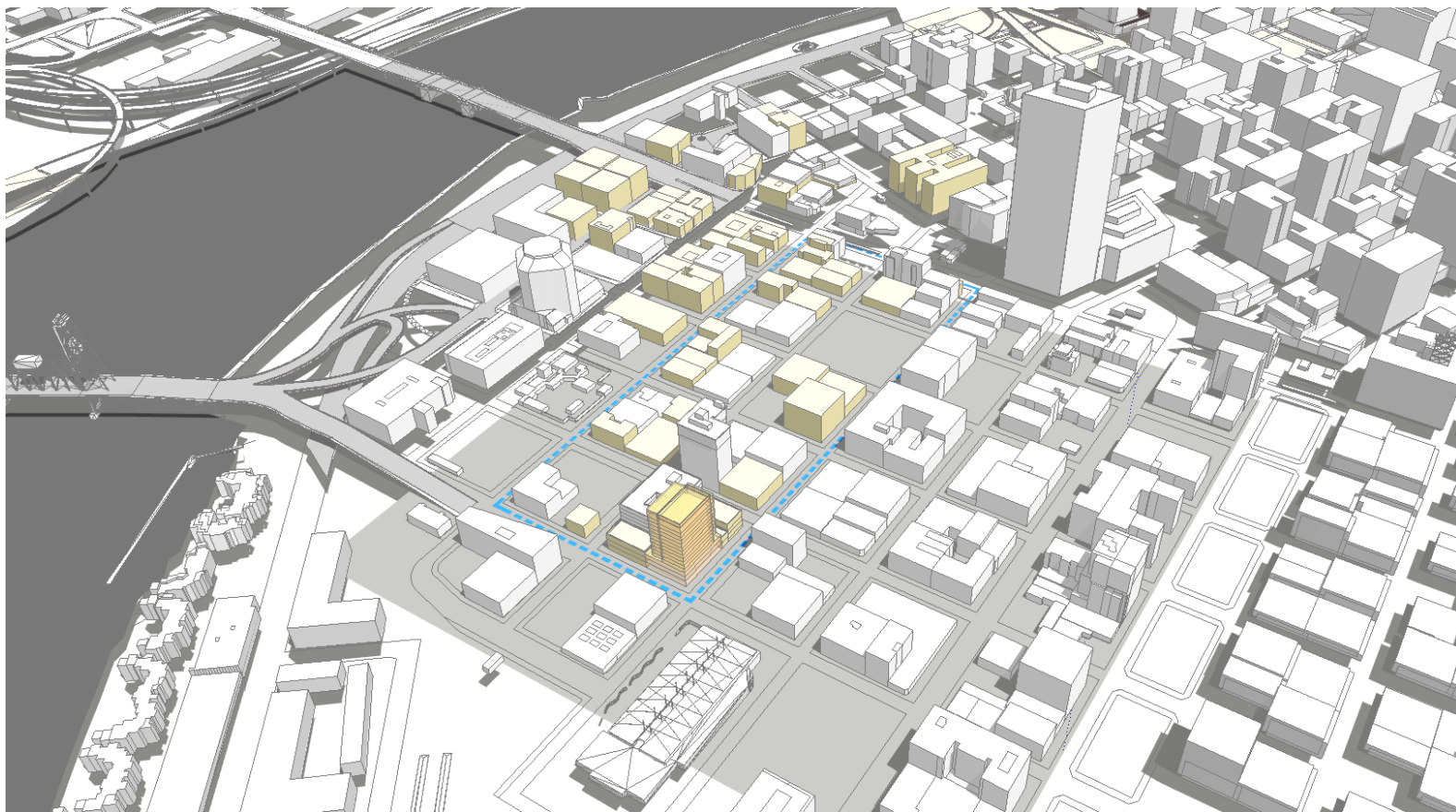
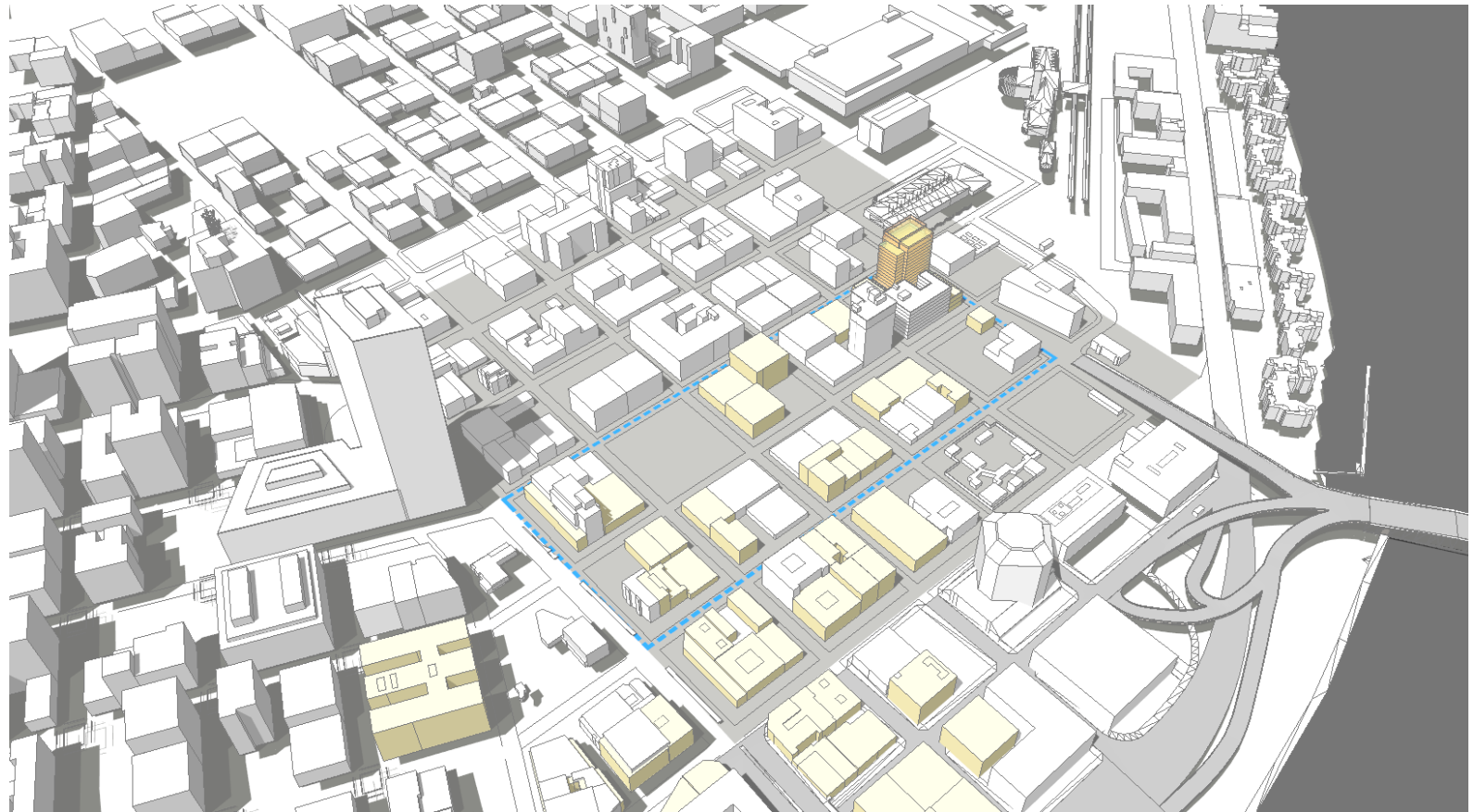




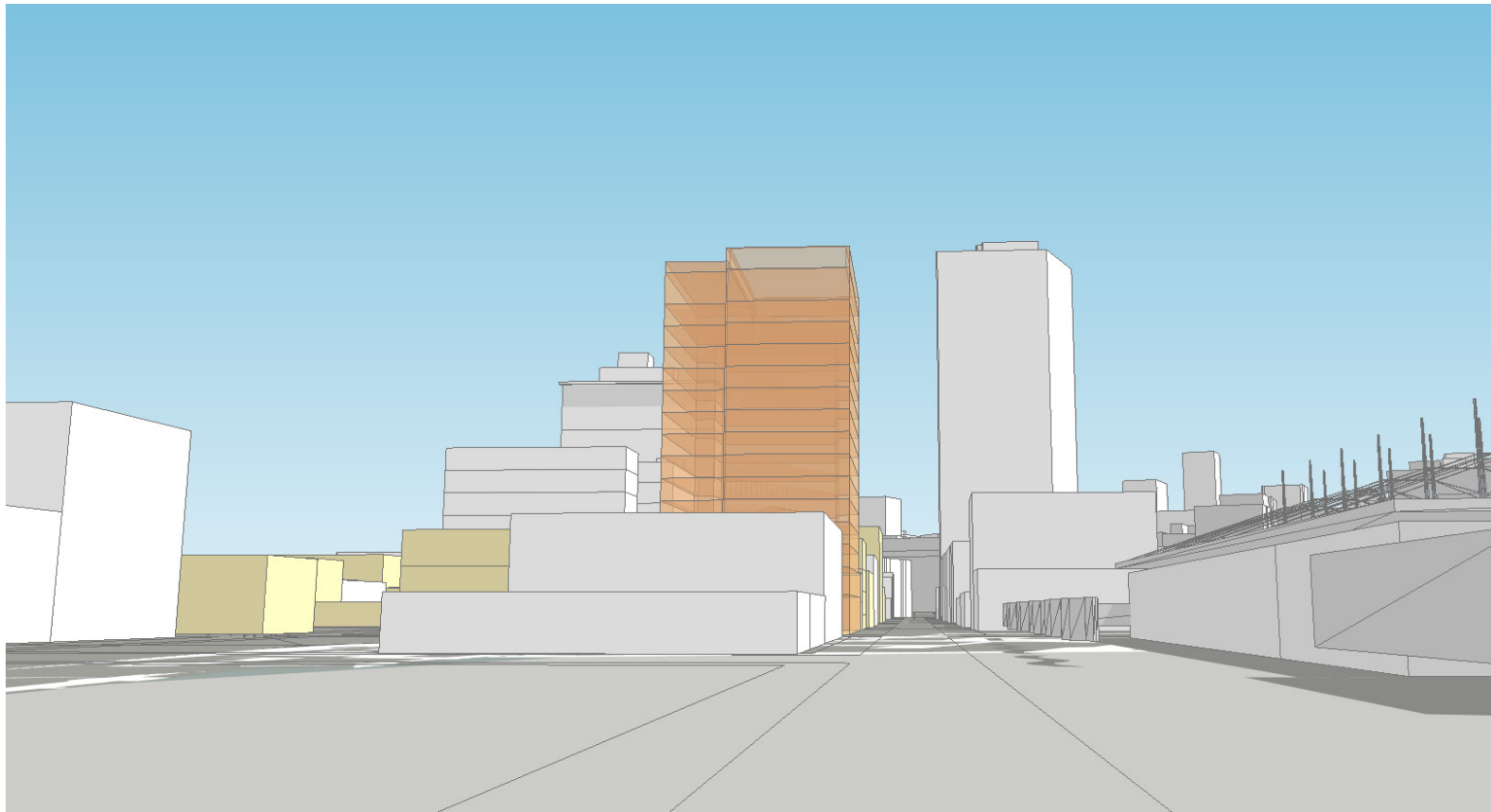
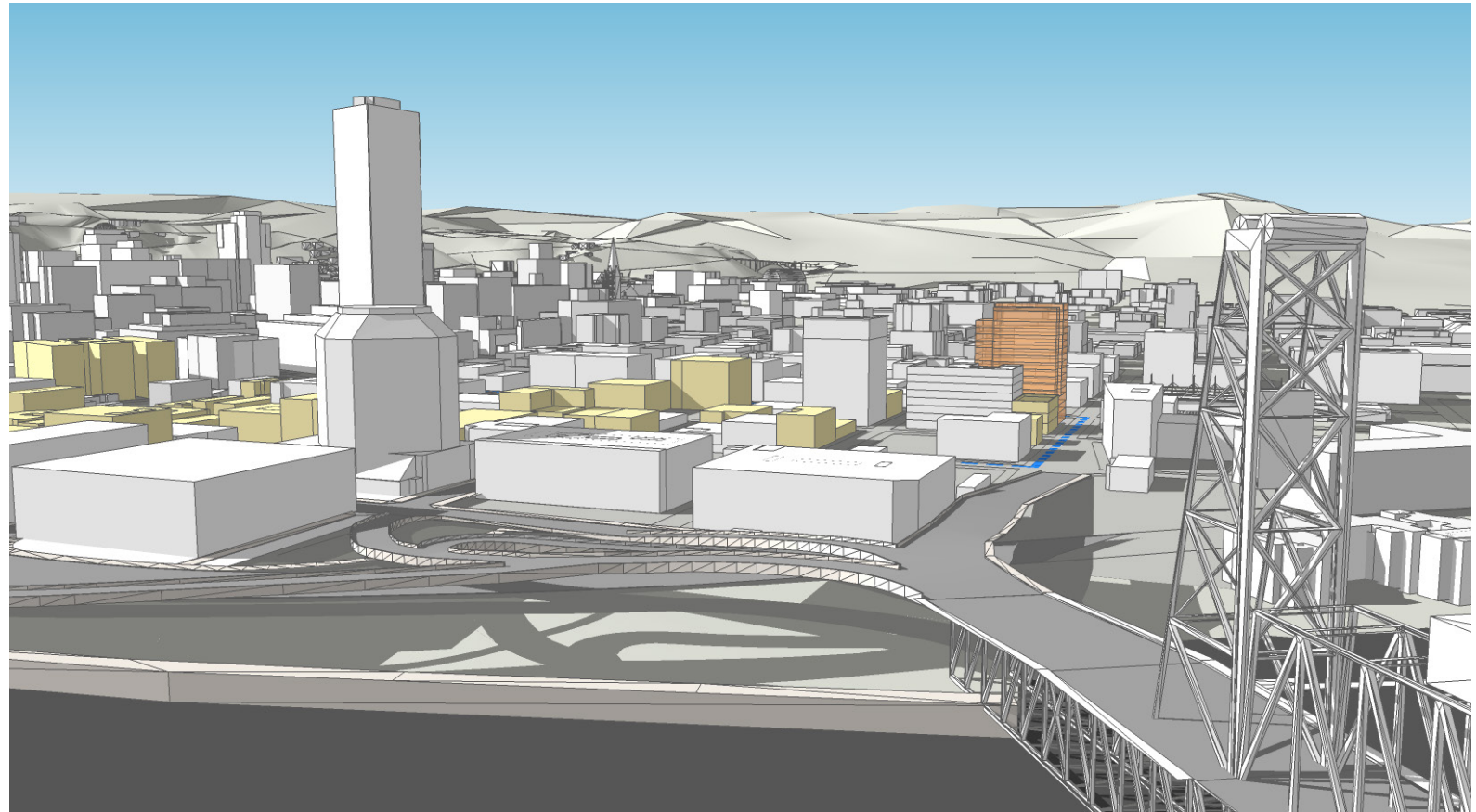
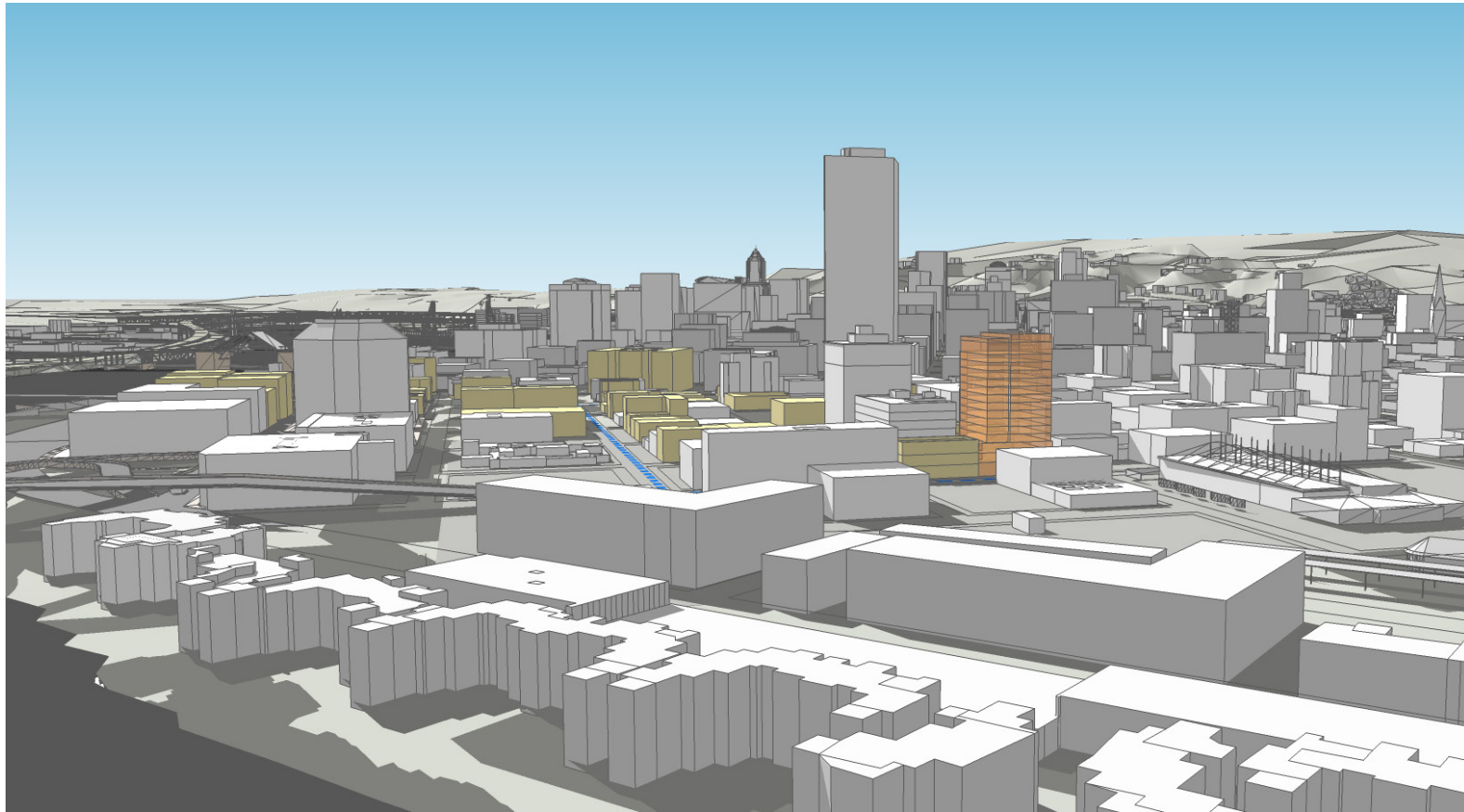




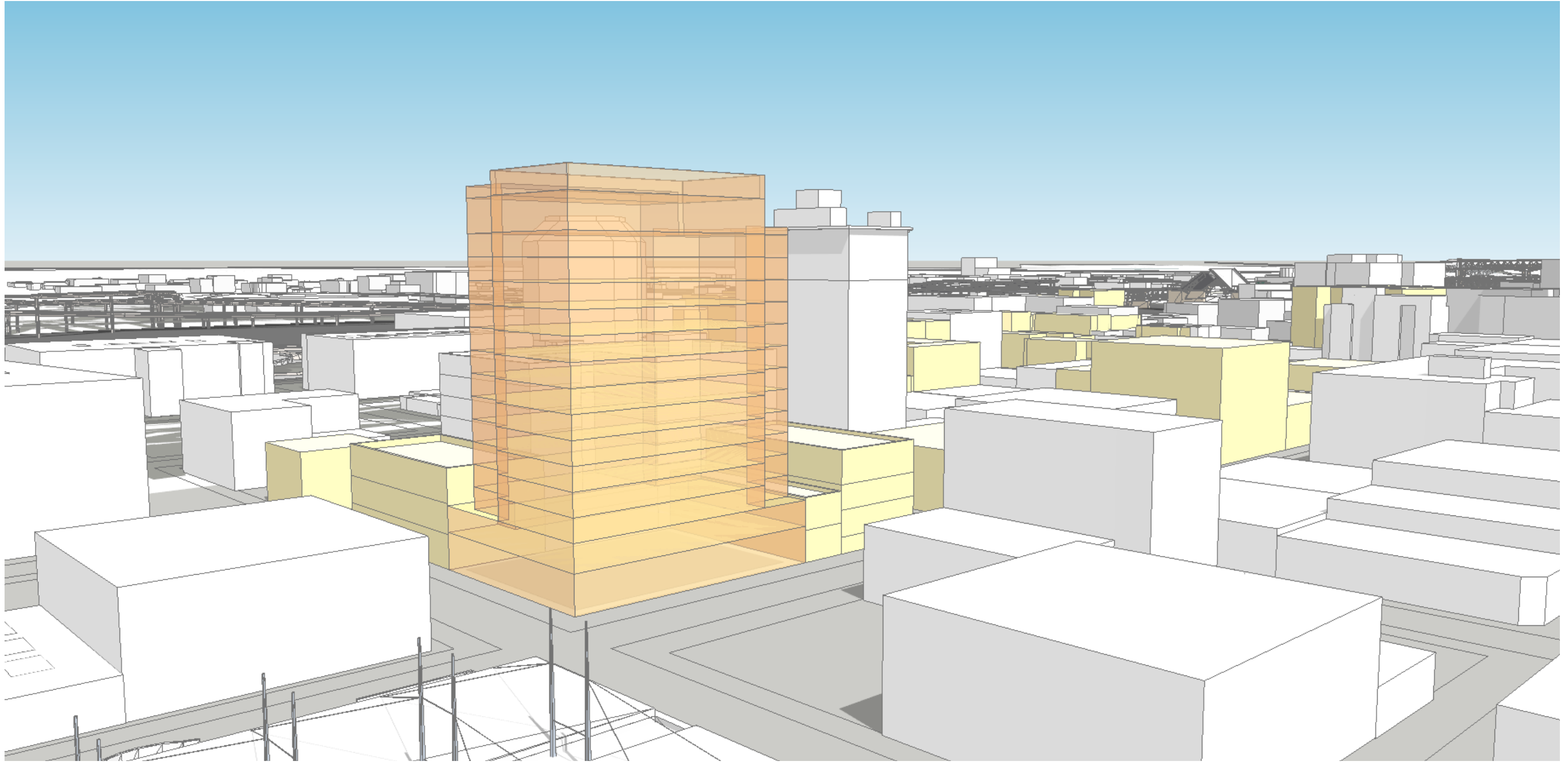
















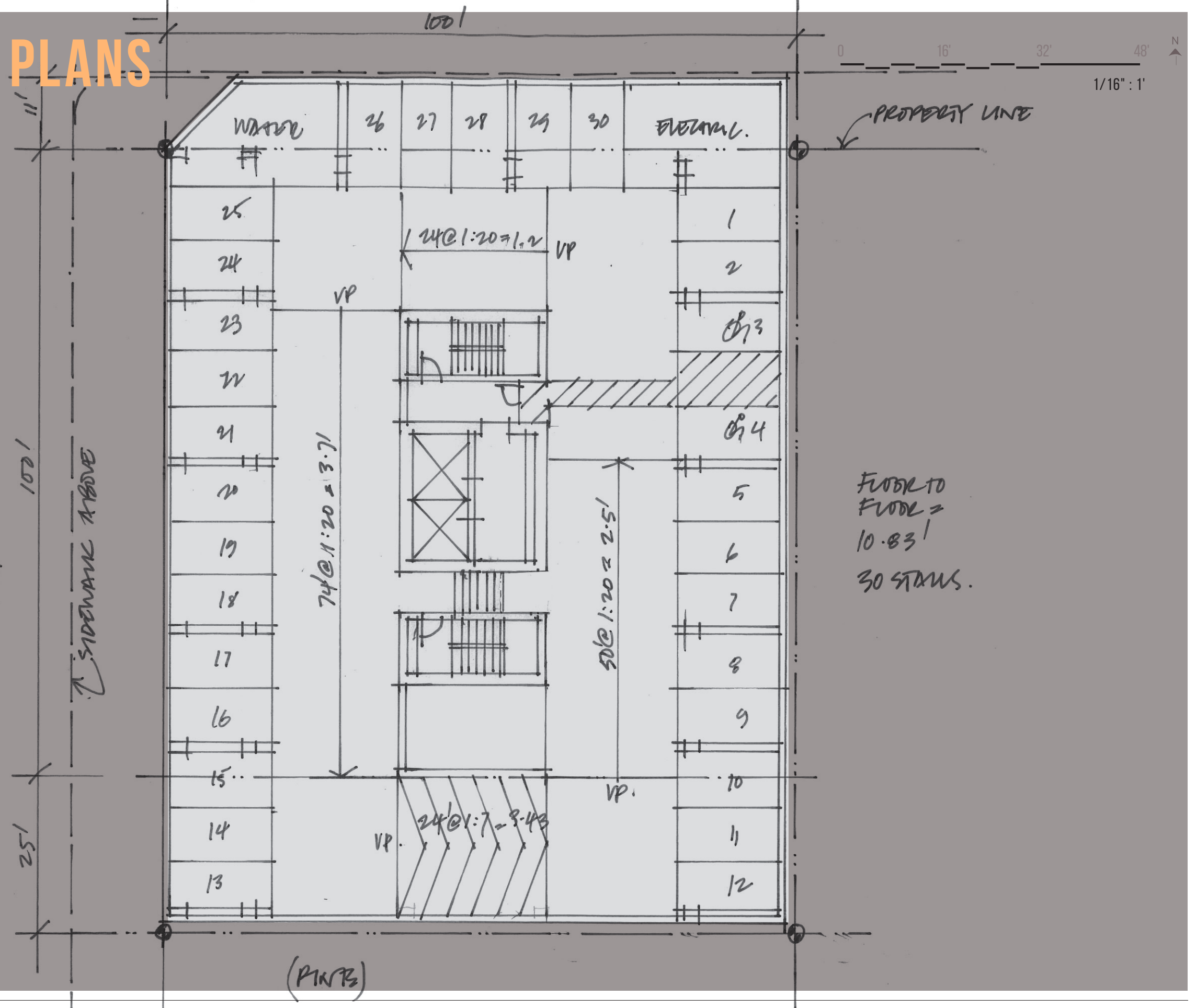
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Image Landsat/Copernicus







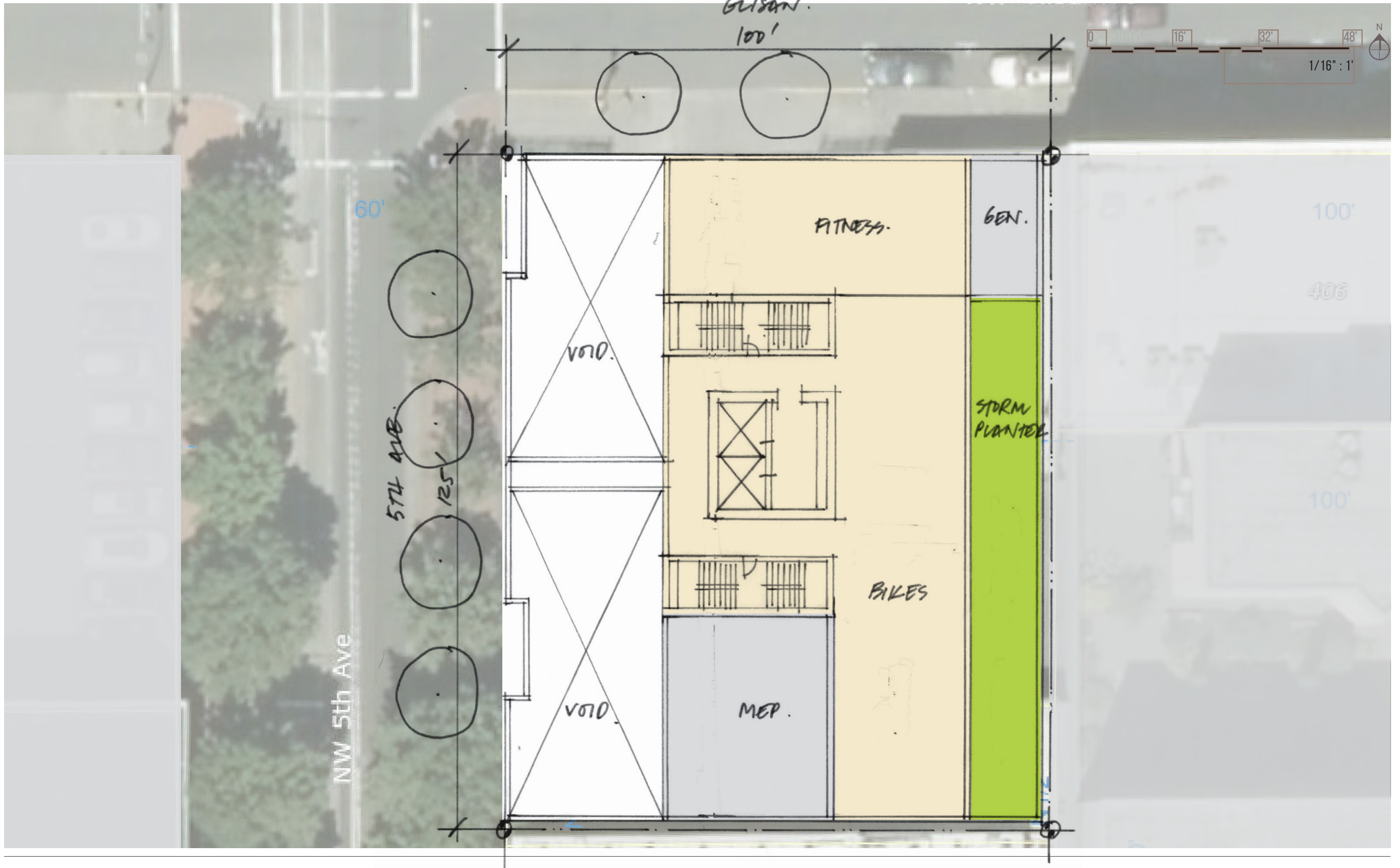
## CONCEPT SKETCH PLANS



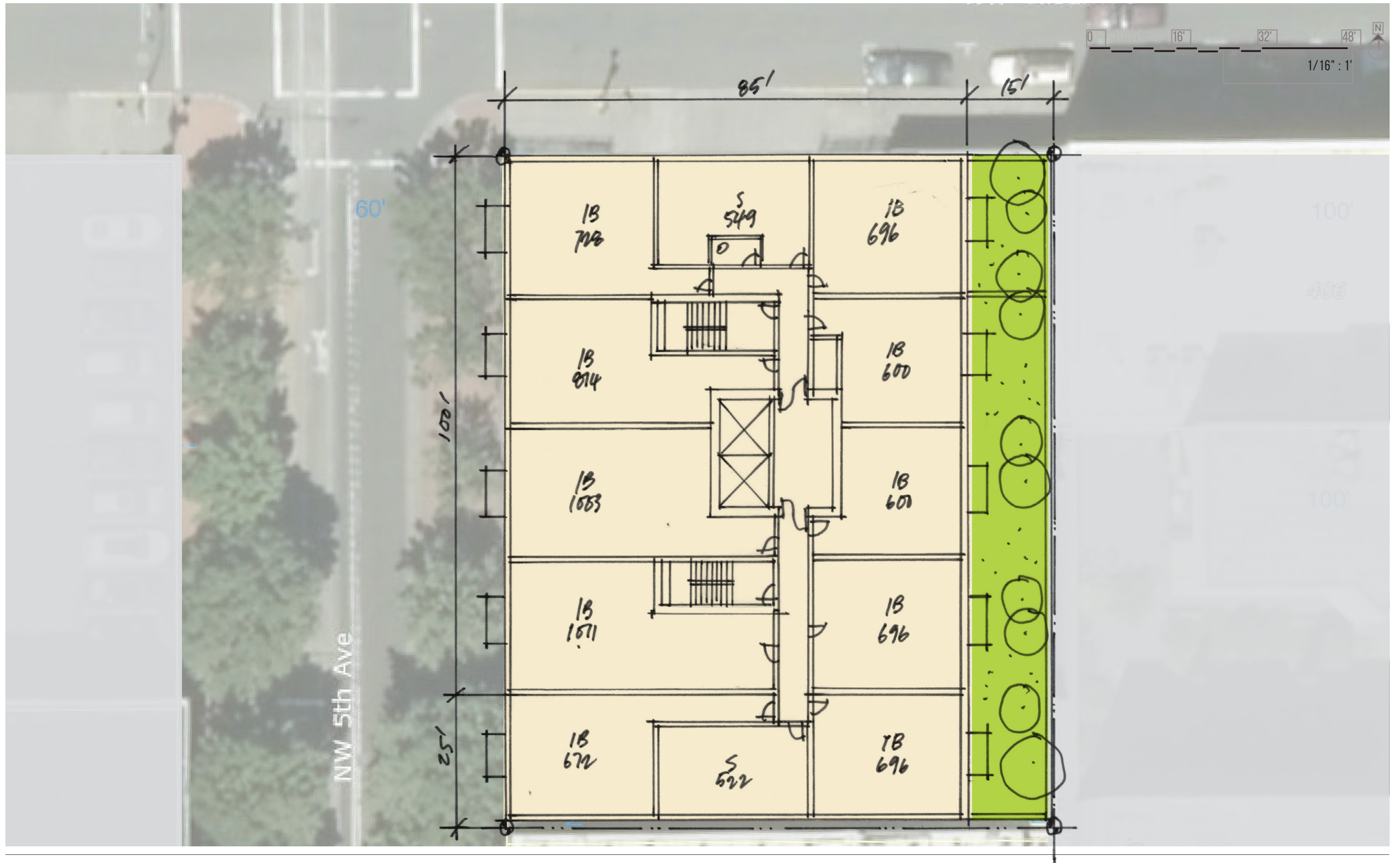




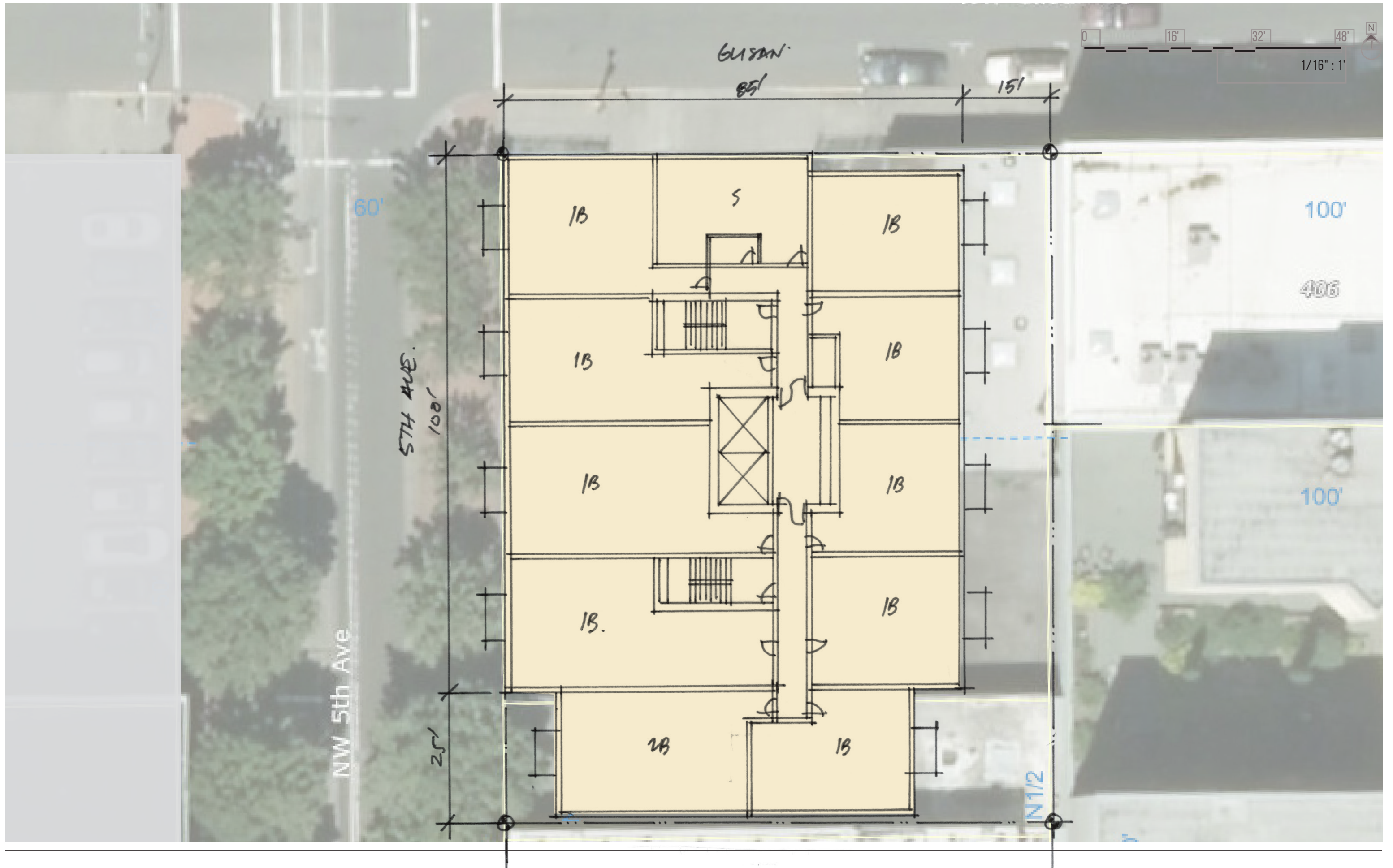




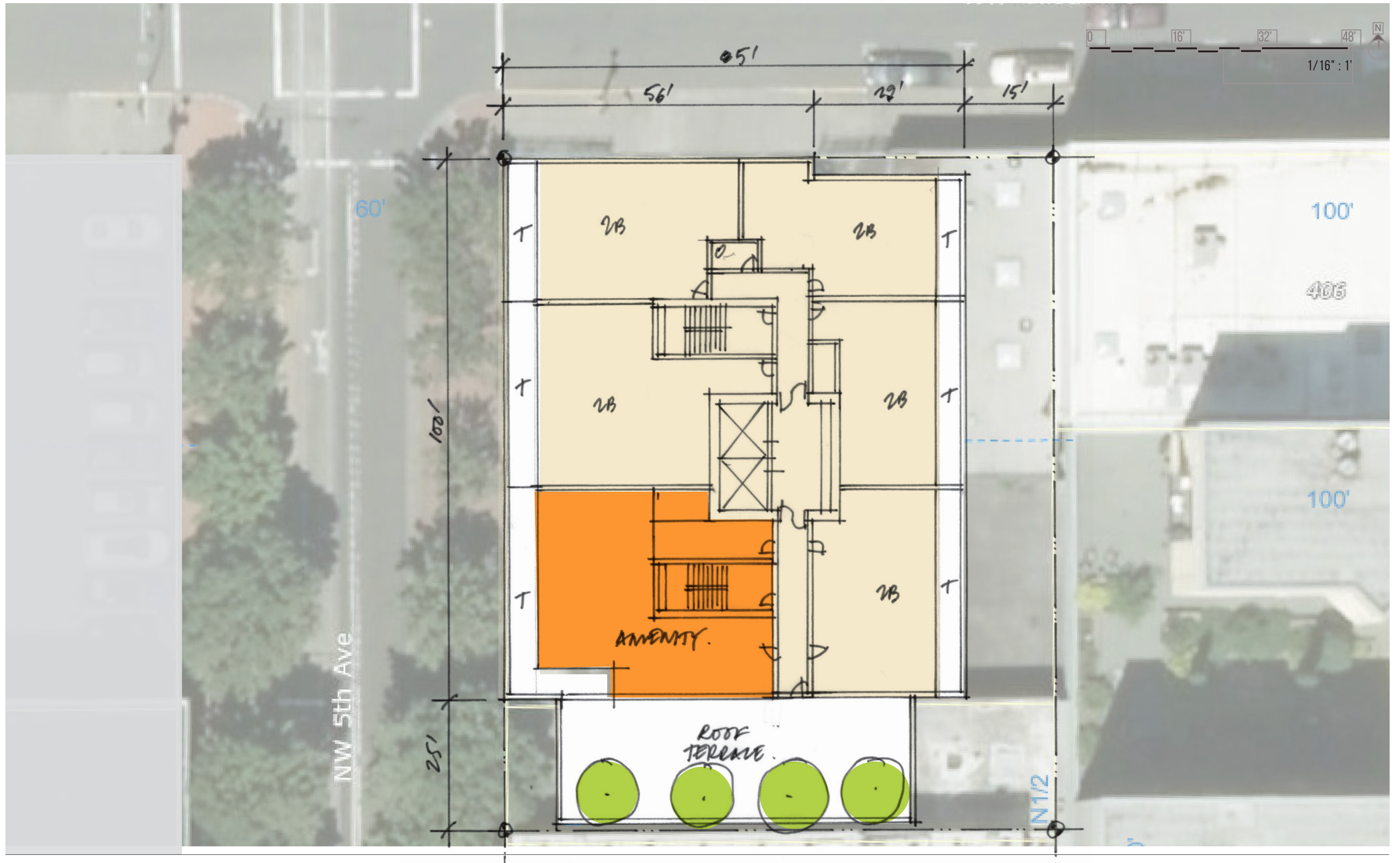




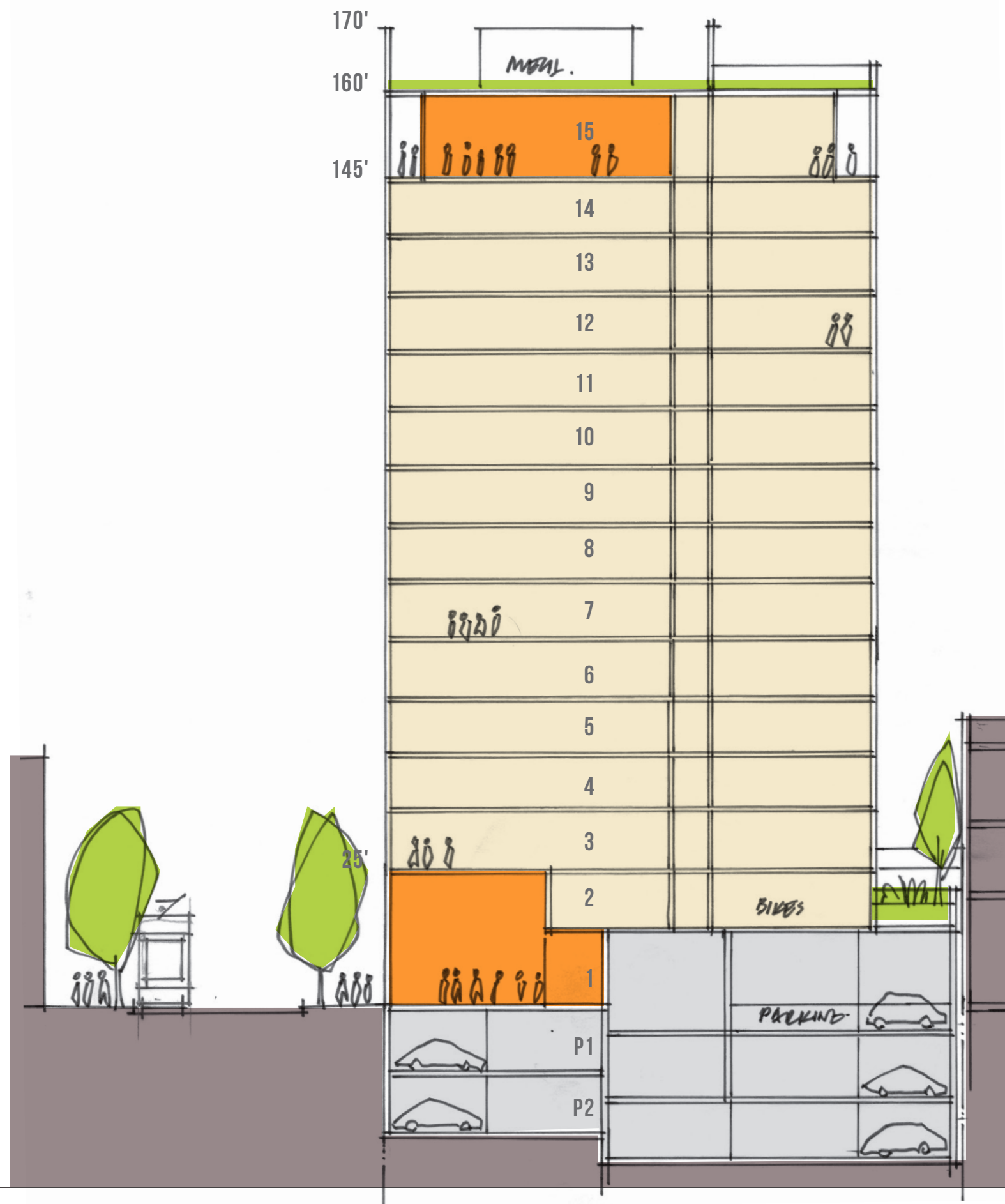








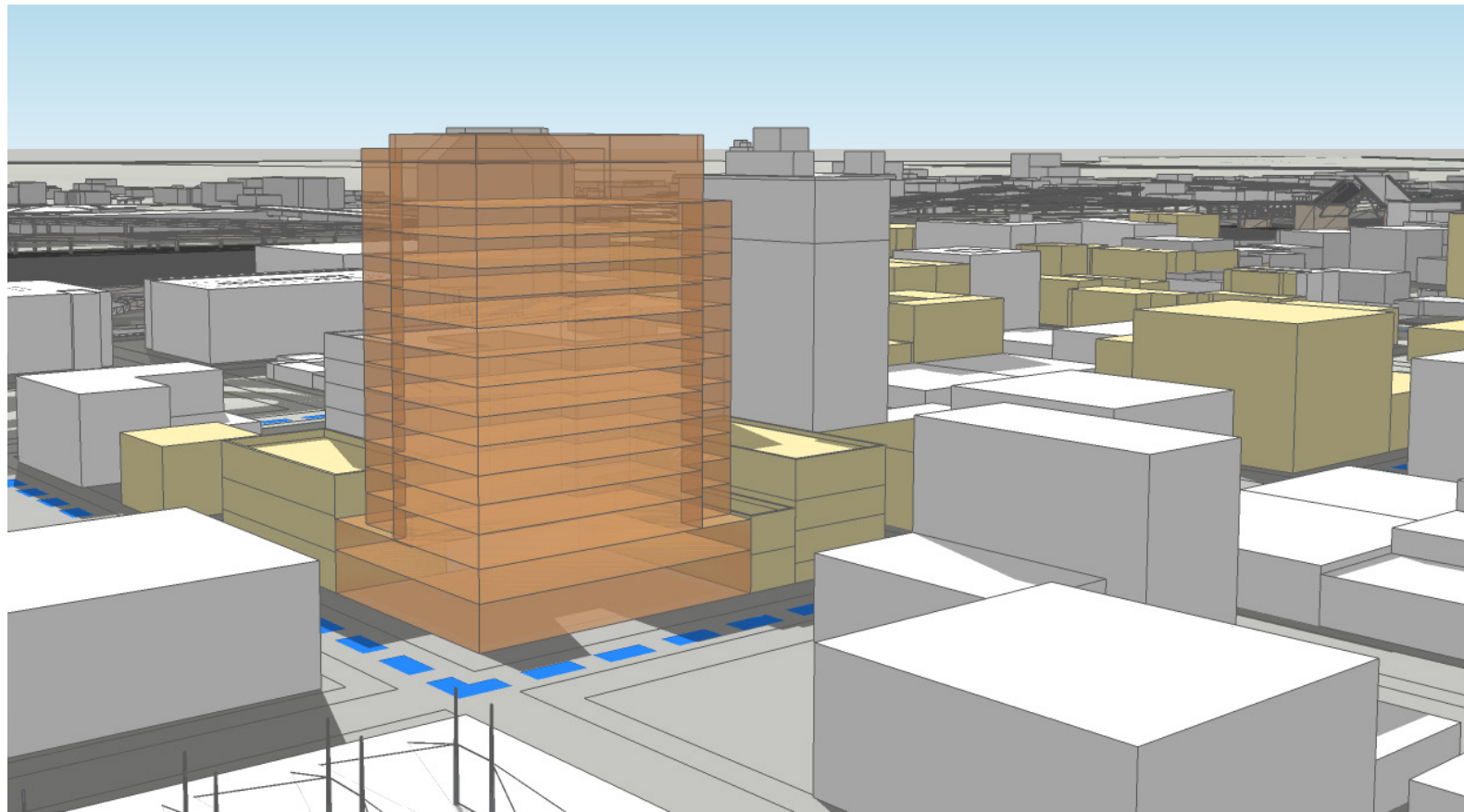




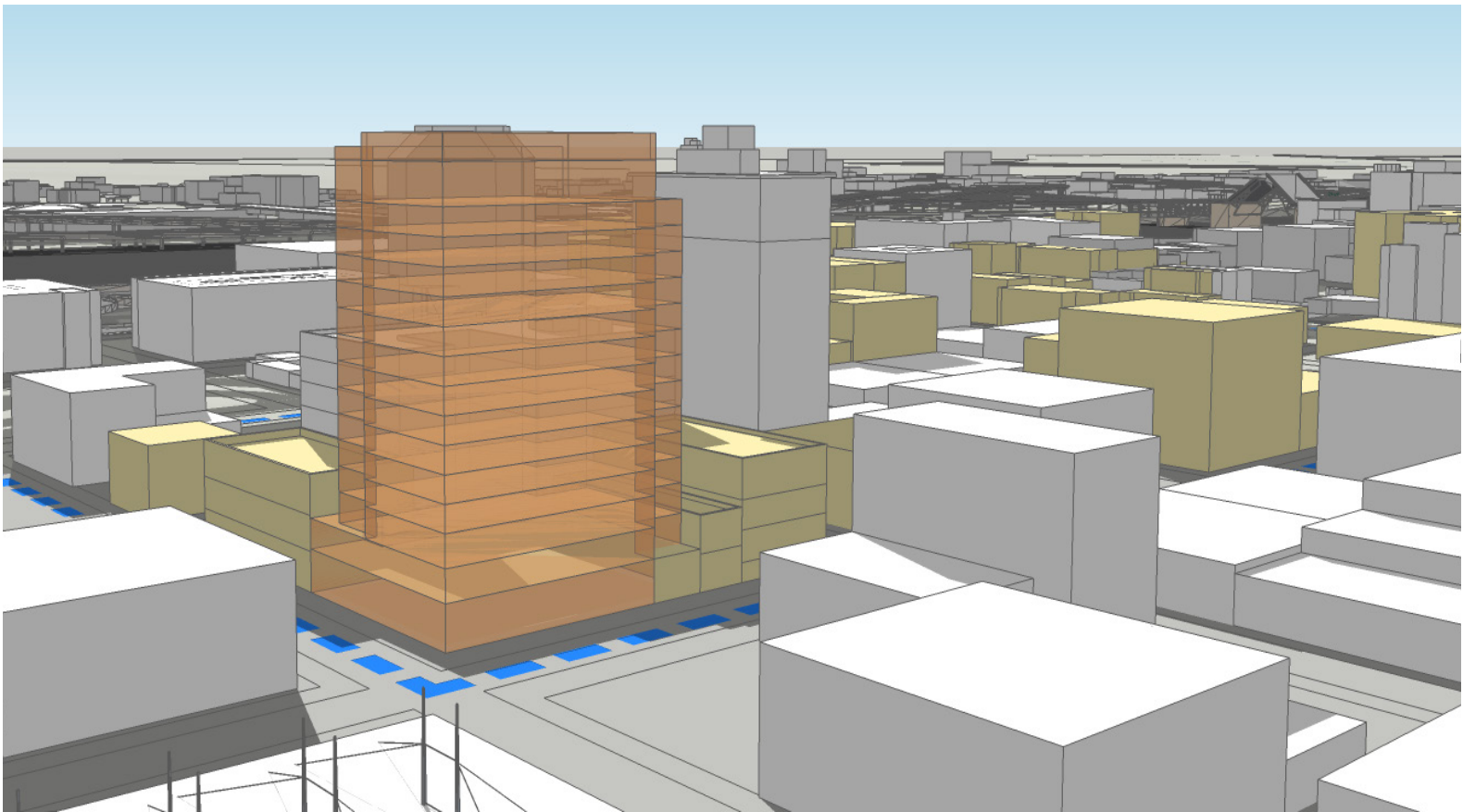








ALTERNATE 1 | OMNI DEMO



ALTERNATE 2 | OMNI FACADE RETAINED





ALTERNATE 1 | OMNI DEMO (WITH TREES)



ALTERNATE 2 | OMNI FACADE RETAINED (WITHOUT TREES)





ALTERNATE 2 | OMNI FACADE RETAINED (WITHOUT TREES)







