



416-430 NW 5TH AVE
DESIGN ADVICE REVIEW #2

DEC 4TH 2017 REV1



Ankrom Moisan

REDEVELOPMENT SITE

OMNI





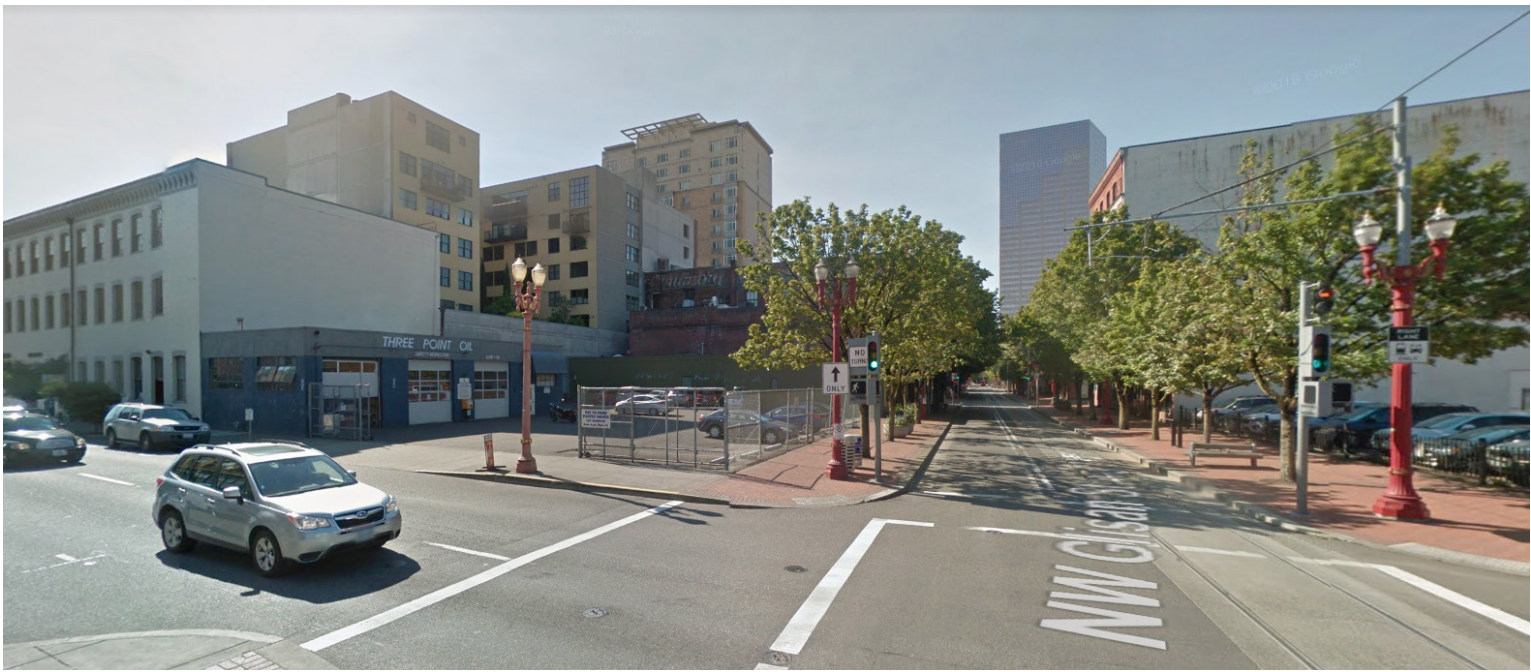
5TH AND GLISAN - LOOKING EAST



4TH AND GLISAN - LOOKING WEST



5TH AND FLANDERS - LOOKING NORTH



5TH AND GLISAN - LOOKING SOUTH

EXISTING OMNI BUILDING

NPS Form 10-900-a
(8-88)

OMB Approval No. 1024-0018

**United States Department of the Interior
National Park Service**

National Register of Historic Places Continuation Sheet

Section number 7 Page 68

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

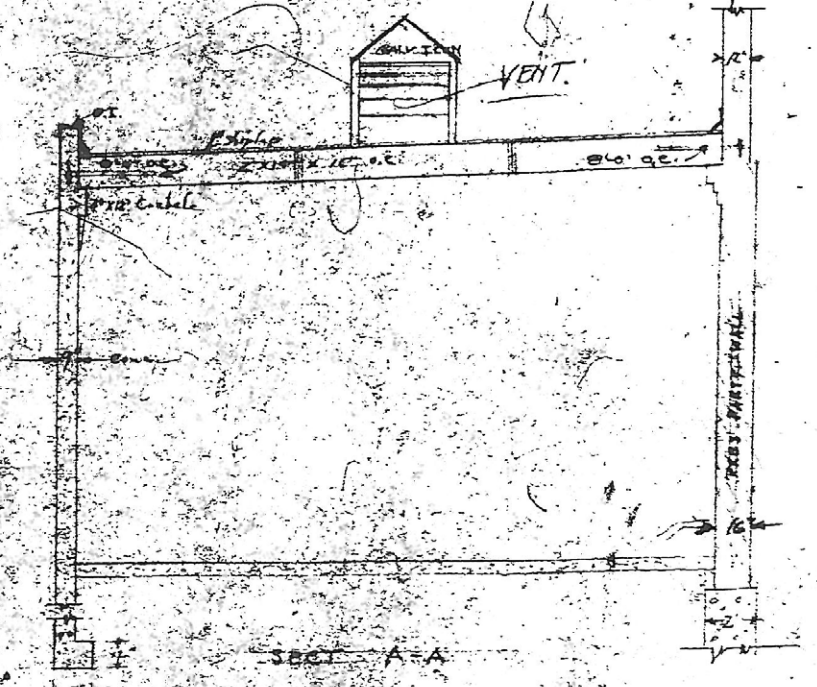
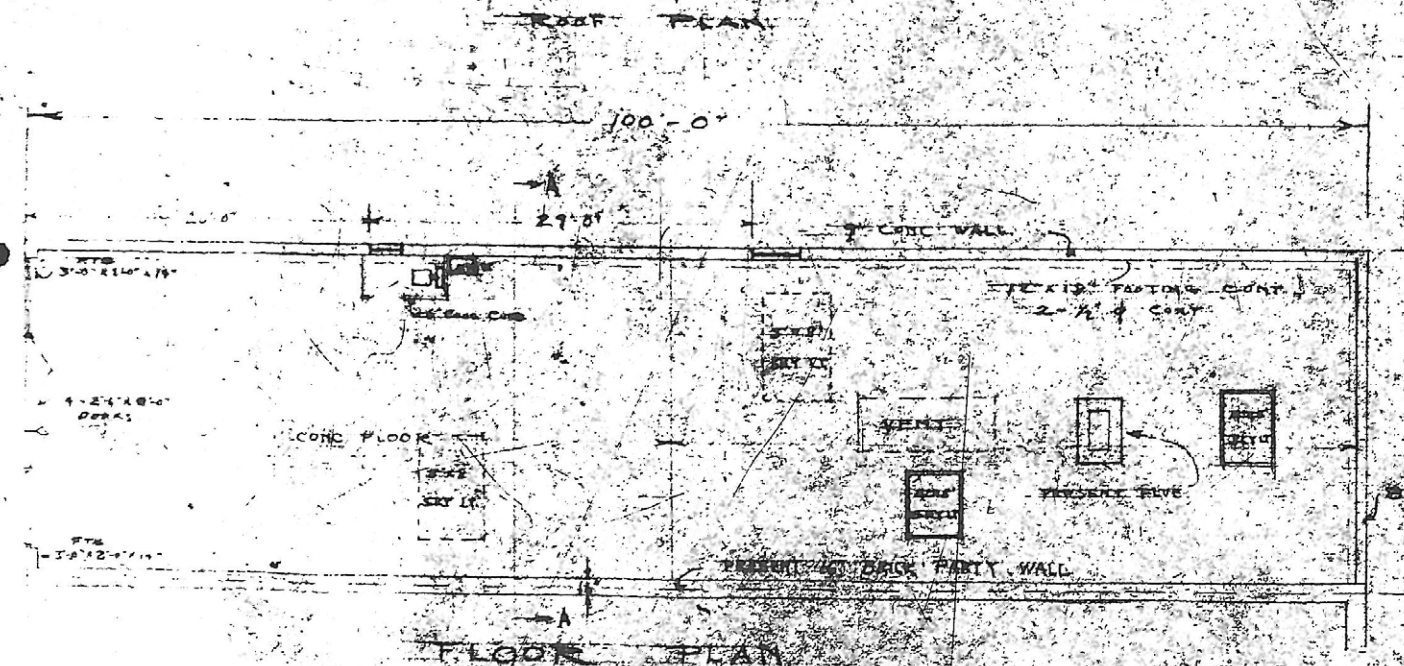
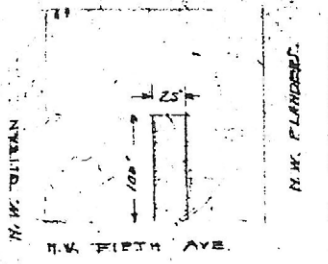
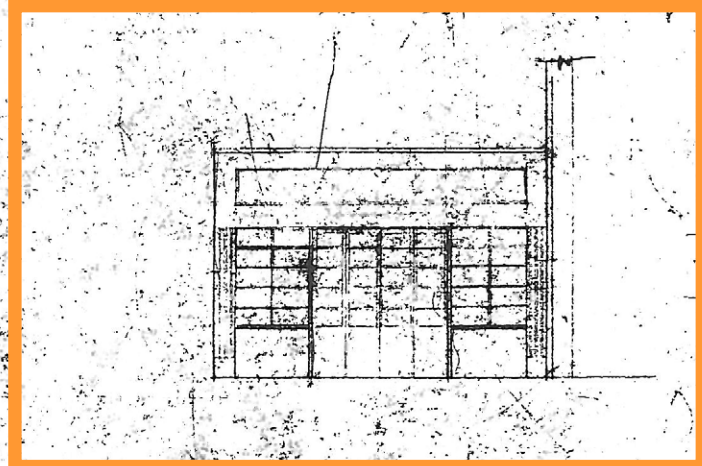
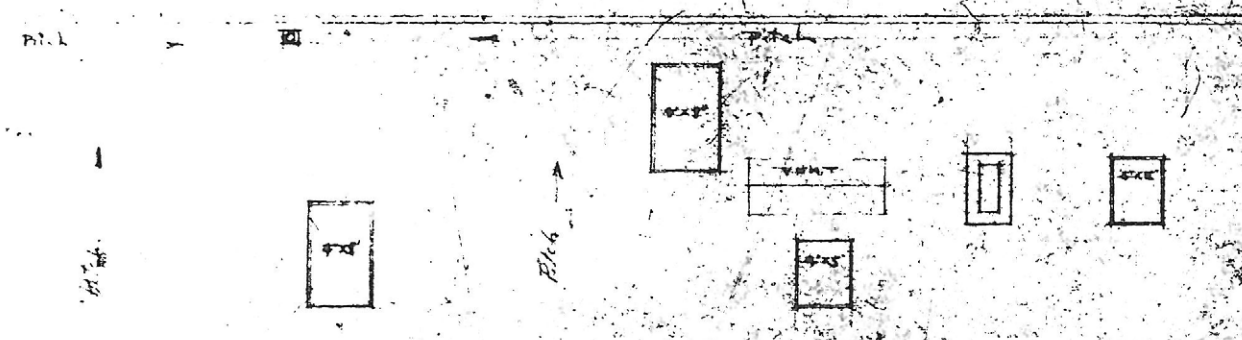
PORTLAND, OREGON 97204

5 OF 29

NORTH AND WEST ELEVATION

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





2'-0" x 4'-0" C.
3'-0" x 4'-0" C.
2'-0" x 4'-0" C.
2'-0" x 4'-0" C.

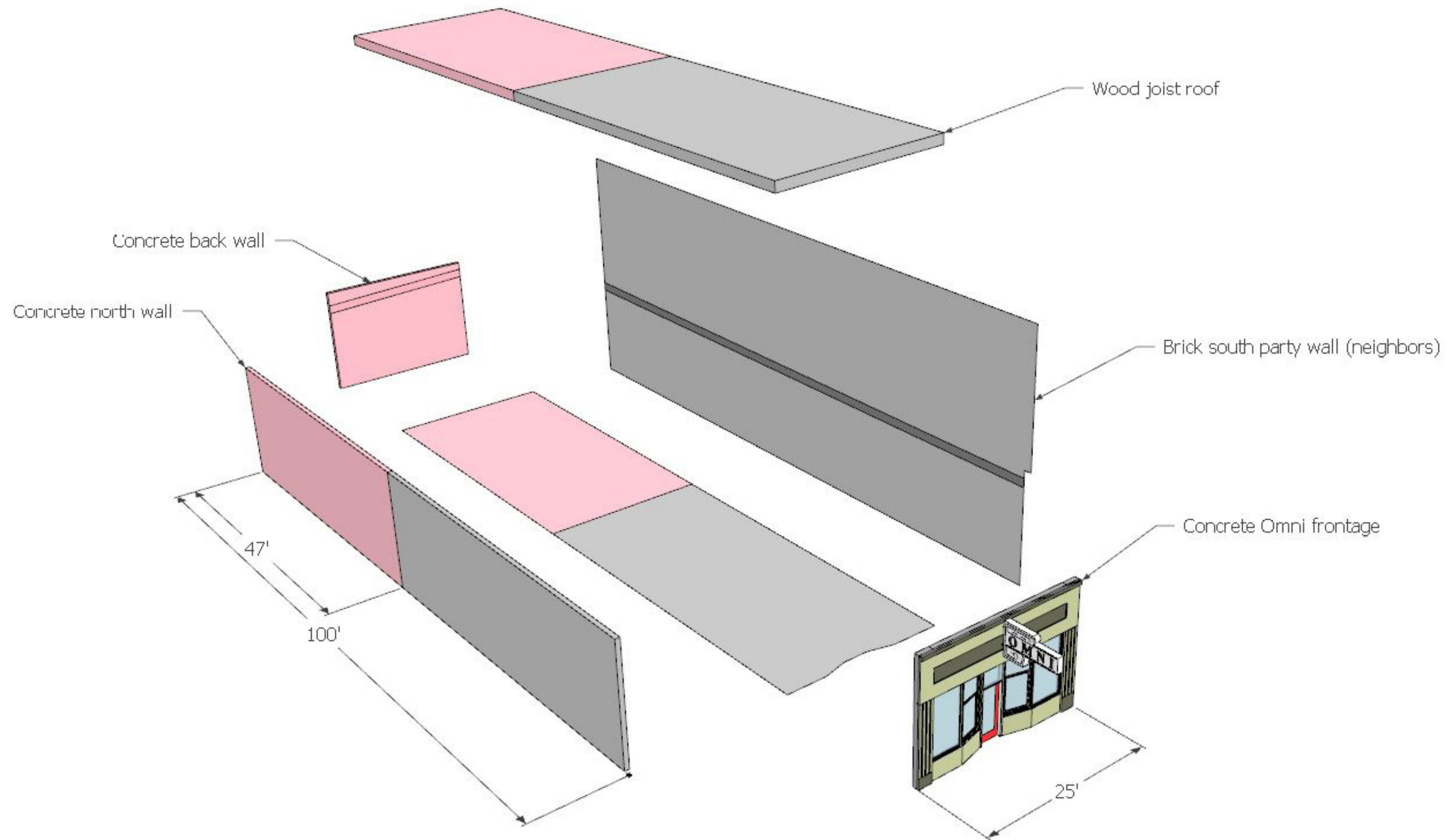
BUILDING FOR HARPER BRASS WKS.
416 N.W. FIFTH ST.

OMNI BUILDING, 416 NW 5TH AVE

PINTS, 412 NW 5TH AVE





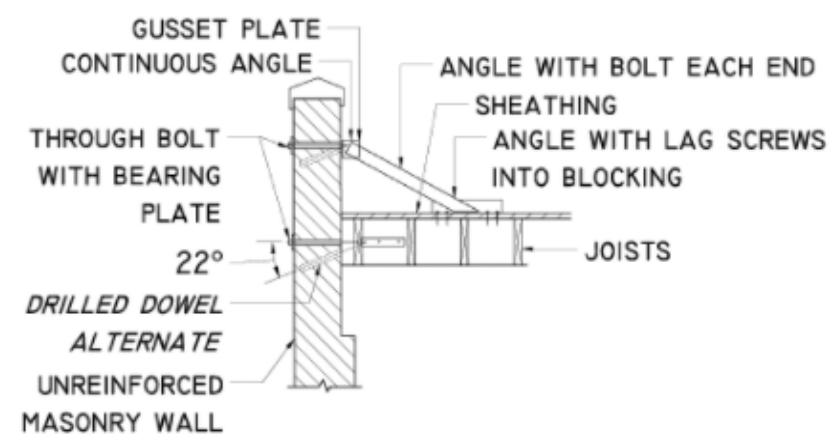




OMNI EXTERIOR

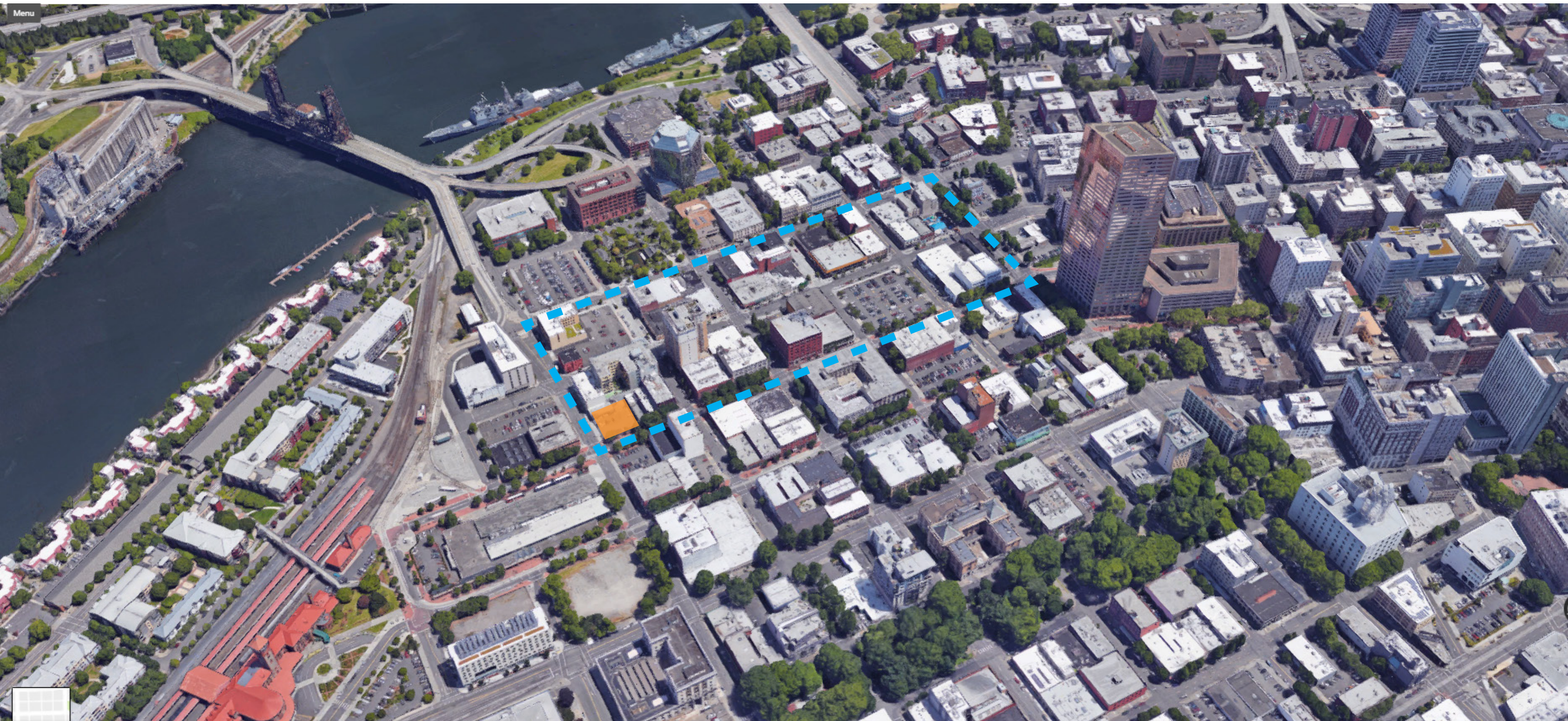


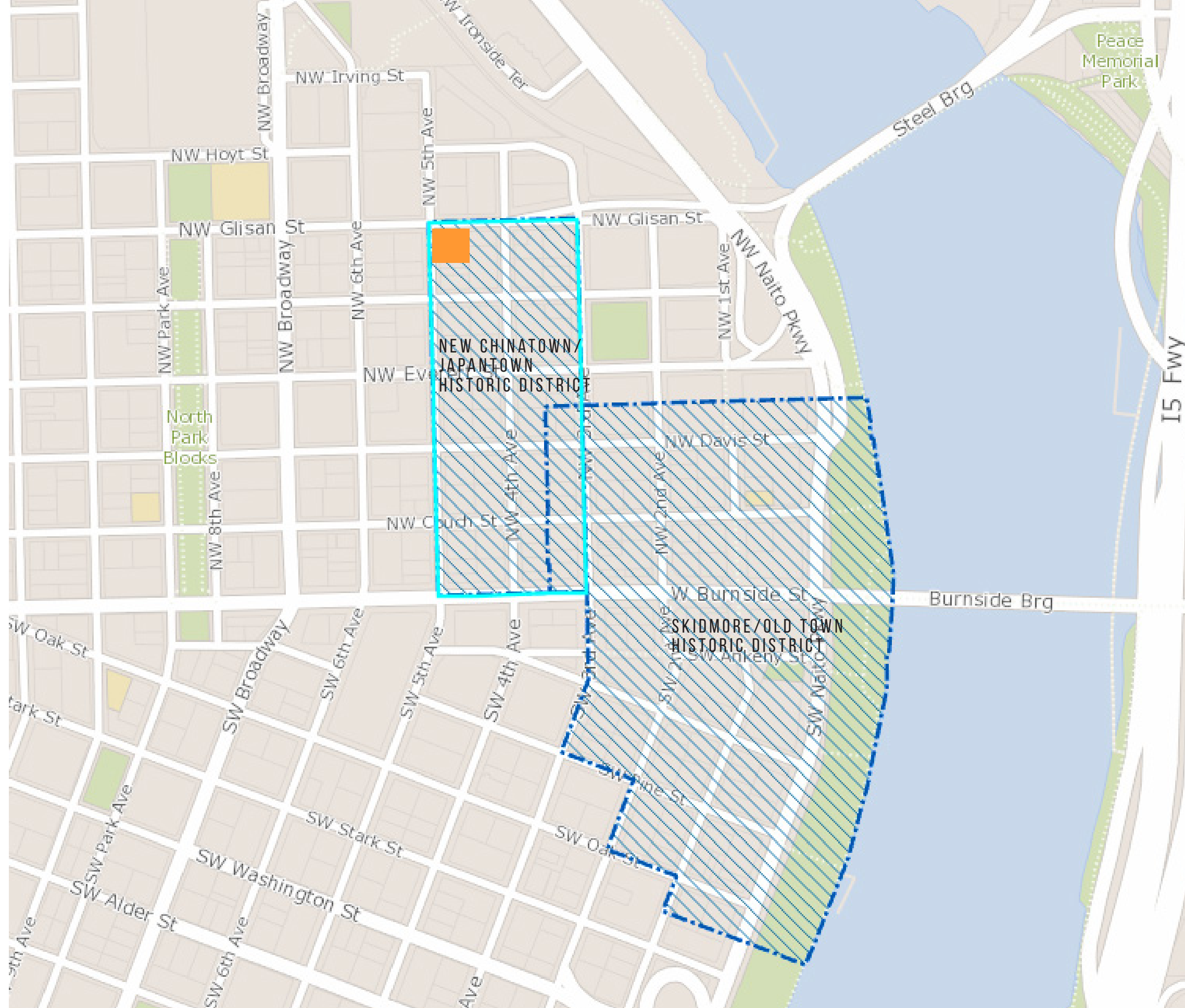
EXAMPLE OF INTERIOR MOMENT FRAME BRACING



EXAMPLE PARAPET BRACING

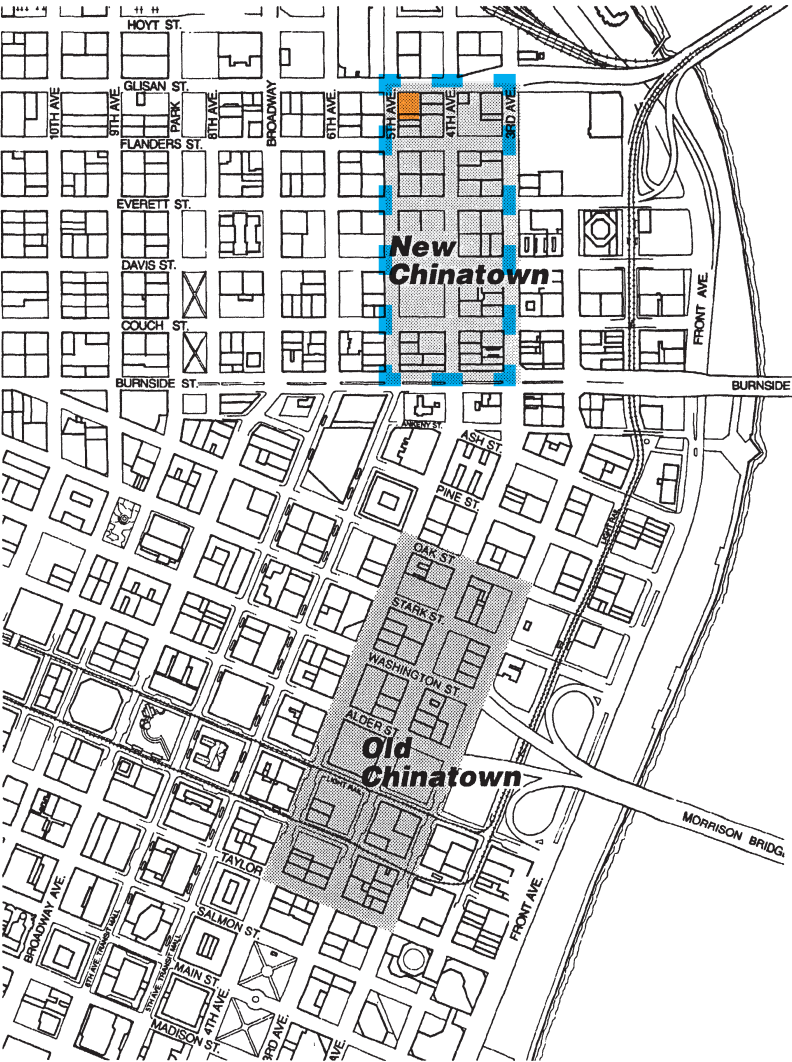
HISTORIC DISTRICT CONTEXT





Chinatown National Register Historic District

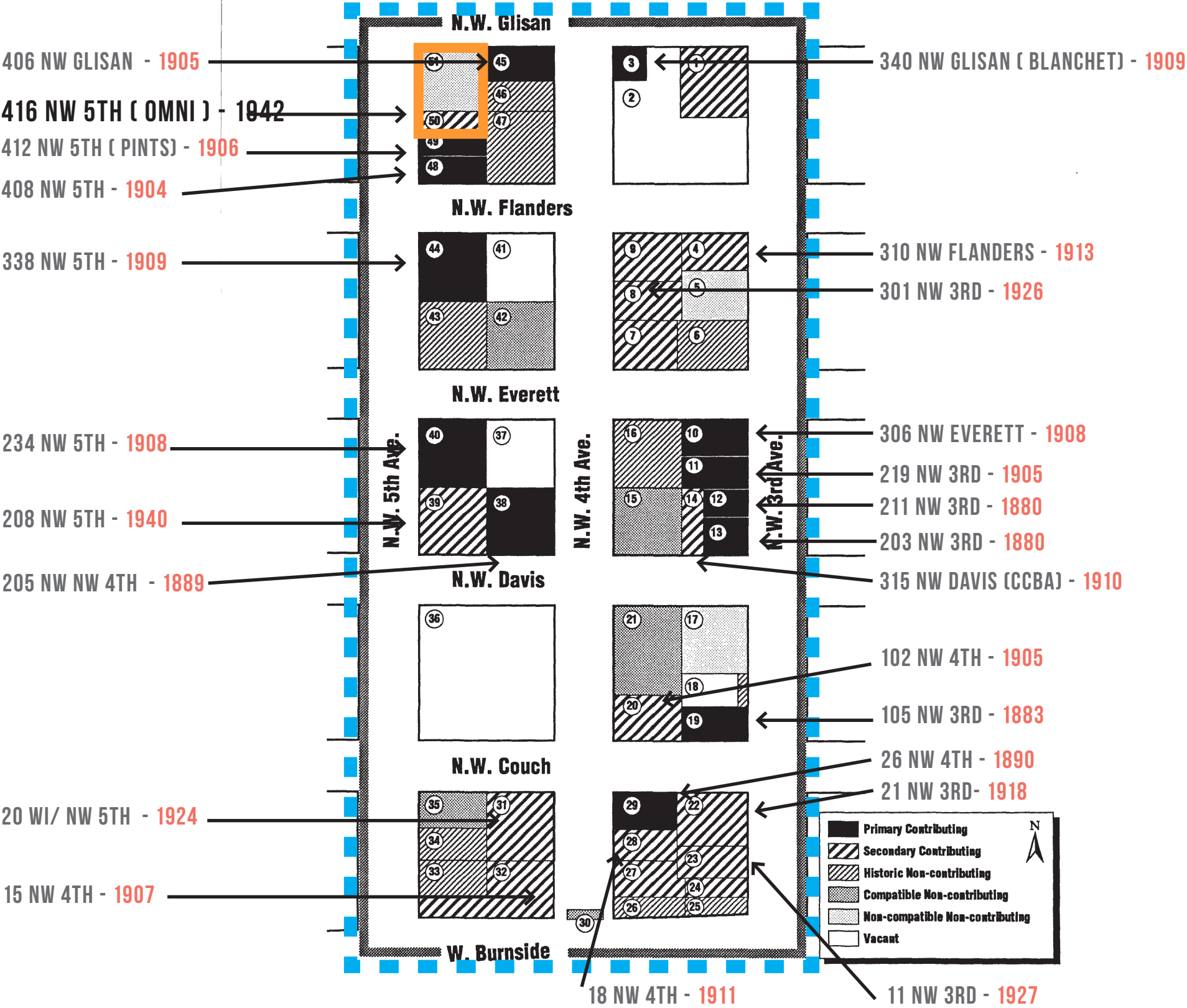
Chinatown — Old and New



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



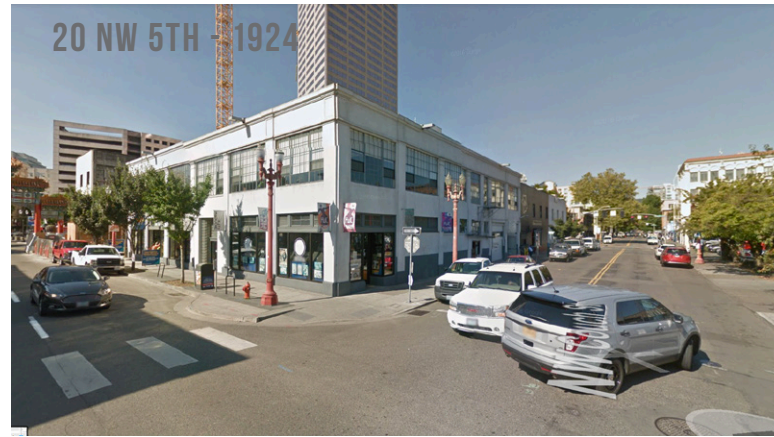
412 NW 5TH (PINTS) - 1906



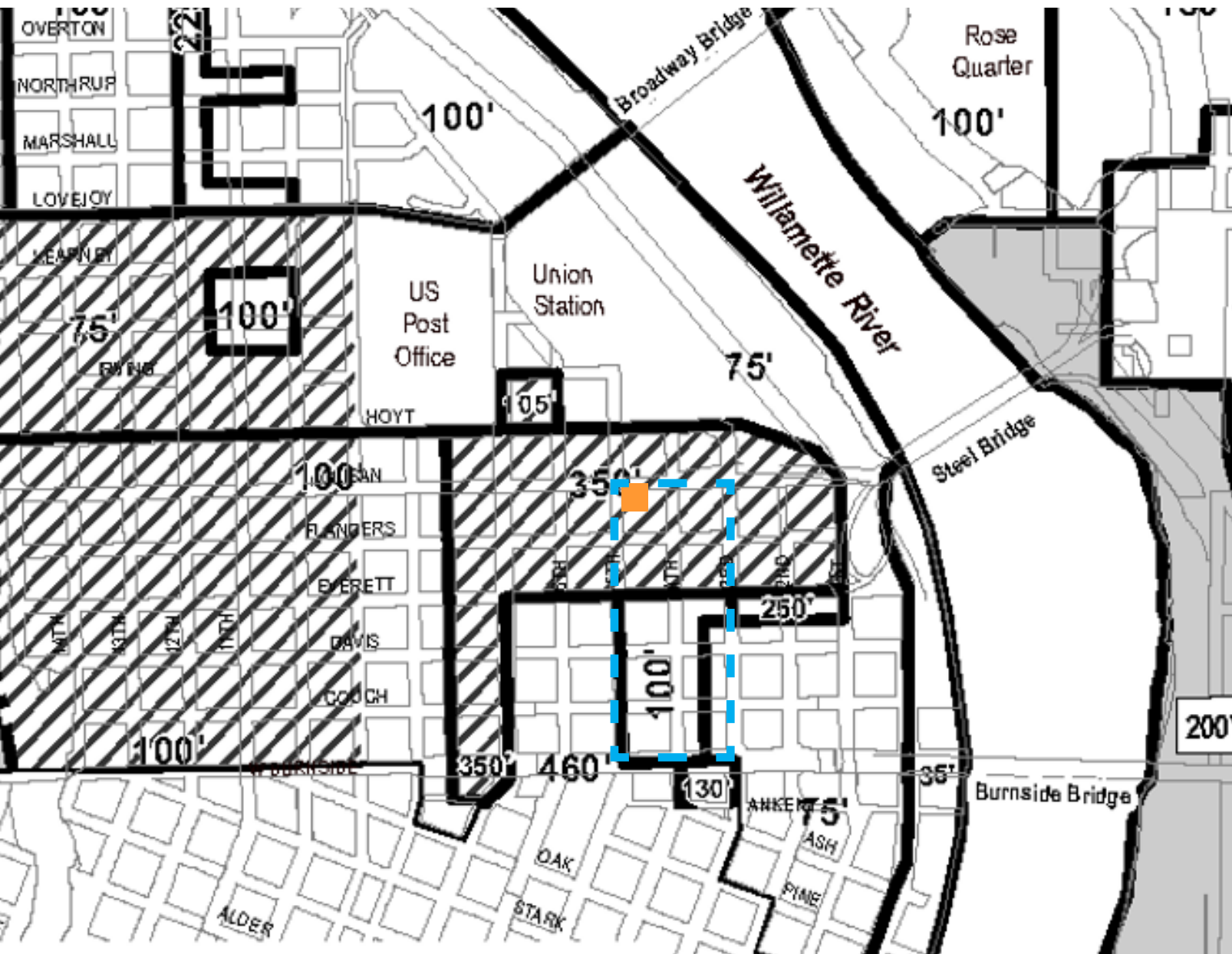
412 NW 5TH (PINTS) - 1906



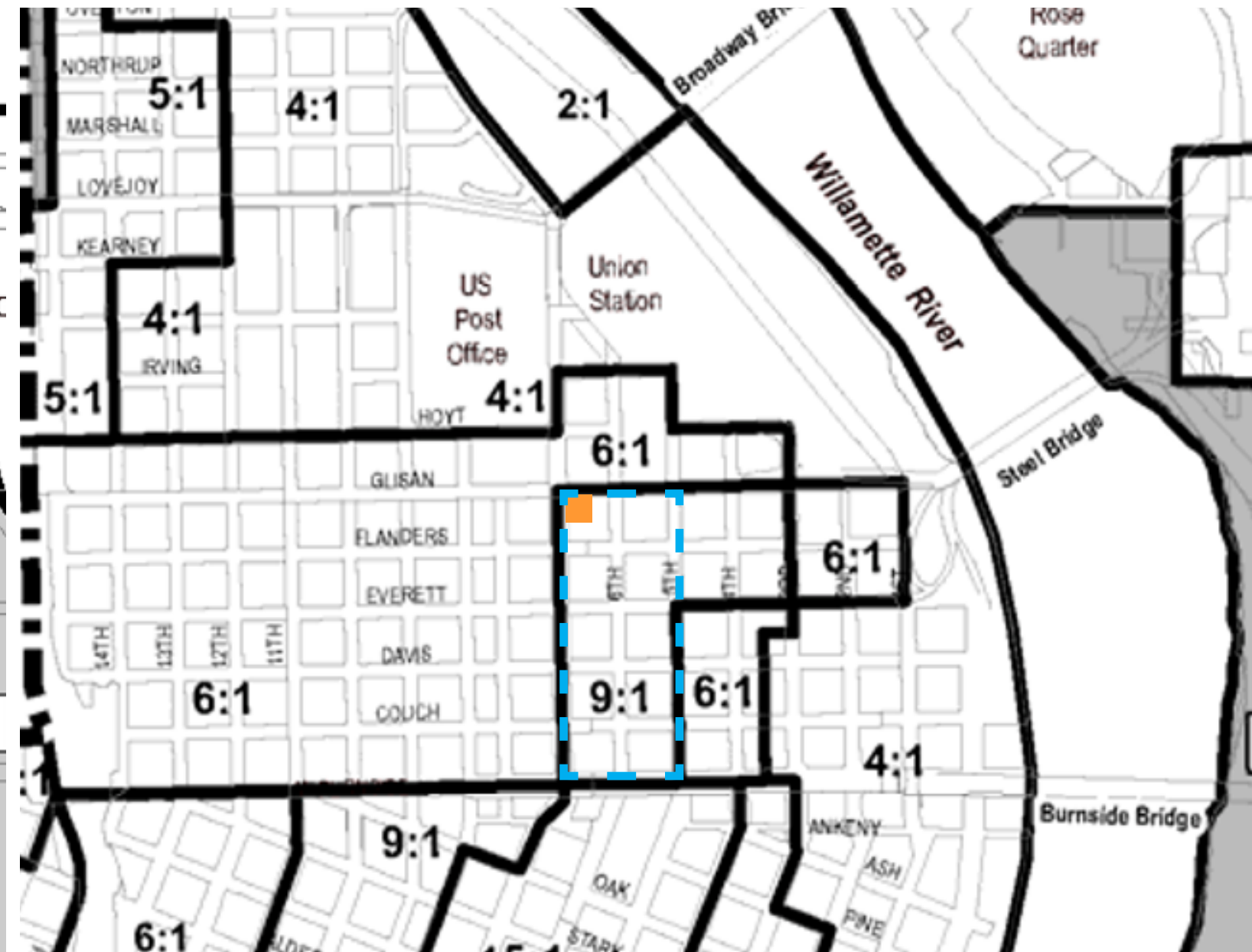
403 NW 5TH - 1900



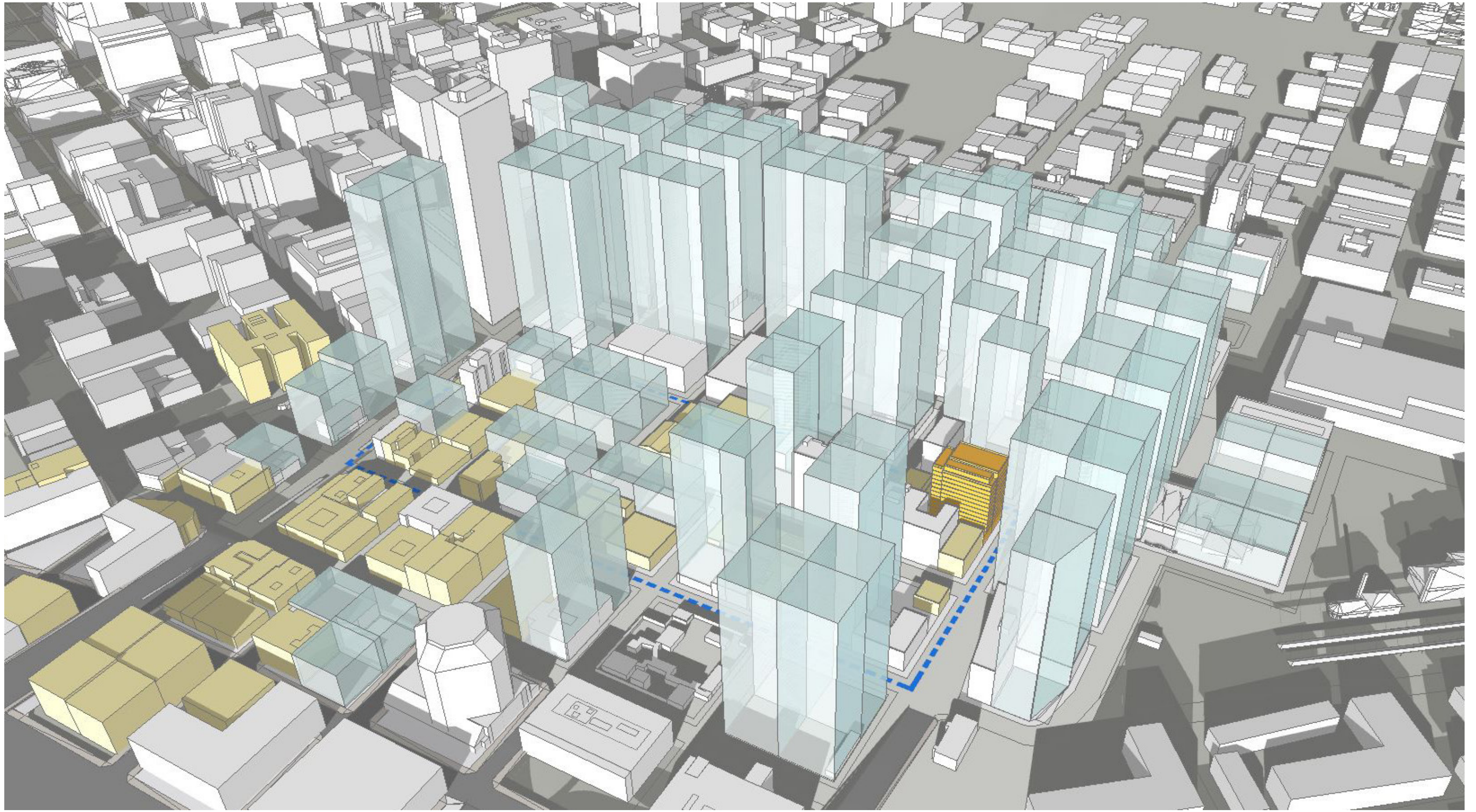
ZONING CODE CONTEXT

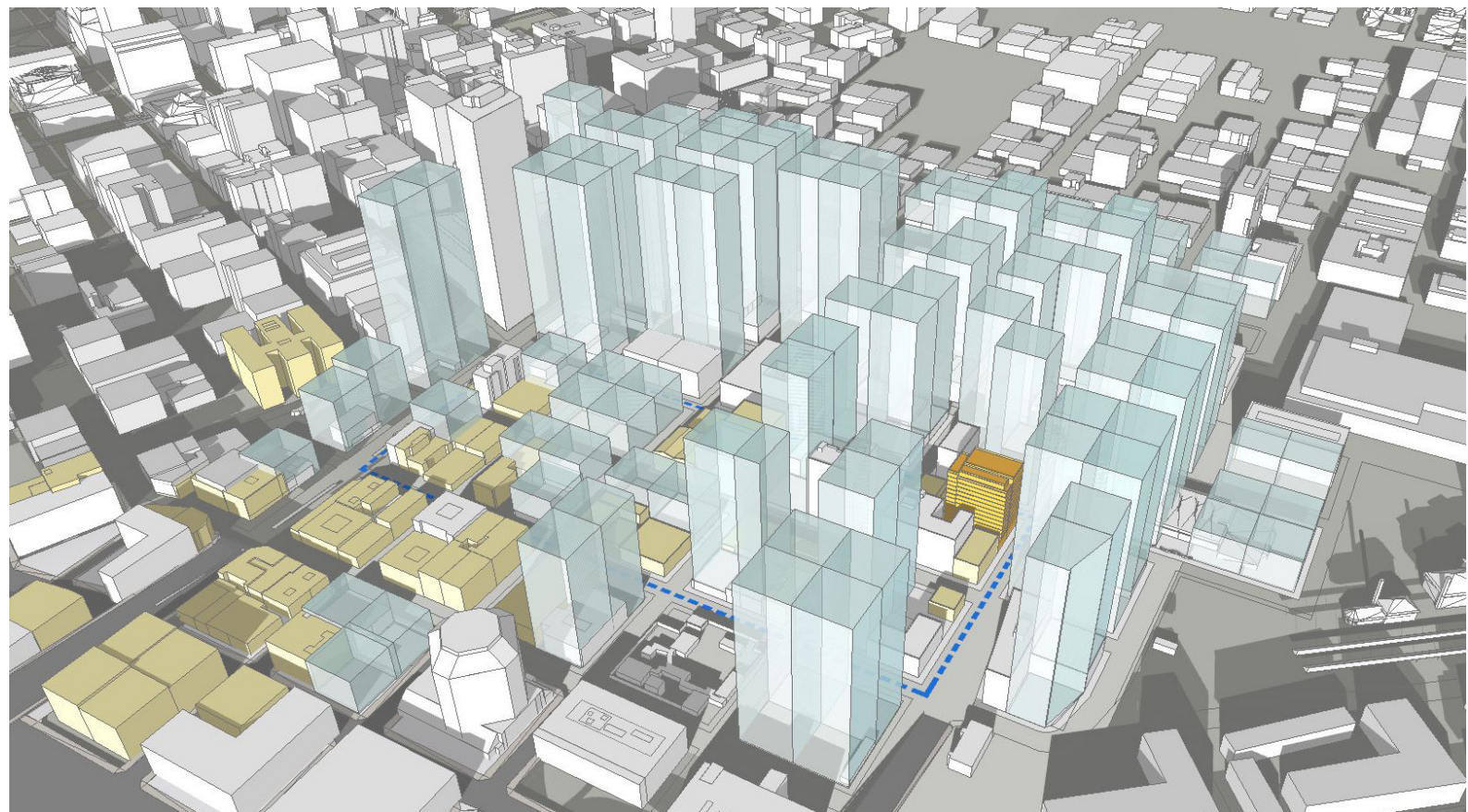
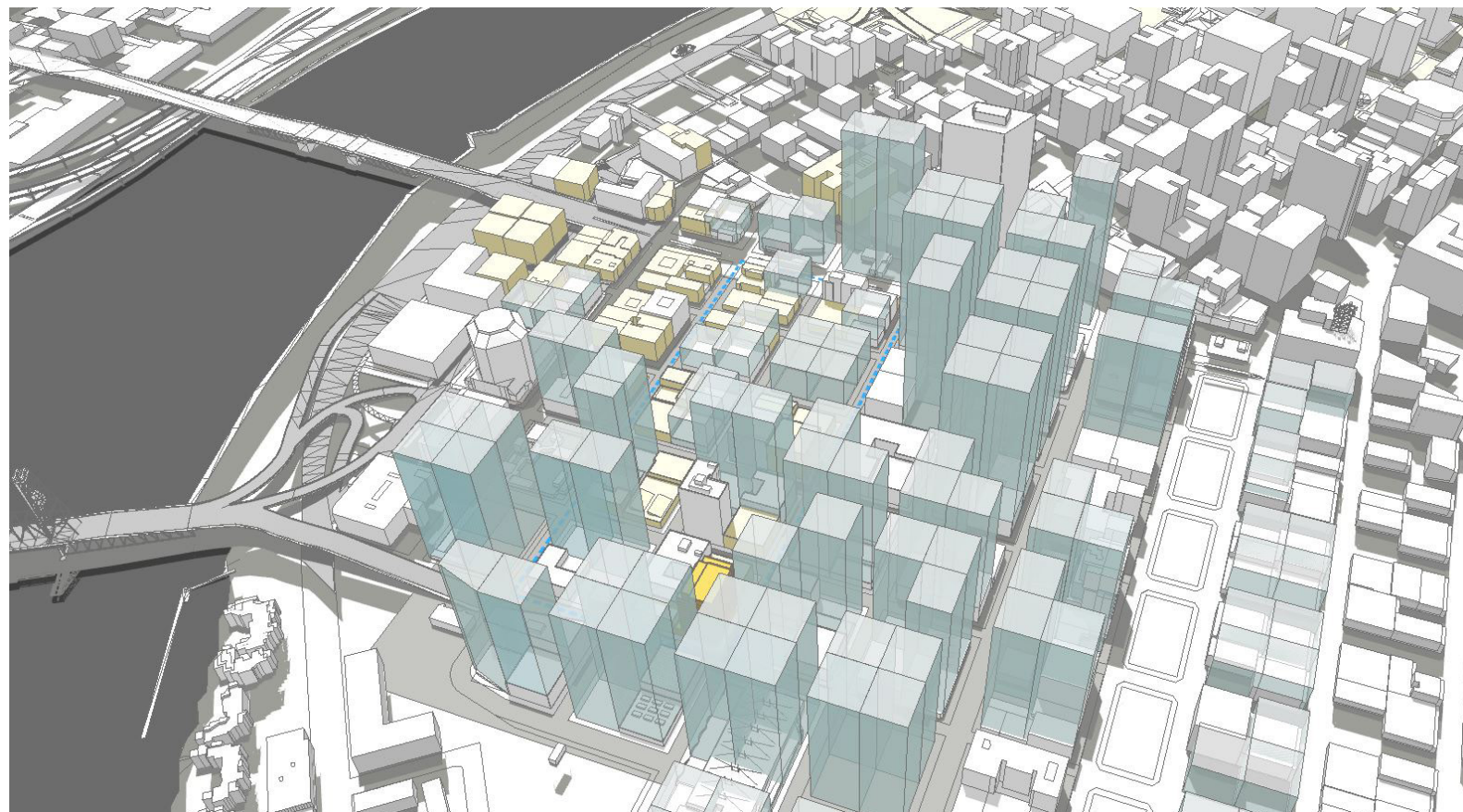
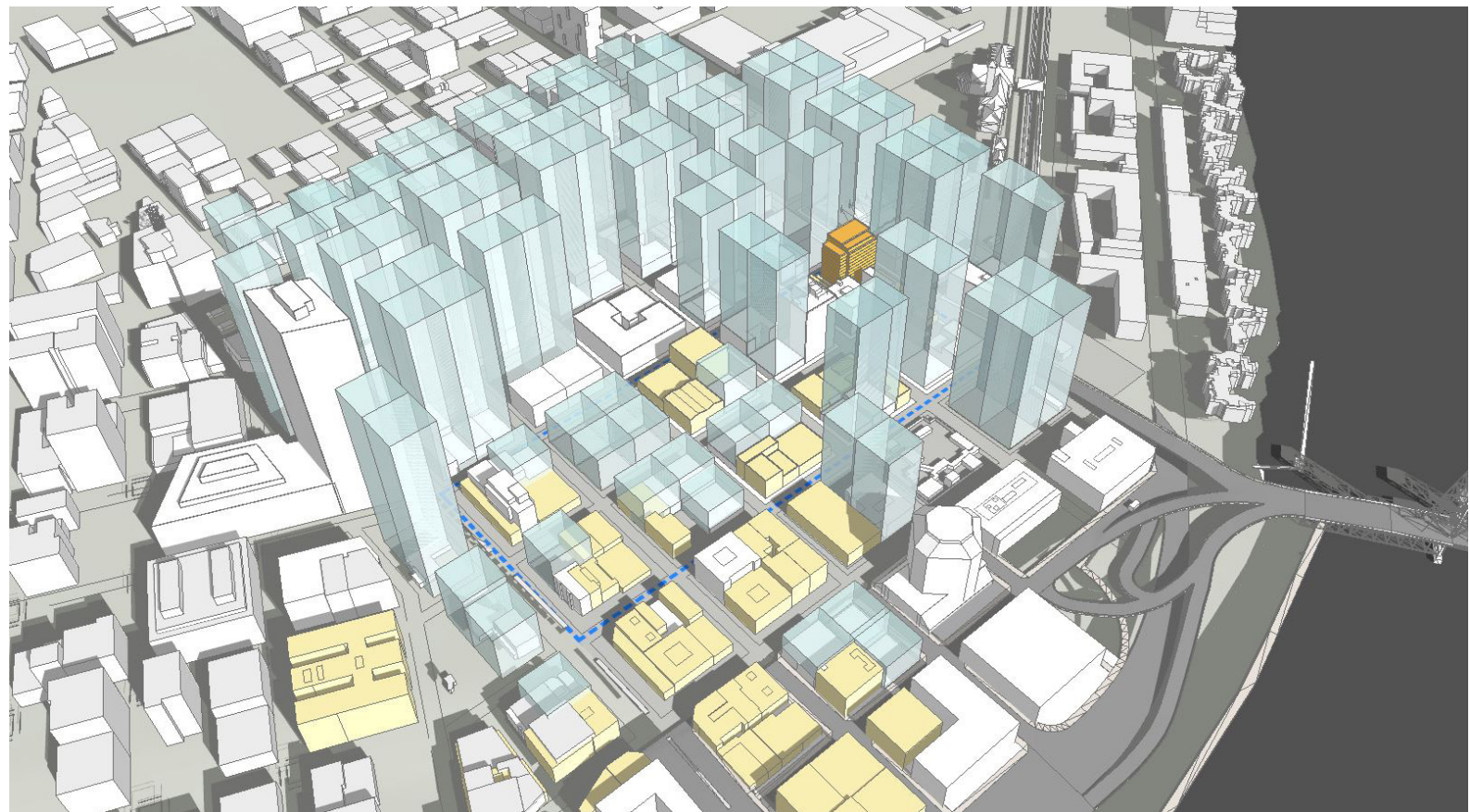
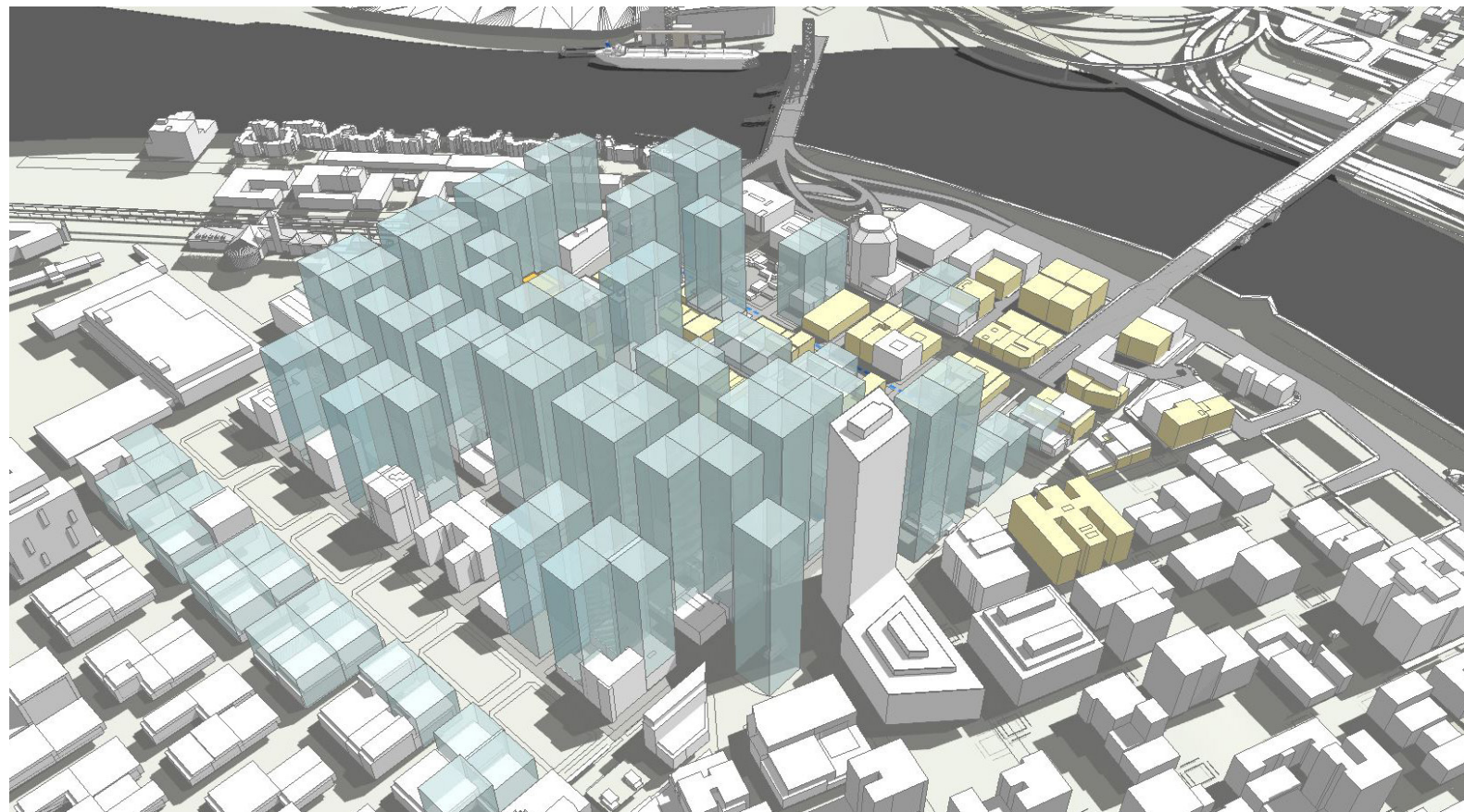


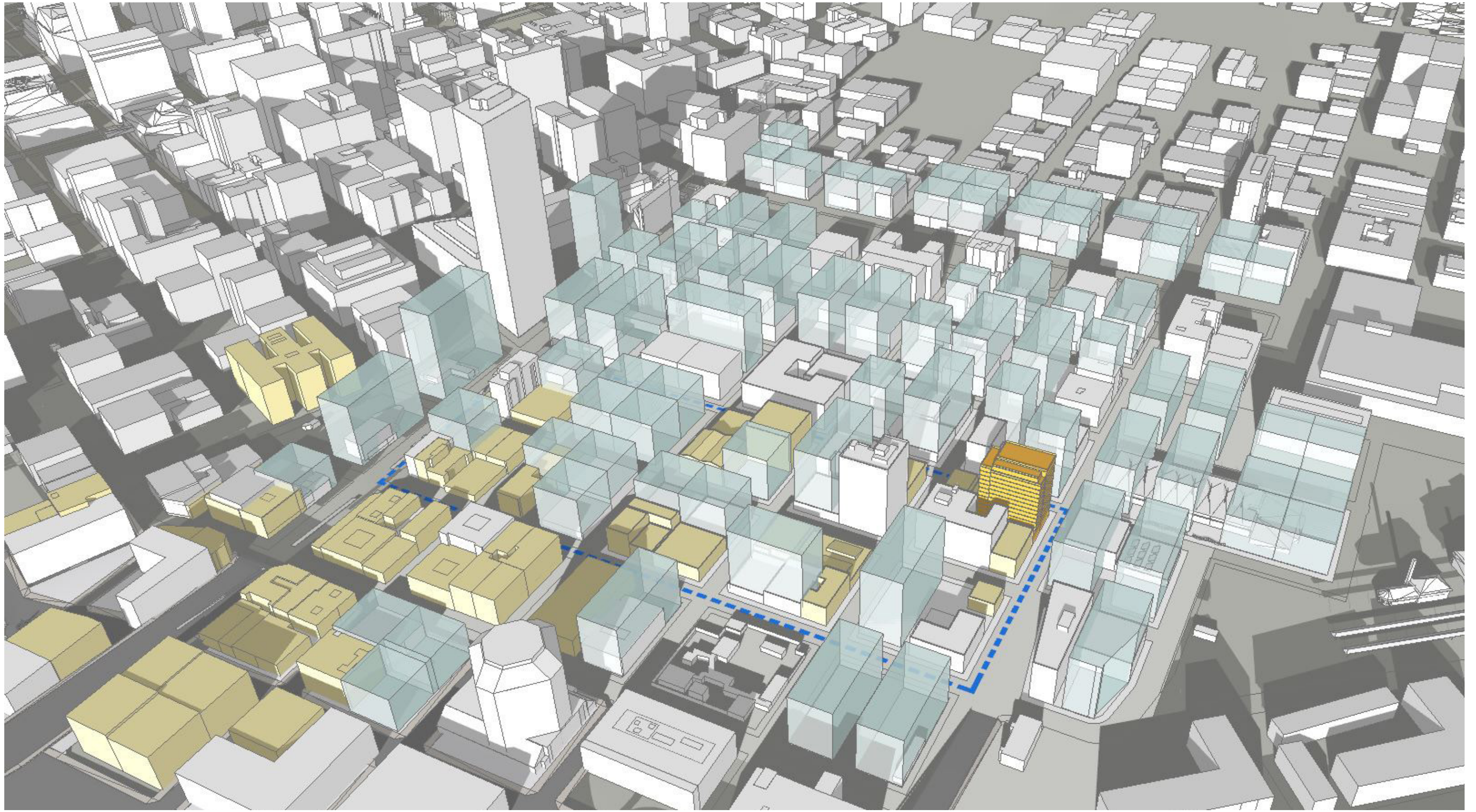
HEIGHT (PLUS 75FT BONUS)

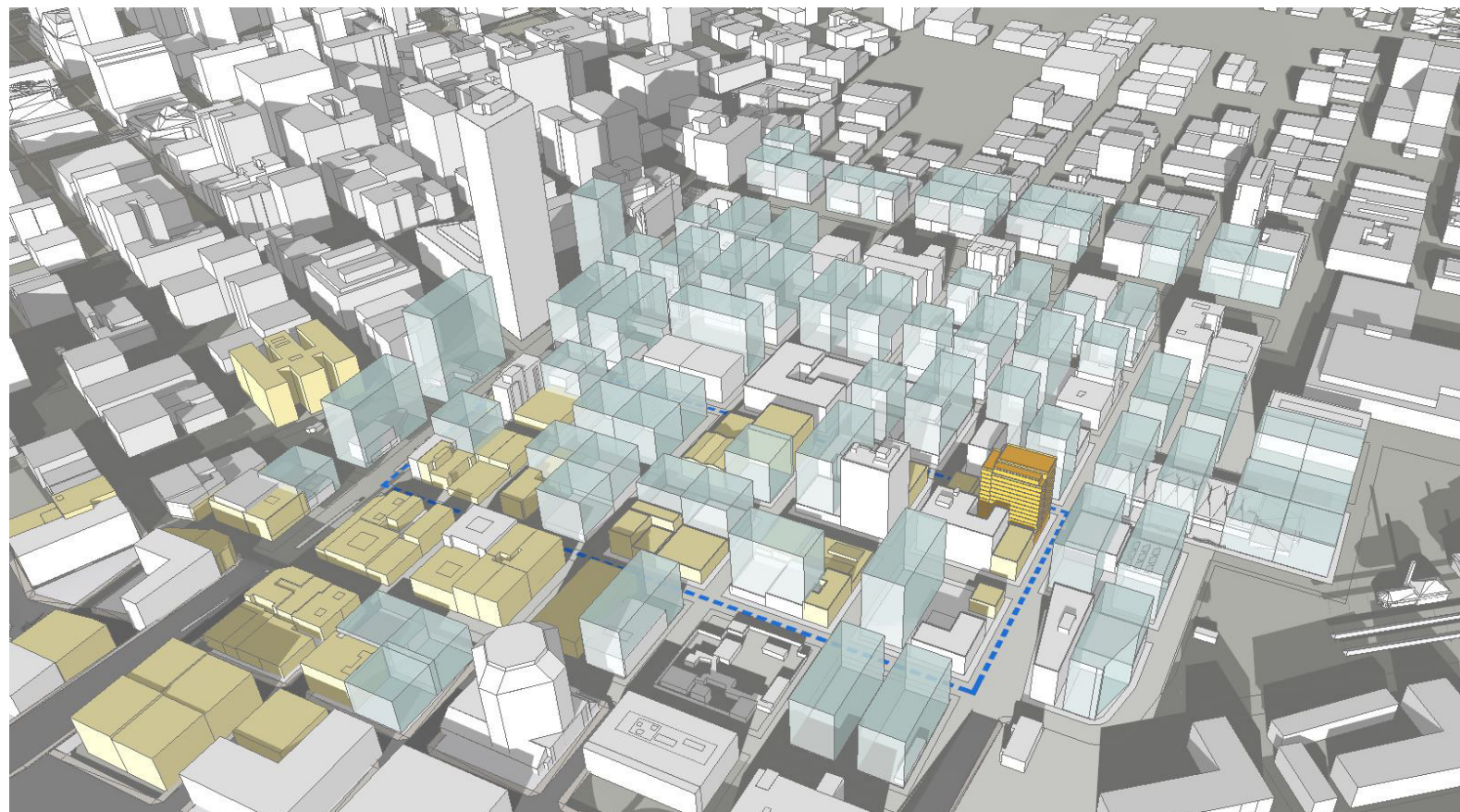
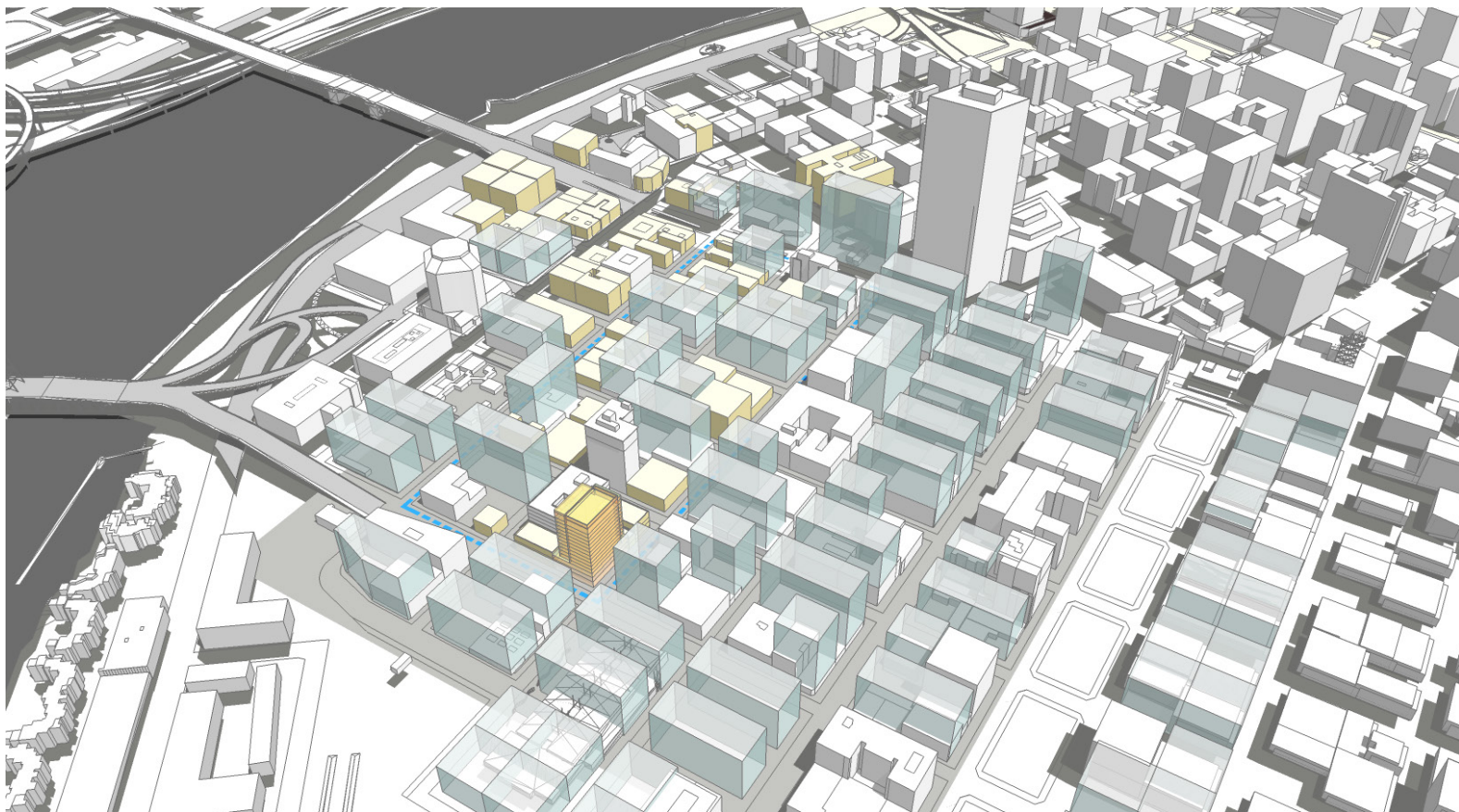
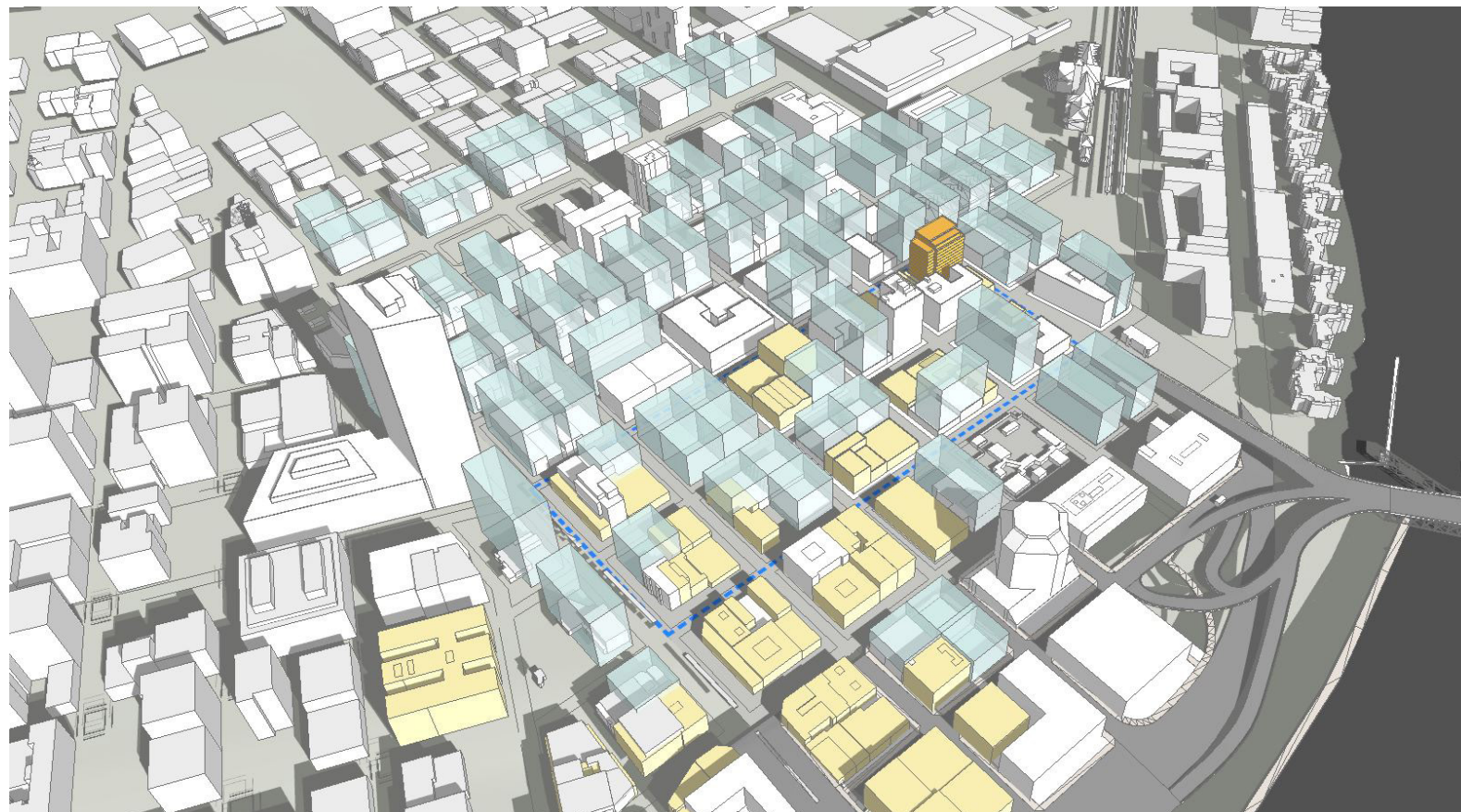
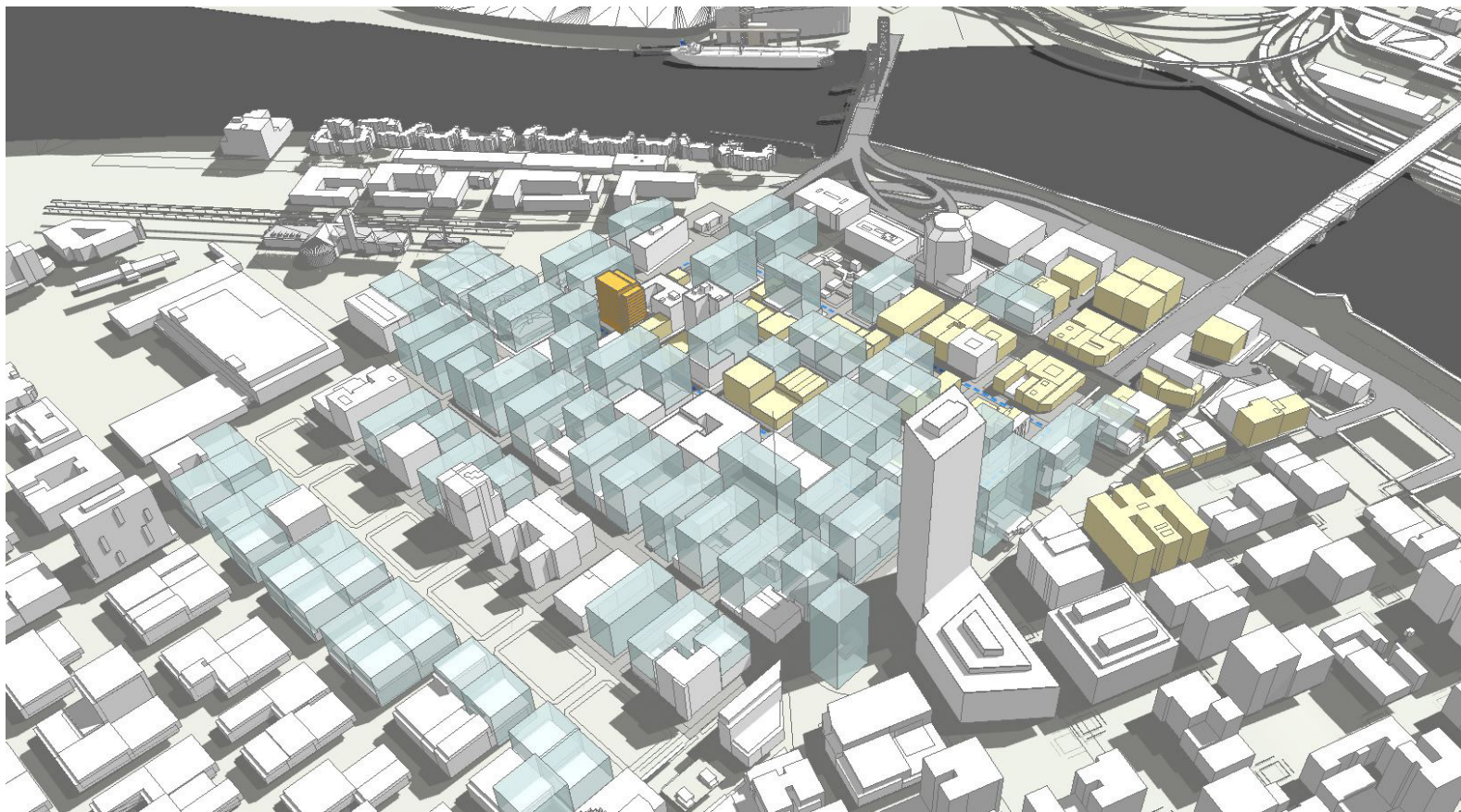


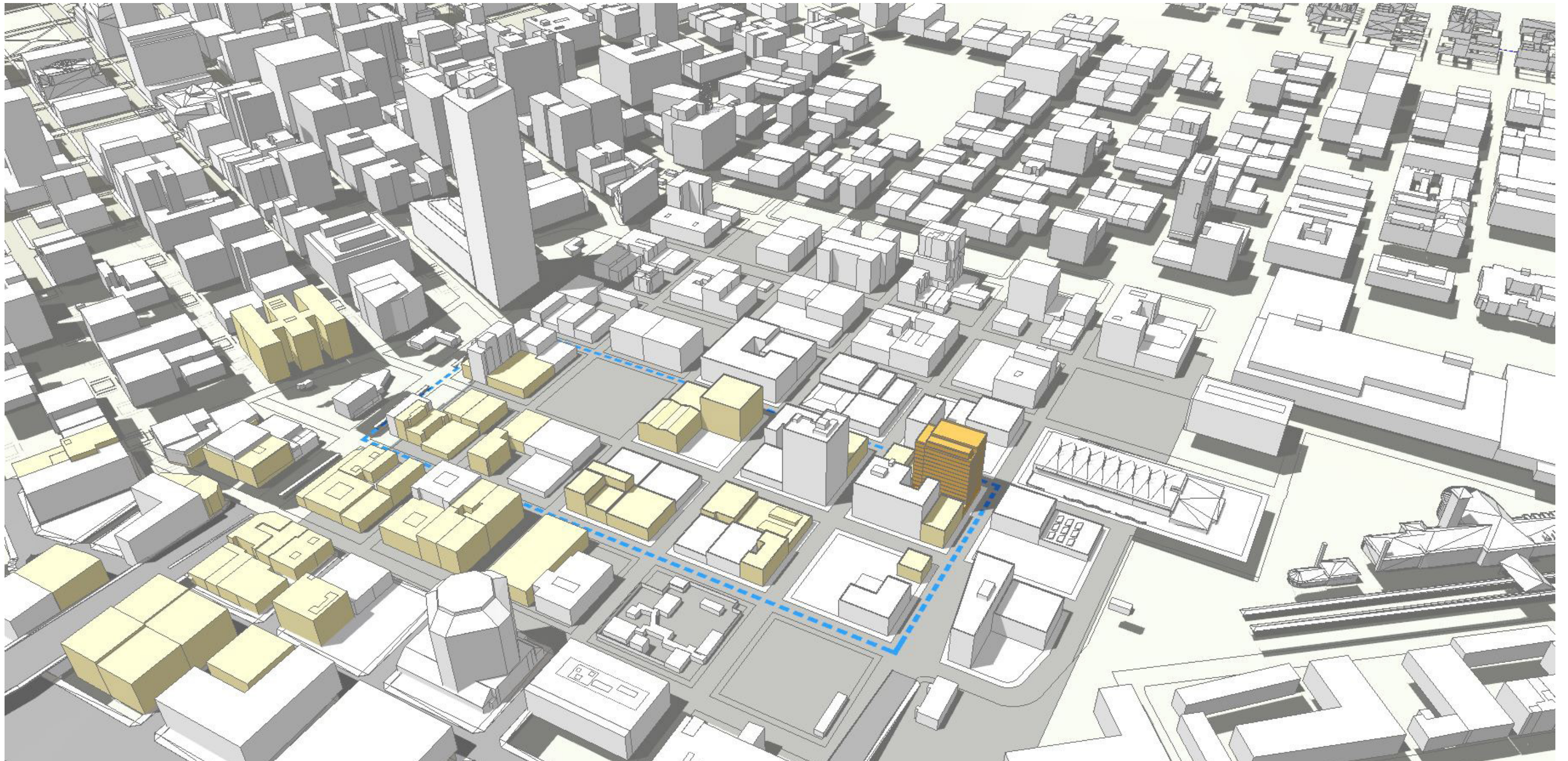
FLOOR AREA RATIO (PLUS 3:1 RESIDENTIAL BONUS)

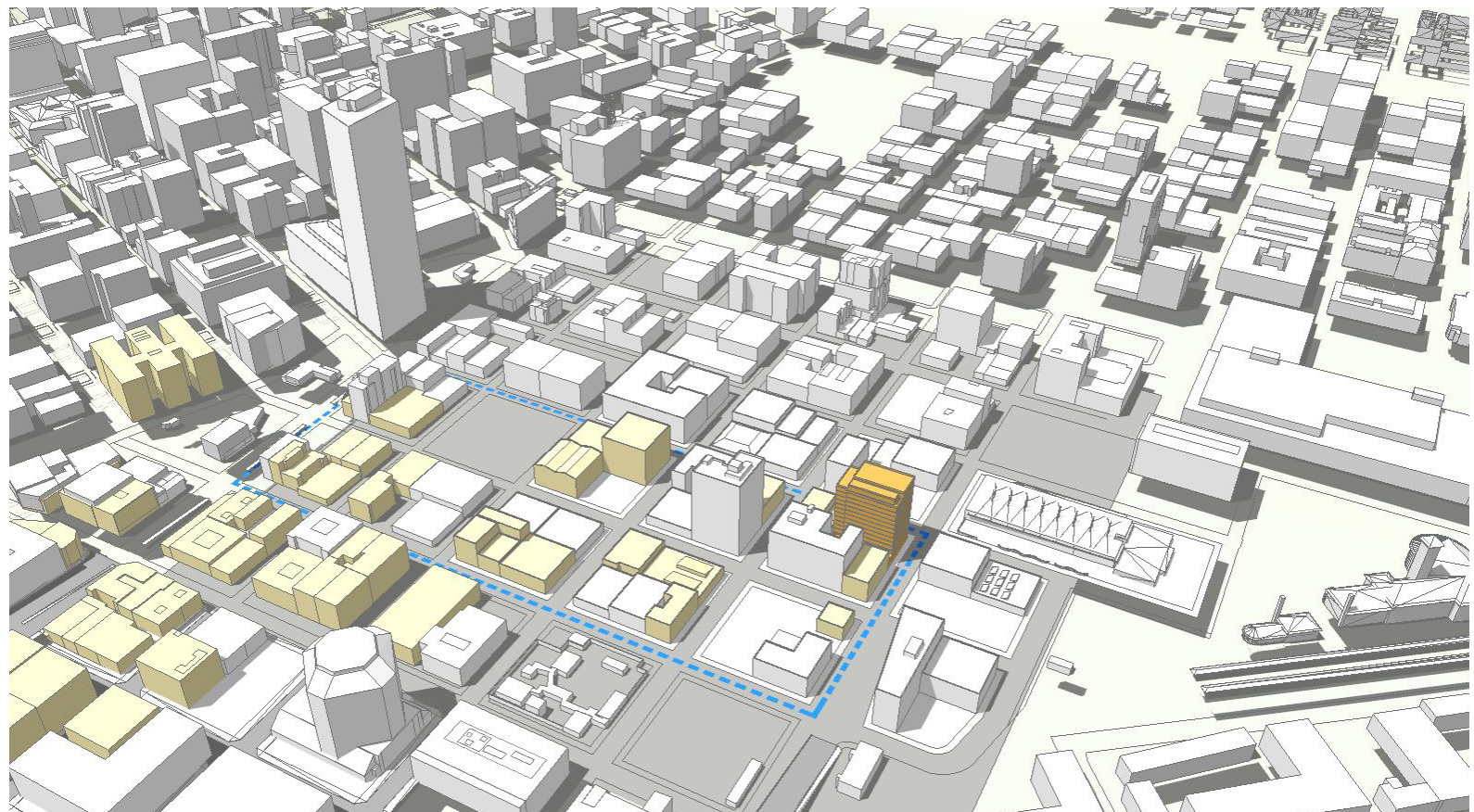
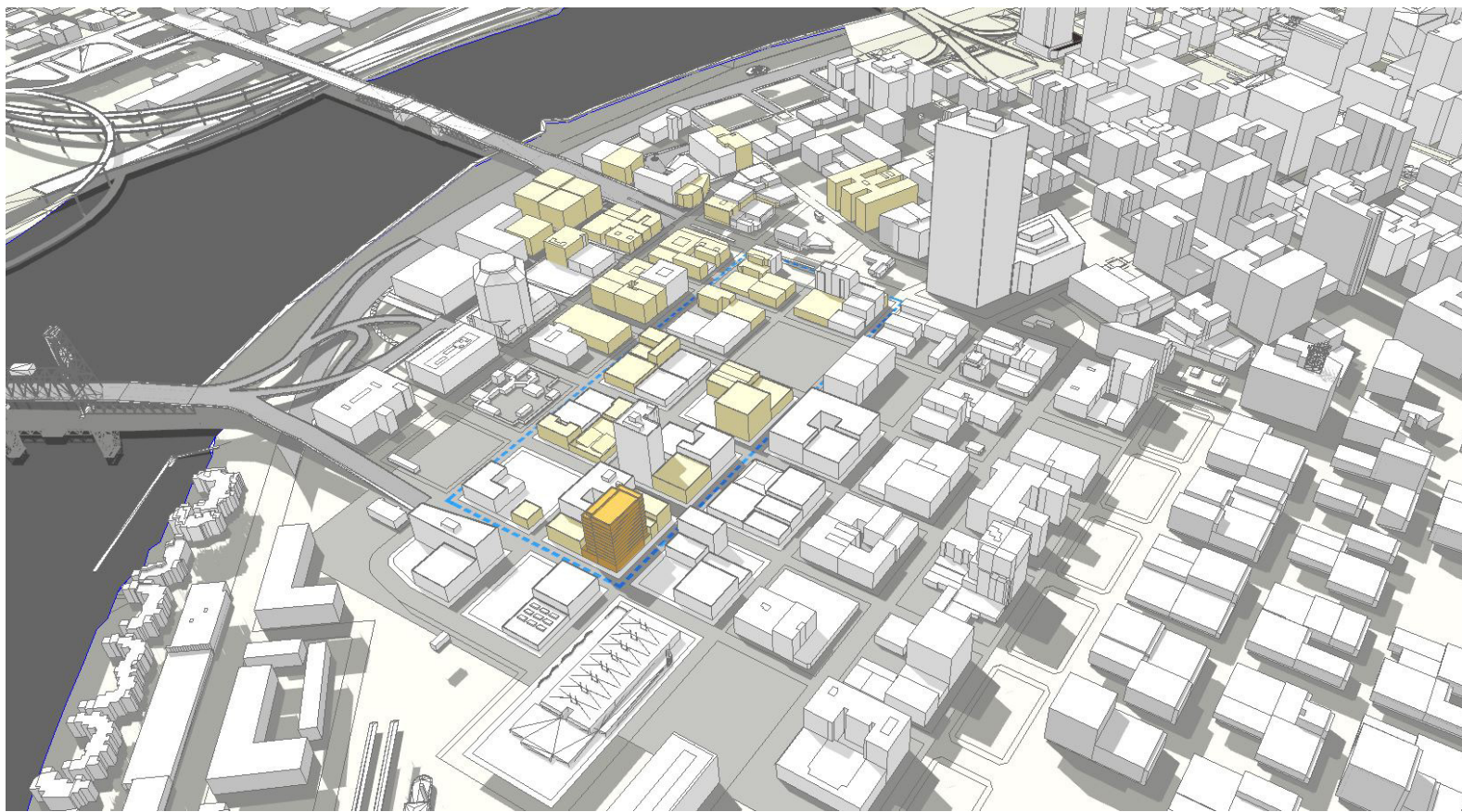
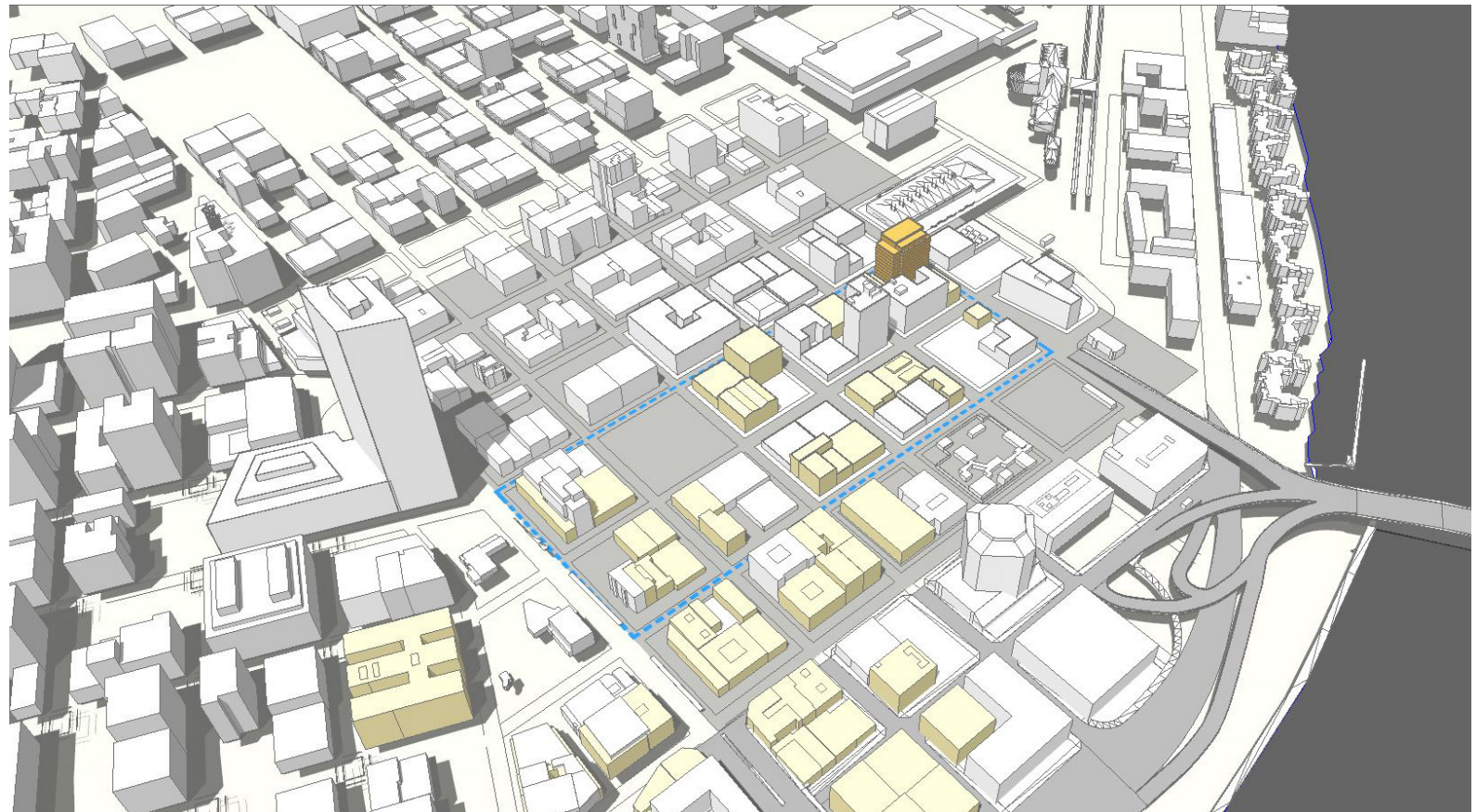
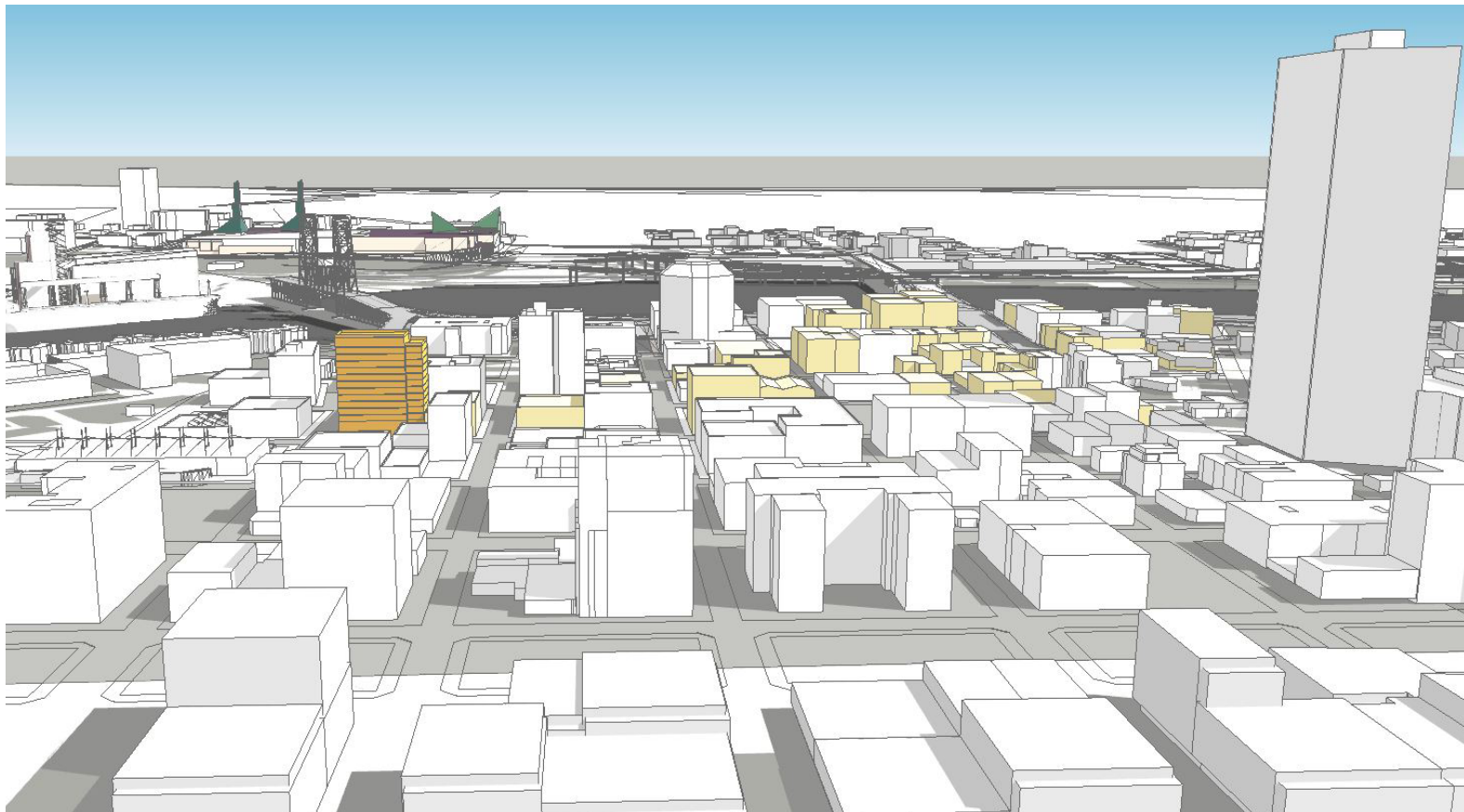


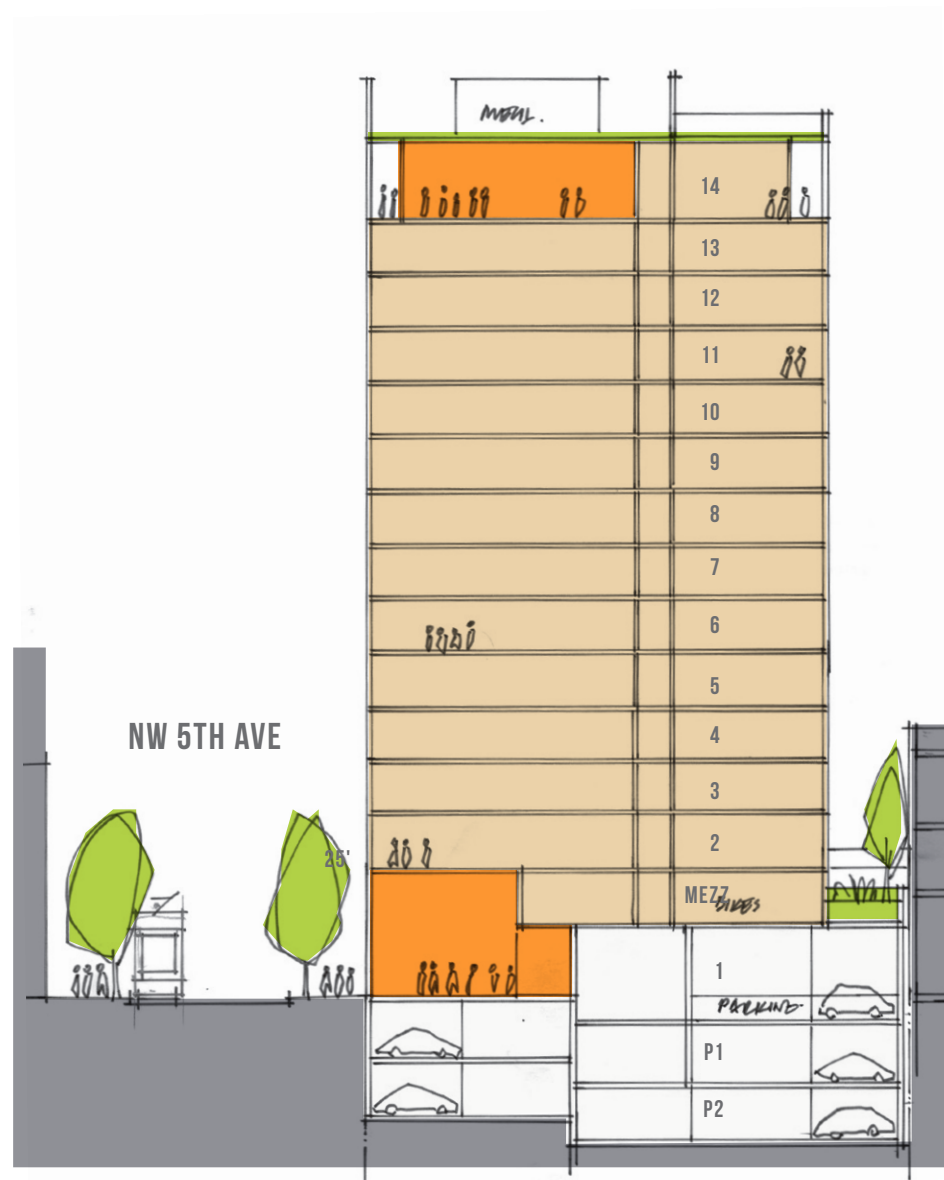












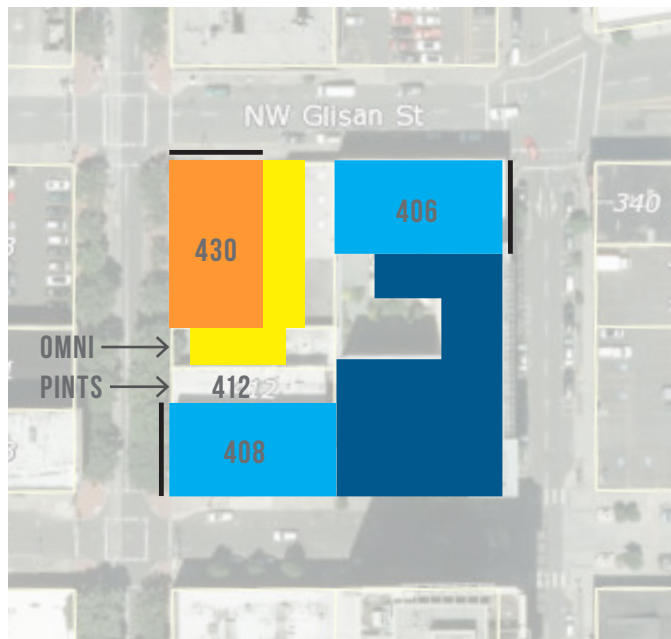
PREVIOUS DAR#1 CONCEPT - 14 STORY



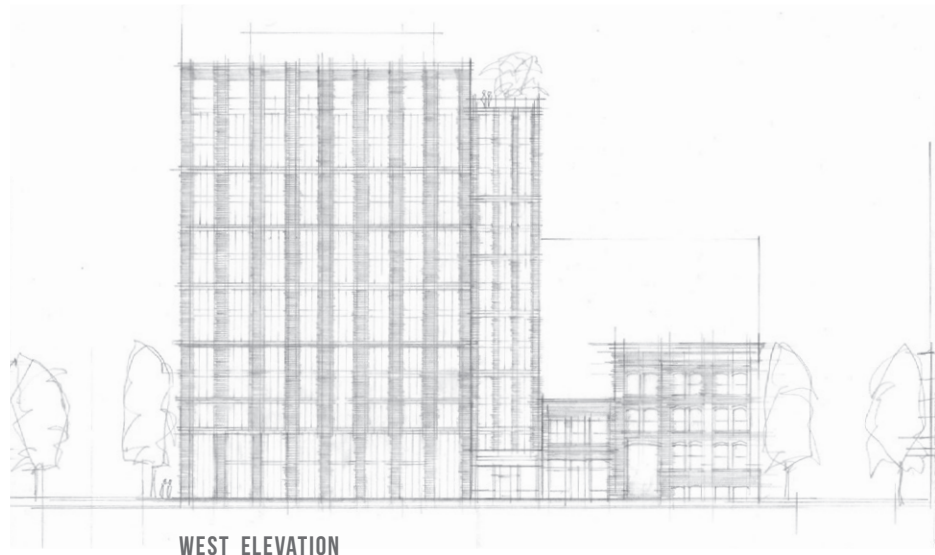
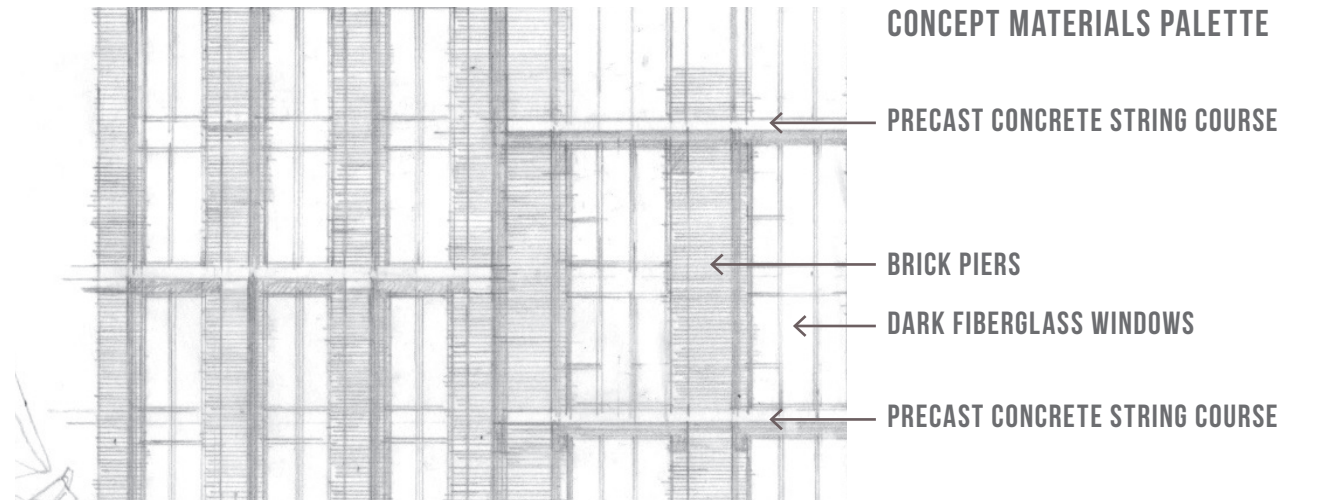
PROPOSED NEW CONCEPT - 13 STORY

CONCEPT DESIGN DEVELOPMENT

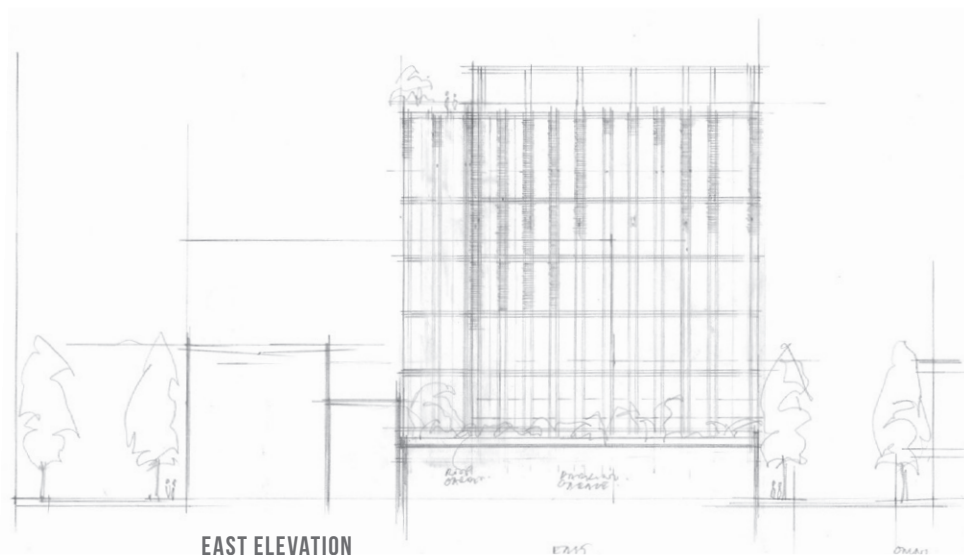




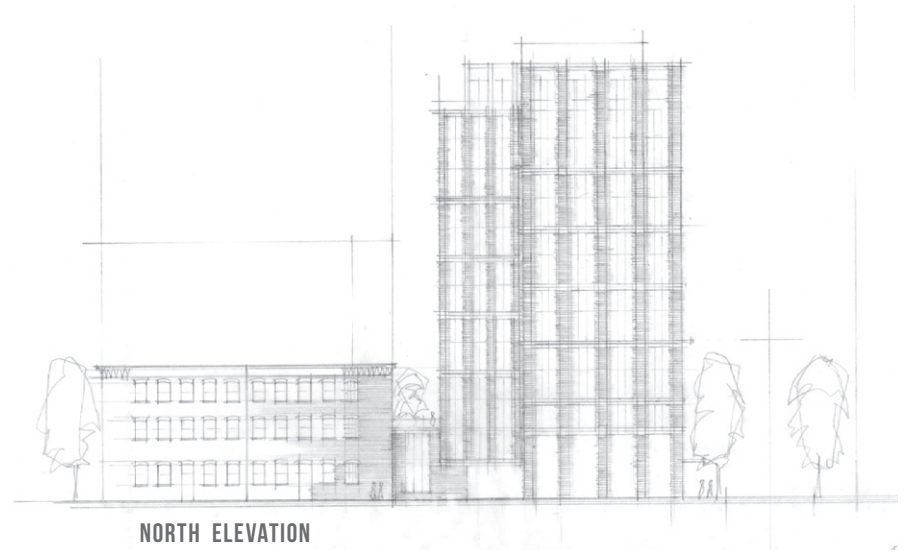
'PIN WHEEL' BLOCK MASSING



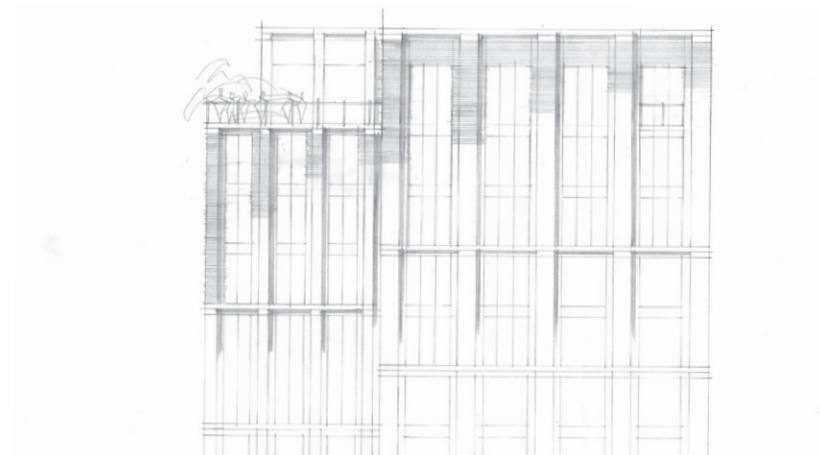
WEST ELEVATION



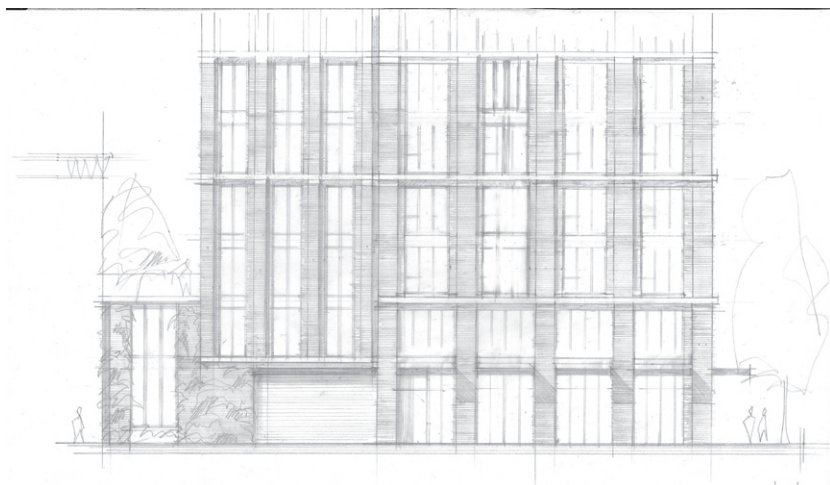
EAST ELEVATION



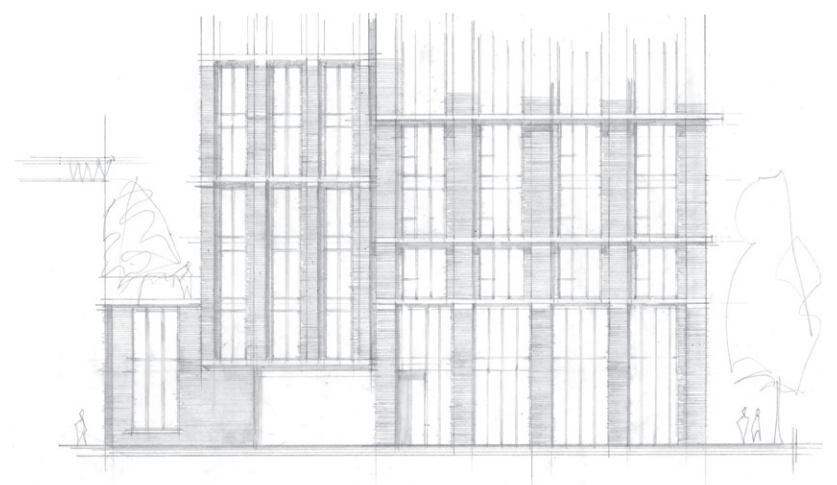
NORTH ELEVATION



NORTH ELEVATION - TOP



NORTH ELEVATION - EARLIER BASE



NORTH ELEVATION - PROPOSED BASE

















PROPOSED PLANS

