

Minnesota Hotel

Location: 338 NW 5th Avenue, Portland, Oregon

Historic Status: National Register of Historic Places
Primary Contributor to Portland New Chinatown/Japantown Historic District

Building Type: Commercial office (current)

Size: 30,000 square feet

Year Built: 1909

Architecture Style: 20th Century Commercial

LEED Rating: LEED-CI Gold (2006)

Building History

1909 - Building Investment Company, first owners
1910-1920 - Japanese pool hall
Ohta Tofu Manufacturing Company
Barber shop
Japanese bathhouse
Chuo Hotel

1919 - George Hartness & family
1919-1939 - Hachiya Company
1920's - Suey Yuen Company
Wah Chung Company
Minnesota Hotel

1930's - Saizo Ohta's food product manufacturing
Y. Kaisumi barber
Canton Trading Company
Goichi Enjoki's Restaurant
Center Hotel

1940's - Willamette Refrigerator Company
Dunbar Hotel

1954 - Wilson Development

1970 - Portland Fixture Company

1994 - Venerable Properties
2004 - SERA Architects

1938 - front facade modification

1943 - entrance modification

1951 - storefront remodeling

1954 - storefront remodeling

1964 - cornice removed

1994 - interior partitions redesigned
storefront remodeling

2004 - interior upgrade
storefront remodeling

2006 - interior upgrade



Historic Alterations



Store front from 1970-1993



Store front from 1994-2003



Store front from 2004-present

Historic Preservation Work

In 1994, Venerable Properties fully redeveloped and designed the building with a 9,000 square foot first floor tenant, 100 square foot to 2,000 square foot offices on the second floor, and 200 square foot to 900 square foot workspaces on the third floor. Renovations included:

- exposing original brick walls, high ceilings, wood floors
- improving stairwells into fire-rated exits
- partitioning the space to accommodate multiple tenants
- replicating woodwork
- adding historically correct paint scheme



3rd floor pre-renovation



3rd floor historic paint scheme



Stairwell pre-renovation



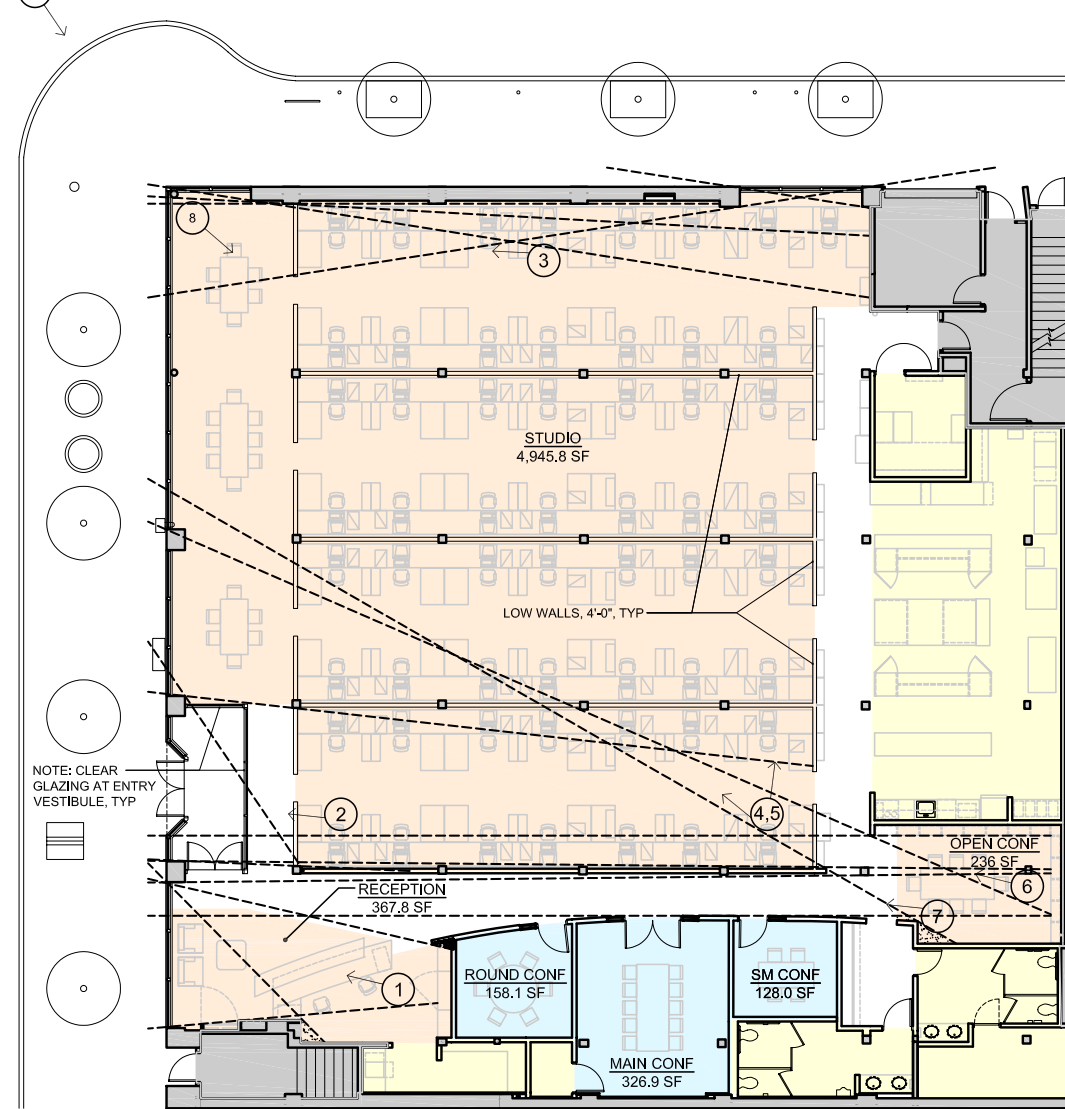
Stairwell brick wall exposed



Sustainability Goals & Strategies

1. Reuse of existing buildings
 - Utilizing existing buildings and infrastructure
 - Recycling historic buildings to preserve quality materials
2. Creating communities
 - Restoring floor storefronts contributes to the urban regeneration
3. Reduced car dependency
 - Location on MAX line promotes public transportation use
 - Bicycle storage encourages use
4. Durable design
 - Design of space and storefront to allow future changes and adaptations with minimal rework and waste
 - Durability and structural integrity not compromised by renovations
5. More energy efficient storefront
 - Insulating argon-filled double glazing
 - Thicker glass for sound insulation
 - Renewable resource, wood windows used
 - Potential for future light shelf designed
 - Entrance vestibule created to reduce ventilation heat loss
6. Reduced material use
 - Minimal design approach to optimize space and materials
 - Restoration of existing maple wood floors
 - Flexible workstation design
7. Low environmental impact materials used
 - Low VOC materials specified and reduced PVC use
8. Water use efficiency
 - Low flow toilet and automatic faucets incorporated
9. Air quality improved
 - Increased fresh air ventilation for healthier building environment
10. Energy efficient improved heating system
11. Construction waste management
12. Energy efficient lighting system; light and occupant sensors
13. Office recycling station to promote sustainable business practices

Daylight penetrates 75% of spaces, views for 90% of spaces



- REGULARLY OCCUPIED SPACE WITH DIRECT LINE OF SIGHT TO PERIMETER GLAZING
- REGULARLY OCCUPIED SPACE WITHOUT DIRECT LINE OF SIGHT TO PERIMETER GLAZING
- LOW OCCUPANCY SUPPORT AREA



"Front porch"



Low partition walls and tall windows

LEED Score Sheet (submitted)

Y ? N		39.5 0.0 19.0 TOTAL PROJECT SCORE		Possible Points: 57	
5.5 0 3		Sustainable Sites		Possible Points: 7	
	3	Credit 1	Site Selection: LEED Certified Building		
0.5		Credit 1 - Opt. L	[Site Selection]		
0.5		Credit 1 - Opt. L	[Views for 90% of Spaces]		
0.5		Credit 1 - Opt. L	[Alt Transportation, Parking Capacity]		
1		Credit 2	Development Density		
1		Credit 4.1	Alternative Transportation, Public Transportation Access		
1		Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms		
1		Credit 4.4	Alternative Transportation, Parking Capacity		
2 0 0		Water Efficiency		Possible Points: 2	
1		Credit 3.1	Water Use Reduction, 20% Reduction		
1		Credit 3.2	Water Use Reduction, 30% Reduction		
9 0 5		Energy & Atmosphere		Possible Points: 14	
Y		Prereq 1	Fundamental Building Systems Commissioning		
Y		Prereq 2	Minimum Energy Performance		
Y		Prereq 3	CFC Reduction in HVAC&R Equipment		
2	1	Credit 1.1	Optimize Energy Performance, Lighting Power		
2		Credit 1.2	Optimize Energy Performance, Lighting Controls		
2	2	Credit 1.3	Optimize Energy Performance, HVAC		
2	1	Credit 1.4	Optimize Energy Performance, Equipment & Appliances		
1		Credit 3	Additional Commissioning		
1		Credit 5.1	Measurement and Verification, Sub-Metering		
1		Credit 5.2	Measurement and Verification, Energy Costs Paid By Tenant		
1		Credit 6	Green Power		
9 0 5		Materials & Resources		Possible Points: 14	
Y		Prereq 1	Storage & Collection of Recyclables		
1		Credit 1.1	Building Reuse, Long Term Lease		
1		Credit 1.2	Building Reuse, Maintain 50% of Non-Shell Systems		
1		Credit 1.3	Building Reuse, Maintain 75% of Non-Shell Systems		
1		Credit 2.1	Construction Waste Management, Divert 50% From Landfill		
1		Credit 2.2	Construction Waste Management, Divert 75% From Landfill		
1		Credit 3.1	Resource Reuse, Specify 5%		
1		Credit 3.2	Resource Reuse, Specify 10%		
1		Credit 3.3	Resource Reuse, Specify 30%		
1		Credit 4.1	Recycled Content, Specify 5% PC or 10% PC+PI		
1		Credit 4.2	Recycled Content, Specify 10% PC or 20% PC+PI		
1		Credit 5.1	Regional Materials, 20% Manufactured Regionally		
1		Credit 5.2	Regional Materials, 10% Extracted Regionally		
1		Credit 6	Rapidly Renewable Materials		
1		Credit 7	Certified Wood		
9 0 6		Indoor Environmental Quality		Possible Points: 15	
Y		Prereq 1	Minimum IAQ Performance		
Y		Prereq 2	Environmental Tobacco Smoke (ETS) Control		
1		Credit 1	Carbon Dioxide (CO2) Monitoring		
1		Credit 2	Ventilation Efficiency		
1		Credit 3.1	Construction IAQ Management Plan, During Construction		
1		Credit 3.2	Construction IAQ Management Plan, Before Occupancy		
1		Credit 4.1	Low-Emitting Materials, Adhesives & Sealants		
1		Credit 4.2	Low-Emitting Materials, Paints		
1		Credit 4.3	Low-Emitting Materials, Carpet		
1		Credit 4.4	Low-Emitting Materials, Composite Wood		
1		Credit 4.5	Low-Emitting Materials, Furniture and Furnishings		
1		Credit 5	Indoor Chemical & Pollutant Source Control		
1		Credit 6	Controllability of Systems		
1		Credit 7.1	Thermal Comfort, Compliance with ASHRAE 55-1992		
1		Credit 7.2	Thermal Comfort, Permanent Monitoring System		
1		Credit 8.1	Daylight & Views, Daylight 75% of Spaces		
1		Credit 8.2	Daylight & Views, Views for 90% of Spaces		
5 0 0		Innovation & Design Process		Possible Points: 5	
1		Credit 1.1	59.25% Resource Reuse (MR c3.2)		
1		Credit 1.2	100% Green Power		
1		Credit 1.3	Green Housekeeping		
1		Credit 1.4	92% Resource Reuse: Furniture & Furnishings		
1		Credit 2	LEED™ Accredited Professional		