

OREGON CASKET BUILDING



403-411 NW 5TH Avenue, Portland, Oregon

Chrisanne Beckner, Christina Bond, Patience Churchward, Celeste Cuti – Eco Preservation, [Falsetto] Spring 2009, University of Oregon

Original Name: Oregon Casket Co.
Date of Construction: 1897
Architect: Whidden & Lewis
Style: Brick Utilitarian
Construction Type: Masonry and heavy timber



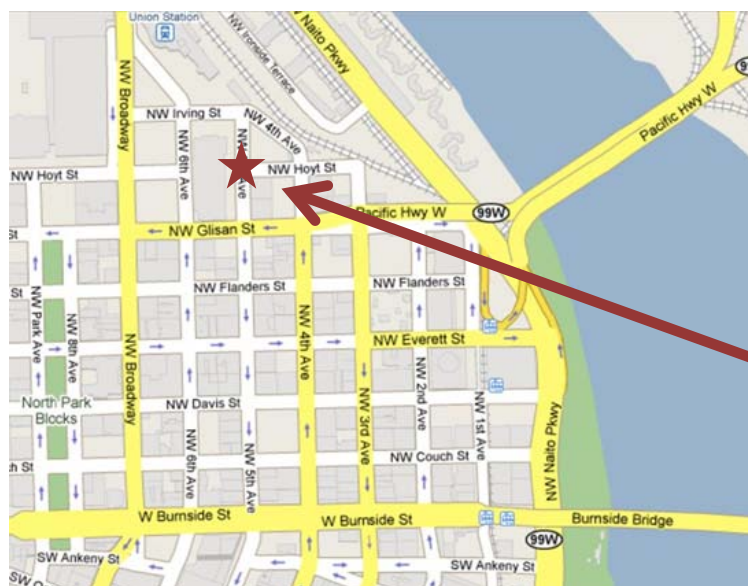
Footprint
15,000 sq ft
(historic building 5,000 sq ft; annex, 5,000 sq ft; parking lot 5,000 sq ft)

Historic Status: Significant under National Register of Historic Places Criterion A (industrial development) and C (architecture) but unlisted .



Approximate Square Footage:

- Casket building: 25,000 sq ft; 5 stories
- Annex: 10,000 sq ft; 2 stories
- Parking: 5,000 sq ft



The resource is located in downtown Portland on the corner of 5th and Flanders, just outside the edge of the Chinatown/New Japantown Historic District.

ARCHITECTURAL CHARACTER



EXTERIOR

Oregon Casket Building, Portland, Oregon

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The historic building is characterized on the top four floors by its light colored, “nubby” stucco exterior with brick details.



The building’s historic wood, 6/6 windows featuring arched lintels

provide the building with its characteristic rationalized order and rhythm on the top four floors. The windows on the fifth floor, in the brick cornice, are 3/3.

The highly detailed brick cornice and the brick “quoins” are the building’s most character defining features.



The modern 2-story annex to the north has large store-front windows. The exterior is clad in light-colored stucco with terra cotta tiles on the first floor.



The parking lot on the north end of the property; is bordered by 5th Ave to the east, Glisan to the north, a building to the west, and the Oregon Casket building to the south.



ARCHITECTURAL CHARACTER



INTERIOR

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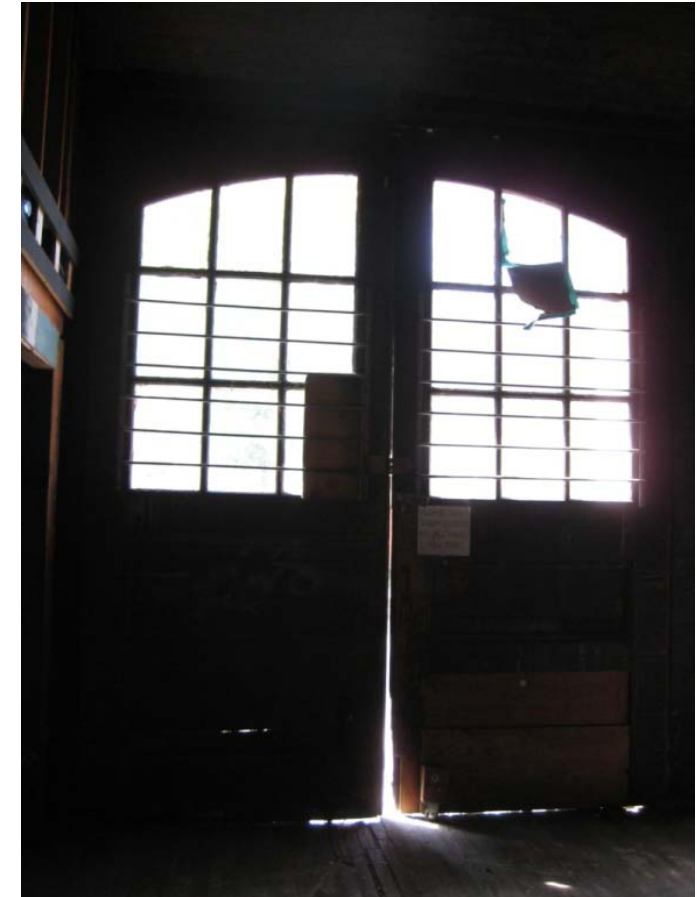


The open warehouse plan, large posts and beams, and original multi-pane wood windows are character-defining of the 2nd-5th floors.



Above: The stairwell, although significantly altered in height and circulation, was the original thoroughfare through the building.

Left: The freight elevator and its mechanical system remains extant.



The original double-door entry opens to Flanders Street. This is the only component on the ground floor exterior that retains integrity.

Most of the storefront window openings have been altered.



PRESERVATION ZONES

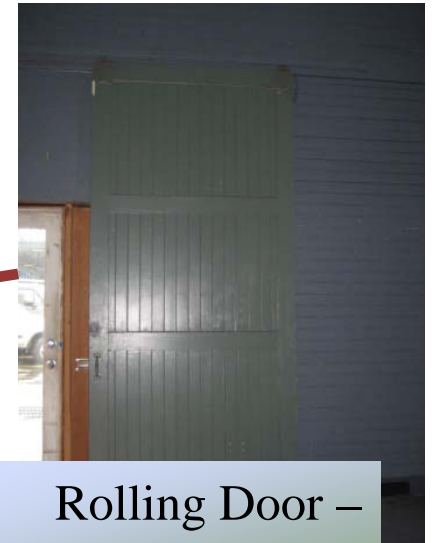
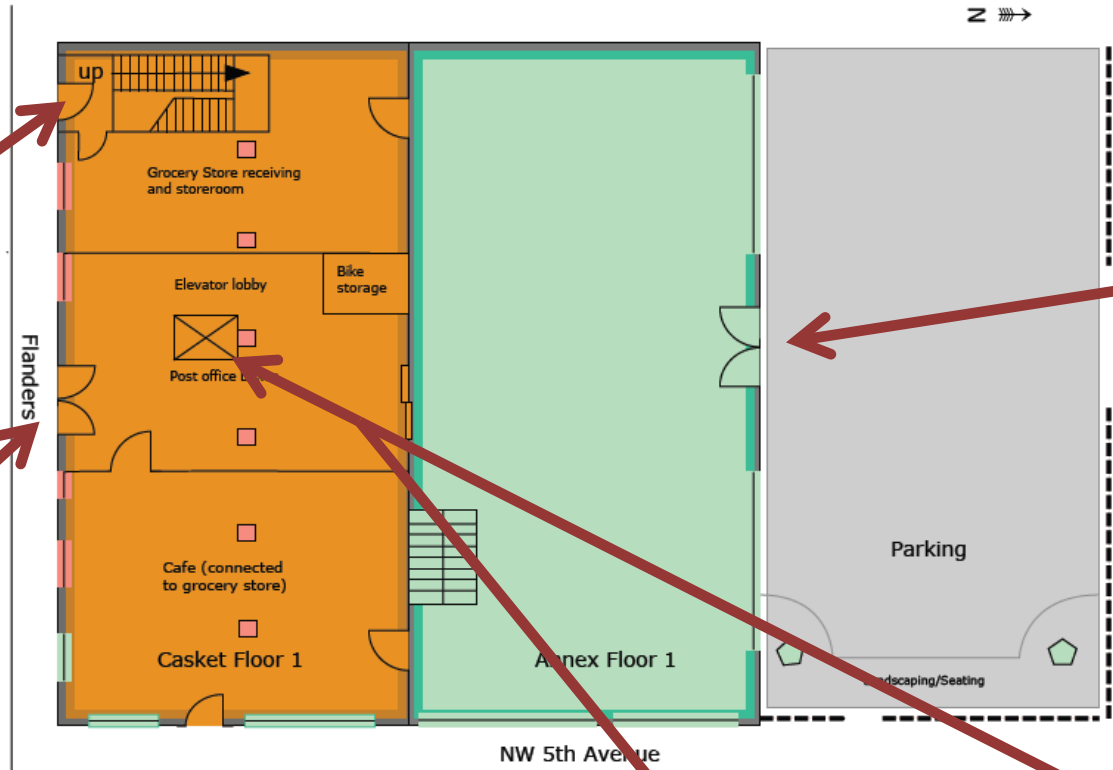


1ST FLOOR

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Staircase- original thoroughfare but has been altered



Rolling Door – original annex entry

Original Elevator shaft and interior- historically used for transporting caskets



Double Door Entryways-original doors and entry/exit

Elevator mechanics



- Level 1- Preservation Zone
- Level 2- Preservation Zone
- Level 3- Rehabilitation Zone
- Level 4- Free Zone

PRESERVATION ZONES



2ND FLOOR

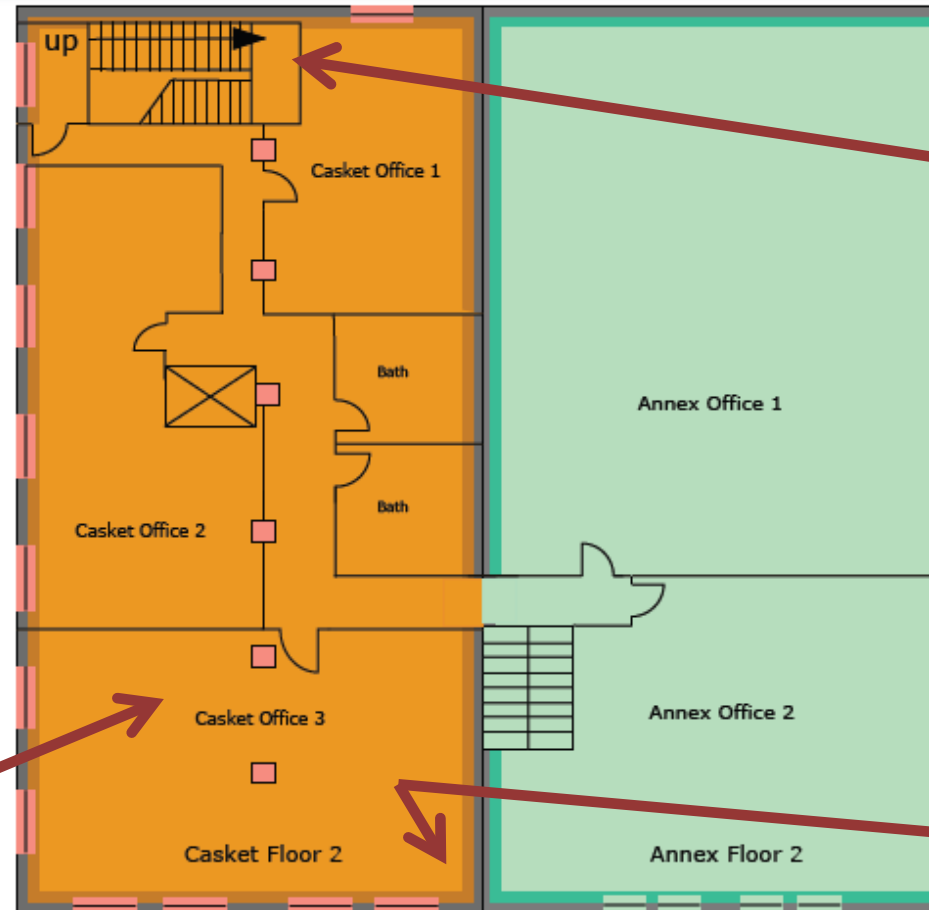
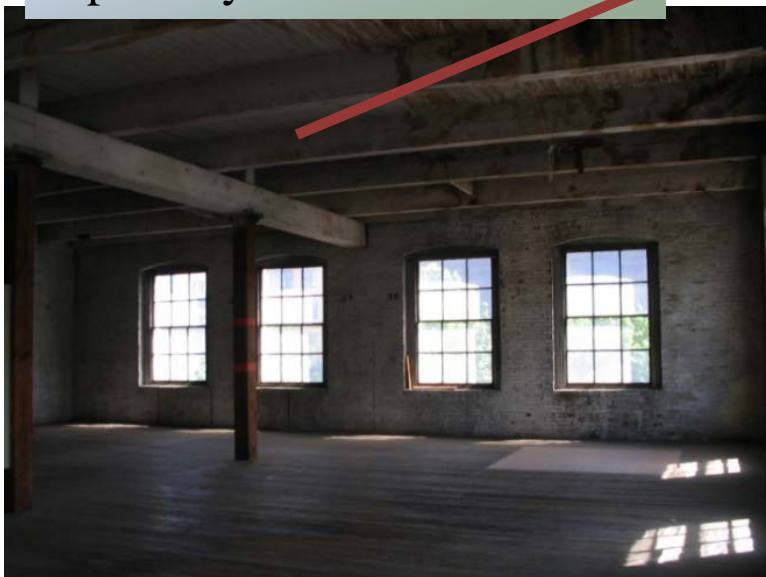
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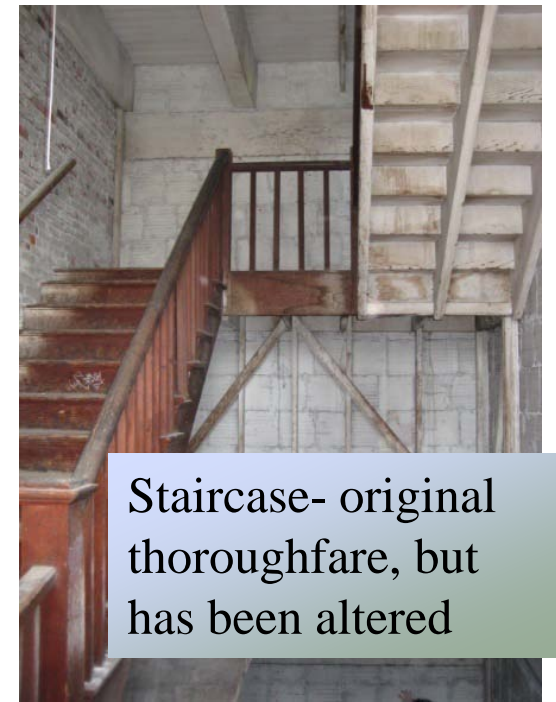


Windows- all original wood

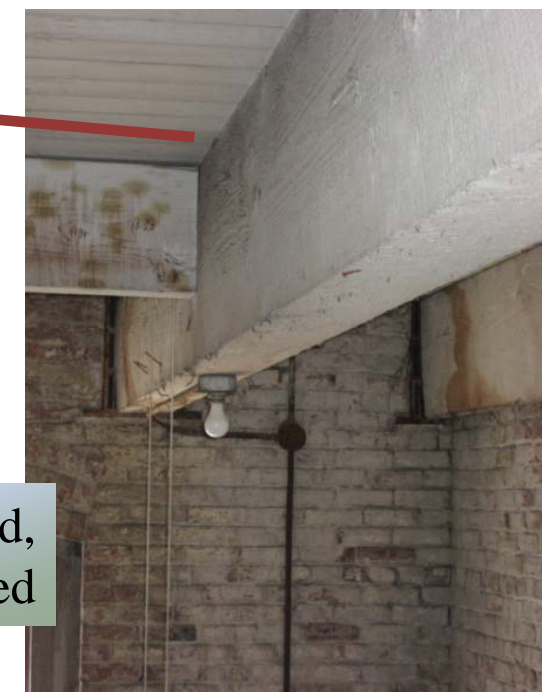
Beams- Original open beams
Floor Plan- open warehouse, especially 2nd floor



- Level 1- Preservation Zone
- Level 2- Preservation Zone
- Level 3- Rehabilitation Zone
- Level 4- Free Zone



Staircase- original thoroughfare, but has been altered



Brick- exposed, untreated

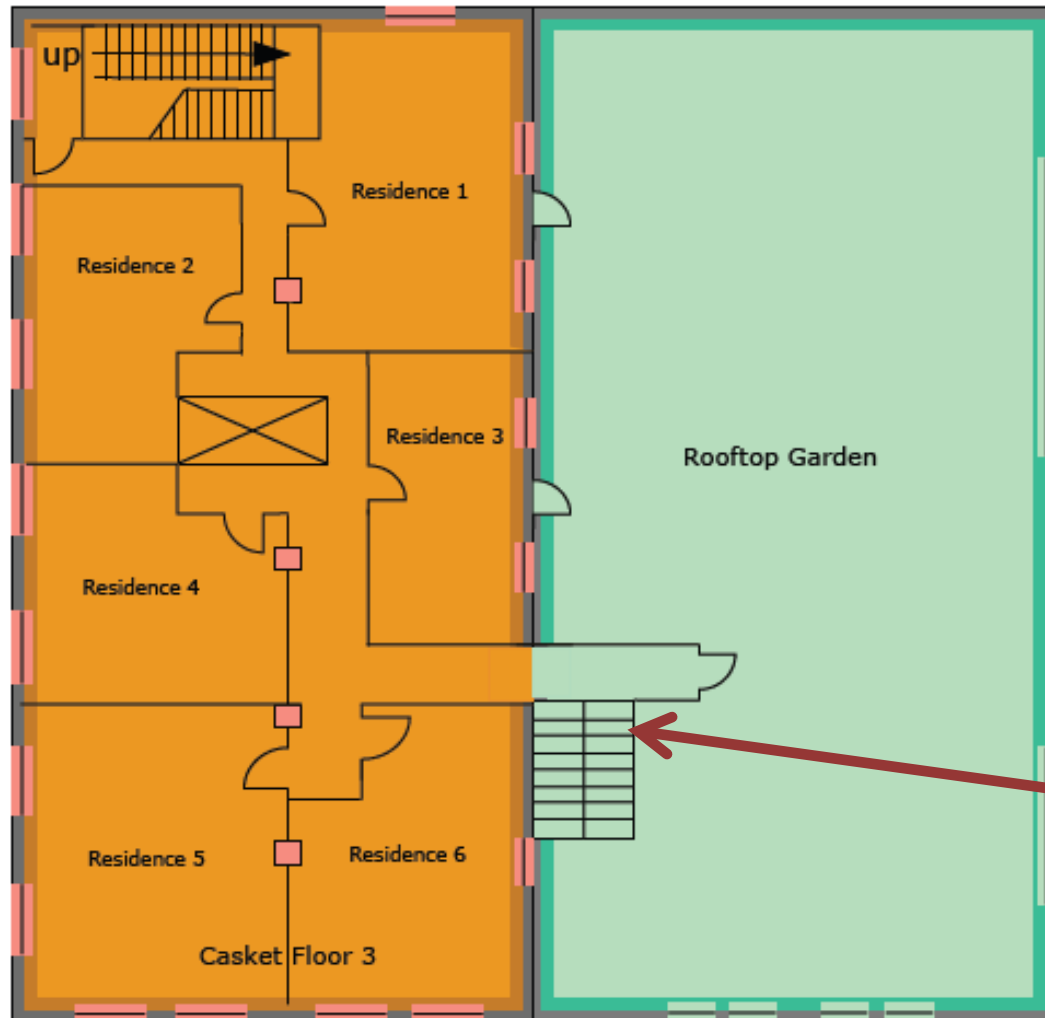
PRESERVATION ZONES

3rd-5th FLOORS

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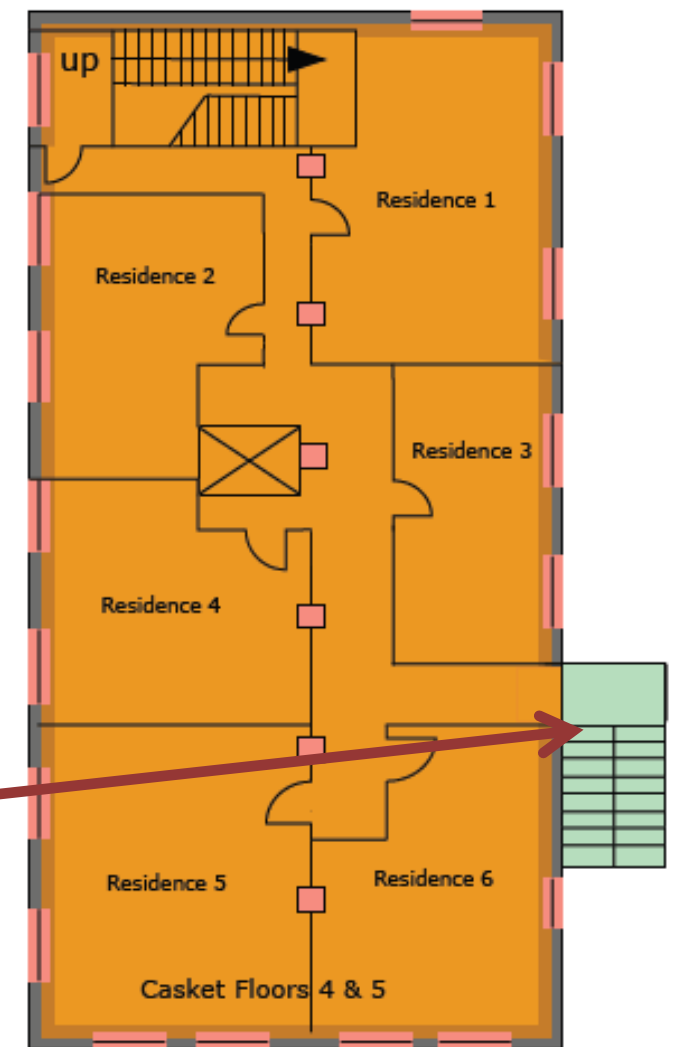


3rd Floor



View of Portland from 3rd – 5th floors to the southwest

Seismic upgrades with new entrance/exit



4th – 5th Floors

- Level 1- Preservation Zone
- Level 2- Preservation Zone
- Level 3- Rehabilitation Zone
- Level 4- Free Zone

CONFLICTS/COLLABORATIONS

LEED & HISTORIC PRESERVATION Oregon Casket Building, Portland, Oregon



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Collaboration: Rehabilitation of an already built structure makes the point for using an existing building easily achievable.

Collaboration: Historic buildings are close to public transit because they are centrally located in urban areas.



Collaboration: Historic windows provide daylighting, views and ventilation.
Conflict: Historic windows are not as efficient as new designs.

Conflict: The cost for both a LEED and historic preservation consultant is very expensive.



Conflict: Solar panels could be seen from the street when positioned at their optimum angle, preventing the greatest amount of produced energy.

There are many additional conflicts and collaborations between LEED and historic properties. Other collaborations include the regional materials utilized in the initial construction, the vast amount of embodied energy and any fabric salvage from a building supports the “replace in kind” mandate. Other conflicts include the small footprint of historic buildings making new programming difficult as well as the long and challenging process necessary for discussions between LEED and National Park Service experts.

REDEVELOPMENT VISION



Preservation meets Sustainability and Community Revitalization - Oregon Casket Building, Portland, Oregon

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