

TOP PROJECTS

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2017 TopProjects

SECOND PLACE RENOVATION

PROJECT TEAM + STATS:

Cost: \$4 million

Start date: May 2014

Completion date: December 2016

Owner/developer: Urban Development + Partners

Architect: Emerick Architects

Engineer: Grummel Engineering LLC, Glumac, Humber Design Group Inc.

General contractor: Todd Hess Building Co.

Other associates: Venerable Development LLC



Overland Warehouse

SUBMITTED BY: EMERICK ARCHITECTS

The Overland Warehouse in Portland's historic Chinatown district was originally built in 1889. In 1913, it was heavily altered as part of the Suey Sing organization's efforts to provide tenement housing for several hundred of Portland's Chinese residents. Decades of neglect after the 1960s left the building with uninhabitable second and third floors, a leaky roof, and the seismic instability that plagues old unreinforced concrete masonry buildings.

After acquiring the building, Urban Development + Partners brought on Emerick Architects and Todd Hess Building Co. – with engineering provided by Grummel Engineering, Glumac and Humber Design Group – to handle the restoration, remodel and seismic upgrade of the three-story, 40,000-square-foot building at Northwest Fourth Avenue and Davis Street.

Along the way, archaeological investigation of the building revealed treasures that included a four-foot

stone Buddha statue, fir flooring, solid timber columns and old-growth, straight-grained original timber trusses that harkened back to Oregon's late 19th-century timber industry.

As part of the \$4 million project, the team opened up the roof to allow natural light to wash through the center of the building and show off the extensive re-use of old timber and original black steel. Upgrades brought the building into compliance with modern-day seismic standards while new wood and steel features were combined with original elements.

Ground-floor spaces that had formerly been home to strip clubs and leaky storage areas were transformed into places for retail while upper floors were turned into active office space. Designed to last for another century, the completed building was quickly occupied and has become one of several key projects expected to help to revitalize the city's Chinatown district.

