

# Multnomah County Downtown Courthouse Options Analysis Report

Volume 2 Final Report June 2012  
Appendices A - E



**Appendix A**  
**Site Evaluation Criteria Matrix**

# Courthouse Options Analysis Site Evaluation Criteria Matrix



Current Court House	Locality 1	Locality 2	Locality 3	Locality 4	Locality 5
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## 1 Current Market Land Purchase Cost and Availability

Scale 1 - 5 (1 = Least Beneficial, 5 = Most Beneficial) Weighting Scale: 1

1.A	The analysis is focused on how the different proposed localities relate to the average costs value and availability for the locality. Actual cost of property will be have be determined by specific properties in the locality and is addressed in another section of this report.							
1.B	<input type="checkbox"/> Recent Costs Purchase Price Per Foot	→ Compared average square footage cost with the highest scale being assigned to the lowest cost per foot.	5	1	2	4	3	5
1.C	<input type="checkbox"/> Available Sites for Sale	→ Number of possible sites that are not extensively developed and would be potentially for sale that meet county requirements	5	1	1	2	3	5
1.D	<input type="checkbox"/> Expansion potential	→ Rate the expansion possibilities for the current courthouse	1	3	3	3	4	5
1.E	<input type="checkbox"/> Acquisition Schedule	→ Based on market land provide options for land purchase to provide best value and least time to complete purchase.	5	1	1	2	4	4
<b>SUBTOTAL VALUE</b>			<b>16</b>	<b>6</b>	<b>7</b>	<b>11</b>	<b>14</b>	<b>19</b>
Weighted Value			1	1	1	1	1	1
<b>TOTAL VALUE</b>			<b>16</b>	<b>6</b>	<b>7</b>	<b>11</b>	<b>14</b>	<b>19</b>

## 2 Infrastructure Support

Scale 1 - 5 (1 = Least Beneficial, 5 = Most Beneficial) Weighting Scale: 1

2.A	Compare localities based on the availability and capacity to serve a proposed project with over 425,000 square feet and over 3,000 daily occupants to use the proposed Courthouse. The higher scores would be assigned to the least cost or easiest to construct a solution.							
2.B	<input type="checkbox"/> Electrical Capacity and Provider	→ Define provider, compare rates, and verify capacity is available in the locality	5	3	3	3	3	5
2.C	<input type="checkbox"/> Storm Sewer System Requirements and Capacity	→ Determine if locality is required to manage storm water in alternative manners including eco zone.	1	1	1	4	4	5
2.D	<input type="checkbox"/> System Development Charges	→ Probability of higher SDC costs per locality	5	3	3	3	3	3
2.F	<input type="checkbox"/> Sanitary System Requirement and Capacity	→ Compare the sanitary system to verify the building demand could be met with locality capacity	3	2	2	2	3	4
2.G	<input type="checkbox"/> Water Services Capacity	→ Complete review of water capacity to verify the pressure and volume would be able to support a large project.	3	3	3	3	3	3
2.H	<input type="checkbox"/> Data/Technology Redundancy	→ Verify the connectivity to the County and State system would be available including dedicated fiber connection.	5	5	5	3	3	5
2.I	<input type="checkbox"/> Wireless Network	→ Connection opportunities to other adjacent government facilities using wireless communications.	5	5	5	5	5	5
2.J	<input type="checkbox"/> Traffic Flow	→ Can the locality handle the increase in traffic from the courthouse.	3	3	3	4	3	4
2.K	<input type="checkbox"/> Connection to main arterials for vehicle transportation	→ Is the locality served within the area by high capacity highways.	3	3	3	5	3	4
2.L	<input type="checkbox"/> Current availability of off street parking	→ Is there currently enough parking for the public in the locality.	4	4	4	2	3	2
2.M	<input type="checkbox"/> Storm Water Management	→ Is the locality have in place a storm water plan or is there opportunities to connect to a existing solution for storm water	1	1	1	2	3	4
2.N	<input type="checkbox"/> Water Usage Efficiencies	→ Does the locality have water efficiencies possibilities to save water usage for the Courthouse.	3	3	3	3	3	3
2.O	<input type="checkbox"/> Local Improvement District	→ Rate the locality based on property owners adjacency for LID's	3	3	3	4	4	4
<b>SUBTOTAL VALUE</b>			<b>44</b>	<b>39</b>	<b>39</b>	<b>43</b>	<b>43</b>	<b>51</b>
Weighted Value			1	1	1	1	1	1
<b>TOTAL VALUE</b>			<b>44</b>	<b>39</b>	<b>39</b>	<b>43</b>	<b>43</b>	<b>51</b>

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## 3 Regulatory Overlay

Scale 1 - 5 (1 = Least Beneficial, 5 = Most Beneficial) Weighting Scale: 4

3.A Each locality may have a variety of land use conditions that influence the value of the land and the costs to develop. This sections compares the average regulatory impacts to the locality and provides the highest score for property in the locality that has the maximum allowable building area and the least amount of added requirements to restrict the full development of the locality property.

3.B	<input type="checkbox"/> Floor Area Ratio Allowable	→ Average Zoning Requirement: Height and FAR. Provide highest score for localities which allow the most development.	4	4	3	3	2	2
3.C	<input type="checkbox"/> Conditional Use Requirement	→ Compare City requirements	5	1	1	3	1	5
3.D	<input type="checkbox"/> Historic Building Density	→ Define which localities have a high density of historic buildings and provide highest score for locality without historic probability.	4	4	1	2	4	4
3.E	<input type="checkbox"/> Impact of the Portland Plan	→ Define how the 25 Year Portland Plan will effect Localities	3	3	3	3	3	3
3.F	<input type="checkbox"/> Parking Development	→ Does the locality allow for parking lots/garages	4	4	4	1	4	3
3.G	<input type="checkbox"/> Property Tax Impacts	→ The value of the locality based on tax assessment and rating the highest cost for the lowest assessed value.	N/A	N/A	N/A	N/A	N/A	N/A
<b>SUBTOTAL VALUE</b>			<b>20</b>	<b>16</b>	<b>12</b>	<b>12</b>	<b>14</b>	<b>17</b>
Weighted Value			4	4	4	4	4	4
<b>TOTAL VALUE</b>			<b>80</b>	<b>64</b>	<b>48</b>	<b>48</b>	<b>56</b>	<b>68</b>

## 4 Regional Access and Transportation Staff and Public

Scale 1 - 5 (1 = Least Beneficial, 5 = Most Beneficial) Weighting Scale: 3

4.A It is critical for the Courthouse to be served by mass transit for the population who will use the building daily. Therefore the locality that has the highest number of opportunities to use mass transit and bicycles will have the highest score. In addition, localities that are easily reached using vehicles shall also be scored higher due to reduction of transport time for defendants.

4.B	<input type="checkbox"/> Light Rail System	→ Majority of the properties are within 2 blocks of Light Rail Stop	5	5	5	3	3	1
4.C	<input type="checkbox"/> Street Car System	→ Majority of the properties are within 2 blocks of Street Car System	1	3	3	4	4	3
4.D	<input type="checkbox"/> Bus Services	→ Majority of the properties are within 2 blocks of Bus Services	5	5	5	2	2	3
4.E	<input type="checkbox"/> Vehicle Access	→ Is the locality served with a street system for public access and for transportation of detainees.	3	3	3	4	2	4
4.F	<input type="checkbox"/> Bike Transportation	→ Majority of the properties are adjacent to defined bike pathways.	2	2	2	3	3	4
4.G	<input type="checkbox"/> Pedestrian Access	→ Does this locality provide easy pedestrian access to other services and features in the City.	5	5	4	3	4	2
<b>SUBTOTAL VALUE</b>			<b>21</b>	<b>23</b>	<b>22</b>	<b>19</b>	<b>18</b>	<b>17</b>
Weighted Value			3	3	3	3	3	3
<b>TOTAL VALUE</b>			<b>63</b>	<b>69</b>	<b>66</b>	<b>57</b>	<b>54</b>	<b>51</b>

# Courthouse Options Analysis Site Evaluation Criteria Matrix



Current Court House	Locality 1	Locality 2	Locality 3	Locality 4	Locality 5
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## 5 Sheriff's Transportation and Supporting Facilities/Security

Scale 1 - 5 (1 = Least Beneficial, 5 = Most Beneficial) Weighting Scale: 1

5.A The section reviews the distances from current County Holding locations for persons to be transported to court. This issue has a great influence on the costs to operate the courts and Sheriff's office for its operation budget. The locality with the lowest impact to operational cost shall get the highest scores.

5.B	<input type="checkbox"/> Distance Justice Center	→ Distance from Justice Center of the locality in relationship to time to transport detainees to courts	5	5	4	3	1	3
5.C	<input type="checkbox"/> Potential Resolution of Security Features/Blast Protection	→ How does the new sites compare with the ability to provide the features in the remodel of the existing MCCH	1	2	2	3	4	5
5.D	<input type="checkbox"/> Distance Other Detention Facilities	→ Distance from other County Facilities of the locality in relationship to time to transport detainees to courts	1	1	1	2	1	2
5.E	<input type="checkbox"/> Estimated Time of in custody Transport	→ Review of the time based duration based on road system and traffic for the locality from County Facilities.	3	3	3	4	2	4
5.F	<input type="checkbox"/> Complexity of travel	→ Locality traffic patterns and ease to travel by transport vehicle in the locality	2	2	2	3	1	4
5.G	<input type="checkbox"/> Parking and Staging	→ Density of locality and ease of transportation vehicles to reach destination.	1	1	1	3	3	4
5.H	<input type="checkbox"/> Distance from other County Agencies	→ How many other County Agencies are with in the locality to support the Courthouse.	3	3	3	1	1	4
5.I	<input type="checkbox"/> County Staff travel duration and impacts for locality	→ The duration required for County staff to travel to locality from their work location.	3	3	3	2	2	3
<b>SUBTOTAL VALUE</b>			<b>19</b>	<b>20</b>	<b>19</b>	<b>21</b>	<b>15</b>	<b>29</b>
Weighted Value			1	1	1	1	1	1
<b>TOTAL VALUE</b>			<b>19</b>	<b>20</b>	<b>19</b>	<b>21</b>	<b>15</b>	<b>29</b>

## 6 Design and Construction Issues

Scale 1 - 5 (1 = Least Beneficial, 5 = Most Beneficial) Weighting Scale: 3

6.A This section weighs the costs of construction, site preparation, move and relocation costs, and current courthouse liability

6.B	<input type="checkbox"/> Construction Costs	→ Cost effectiveness to construct in locality for Courthouse	1	2	2	3	4	5
6.C	<input type="checkbox"/> Construction Constraints	→ Efficiencies to build in locality based on area density and laydown space for construction	1	1	1	3	4	5
6.D	<input type="checkbox"/> Environmental Constraints	→ Based on historical date, localities with higher bearing capacities will be low costs for construction	5	4	4	3	2	1
6.E	<input type="checkbox"/> Construction Duration	→ Locality density will impact construction efficiencies with the less dense localities providing shorter construction duration	1	1	1	3	3	5
6.F	<input type="checkbox"/> Site Preparation	→ What are the costs per site: demolition, green and open	4	1	1	3	2	5
6.G	<input type="checkbox"/> Tenant Moving and Relocation costs	→ The move and relocation costs of tenants moving in and out of facilities is weighed for cost purposes	1	4	4	3	3	3
6.H	<input type="checkbox"/> Life of Building after renovation	→ Rate the years the Courthouse will be viable to occupy	3	5	5	5	5	5
<b>SUBTOTAL VALUE</b>			<b>16</b>	<b>18</b>	<b>18</b>	<b>23</b>	<b>23</b>	<b>29</b>
Weighted Value			3	3	3	3	3	3
<b>TOTAL VALUE</b>			<b>48</b>	<b>54</b>	<b>54</b>	<b>69</b>	<b>69</b>	<b>87</b>

# Courthouse Options Analysis Site Evaluation Criteria Matrix



Current Court House	Locality 1	Locality 2	Locality 3	Locality 4	Locality 5
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## 7 Sustainability

Scale 1 - 5 (1 = Least Important, 5 = Most Important) Weighting Scale: 1

7.A	This section analyzes the locality support of sustainable construction, to continue the county's sustainability goals. Each locality may have features that enhance the sustainability features for the Courthouse.							
7.B	<input type="checkbox"/> Public Transportation Availability	→ Higher scoring for localities that are supported by public transportation and would meet LEED criteria.	5	5	5	3	4	2
7.C	<input type="checkbox"/> Bicycle Transportation	→ Higher scoring for localities that are supported by bike routes and would meet LEED criteria.	2	2	2	3	3	4
7.D	<input type="checkbox"/> Alternative Energy	→ Siting capabilities with opportunities to use alternative energy to support the Courthouse	1	1	1	2	3	4
7.E	<input type="checkbox"/> Solar Power 1 1/2% Opportunities	→ Does the locality have opportunities to install solar collection systems in the locality compare to others.	2	2	2	3	3	4
<b>SUBTOTAL VALUE</b>			<b>10</b>	<b>10</b>	<b>10</b>	<b>11</b>	<b>13</b>	<b>14</b>
Weighted Value			1	1	1	1	1	1
<b>TOTAL VALUE</b>			<b>10</b>	<b>10</b>	<b>10</b>	<b>11</b>	<b>13</b>	<b>14</b>

## 8 Stakeholder and employee input and concerns/Economic Development

Scale 1 - 5 (1 = Least Beneficial, 5 = Most Beneficial) Weighting Scale: 3

8.A	Each locality carries a perception from the Stakeholders and Employees that the area will support their needs or impact their abilities to be comfortable in accessing and working in the locality. This section should determine if there is a major differences in localities based on their perceptions.							
8.B	<input type="checkbox"/> Economic impact to users	→ Comparing the current building with a new building, how does the impact to the users compare to each site	5	4	4	3	2	2
8.C	<input type="checkbox"/> Loss of production due to renovation/Cost	→ The operations of the County will be impacted by change. This design impacts relationship	1	2	2	3	3	4
8.D	<input type="checkbox"/> Transit and Commuting Access for Staff	→ Is the locality easier for the staff to reach for the majority of the staff working at the Courthouse	5	5	5	3	2	3
8.E	<input type="checkbox"/> Access to other Services and County Adjacencies	→ Can the staff reach other services they feel is needed to satisfy their job needs and way of life	5	5	5	2	4	3
8.F	<input type="checkbox"/> Perception of Locality	→ Stakeholders and Staff feel the locality is a positive community to work in.	5	5	5	3	2	4
8.G	<input type="checkbox"/> Acceptance of Change for Locality	→ How will staff accept the change for the locality for their workplace.	5	5	5	2	3	1
<b>SUBTOTAL VALUE</b>			<b>26</b>	<b>26</b>	<b>26</b>	<b>16</b>	<b>16</b>	<b>17</b>
Weighted Value			3	3	3	3	3	3
<b>TOTAL VALUE</b>			<b>78</b>	<b>78</b>	<b>78</b>	<b>48</b>	<b>48</b>	<b>51</b>

# Courthouse Options Analysis Site Evaluation Criteria Matrix



Current Court House	Locality 1	Locality 2	Locality 3	Locality 4	Locality 5
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## 9 Livability Features for Locality

Scale 1 - 5 (1 = Least Beneficial, 5 = Most Beneficial) Weighting Scale: 2

9.A	For the staff, jury, and users of the Courthouse, are there features in the locality that can serve the many people who will use the building daily? The localities with established features like restaurants will be provided with the highest scoring.							
9.B	<input type="checkbox"/> Legal Services	→ Legal services for the general public in the localities will be scored higher	5	5	5	2	2	1
9.C	<input type="checkbox"/> Other Government Partners and Services	→ For localities having a number of government services to assist the courthouse, will be scored higher.	5	5	5	2	3	3
9.D	<input type="checkbox"/> Office and Business Support	→ Availability of office space, and other businesses that support legal and users of the Courthouse	5	5	5	2	2	1
9.E	<input type="checkbox"/> Restaurants: Breakfast and Lunch	→ Is there a high amount of variety in price and options	5	5	4	2	3	2
9.F	<input type="checkbox"/> Retail Stores	→ The density of support services like grocery stores, or other personal care needs, are scored higher.	4	4	4	3	4	1
9.G	<input type="checkbox"/> Parks or Open Spaces	→ Higher scores for localities that have park space or open space with access to recreational activates.	4	4	4	3	3	2
<b>SUBTOTAL VALUE</b>			<b>28</b>	<b>28</b>	<b>27</b>	<b>14</b>	<b>17</b>	<b>10</b>
Weighted Value			2	2	2	2	2	2
<b>TOTAL VALUE</b>			<b>56</b>	<b>56</b>	<b>54</b>	<b>28</b>	<b>34</b>	<b>20</b>

## 10 Public Expectation

Scale 1 - 5 (1 = Least Beneficial, 5 = Most Beneficial) Weighting Scale: 4

10.A	Public expectation seek consistency in use of public space and ease to reach those destination. A change to location or new facilities has political impacts that this section weighs. In addition, the locality community may have issues for the Courthouse that will impact the ability to complete the project.							
10.B	<input type="checkbox"/> The current courthouse as an economic driver in area	→ The courthouse in this location provides positive economic enhancement to that community	5	5	5	2	1	5
10.C	<input type="checkbox"/> Support of governmental projects in locality	→ Does the locality already have large government buildings	5	5	4	3	2	1
10.D	<input type="checkbox"/> Development support of new development	→ Does the locality stakeholders support new development in the locality	5	4	4	2	2	4
10.E	<input type="checkbox"/> Development support for a governmental project	→ Has the locality stakeholders support more development including governmental project in the locality	5	4	4	2	2	3
10.F	<input type="checkbox"/> Additional Development support from other public	→ Does other community stakeholder support the project development in the locality	5	4	4	2	3	2
10.G	<input type="checkbox"/> Economic Impact to the Locality with new development	→ With the Courthouse project development in the locality provide a stimulus for other development in the district	1	1	1	4	3	4
<b>SUBTOTAL VALUE</b>			<b>26</b>	<b>23</b>	<b>22</b>	<b>15</b>	<b>13</b>	<b>19</b>
Weighted Value			3	3	3	3	3	3
<b>TOTAL VALUE</b>			<b>78</b>	<b>69</b>	<b>66</b>	<b>45</b>	<b>39</b>	<b>57</b>

# Courthouse Options Analysis Site Evaluation Criteria Matrix



Current Court House	Locality 1	Locality 2	Locality 3	Locality 4	Locality 5
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## 11 Developer Opportunities

Scale 1 - 5 (1 = Least Beneficial, 5 = Most Beneficial) Weighting Scale: 4

11.A This section weighs the developer solutions available to the county							
11.B	<input type="checkbox"/> Lease Renovate Operation Transfer (LROT) → Provide a rating of the County's understanding and approval of this type solution based on the locality	4	4	4	2	3	4
11.C	<input type="checkbox"/> Building Operate Transfer (BOT) → Provide a rating of the County's understanding and approval of this type solution based on the locality	4	4	4	2	3	4
11.D	<input type="checkbox"/> Design Build Finance Operate Maintain (DBFOM) → Provide a rating of the County's understanding and approval of this type solution based on the locality	4	4	4	2	3	4
<b>SUBTOTAL VALUE</b>		<b>12</b>	<b>12</b>	<b>12</b>	<b>6</b>	<b>9</b>	<b>12</b>
Weighted Value		4	4	4	4	4	4
<b>TOTAL VALUE</b>		<b>48</b>	<b>48</b>	<b>48</b>	<b>24</b>	<b>36</b>	<b>48</b>

## 12 Financing & Funding Options and Costs

Scale 1 - 5 (1 = Least Beneficial, 5 = Most Beneficial) Weighting Scale: 4

12.A This section weighs the current financing and funding options &/or a combination of options for renovation and/or new construction							
12.B	<input type="checkbox"/> Revenue Bonds → Is the climate available for revenue bonds	1	1	1	1	1	1
12.C	<input type="checkbox"/> Local Government General Obligation Bonds → Rate the probability of obtaining GO bonds for financing	2	2	2	2	2	2
12.D	<input type="checkbox"/> PDC - Urban Renewal → Rate the locality for Urban Renewal Financing	4	2	4	4	3	4
12.E	<input type="checkbox"/> Potential Parking Revenue → Score the locality availability for parking for a revenue stream to the county	1	1	1	1	2	4
12.F	<input type="checkbox"/> Facility Fee - State Fund → Rate based on the amount for state funded facility fees						
12.G	<input type="checkbox"/> User Fees → Rate the amount of money received from user fees						
12.H	<input type="checkbox"/> Filing Fees → Rate the amount of money received from filing fees						
12.I	<input type="checkbox"/> Annual Debt Service → How much will the site location impact the Debt Services Amounts						
<b>SUBTOTAL VALUE</b>		<b>8</b>	<b>6</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>11</b>
Weighted Value		4	4	4	4	4	4
<b>TOTAL VALUE</b>		<b>32</b>	<b>24</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>44</b>

Provides no rating benefit per locality



**TOTAL VALUE**

Current Court House	Locality 1	Locality 2	Locality 3	Locality 4	Locality 5
<b>572</b>	<b>537</b>	<b>521</b>	<b>437</b>	<b>453</b>	<b>539</b>

**Appendix B**

**Past Studies Historical Inventory**

## Multnomah County Courthouse Past Study Historical Inventory & Review

Year	Study Name	Value to Options Analysis
2011	<ul style="list-style-type: none"> <li>■ Renovation of Current Courthouse while occupied               <ul style="list-style-type: none"> <li>- Focus info</li> <li>- SERA Architects</li> </ul> </li> </ul>	⇒ The county is weighing options on renovation and new construction
2006	<ul style="list-style-type: none"> <li>■ Downtown Courthouse Site Acquisition Project Plan               <ul style="list-style-type: none"> <li>- Courthouse Siting</li> <li>- Multnomah County Facilities</li> </ul> </li> </ul>	⇒ Some of the site options reviewed are still options in 2012
2003	<ul style="list-style-type: none"> <li>■ Courthouse Recommendation               <ul style="list-style-type: none"> <li>- Courthouse Related</li> <li>- Courthouse Blue Ribbon Steering Committee</li> </ul> </li> </ul>	⇒ N/A to Options Report
2002	<ul style="list-style-type: none"> <li>■ Direction after HOK Presentation               <ul style="list-style-type: none"> <li>- Courthouse Related</li> <li>- Chair's Office</li> </ul> </li> <li>■ Courthouse Renovation Study               <ul style="list-style-type: none"> <li>- Feasibility Study</li> <li>- HOK, NCSC, Hoffman</li> </ul> </li> </ul>	⇒ Utilized the renovation for 2012 costs  ⇒ N/A to Options Report
2001	<ul style="list-style-type: none"> <li>■ HVAC/Electrical Upgrade Analysis               <ul style="list-style-type: none"> <li>- Analysis of Immediate Safety Hazards, Mech, Elect</li> <li>- Giffin, Bolte, Jurgens, Bouillion &amp; ACC</li> </ul> </li> <li>■ Determination to proceed with renovations               <ul style="list-style-type: none"> <li>- Provide Consultants Report on Courthouse Options</li> <li>- Res 01-114, Board of CC</li> </ul> </li> <li>■ Courthouse Renovation Study               <ul style="list-style-type: none"> <li>- Courthouse Renovation</li> <li>- SERA Architects</li> </ul> </li> </ul>	⇒ N/A to Options Report  ⇒ N/A to Options Report  ⇒ SERA 2011 study negates the findings in this study
2000	<ul style="list-style-type: none"> <li>■ Emergency Operations of Courts               <ul style="list-style-type: none"> <li>- Court Operations After a Major Disaster</li> <li>- MCSO, CC, SCA</li> </ul> </li> </ul>	⇒ N/A to Options Report

## Multnomah County Courthouse Past Study Historical Inventory & Review

Year	Study Name	Value to Options Analysis
1999	<ul style="list-style-type: none"> <li>■ Development of Feasibility Study – W. Hawthorne Bridgehead Site               <ul style="list-style-type: none"> <li>- Development of New Building on Proposed Site</li> <li>- Kitchell &amp; Assoc, Geotechnical Resources, Leland, &amp; KMD</li> </ul> </li> </ul>	⇒ The site is still discussed
1998	<ul style="list-style-type: none"> <li>■ Strategic Space Plan 1998               <ul style="list-style-type: none"> <li>- MC Facilities Excluding Jail and Library Functions</li> <li>- Robertson Merryman</li> </ul> </li> <li>■ Courthouse Maintenance Manual               <ul style="list-style-type: none"> <li>- Courthouse Historic</li> <li>- SERA Architects (Funded by National Historic Pres)</li> </ul> </li> </ul>	⇒ N/A to Options Report  ⇒ N/A to Options Report
1996	<ul style="list-style-type: none"> <li>■ Strategic Space Plan Phase II               <ul style="list-style-type: none"> <li>- Courthouse</li> <li>- SERA Architects</li> </ul> </li> <li>■ Courthouse Focus Study               <ul style="list-style-type: none"> <li>- Courthouse Issues</li> <li>- SERA Architects</li> </ul> </li> <li>■ Final Report of the MC Courts Task Force               <ul style="list-style-type: none"> <li>- Courthouse Solutions and other Recommendations</li> <li>- Co-Chairs Londer &amp; Stein</li> </ul> </li> </ul>	⇒ N/A to Options Report  ⇒ N/A to Options Report  ⇒ N/A to Options Report
1995	<ul style="list-style-type: none"> <li>■ Accepting MC Strategic Space Plan &amp; Adopting Goals for Facilities               <ul style="list-style-type: none"> <li>- Acceptance of 1996 SERA Report and other Recommendations</li> <li>- Res 95-174, BCC</li> </ul> </li> <li>■ Court Space Needs – Cost Savings Special Report               <ul style="list-style-type: none"> <li>- Courthouse</li> <li>- MC Auditors Office</li> </ul> </li> <li>■ Strategic Space Plan               <ul style="list-style-type: none"> <li>- Admin + Courthouse</li> <li>- SERA Architects</li> </ul> </li> </ul>	⇒ N/A to Options Report  ⇒ N/A to Options Report  ⇒ N/A to Options Report

## Multnomah County Courthouse Past Study Historical Inventory & Review

Year	Study Name	Value to Options Analysis
1992 ↑	<ul style="list-style-type: none"> <li>■ Space &amp; Facilities Study Update               <ul style="list-style-type: none"> <li>- Administrative Center</li> <li>- Sax Assoc &amp; Bainbridge</li> </ul> </li> </ul>	⇒ N/A to Options Report
1991 ↑	<ul style="list-style-type: none"> <li>■ Preliminary Structural Evaluation               <ul style="list-style-type: none"> <li>- Earthquake Resistance</li> <li>- VanDomelon, Looijenga, McGarrigle, Knauf</li> </ul> </li> </ul>	⇒ N/A to Options Report
1989 ↑	<ul style="list-style-type: none"> <li>■ Five-Year Space Study               <ul style="list-style-type: none"> <li>- Administration Center</li> <li>- Sax Assoc &amp; Bainbridge Design</li> </ul> </li> </ul>	⇒ N/A to Options Report
1986 ↑	<ul style="list-style-type: none"> <li>■ MCC Space Allocation Study Update               <ul style="list-style-type: none"> <li>- Courthouse</li> <li>- Mayer/Reed</li> </ul> </li> </ul>	⇒ N/A to Options Report
1982 ↑	<ul style="list-style-type: none"> <li>■ MCC Space Allocation Study               <ul style="list-style-type: none"> <li>- Courthouse</li> <li>- Mayer/Reed</li> </ul> </li> </ul>	⇒ N/A to Options Report
1980 ↑	<ul style="list-style-type: none"> <li>■ Space and Facilities Planning Guide               <ul style="list-style-type: none"> <li>- All MC Facilities</li> <li>- Richard Brainard Planning and Urban Design</li> </ul> </li> </ul>	⇒ N/A to Options Report
1978 ↑	<ul style="list-style-type: none"> <li>■ Facility Study: MCC               <ul style="list-style-type: none"> <li>- Energy Conversion and Capital Improvements</li> <li>- Boutwell, Gordon, Beard and Grimes, and Peterson Assoc Engineers</li> </ul> </li> </ul>	⇒ N/A to Options Report
1968 ↑	<ul style="list-style-type: none"> <li>■ City-County Government Center               <ul style="list-style-type: none"> <li>- Preliminary Design Study</li> <li>- Wolff-Zimmer-Gunsul-Frasca and Pietro Belluschi</li> </ul> </li> </ul>	⇒ N/A to Options Report

## Appendix C

### Summary of Prior Courthouse Studies



**Multnomah County**

## **Summary of Prior Courthouse Studies**

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**This is a summary of 25 separate studies or actions completed from 1968 to Present. These studies vary from a design schematic for a Public Service Facility done in 1968 to an in-depth look at siting options for a new Courthouse completed in 2006. Each study was produced to answer a specific question(s) so the focus varies in each report. The facts and figures stated need to be taken into context with the whole study not just the recap provided.**

YEAR	BY	TITLE	FOCUS OF STUDY
2006	Multnomah County Facilities	Downtown Courthouse Site Acquisition Project Plan	Courthouse Siting

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**Study Summary:**

This report was completed at the request of the Board in Resolution No.06-033. The intent of the internal Facilities report is to review Courthouse siting options and viability two years after the 2003 Courthouse Blue Ribbon Steering Committee's recommendation. The 26 page report and 50 pages of appendix provides updated information on the 3 sites listed in the 2003 recommendation and expands to analyze physical and zoning factors of 25 sites in Downtown Portland. The report follows the County's Capital Planning Process (FAC-1) and is broken down into the three steps listed in the policy: A Preliminary Planning Proposal, A Project Proposal, and A Project Plan.

The Preliminary Planning Proposal examined the siting concept and reviews the options laid out in the previous report and their current viability. It also takes another look at siting options between the Willamette River and I-405, Burnside and Clay Street. The search produced 25 sites that were examined for their potential and based on the information were either eliminated or listed as warranting further study. This section summarizes three current options for siting: Two Main Place, Hawthorne Bridgehead - South Block, and the Hawthorne Bridgehead - North Block.

The Project Proposal contains a detail of the three sites proposed and summarizes that each site has the potential to meet the development requirements. The Project Plan lays out four potential strategies for the three blocks. It recommends proceeding with the strategies in order of listing in order to assure the County have a good site for a new courthouse.

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**Study Recommendations:**

The report recommends three sites: Two Main Place, Hawthorne Bridgehead - South Block, and the Hawthorne Bridgehead - North Block. It states all the sites meet the requirements established in the report, but that Two Main Place remains the preferred choice.

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**Implementation/Follow-up Actions:**

Resolution No.06-121

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YEAR	BY	TITLE	FOCUS OF STUDY
2003	Courthouse Blue Ribbon Steering Committee	Courthouse Recommendation	Courthouse, related

**Study Summary:**

In compliance with the Chair's direction a 20 member Courthouse Blue Ribbon Steering Committee was convened. It was chaired by County Chair Diane Linn and Vice Chaired by County Commissioner Maria Rojo de Steffey. The Committee meet for over a year and the recommendation produced reflects their efforts to fully understand the courthouse issues and their struggle to find a solution. The Committee found that the previous 23 studies/actions had only stated a solution; Create a new courts facility. They did not provide a step by step process that guided the County through the solution. So the report lays out the Committees efforts toward providing the County an eight step action plan and four phased timeline through 2030. The recommendation covers all areas the committee studied and includes their process, key assumptions and findings. It reviews their assessment and analysis of the background, issues, County obligations, court needs, option feasibility, siting options, development strategies, existing courthouse use, and financing potential. The appendix includes a recommendation summary that was presented to the Board and a questions and answer sheet about the existing historic courthouse.

**Study Recommendations:**

The study lays out five objectives for solving the County's Courthouse dilemma: Build a new courts facility in downtown Portland government center, Renovate the vacated historic courthouse, Consolidate existing downtown County functions into renovated facility, Build four courtrooms with expansion capability to six courtrooms in East County, and address the structural, seismic, and deferred maintenance issues at the Justice Center. The framework laid out is a flexible integrated plan that starts by addressing the 25 year needs and ends by fulfilling the full 40 year needs. The committee recommends that this flexible plan allows the County to begin addressing any of these options when there is funding available.

**Implementation/Follow-up Actions:**

Board approved recommendation in Resolution No.04-028 and created three separate work groups to build upon the recommendations included in the report.

2002	Chair's Office	Direction after HOK presentation and consideration of Advisory Committee	Courthouse, related
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Establish Blue Ribbon Steering Committee. Add consideration of New Construction, financing options review, Interim Space decisions, and integrate with needs of other County downtown space.

**Study Recommendations:**

N/A

**Implementation/Follow-up Actions:**

17 Member Blue Ribbon Committee Convened August 28, 2002.

YEAR	BY	TITLE	FOCUS OF STUDY
2002	<i>HOK Consulting, with National Center for Courts , Hoffman, etc.</i>	Courthouse Renovation Study	Feasibility Study

**Study Summary:**

This study is an in-depth look at the feasibility of renovating the Courthouse with a cost analysis of leasing and reconfiguring space as necessary or building a new county building for interim operation. They used (6) assumptions ranging from maintaining the historical character to considering expanding court space at other County facilities. The report breaks down into (3) major study areas looking at the existing facility, the operations of the court system, and interim/permanent options. Section four includes recommendations/conclusions and the report ends with (8) appendixes; Key documents reviewed, Renovation options, Renovation Cost breakdowns, Overview of court system and operations effects of relocation, Comparable renovation cost in other jurisdictions, court needs and supply, current dollar real estate assumptions, and present value real estate projects/assumptions. HOK provides two renovation options for the courthouse building itself. 1. Renovates and expands the building to increase courtrooms to 44-46. 2. Renovate to increase quality for existing to 32-36 courtrooms. The study is 150 pages in length and features colored floor plans and graphics.

**Study Recommendations:**

HOK feels the Courthouse has reached its useful life and is both functionally & operationally obsolete. They go on to state that further delays will be both costly and risky, posing significant potential liabilities. There are 42 bullet points in Section IV: the conclusions and recommendations. They basically state that: A. The courthouse can be renovated and still preserve its historic heritage; B. However, even with investment the building would not meet industry standards for judicial practices. C. That due to the extent of renovations the building must be evacuated completely to minimize renovation costs. D. That out of all County properties only the Juvenile Justice Center is a candidate for expansion to house court functions. E. That the need for number of courtrooms will rise to 64 in 20 years and 79 within 40 years and that we will be experiencing a shortage of courts very soon. F. They do not recommend splitting court functions due to impact on court operations and that a centralized model is what keeps the system efficient. G. Building an annex and then moving courts would be more cost effective than attempting to move into interim space.

Of the two Courthouse renovation options HOK looked at, each has pros and cons. Option A - would increase building square footage to 426,000 sq ft by retaining the original footprint on floors 1 through 6, infilling courtyard floors 2 through 6, removing the existing two top floors and adding three new floors, adding a sally-port on ground level, and replacing and upgrading all building systems. Option B - increases building square footage to 333,500 sq ft by infilling courtyard up to the eight floor, add a sally-port on ground level, and replace or upgrade all building systems. The report states that either option would be preferable to the "current situation."

The study also looks at current court functions and suggests using a standard 9000 sq ft dimension for the courtroom suites, that a 1:1 room to judge ratio remain in place, and the reason the courts are so efficient is due to the use of a master calendar and common jury pool. They say that the need for courtrooms will rise to 64 courtrooms in 20 years and to 79 courtrooms in 40 years which neither renovating option will meet. They do not recommend splitting up the court system since it would erase all the features that make the system successful today. Appendix D of their report explains in detail.

Section III reviews Interim and Permanent Courthouse options by looking at three strategic options: Option A - Lease Interim Facilities, Option B - Constructs a Courthouse Annex, and Option C - Creates a large East County facility. Option A relies on leasing space to meet need. It would put criminal courts into a 160,000 sq ft Class "B" building, Put the (12) civil courts into a court complex in a Class "A" building, and put the remaining functions within the Juvenile Justice Center. Option B constructs a new Annex near and connected to the existing courthouse. Option C is a mix of leased and permanent space. It would create a new 18 court facility in Gresham, obtain Class "A" office space for a civil court complex, expand Juvenile Justice Center by six courtrooms, and convert the excess space in the new Gresham facility to office space for support needs. HOK recommends Option B for creating the most cost effective and usable space. They also recommend considering the historic Courthouse for non-court uses.

**Implementation/Follow-up Actions:**

Currently being evaluated and discussed.

YEAR	BY	TITLE	FOCUS OF STUDY
2001	<i>Giffin Bolte Jurgens, Bouillon Engineers, &amp; Architectural Cost Consultants</i>	HVAC/Electrical Upgrade Analysis	Analysis of immediate safety hazards,mechanical,electrical issues

**Study Summary:**

Evaluation of existing mechanical & electrical systems. This is a (12) page excerpt from over a (150) page analysis. The study was to review the immediate safety hazards and the feasibility of mechanical & electrical repairs. Report includes narratives describing issues with picture documentation and cost breakdowns.

**Study Recommendations:**

Study states that there is a deteriorating tangle of mechanical & electrical systems, many of which are in disrepair, obsolete and/or dangerous. The building has major safety hazards and consultants recommend a fire/life/safety study be completed immediately. There are (4) emergency repair issues: No separation between building and street power vault; Generator fuel piping configuration creates a fire hazard and (2) electrical panels can not trip which creates a fire hazard. Immediate danger is smoke inhalation in case of fire in building but there are also (8) additional concerns. The study goes in depth regarding approach to repairs and recommends the building be vacant so work can be done simultaneously. This is a more cost effective option versus attempting to phase work. Provides cost estimates for the proposed work.

**Implementation/Follow-up Actions:**

The most urgent repairs are being programmed into future CIP budget years. Other issues awaiting decision on future of building.

2001	<i>Resolution 01-114, Board of County Commissioners</i>	Determine whether to proceed with Renovations	Provide Consultants report on Courthouse Options
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**Study Summary:**

Attachment "A" of Resolution No.01-114 authorizes funds to determine whether or not to proceed with renovating the Multnomah County Courthouse. The Board of Commissioners finds that: The Courthouse is the County's strongest symbol of government and is part of community's cultural heritage; The existing courthouse does not meet courts requirements; the Courthouse anchors a series of dynamic buildings that dates back to a 1912 Central Plan; That the building will not collapse during an earthquake but must be brought up to current life/safety standards within (2) years; Correcting current deficiencies will require extensive renovation; and that Multnomah County continues its commitment to provide good value for taxpayers dollars.

**Study Recommendations:**

The Board resolves: To renovate the historic Courthouse as a courts building; Seismic upgrades be accomplished as soon as practical; FPM is to contract with architectural consultants to develop a cost analysis of leasing and reconfiguration space, or build a new county office facility for interim court operations, and identify court operational needs and detailed cost estimate for renovated Courthouse; Upon consideration of study, Board may submit general obligation bond measure to voters November 2002; If study demonstrates renovation into a courts facility is not feasible, Chair will convene another process to evaluate alternative court facilities such as East county facilities and courthouse alternative purposes.

**Implementation/Follow-up Actions:**

Contract initiated with HOK, following an RFP process to select consultants.

YEAR	BY	TITLE	FOCUS OF STUDY
2001	<i>SERA Architects</i>	Courthouse Renovation Study	Courthouse Renovation

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**Study Summary:**

Purpose of the study is to evaluate the continued use of Multnomah County's Courthouse as a courthouse facility into the year 2040 by looking at (4) categories: planning, seismic strengthening, mechanical system replacement, and electrical system replacement. This 100 page study takes an in-depth look at (4) possible renovation schemes and includes a (3) category cost summary in the appendix. The report contains (7) sections with (4) appendixes in the final section. Scheme information includes narratives with program information and floor plans. Also included in their own sections are seismic, mechanical, and electrical information. These sections review current deficiencies and hazards, then discuss correction measures.

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**Study Recommendations:**

SERA reports that the existing facility can be renovated to meet 2040 judicial needs and the cost would be less than purchasing new land and building a new courthouse. It further concludes that the only way the building can be a successful courthouse in the future is if there is only a single function within the building. Which means the facility would have no room for non-court or administrative functions. Option "A" = recommends adding floors by filling in the existing light well and putting an additional (7) floors on the top of the existing courthouse. Option "B-1" and "B-2" both look at infilling the existing light well to the 8th floor elevation. They differ in their distribution of the space within the enlarged building. Option "C" looks at an "as-is" option. Basically it reviews upgrading and renovating the building to meet 2040 needs without adding any additional square footage to the building. Cost estimates provided.

The seismic evaluation used the FEMA 310 Handbook to identify the "weak links," found numerous problems with the infill masonry walls. The report states that these walls for various reasons will not resist seismic forces. There are several non-structural deficiencies such as elevators, ceilings, partitions, equipment, light fixtures, and contents that do not have enough bracing; the hollow clay tile is not adequately attached to the structure; and the exterior parapet is not braced to the structure. The study concludes that the building does not meet FEMA objectives and has been assigned a poor ranking. They recommend the building be strengthened to life safety standards. Bouillon Engineering reviewed the mechanical systems and found that most systems have exceeded useful life expectancy. They looked at ventilation, temperature control, plumbing, storm water piping and states the HVAC system and all piping needs to be replaced. The electrical systems were looked at by PAE Consulting Engineers and were found to be at least 25 years old with some parts extending out as far as 50 years in age. Full replacement of the system is both necessary and warranted.

Every section of the report agreed that due to the intensity of renovation work the building tenants should be relocated otherwise the cost would be prohibitive.

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**Implementation/Follow-up Actions:**

Follow up this schematic study with a detailed study to finalize whether or not to proceed with a G.O. Bond (Resolution No.01-114)

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YEAR	BY	TITLE	FOCUS OF STUDY
2000	<i>Multnomah County Sheriff's Office, Circuit Courts and State Courts Administration</i>	Emergency Operation of Courts	Court operations after a major disaster

**Study Summary:**

Three separate reports covering Courts needs ranging from immediate to 90 day duration in case major disaster shuts down the current facilities.

**Study Recommendations:**

That this issue needs to be addressed further by a multi-agency standing committee. There are (3) court hearing types that can not by state statute be delayed. Those being Elder abuse exparte hearings, child removal from home hearings, and FAPA restraining orders and elder abuse. Inverness Jail is discussed a being as secure area accessible to public and a possible solution with some adjustments. The Multnomah County Sheriff has a desk deputy assigned and in case of emergency will communicate prisoner transportation requests from the affected OIC or Command Post. If insufficient transport can not be provided Tri-Met will be called to handle emergency evacuation. If Tri-Met is unable to accommodate, busses already on bus mall will be emptied to assist as needed.

**Implementation/Follow-up Actions:**

None. Report did not anticipate long-term (multi-year) shut down of Courthouse, and related effects if Inverness served as a temporary location (loss of available jail beds, justice system interactions.)

1999	<i>Kitchell &amp; Associates with Geotechnical Resources, Leland Consulting, &amp; KMD Architects</i>	Development Feasibility Report, Multnomah County Public Services Bldg. - West Hawthorne Bridgehead Site	Development of new building on proposed site
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**Study Summary:**

This study is a detailed look at (4) possible options for development of the West Hawthorne Bridgehead site. It includes an executive summary, technical information and (2) exhibits. The bulk of the report is the technical information that includes a detailed breakdown of each of the (4) options complete with elevation study, site/floor plans, shadow studies, and schematic cross section drawings. Included are sections for Real Estate, Engineering Assessment, Geotechnical, and Traffic. This is a large document over 200 pages that includes drawings and detailed cost breakdowns.

**Study Recommendations:**

Reports that the Hawthorne Bridgehead site has positive development advantages for the County due to being close to the Justice Center, the land is already owned by the county, the property has river front views, the soil is environmentally clean, the adjoining block could be used for accessibility to the building, and there is the possibility of acquiring block (10) (Two Main) for a future complex. The report concludes that Option 1 offers the lowest cost per square foot, is the most economic and strategic building option but it is also the most controversial. Option III is the smallest and will cost more per square foot but the leasing options would reduce funding needs. Option IV has the lowest rent cost and offers most of the points as Option 1 but will have a smaller underground area. Cost estimates are provided. The model used was a Public Safety Building, not a Courthouse.

**Implementation/Follow-up Actions:**

None. Report meets intent of characterizing develop ability of the site.

YEAR	BY	TITLE	FOCUS OF STUDY
1998	<i>Robertson Merryman Barnes, Shiels Oblatz &amp; Johnson, Architectural Cost Consultants, Leland Consulting Group, &amp; County Facilities/Property Management Staff</i>	Strategic Space Plan 1998	Multnomah County Facilities Excluding Jail and Library functions

**Study Summary:**

Study gives a brief history of Multnomah County facilities starting with the origins in the Courthouse. It proceeds to an overview of the 1995 SERA Strategic Plan Study and reports on how the county is addressing the issues recommended in that report. It includes strategic directions for the County's future focus and includes (7) appendixes containing: Owned facilities by department breakdown, Leased facilities by department breakdown, Multi-agency building tenants, Space by Agency, Type and Use analysis, Building Condition by Rank, and Definitions. The report is (64) double sided pages complete with tabbed sections and graphic illustrations bordering each page.

**Study Recommendations:**

Recommends to council that Resolution #No.95-174 which adopts the recommendations from the 1995 SERA Strategic Plan Study be updated with the 1998 current information. The committee would like to see the council adopt a 5 year approach with an annual work plan that includes specifying tasks, roles, and responsibilities to be achieved with the one year time frame. They also include (10) additional recommendations including: 1. Manage the County's asset portfolio to maintain or create value; 2. Locate long-term County programs in owned, not leased, space; 3. Pursue innovative arrangements for financing approaches; 4. Adopt standards for minimum acceptable space and quality levels for leased and owned County facilities; 5. Provide well-located, accessible, safe and efficient facilities; 6. Incorporate environmentally sensitive and energy efficient systems into County facilities; 7. Respond to technological innovations; 8. Accommodate current space needs to reduce overcrowding, and meet future needs; 9. Support Metro's 2040 Plan; 10. Co-locate appropriate County services. These recommendations are broken down into (3) separate categories, Financial, Quality, and Planning.

The recommendation specific to the Courthouse was to reconvene task force to focus on financing and public involvement, analyze future uses of old courthouse, and acquire site.

**Implementation/Follow-up Actions:**

None

1998	<i>SERA (funded by Nat'l Trust for Hist Pres)</i>	Courthouse Maintenance Manual	Courthouse Historic
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**Study Summary:**

This is an excerpt from a report that is the result of a 1996 grant from the National Trust for Historic Preservation. The grant covered monies to produce a maintenance manual to assist the County in identifying and caring for its historic elements within the courthouse. It is 18 pages (full report 87 pages) long and consists of a narrative describing the history, purpose, content, and users of the building. It breaks the building down into (4) preservation zones and includes keyed floor plans of the 8 floor plus the basement and mechanical loft areas. There is also a Fifth Street elevation included.

**Study Recommendations:**

The report recommends that a monitoring program be established, which at date of report had not been accomplished yet. The full report lists all building materials down to the original job number and color code of the manufacturer of the exterior terra cotta tiles. It also list the tools, equipment and cleaning products that should be used on the historical architectural elements.

**Implementation/Follow-up Actions:**

None

YEAR	BY	TITLE	FOCUS OF STUDY
1996	<i>SERA Architects</i>	Strategic Space Plan Phase II	Courthouse

**Study Summary:**

This SERA study is another extension of the original 1995 Strategic Space Plan. Where the original space plan looked at all county facilities this Phase II report is addressing mostly options related to the Courthouse. It looks at some programming issues, give cost estimates, schedules and time frames, and looks at how some of the other county facilities come into play. The appendix is in (5) sections consisting of: Recommendations, Framework, Decision Tree, Timeline, Building Plan and Department Plan. The 35 page report has maps, border graphics, charts, spreadsheets, and one photograph.

**Study Recommendations:**

The plan is wrapped around two key decisions. The first one is how to use the current courthouse and the second is approval to build a new 455,000 sq ft Courthouse. Once those issues get resolved SERA feels everything else will fall into place. The new building could house all Sheriff related operations when complete and all the staff currently in the Hansen Building, Portland Bldg, Commonwealth, McCoy and Mead facilities could move into the renovated courthouse when completed. Thus allowing the Morrison Bldg, Hansen Buildings, McCoy, and Mead buildings to be sold. Cost estimates are provided

**Implementation/Follow-up Actions:**

None

1996	<i>SERA Architects</i>	Courthouse Focus Study	Courthouse Issues
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**Study Summary:**

This focus study is an update to the 1995 SERA study and is a concise overview of the current deficiencies within the Courthouse. The 30 page report includes a statement of Objectives and (6) sections titled: Executive Summary, General Conditions of the Building, Repair and Renovation Cost Estimates, Historic Status, Operation and Phasing, and Recommendations. The report concludes with Exhibit A which is (11) pages of Courthouse floor plans.

**Study Recommendations:**

The study finds that the building is deficient in several areas such as Security, Seismic, and Mechanical/Electrical/Plumbing condition and that the most prudent course of action is to pursue a new courthouse and utilize the existing Courthouse for administrative functions. They also recommend that the Courthouse be evacuated during renovation. They would suggest that the new building be built first and then start the renovation of the courthouse. Cost estimates provided.

**Implementation/Follow-up Actions:**

None

YEAR	BY	TITLE	FOCUS OF STUDY
1996	<i>Co-Chairs Londer and Stein</i>	Final Report of the Multnomah County Courts Task Force	Courthouse Solutions and other recommendations

**Study Summary:**

By resolution the Task Force is to "develop an optimal solution to the space needs of the courts system."

**Study Recommendations:**

The task force presented (5) recommendations. 1. Construct a new facility to house circuit and district court's criminal, family court, and civil functions. 2. Construct the new proposed downtown court facility on a block adjacent to the Justice Center to enable secure transfer of prisoners from the Justice Center to the Courts. 3. Include funding in the General Obligation Bond measure to be put before the voters in May, 1996 for land acquisition for the future courthouse site as well as funds to carry out a program analysis of the functions to be housed in the new facility in order to determine the most cost effective facility design. 4. Conduct a system-wide operational audit to identify potential areas for re-engineering for state and county administrative functions which support the civil, domestic relations, probate and criminal processes and the associated judicial operations. 5. Submit a request to the Legislative Assembly to modify ORS 1.165 and to contribute to the cost of a new court facility for the State's Circuit and District Courts and any other state courts the Chief Justice may chose to locate in a fully or partially funded courthouse located in downtown Portland.

**Implementation/Follow-up Actions:**

None

1995	<i>Resolution 95-174, Board of County Commissioners</i>	Accepting Multnomah County Strategic Space Plan and Adopting Goals for Facilities	Acceptance of 1996 SERA Report and other recommendations
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**Study Summary:**

The Board of County Commissioners accepted the 1995 SERA - Strategic Space Plan

**Study Recommendations:**

Resolution recommends adopting (8) of the goals and objectives spelled out in the SERA report; Applies (9) standards for future major facility projects; Establishes a Courts Task Force to develop an optimal solution to the space needs of the courts system; Directs the Chair to develop a capital improvement plan for submission to voters; and that Commissioners and Chair explore creative financing strategies for those capital needs not addressed in the plan.

**Implementation/Follow-up Actions:**

Task force set up. Standards applied internally.

YEAR	BY	TITLE	FOCUS OF STUDY
1995	<i>Multnomah County Auditor's Office</i>	<b>Court Space Needs Cost-Saving Alternatives - Special Report</b>	<b>Courthouse</b>

**Study Summary:**

The report starts with a narrative from the County Auditor which is followed by (35) pages of Background, Evaluations, Estimates, Alternative Cost savings and Recommendations. The report is in narrative form with some charts and graphs reflecting various analysis.

**Study Recommendations:**

Proposes a new 516,000 Sq Ft building to house the Courts, District Attorney's Office, Sheriff's Office, and Department of Community Corrections through 2040. Provides costs estimates. In addition there are (8) other recommendations. 1. That the Courthouse Task Force determine a cost-effectively way to meet current and future justice facility needs. 2. Facilities Management should plan carefully for a new criminal justice facility. 3. The new building should be constructed to match the needs of court proceedings. 4. The design should consolidate or collocate functions. 5. Building design needs to ensure safety for public, trial participants, judges, and facility employees. 6. Design to include current and future technologies to improve court operations. 7. Pursue selected decentralized court operations. 8. Suggests (4) ways the courts can reduce County space costs.

**Implementation/Follow-up Actions:**

Task force convened and report created 1996.

1995	<i>SERA Architects</i>	<b>Strategic Space Plan</b>	<b>Admin. + Courthouse</b>
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**Study Summary:**

A (10) Year space plan that is looking at space needs within the majority of County facilities. The report's focus is an attempt to improve facilities to the 40 year useful life span; accommodate space needs; meet projected space needs; consolidate functions; provide well-located safe and efficient facilities. It looks at 25 of the 70 County buildings and proposes alternatives on 11 of those facilities. The report consists of (2) bound books, one a (32) page Phase I report and the second a (62) page double sided appendix. The report is basically a narrative but does include border graphics consisting of some graphics, quotes, and point breakdowns on most pages. They have also included maps, charts and graphs.

**Study Recommendations:**

Projects County growth needs to be approximately 800,000 additional square feet by 2005 due to increase in the Public Safety System. It also gives an estimate of growth for the court system to 55 courtrooms by 2005. In order to accommodate the new space, SERA recommends renovating the historic courthouse for 20 of the courtrooms, adding an additional (6) at the Juvenile Justice Center, and keeping the (1) in Gresham. They also find that the County has a lack of identity due to limited knowledge by the public of where services can be obtained. The report has three alternatives for meeting the County's needs. 1. Maintain the status quo. 2. Build new facility to house Public Safety and Health, bring other facilities up to 40 year useful life, renovate courthouse and juvenile justice center, build new Morrison building on existing site, upgrade Mead Building, create new Gresham Neighborhood Center, and sell Hawthorne Bridgehead and McCoy building. 3. Construct new facilities to meet Public Safety needs as well as house those facilities that are currently seismic and safety hazards, Build a new Justice Center approximately 260,000 Sq ft, Renovate Ford Building, Construct new building for Health Department functions.

Cost estimates provides. Recommends to construct a new Courthouse with renovation of the old courthouse for administrative functions.

**Implementation/Follow-up Actions:**

This report is followed by a strategic Space Plan II in 1996 which specifically looks at the Courthouse. Board adopted Resolution No.95-174.

YEAR	BY	TITLE	FOCUS OF STUDY
1992	<i>Sax Associates and Bainbridge Design</i>	Space and Facilities Study Update	Administrative Center

**Study Summary:**

This is an update of the 1989 space study and is an (17) page excerpt from the full report. It includes maps showing building locations, a graphic reflecting current space allocation breakdown, summary showing status of 1989 major projects, new factors and conditions, spreadsheet with inventory of owned county buildings and a listing of major projects two years out and major maintenance needs.

**Study Recommendations:**

That there are (4) main issues that still need to be addressed: A new Administrative Center, (17) major projects to be completed, Increased funding for deferred maintenance issues, and a need to reduce facility costs through a reduction in program needs. The latter is unlikely with Courts, the D.A. and the Law Library vying for increased space. All issues require a major output of money and financing is not resolved for the Courthouse issue. Funding options have been stalled due to political factors. Since the 1989 study new considerations that have been introduced are the addition of Probation and Parole and Library system to county jurisdiction, Measure 5 fiscal impacts, Internal reorganizations, new seismic and ADA Regulations.

**Implementation/Follow-up Actions:**

None

1991	<i>VanDomelen / Looijenga / McGarrigle / Knauf</i>	Preliminary Structural Evaluation	Earthquake Resistance
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**Study Summary:**

Study is an engineer's report on seismic capability of the Multnomah County Courthouse. This is a 28 page study including: Photographs, Diagrams, Shear calculations, Loading capacity, Review of Northwest earthquakes, Existing structural conditions and deterioration, Building lateral strength, and Short and long term recommendations of repairs to be made.

**Study Recommendations:**

Report states that the existing courthouse is not constructed to endure the vibrations associated with significant earthquakes, which makes it a "Dangerous Building" according to City of Portland Title 24.\* There is a risk of sections of the exterior falling off or complete collapse of the building in the case of a "damaging earthquake." From a structural standpoint the building is well designed, however, the lateral strength of the building is inadequate for structural code. The sheer weight of the masonry exterior walls could hold the building together in the case of a minor earthquake but the connections and sizes of the steel beams and columns make the steel frame weaker than the masonry walls which means the exterior walls could collapse the building in the case of an major earthquake. Short term repairs are listed as: Attach partitions to floors, reinforce light court walls, verify attachments of finishes, reinforce critical walls and piers, attach and support mechanical equipment, Provide containment for joist tile. Long term repairs are listed as bracing the frame and adding base isolation. Cost estimate provided.

\* City code modified since 1991. Courthouse not considered a "Dangerous Building" today.

**Implementation/Follow-up Actions:**

No action on Courthouse. Led to Board Resolution No.92-121, to study all County buildings.

YEAR	BY	TITLE	FOCUS OF STUDY
1989	<i>Sax Associates and Bainbridge Design</i>	Five-Year Space Study	Administration Center

**Study Summary:**

A schematic look at (5) different possibilities for solutions to the county's space issues. Summary of a (22) page excerpt consisting of an Introduction; A summary that reviews space, lease/own options, operations, maintenance costs, and timing issues; (7) Assumptions; (3) Exclusions from study; and Staffing projections. Also included is a narrative and graphic description of all (5) space scheme's.

**Study Recommendations:**

Study includes (5) recommendations along with the (5) possible schemes. Recommendations are: Develop a priority list of (11) capital projects, Select Scheme "A" option, Create and justify a single bond levy for space needs, Accept the need for additional leased space to meet immediate needs which would eliminate Scheme "D" from consideration, Designate a project management team to develop an intent statement on rationale and benefits of the space plan. Scheme "A" = New Administration Building,; Scheme "B" = New Administration Building that is close to Gill building to maximize DHS Administration; Scheme "C" = Creation of Courthouse Annex adjacent to Justice Center; Scheme "D" = New leased space for District Attorney, Board of Commissioners, and expanded Court Services; Scheme "E" = New Courthouse to be sited next to Justice Center and house courts and D.A.(Includes renovation of Historic Courthouse to be the County Administration Building.)

**Implementation/Follow-up Actions:**

Scheme "D" was implemented by default until 1999, when purchase of Multnomah Building implemented Scheme "A." Ten of the 11 other capital projects are completed. No direct action on Courthouse.

1986	<i>Mayer/Reed</i>	Multnomah County Courthouse Space Allocation Study Update	Courthouse
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**Study Summary:**

A (42) page update on status of the 1982 Mayer/Reed space Allocation Study. Includes an floor by floor occupancy update which reviews status of prior recommendations, Interview summaries with numerous building departments, and planning strategies for (1986-1991) & (1991-1996.) Also includes previous 1982 floor plans in Appendix.

**Study Recommendations:**

Setting both short and long term goals for space allocation within the courthouse. Short term (5 years) includes considering moving County Auditor, Title Insurance (space in basement,) and Board of Equalization. But there is still not enough space for the planned expansion of the Law Library, controlled room for court computer system (1988) and new Circuit courtroom facility. Study provides and rates (6) Long Term goal suggestions. Scenario A - Develop 8th floor for administrative space. Requires moving existing departments on 8th floor and also recommends moving Family Services. Scenario B - Relocate the District Attorney and trial teams. Scenario C - Relocating Board of Commissioners. Scenario D - Remove the 7th floor detention center. Scenario E - Relocate Law Library. Scenario F - Decentralizing the Court's programs.

**Implementation/Follow-up Actions:**

Auditor, Board of Equalization, & Board of Commissioners moved out by 1991. Two new courtrooms suites built on 6th floor.

YEAR	BY	TITLE	FOCUS OF STUDY
1982	<i>Mayer/Reed</i>	Multnomah County Courthouse Space Allocation Study	Courthouse

**Study Summary:**

A (37) page space allocation study that takes a detailed floor by floor look at the current occupancy of the Courthouse and recommends reassignment of space to allow for expansion of Circuit and District Courts. Includes keyed floor plans reflecting suggested areas being vacated, proposed area reassignment, and proposed court expansion areas.

**Study Recommendations:**

By 1990 the courthouse will no longer be able to serve the courts needs. Most non-court functions will have to be relocated. Considered an infill of the atrium space from the fourth floor up but did not explore due to the need for a feasibility study. Relocating the District Attorney's Office and the County Commissioner's would provide enough space for the addition of (6) courtrooms but would not provide any support service and administration space. Suggests options for Law Library expansion and relocation.

**Implementation/Follow-up Actions:**

None

1980	<i>Richard Brainard Planning and Urban Design</i>	Space and Facilities Planning Guide	All Multnomah County Facilities
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**Study Summary:**

A five year (1980-1985) space analysis of all county buildings. It is a comprehensive study of all Multnomah County facilities which includes a (16) page excerpt relating to the centralized functions in the downtown area. Also includes a chronology of space and facilities planning from 1960 - 1980 as well as a section on space planning objectives.

**Study Recommendations:**

Use Courthouse only for Court functions. Locate only central county management functions downtown. Move all community needs to four or six distinct, visible, accessible and stable locations. Acquire (1) full floor of Portland Building to house OCM, Merit Council, Tax Supervising & Conservation Commission and County Executive Offices. Acquire Penumbra Kelly Building by obtaining a City agreement to pay market value rent for future County expansion space. View Gill building as long range County use facility and sublet to Veteran's Administration and J.K. Gill. View future location of Assessment & Taxation at Gill building. Review merits of housing City and County Government in City Hall and Portland Building. Create funding mechanisms that will assure monies to meet relocation goals. Evaluate space relocations in terms of consistency with objectives. Acquire Esbach property for future development and motor pool facility for Sheriff's vehicles.

**Implementation/Follow-up Actions:**

No action on courthouse.

YEAR	BY	TITLE	FOCUS OF STUDY
1978	<i>Boutwell, Gordon, Beard, and Grimes, Architects and Peterson Associated Engineers, Inc.</i>	Facility Study: Multnomah County Courthouse	Energy Conversation and Capital Improvements

**Study Summary:**

An energy and "state of the building survey" which includes detailed analysis of the Courthouse's structural, circulation, security, finishes, acoustics, and equipment elements. Study consists of a (52) page Architects report, a (16) page engineers report, a (11) page summary of recommendations and a (42) page appendix.

**Study Recommendations:**

Lists (17) Operational/Maintenance Improvements for the building ranging from providing a corridor on the eighth floor that connects to the SE Elevator, balancing HVAC system, to changing lighting ballast to an energy saving element. Recommends (13) Capital Improvements to be completed in a two phase process. Projects range from new glazing; revised chiller operation; cleaning, tuck pointing, and caulking exterior; constructing a translucent sky roof over courtyard; to insulate exterior walls and roof. Also includes (15) suggestions for future modifications. Including creation of building standards; preserving all marble, wainscoting, and decorative plaster; avoid wood paneling; and lighting levels should follow the illuminating engineering society levels.

**Implementation/Follow-up Actions:**

Accomplishments over 22 years include the 8th floor corridors, HVAC improvements, lighting, new chillers, new exterior glazing, cleaning & caulking the exterior, and a preservation plan for historic finishes.

1968	<i>Wolff-Zimmer-Gunsul-Frasca-Ritter, Architects and Pietro Belluschi, Consultant</i>	City-County Government Center	Preliminary Design Study
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**Study Summary:**

A development plan for a "Government Center Area" for both City and County functions as suggested in a 1966 SUA study which established space needs for the next 25 years. Consists of (16) pages of text describing background, development plan, site plan, and drawings of complex.

**Study Recommendations:**

Create a three building Government Center Complex by building a (7) story Courts building, a (8 story with parking) Public Safety Building, and a (10) story Parking Garage. Complex to be located downtown on a (5) city block area between First and Third avenues and Jefferson and Salmon Streets and be adjacent to the Chapman & Lowndale Park Blocks. Buildings to be connected with sky bridges over existing streets.

**Implementation/Follow-up Actions:**

Bond issue rejected by voters in 1968 and 1970. The Public Safety Building concept later was implemented as the Justice Center, with State and Federal Transportation funding due to development of I-205.

Please contact Multnomah County Facilities and Project Management at (503) 988-3322 to view a copy of any of the studies listed in this summary.

## Appendix D

### Locality Historical Building Research



## Multnomah County Courthouse Locality Historical Building Research

HISTORICAL BUILDINGS IN EACH LOCALITY	
<b>Locality 1    13 Buildings</b>	
1	<p>Ambassador Apartments (added 1979 - #79003738) 1209 SW 6<sup>th</sup> Avenue, Portland</p> <p>Historic Significance: Person, Architecture/Engineering            Architect, builder, or engineer: Linde, Carl L.            Architectural Style: Other, Tudor Revival            Historic Person: Gerlinger, Louis            Significant Year: 1922            Area of Significance: Commerce, Politics/Government, Architecture, Communications            Period of Significance: 1925-1949, 1900-1924            Owner: Private            Historic Function: Domestic            Historic Sub-function: Multiple Dwelling            Current Function: Domestic            Current Sub-function: Multiple Dwelling</p>
2	<p>Auditorium and Music Hall (added 1980 - #80003357) 920, 924, 926, 928 SW 3rd Avenue, Portland</p> <p>Historic Significance: Architecture/Engineering            Architect, builder, or engineer: White, Manson F.            Architectural Style: Other, Romanesque, Late 19th And Early 20th Century American Movements            Area of Significance: Architecture            Period of Significance: 1875-1899            Owner: Private            Historic Function: Commerce/Trade, Recreation And Culture            Historic Sub-function: Music Facility, Restaurant            Current Function: Commerce/Trade            Current Sub-function: Restaurant, Specialty Store</p>
3	<p>Gilbert Building (added 1980 - #80003365) Also known as Taylor Hotel 319 SW Taylor St, Portland</p> <p>Historic Significance: Architecture/Engineering            Architect, builder, or engineer: Whidden &amp; Lewis            Architectural Style: Romanesque            Area of Significance: Architecture            Period of Significance: 1875-1899            Owner: Private            Historic Function: Commerce/Trade, Domestic            Historic Sub-function: Business, Hotel            Current Function: Domestic            Current Sub-function: Hotel</p>
4	<p>Journal Building (added 1996 - #96000995) Also known as Jackson Tower 806 SW Broadway, Portland</p> <p>Historic Significance: Architecture/Engineering, Event            Architect, builder, or engineer: Reid Bros.            Architectural Style: Skyscraper, Beaux Arts            Area of Significance: Communications, Architecture            Period of Significance: 1925-1949, 1900-1924            Owner: Private            Historic Function: Commerce/Trade, Industry/Processing/Extraction            Historic Sub-function: Business, Communications Facility            Current Function: Commerce/Trade            Current Sub-function: Business</p>
5	<p>Mohawk Building (added 1996 - #96001002) 708--724 SW 3rd Ave, Portland</p>

## HISTORICAL BUILDINGS IN EACH LOCALITY

	<p>Historic Significance: Event, Architecture/Engineering                  Architect, builder, or engineer: Whidden &amp; Lewis                  Architectural Style: Colonial Revival                  Area of Significance: Architecture, Commerce                  Period of Significance: 1925-1949, 1900-1924                  Owner: Private                  Historic Function: Commerce/Trade                  Historic Sub-function: Department Store                  Current Function: Commerce/Trade                  Current Sub-function: Specialty Store</p>
6	<p>Multnomah County Courthouse (added 1979 - #79002136)                  1021 SW 4th Ave, Portland</p> <p>Historic Significance: Architecture/Engineering                  Architect, builder, or engineer: Whidden &amp; Lewis                  Architectural Style: Classical Revival                  Area of Significance: Architecture                  Period of Significance: 1900-1924                  Owner: Local                  Historic Function: Government                  Historic Sub-function: Courthouse                  Current Function: Government                  Current Sub-function: Courthouse</p>
7	<p>New Heathman Hotel (added 1984 - #84003087)                  Also known as Heathman Hotel                  712 SW Salmon St, Portland</p> <p>Historic Significance: Event, Architecture/Engineering                  Architect, builder, or engineer: DeYoung &amp; Roald                  Architectural Style: Tudor Revival                  Area of Significance: Architecture, Commerce, Entertainment/Recreation, Social History                  Period of Significance: 1925-1949                  Owner: Private                  Historic Function: Commerce/Trade, Domestic, Recreation And Culture                  Historic Sub-function: Business, Hotel, Specialty Store, Theater                  Current Function: Commerce/Trade, Domestic, Recreation And Culture                  Current Sub-function: Business, Hotel, Specialty Store, Sport Facility</p>
8	<p>Pacific Building (added 1992 - #92000091)                  520 SW Yamhill St, Portland</p> <p>Historic Significance: Architecture/Engineering                  Architect, builder, or engineer: Doyle, Albert E., Doyle, A.E. &amp; Associates                  Architectural Style: Other, Renaissance                  Area of Significance: Architecture                  Period of Significance: 1925-1949                  Owner: Private                  Historic Function: Commerce/Trade                  Historic Sub-function: Professional                  Current Function: Commerce/Trade                  Current Sub-function: Professional</p>
9	<p>Portland City Hall ** (added 1974 - #74001711)                  1220 SW 5th Ave, Portland</p> <p>Historic Significance: Event, Architecture/Engineering                  Architect, builder, or engineer: Whidden &amp; Lewis                  Architectural Style: Classical Revival, Renaissance                  Area of Significance: Politics/Government, Architecture                  Period of Significance: 1875-1899                  Owner: Local                  Historic Function: Government                  Historic Sub-function: City Hall                  Current Function: Government                  Current Sub-function: City Hall</p>
10	<p>Public Service Building and Garage (added 1996 - #96000998)                  920 SW 6th Ave, Portland</p> <p>Historic Significance: Architecture/Engineering                  Architect, builder, or engineer: Doyle, A.E.</p>

## HISTORICAL BUILDINGS IN EACH LOCALITY

	<p>Architectural Style: Skyscraper, Other                  Area of Significance: Architecture                  Period of Significance: 1925-1949                  Owner: Private                  Historic Function: Commerce/Trade, Transportation                  Historic Sub-function: Professional, Road-Related                  Current Function: Commerce/Trade, Transportation                  Current Sub-function: Professional, Road-Related, Specialty Store</p>
11	<p><b>Sovereign Hotel (added 1981 - #81000520)</b>                  Also known as Sovereign Apartments                  710 SW Madison St, Portland</p> <p>Historic Significance: Event, Architecture/Engineering                  Architect, builder, or engineer: Linde, Carl L.                  Architectural Style: Georgian                  Area of Significance: Commerce, Architecture                  Period of Significance: 1900-1924                  Owner: Private                  Historic Function: Commerce/Trade, Domestic                  Historic Sub-function: Multiple Dwelling, Restaurant                  Current Function: Commerce/Trade, Domestic                  Current Sub-function: Specialty Store</p>
12	<p><b>U.S. Courthouse ** (added 1979 - #79002142)</b>                  Also known as US Court House (New)                  620 SW Main St, Portland</p> <p>Historic Significance: Architecture/Engineering                  Architect, builder, or engineer: Murch Construction, Whitehouse, Morris                  Architectural Style: Classical Revival, Renaissance                  Area of Significance: Architecture                  Period of Significance: 1925-1949                  Owner: Federal                  Historic Function: Government                  Historic Sub-function: Courthouse, Government Office                  Current Function: Government                  Current Sub-function: Courthouse, Government Office</p>
13	<p><b>University Club (added 1979 - #79002144)</b>                  1225 SW 6th Ave, Portland</p> <p>Historic Significance: Event, Architecture/Engineering                  Architect, builder, or engineer: Whitehouse &amp; Fouilhoux                  Architectural Style: Other, Tudor Revival                  Area of Significance: Architecture, Social History                  Period of Significance: 1900-1924                  Owner: Private                  Historic Function: Recreation And Culture, Social                  Historic Sub-function: Civic, Sport Facility                  Current Function: Social                  Current Sub-function: Civic</p>
<b>Locality 2 29 Buildings</b>	
1	<p><b>Bedell Building (added 1989 - #89000066)</b>                  Also known as Cascade Building                  520--538 SW 6th Ave., Portland</p> <p>Historic Significance: Architecture/Engineering, Event                  Architect, builder, or engineer: Doyle, Albert E., Schonewald, George A.                  Architectural Style: Other, Late 19th And Early 20th Century American Movements                  Area of Significance: Commerce, Architecture                  Period of Significance: 1925-1949                  Owner: Private                  Historic Function: Commerce/Trade                  Historic Sub-function: Department Store                  Current Function: Commerce/Trade                  Current Sub-function: Business</p>

## HISTORICAL BUILDINGS IN EACH LOCALITY

2	<p><b>Berg, Charles F., Building ** (added 1983 - #83002170)</b>                  Also known as Dolph Building                  615 SW Broadway, Portland</p> <p>Historic Significance: Architecture/Engineering, Event                  Architect, builder, or engineer: Grand Rapids Store Equipment Com                  Architectural Style: Moderne                  Area of Significance: Commerce, Architecture                  Period of Significance: 1925-1949, 1900-1924                  Owner: Private                  Historic Function: Commerce/Trade                  Historic Sub-function: Department Store                  Current Function: Commerce/Trade                  Current Sub-function: Department Store</p>
3	<p><b>Broadway Building (added 1996 - #96001000)</b>                  715 SW Morrison St., Portland</p> <p>Historic Significance: Architecture/Engineering                  Architect, builder, or engineer: MacNaughton &amp; Raymond                  Architectural Style: Early Commercial                  Area of Significance: Architecture                  Period of Significance: 1900-1924                  Owner: Private                  Historic Function: Commerce/Trade                  Historic Sub-function: Professional, Specialty Store                  Current Function: Commerce/Trade                  Current Sub-function: Professional, Specialty Store</p>
4	<p><b>Buyers Building (added 1994 - #93001567)</b>                  Also known as Guardian; Loyalty Building                  317 SW Alder St, Portland</p> <p>Historic Significance: Architecture/Engineering                  Architect, builder, or engineer: Claussen and Claussen                  Architectural Style: Chicago                  Area of Significance: Architecture                  Period of Significance: 1925-1949, 1900-1924                  Owner: Private                  Historic Function: Commerce/Trade                  Historic Sub-function: Business                  Current Function: Commerce/Trade                  Current Sub-function: Business</p>
5	<p><b>Calumet Hotel (added 1984 - #84003073)</b>                  Also known as Esquire Hotel                  620 SW Park St, Portland</p> <p>Historic Significance: Event, Architecture/Engineering                  Architect, builder, or engineer: Jacobberger, Jacob                  Architectural Style: Late 19th And 20th Century Revivals, Other                  Area of Significance: Architecture, Community Planning And Development                  Period of Significance: 1900-1924                  Owner: Private                  Historic Function: Domestic                  Historic Sub-function: Hotel                  Current Function: Vacant/Not In Use</p>
6	<p><b>Cornelius Hotel (added 1986 - #86000286)</b>                  525 S.W. Park Ave, Portland</p> <p>Historic Significance: Person, Architecture/Engineering                  Architect, builder, or engineer: Bennes, John Virginius, Bennes, Hendrick &amp; Tobey                  Architectural Style: Other, Late 19th And 20th Century Revivals                  Historic Person: Cornelius, Dr. Charles W.                  Significant Year: 1908, 1907                  Area of Significance: Social History, Architecture                  Period of Significance: 1900-1924                  Owner: Private                  Historic Function: Commerce/Trade, Domestic                  Historic Sub-function: Hotel                  Current Function: Commerce/Trade, Domestic</p>

## HISTORICAL BUILDINGS IN EACH LOCALITY

	Current Sub-function: Hotel, Multiple Dwelling
7	<p><b>Dekum, The ** (added 1980 - #80003363)</b>                      519 SW 3rd St, Portland</p> <p>Historic Significance: Person, Architecture/Engineering                      Architect, builder, or engineer: McCaw, Martin &amp; White                      Architectural Style: Romanesque, Other                      Historic Person: Dekum, Frank                      Significant Year: 1892, 1891                      Area of Significance: Commerce, Architecture                      Period of Significance: 1875-1899                      Owner: Private                      Historic Function: Commerce/Trade                      Historic Sub-function: Professional, Specialty Store                      Current Function: Commerce/Trade                      Current Sub-function: Organizational, Professional</p>
8	<p><b>Electric Building (added 1989 - #89000059)</b>                      Also known as Broadway Building                      621 SW Alder St, Portland</p> <p>Historic Significance: Architecture/Engineering, Event                      Architect, builder, or engineer: Hurley Mason Co., Linde, Carl L.                      Architectural Style: Other, Chicago                      Area of Significance: Industry, Architecture                      Period of Significance: 1900-1924                      Owner: Private                      Historic Function: Commerce/Trade, Industry/Processing/Extraction                      Historic Sub-function: Business, Energy Facility, Extractive Facility, Processing Site                      Current Function: Commerce/Trade                      Current Sub-function: Business</p>
9	<p><b>Failing Office Building (added 2007 - #07001129)</b>                      Also known as Gevurtz Building                      620 SW. 5th Ave, Portland</p> <p>Historic Significance: Event                      Area of Significance: Commerce                      Period of Significance: 1900-1924                      Owner: Private                      Historic Function: Commerce/Trade                      Historic Sub-function: Professional                      Current Function: Commerce/Trade                      Current Sub-function: Business</p>
10	<p><b>First Congregational Church ** (added 1975 - #75001594)</b>                      1126 SW Park St, Portland</p> <p>Historic Significance: Architecture/Engineering                      Architect, builder, or engineer: Hefty, Henry                      Architectural Style: Other, Gothic                      Area of Significance: Architecture                      Period of Significance: 1875-1899                      Owner: Private                      Historic Function: Religion                      Historic Sub-function: Religious Structure                      Current Function: Religion                      Current Sub-function: Religious Structure</p>
11	<p><b>Hamilton Building (added 1977 - #77001112)</b>                      529 SW 3rd Ave, Portland</p> <p>Historic Significance: Architecture/Engineering                      Architect, builder, or engineer: Whidden &amp; Lewis                      Architectural Style: Early Commercial                      Area of Significance: Architecture                      Period of Significance: 1875-1899                      Owner: Private                      Historic Function: Commerce/Trade                      Current Function: Vacant/Not In Use</p>

## HISTORICAL BUILDINGS IN EACH LOCALITY

12	<p>Hotel Alder (added 2004 - #04000831)                  Also known as 521-33 SW 4th Avenue                  415 SW Alder St, Portland</p> <p>Historic Significance: Event, Architecture/Engineering                  Architect, builder, or engineer: Lewis, D.C.                  Architectural Style: Early Commercial                  Area of Significance: Commerce, Community Planning And Development, Architecture                  Period of Significance: 1900-1924                  Owner: Private                  Historic Function: Domestic                  Historic Sub-function: Hotel                  Current Function: Domestic                  Current Sub-function: Multiple Dwelling</p>
13	<p>Imperial Hotel (added 1985 - #85003037)                  Also known as Plaza Hotel                  422--426 SW Broadway, Portland</p> <p>Historic Significance: Event, Person, Architecture/Engineering                  Architect, builder, or engineer: White, F. Manson                  Architectural Style: Other, Romanesque, Late 19th And Early 20th Century American Movements                  Historic Person: Wells, George F., et al.                  Significant Year: 1894, 1892                  Area of Significance: Commerce, Architecture                  Period of Significance: 1925-1949, 1900-1924, 1875-1899                  Owner: Private                  Historic Function: Domestic                  Historic Sub-function: Hotel                  Current Function: Commerce/Trade</p>
14	<p>Jeanne Manor Apartment Building (added 1998 - #98000201)                  1431 SW Park Ave, Portland</p> <p>Historic Significance: Architecture/Engineering                  Architect, builder, or engineer: Bennes &amp; Herzog                  Architectural Style: Modern Movement                  Area of Significance: Architecture                  Period of Significance: 1925-1949                  Owner: Private                  Historic Function: Domestic                  Historic Sub-function: Multiple Dwelling                  Current Function: Domestic                  Current Sub-function: Multiple Dwelling</p>
15	<p>Jefferson Substation (added 1980 - #80003368)                  37 SW Jefferson St, Portland</p> <p>Historic Significance: Event, Architecture/Engineering                  Architect, builder, or engineer: Hurley Mason Co.                  Architectural Style: No Style Listed                  Area of Significance: Engineering, Industry, Architecture                  Period of Significance: 1925-1949, 1900-1924                  Owner: Private                  Historic Function: Industry/Processing/Extraction                  Historic Sub-function: Energy Facility                  Current Function: Vacant/Not In Use</p>
16	<p>Knights of Columbus Building (added 1998 - #90000830)                  Also known as Aero Club Building                  804 SW Taylor St, Portland</p> <p>Historic Significance: Event, Architecture/Engineering                  Architect, builder, or engineer: Whitehouse &amp; Church, Jacobberger &amp; Smith                  Architectural Style: Late Gothic Revival                  Area of Significance: Architecture, Social History                  Period of Significance: 1925-1949, 1900-1924                  Owner: Private                  Historic Function: Social                  Historic Sub-function: Clubhouse                  Current Function: Vacant/Not In Use</p>

## HISTORICAL BUILDINGS IN EACH LOCALITY

17	<p><b>Kress Building (added 1996 - #96000994)</b>  <b>638 SW 5th Ave, Portland</b></p> <p>Historic Significance: Architecture/Engineering, Event          Architect, builder, or engineer: Hoffman, E.J.          Architectural Style: Beaux Arts          Area of Significance: Architecture, Commerce          Period of Significance: 1925-1949          Owner: Private          Historic Function: Commerce/Trade          Historic Sub-function: Department Store          Current Function: Commerce/Trade          Current Sub-function: Business, Specialty Store</p>
18	<p><b>Liebes, H. and Company, Building (added 1996 - #96000993)</b>  <b>625 SW Broadway, Portland</b></p> <p>Historic Significance: Architecture/Engineering          Architect, builder, or engineer: Bennes, John V.          Architectural Style: Chicago, Early Commercial          Area of Significance: Architecture          Period of Significance: 1900-1924          Owner: Private          Historic Function: Commerce/Trade          Historic Sub-function: Specialty Store          Current Function: Commerce/Trade          Current Sub-function: Specialty Store</p>
19	<p><b>Lipman--Wolfe and Company Building (added 1988 - #88001531)</b>  <b>Also known as Frederick and Nelson Building</b>  <b>521 SW Fifth Ave, Portland</b></p> <p>Historic Significance: Event, Architecture/Engineering          Architect, builder, or engineer: Doyle &amp; Patterson          Architectural Style: Other, Chicago          Area of Significance: Commerce, Architecture          Period of Significance: 1925-1949, 1900-1924          Owner: Private          Historic Function: Commerce/Trade          Historic Sub-function: Business, Department Store          Current Function: Commerce/Trade, Work In Progress          Current Sub-function: Business, Department Store</p>
20	<p><b>Meier and Frank Building (added 1982 - #82003744)</b>  <b>621 SW 5th Ave, Portland</b></p> <p>Historic Significance: Event, Architecture/Engineering          Architect, builder, or engineer: Et al., Doyle &amp; Patterson          Architectural Style: Early Commercial          Area of Significance: Commerce, Architecture          Period of Significance: 1925-1949, 1900-1924          Owner: Private          Historic Function: Commerce/Trade          Historic Sub-function: Department Store          Current Function: Commerce/Trade          Current Sub-function: Department Store</p>
21	<p><b>Morgan Building (added 1996 - #96001003)</b>  <b>720 SW Washington St, Portland</b></p> <p>Historic Significance: Architecture/Engineering          Architect, builder, or engineer: Doyle, Patterson &amp; Beach          Architectural Style: Beaux Arts          Area of Significance: Architecture          Period of Significance: 1900-1924          Owner: Private          Historic Function: Commerce/Trade          Historic Sub-function: Business          Current Function: Commerce/Trade          Current Sub-function: Business</p>
22	<p><b>Northwestern National Bank Building (added 1996 - #96001001)</b></p>

## HISTORICAL BUILDINGS IN EACH LOCALITY

	<p>Also known as American Bank Building 621 SW Morrison St, Portland</p> <p>Historic Significance: Architecture/Engineering Architect, builder, or engineer: Doyle &amp; Patterson Architectural Style: Beaux Arts, Skyscraper Area of Significance: Architecture Period of Significance: 1900-1924 Owner: Private Historic Function: Commerce/Trade Historic Sub-function: Business, Organizational Current Function: Commerce/Trade Current Sub-function: Business, Organizational</p>
23	<p>Paramount Theatre *** (added 1976 - #76001585) Also known as Portland Public Theatre 1037 SW Broadway, Portland</p> <p>Historic Significance: Architecture/Engineering Architect, builder, or engineer: Rapp &amp; Rapp Architectural Style: Other Area of Significance: Architecture Period of Significance: 1925-1949 Owner: Private Historic Function: Recreation And Culture Historic Sub-function: Theater Current Function: Recreation And Culture Current Sub-function: Auditorium</p>
24	<p>Pioneer Courthouse *** (added 1973 - #73001582) Also known as United States Courthouse, Custom House and Post Office 520 SW Morrison St, Portland</p> <p>Historic Significance: Event, Architecture/Engineering Architect, builder, or engineer: Mullett, Alfred B. Architectural Style: Other, Italianate Area of Significance: Politics/Government, Architecture Period of Significance: 1900-1924, 1875-1899, 1850-1874 Owner: Federal Historic Function: Government Historic Sub-function: Courthouse, Customhouse, Post Office Current Function: Work In Progress</p>
25	<p>Postal Building (added 1978 - #78002321) Also known as Failing Building 510 SW 3rd Ave, Portland</p> <p>Historic Significance: Architecture/Engineering Architect, builder, or engineer: Whidden &amp; Lewis Architectural Style: Other, Late 19th And 20th Century Revivals Area of Significance: Architecture Period of Significance: 1900-1924 Owner: Private Historic Function: Commerce/Trade Historic Sub-function: Business Current Function: Commerce/Trade Current Sub-function: Professional, Restaurant, Specialty Store</p>
26	<p>Powers, Ira F., Building (added 1985 - #85003082) Also known as Director's Furniture Store 804--810 S.W. Third Ave, Portland</p> <p>Historic Significance: Person, Architecture/Engineering Architect, builder, or engineer: Whidden &amp; Lewis Architectural Style: Other, Chicago Historic Person: Powers, Ira F. Significant Year: 1910 Area of Significance: Commerce, Architecture Period of Significance: 1900-1924 Owner: Private Historic Function: Commerce/Trade Historic Sub-function: Specialty Store</p>

## HISTORICAL BUILDINGS IN EACH LOCALITY

	Current Function:	Commerce/Trade
27	<p><b>Selling Building (added 1991 - #91001554)</b>                      Also known as Oregon National Building                      610 SW, Alder St, Portland</p> <p>Historic Significance: Architecture/Engineering                      Architect, builder, or engineer: Doyle, A.E.                      Architectural Style: Other, Chicago, Late 19th And 20th Century Revivals                      Area of Significance: Architecture                      Period of Significance: 1900-1924                      Owner: Private                      Historic Function: Commerce/Trade, Health Care                      Historic Sub-function: Business, Clinic, Professional                      Current Function: Commerce/Trade                      Current Sub-function: Business, Professional</p>	
28	<p><b>Stevens Building (added 1998 - #98000213)</b>                      812 SW Washington St, Portland</p> <p>Historic Significance: Architecture/Engineering                      Architect, builder, or engineer: Whidden &amp; Lewis                      Architectural Style: Other, Late 19th And Early 20th Century American Movements                      Area of Significance: Architecture                      Period of Significance: 1900-1924                      Owner: Private                      Historic Function: Commerce/Trade                      Historic Sub-function: Business                      Current Function: Commerce/Trade                      Current Sub-function: Business</p>	
29	<p><b>Swetland Building (added 2007 - #07000367)</b>                      500 SW 5th Ave, Portland</p> <p>Historic Significance: Event                      Area of Significance: Commerce, Community Planning And Development                      Period of Significance: 1900-1924                      Owner: Private                      Historic Function: Commerce/Trade                      Historic Sub-function: Business                      Current Function: Vacant/Not In Use</p>	
<b>Locality 3 23 Buildings</b>		
1	<p><b>Arminius Hotel (added 1988 - #88001038)</b>                      Also known as Morrison Hotel                      1022 – 1038 SW Morrison Street, Portland</p> <p>Historic Significance: Event, Architecture/Engineering                      Architect, builder, or engineer: Kleemann, Otto                      Architectural Style: Other, Late 19th And 20th Century Revivals                      Area of Significance: European, Architecture                      Period of Significance: 1925-1949, 1900-1924                      Owner: Private                      Historic Function: Commerce/Trade, Domestic                      Historic Sub-function: Hotel, Specialty Store                      Current Function: Commerce/Trade, Domestic                      Current Sub-function: Hotel, Specialty Store</p>	
2	<p><b>Auto Rest Garage (added 1996 - #96000997)</b>                      Also known as Medical Arts Garage                      925--935 SW 10th Avenue, Portland</p> <p>Historic Significance: Architecture/Engineering, Event                      Architect, builder, or engineer: Jacobberger &amp; Smith                      Architectural Style: Early Commercial                      Area of Significance: Commerce, Architecture                      Period of Significance: 1925-1949, 1900-1924                      Owner: Private                      Historic Function: Transportation</p>	

## HISTORICAL BUILDINGS IN EACH LOCALITY

	<p>Historic Sub-function: Road-Related                  Current Function: Commerce/Trade, Transportation                  Current Sub-function: Business, Road-Related, Specialty Store</p>
3	<p><b>Balfour--Gutherie Building (added 2002 - #02000824)</b>                  Also known as Portland Rubber Stamp Co.                  733 SW Oak Street, Portland</p> <p>Historic Significance: Event, Architecture/Engineering                  Architect, builder, or engineer: Whitehouse, Morris H.                  Architectural Style: Classical Revival                  Area of Significance: Architecture, Community Planning And Development                  Period of Significance: 1950-1974, 1925-1949, 1900-1924                  Owner: Private                  Historic Function: Commerce/Trade                  Historic Sub-function: Business                  Current Function: Commerce/Trade                  Current Sub-function: Business</p>
4	<p><b>Beth Israel School (added 1978 - #78002308)</b>                  1230 SW Main St., Portland</p> <p>Historic Significance: Person, Event                  Historic Person: Wise, Dr. Jonah B.                  Significant Year: 1938, 1924, 1923                  Area of Significance: Education, Religion                  Period of Significance: 1925-1949, 1900-1924                  Owner: Private                  Historic Function: Religion                  Historic Sub-function: Church School                  Current Function: Commerce/Trade</p>
5	<p><b>Campbell Court Hotel (added 2008 - #08000559)</b>                  Also known as Campbell Court Hotel                  1115 SW 11th Ave, Portland</p> <p>Historic Significance: Architecture/Engineering                  Architect, builder, or engineer: Gordon, Herbert                  Architectural Style: Classical Revival                  Area of Significance: Architecture                  Period of Significance: 1900-1924                  Owner: Private                  Historic Function: Domestic                  Historic Sub-function: Hotel                  Current Function: Vacant/Not In Use</p>
6	<p><b>Central Building, Public Library **** (added 1979 - #79002129)</b>                  Also known as Multnomah County Library                  801 SW 10th Ave, Portland</p> <p>Historic Significance: Architecture/Engineering                  Architect, builder, or engineer: Doyle, Albert E.                  Architectural Style: Other, Colonial Revival                  Area of Significance: Art, Architecture, Social History                  Period of Significance: 1900-1924                  Owner: Local                  Historic Function: Education, Government                  Historic Sub-function: Library                  Current Function: Education, Government                  Current Sub-function: Library</p>
7	<p><b>Clyde Hotel (added 1994 - #93001498)</b>                  Also known as Ben Starke Hotel                  1022 SW Stark St, Portland</p> <p>Historic Significance: Architecture/Engineering                  Architect, builder, or engineer: MacNaughton and Raymond                  Architectural Style: Early Commercial                  Area of Significance: Architecture                  Period of Significance: 1900-1924                  Owner: Private                  Historic Function: Domestic</p>

## HISTORICAL BUILDINGS IN EACH LOCALITY

	<p>Historic Sub-function: Hotel                  Current Function: Domestic                  Current Sub-function: Hotel</p>
8	<p><b>Cumberland Apartments ** (added 1990 - #90001509)</b>                  1405 SW Park Ave, Portland</p> <p>Historic Significance: Architecture/Engineering                  Architect, builder, or engineer: MacNaughton, Raymond &amp; Lawrence                  Architectural Style: Other, Tudor Revival                  Area of Significance: Architecture                  Period of Significance: 1900-1924                  Owner: Private                  Historic Function: Domestic                  Historic Sub-function: Multiple Dwelling                  Current Function: Domestic                  Current Sub-function: Multiple Dwelling</p>
9	<p><b>Elks Temple (added 1978 - #78002313)</b>                  614 SW 11th Ave, Portland</p> <p>Historic Significance: Architecture/Engineering                  Architect, builder, or engineer: Houghtaling &amp; Dougan                  Architectural Style: Other, Late 19th And 20th Century Revivals                  Area of Significance: Architecture                  Period of Significance: 1900-1924                  Owner: Private                  Historic Function: Social                  Historic Sub-function: Clubhouse                  Current Function: Commerce/Trade, Domestic, Recreation And Culture                  Current Sub-function: Organizational, Single Dwelling, Specialty Store, Sport Facility, Theater</p>
10	<p><b>First Presbyterian Church of Portland ** (added 1974 - #74002294)</b>                  1200 SW Alder, Portland</p> <p>Historic Significance: Architecture/Engineering                  Architect, builder, or engineer: Et al., McCaw, William F.                  Architectural Style: Other, Gothic                  Area of Significance: Architecture                  Period of Significance: 1875-1899                  Owner: Private                  Historic Function: Religion                  Historic Sub-function: Religious Structure                  Current Function: Religion                  Current Sub-function: Religious Structure</p>
11	<p><b>First Unitarian Church of Portland ** (added 1978 - #78002315)</b>                  1011 SW 12th Ave, Portland</p> <p>Historic Significance: Architecture/Engineering                  Architect, builder, or engineer: Parker, Jamieson                  Architectural Style: Other, Colonial Revival                  Area of Significance: Architecture                  Period of Significance: 1900-1924                  Owner: Private                  Historic Function: Religion                  Historic Sub-function: Religious Structure                  Current Function: Religion                  Current Sub-function: Religious Structure</p>
12	<p><b>Flatiron Building (added 1989 - #89000200)</b>                  Also known as Peerless Tire and Rubber Company Building Annex                  1223--1225 SW Stark St, Portland</p> <p>Historic Significance: Architecture/Engineering                  Architect, builder, or engineer: White, F. Manson                  Architectural Style: Chicago                  Area of Significance: Architecture                  Period of Significance: 1900-1924                  Owner: Private                  Historic Function: Commerce/Trade                  Historic Sub-function: Business                  Current Function: Commerce/Trade</p>

## HISTORICAL BUILDINGS IN EACH LOCALITY

	Current Sub-function:	Business
13	<p>Franklin Hotel (added 1985 - #85003474)                      Also known as Taft Hotel                      1337 SW Washington St, Portland</p> <p>Historic Significance: Event, Architecture/Engineering                      Architect, builder, or engineer: Lazarus, Edgar W.                      Architectural Style: Other, Chicago                      Area of Significance: Community Planning And Development, Architecture                      Period of Significance: 1900-1924                      Owner: Private                      Historic Function: Domestic                      Historic Sub-function: Hotel                      Current Function: Commerce/Trade, Domestic                      Current Sub-function: Multiple Dwelling, Restaurant</p>	
14	<p>Medical Arts Building (added 1986 - #86002968)                      Also known as 1020 Taylor Building                      1020 SW Taylor, Portland</p> <p>Historic Significance: Event, Architecture/Engineering                      Architect, builder, or engineer: Houghtaling &amp; Dougan                      Architectural Style: Other, Late 19th And 20th Century Revivals                      Area of Significance: Architecture, Health/Medicine                      Period of Significance: 1925-1949, 1900-1924                      Owner: Private                      Historic Function: Health Care                      Historic Sub-function: Medical Business/Office                      Current Function: Commerce/Trade, Health Care                      Current Sub-function: Medical Business/Office</p>	
15	<p>Odd Fellows Building (added 1980 - #80003372)                      1019 SW 10th Ave, Portland</p> <p>Historic Significance: Event, Architecture/Engineering                      Architect, builder, or engineer: Kroner, Ernst                      Architectural Style: Late Gothic Revival                      Area of Significance: Social History, Architecture                      Period of Significance: 1900-1924                      Owner: Private                      Historic Function: Social                      Historic Sub-function: Clubhouse                      Current Function: Commerce/Trade, Social                      Current Sub-function: Clubhouse, Restaurant, Specialty Store</p>	
16	<p>Olds, Wortman and King Department Store (added 1991 - #91000057)                      Also known as Rhodes Department Store; Galleria                      921 SW Morrison St, Portland</p> <p>Historic Significance: Architecture/Engineering, Event                      Architect, builder, or engineer: Hunt, G.A., Aldrich, Charles R.                      Architectural Style: Other, Chicago                      Area of Significance: Commerce, Architecture                      Period of Significance: 1925-1949, 1900-1924                      Owner: Private                      Historic Function: Commerce/Trade                      Historic Sub-function: Department Store                      Current Function: Commerce/Trade, Other                      Current Sub-function: Business, Specialty Store</p>	
17	<p>Pittock Block (added 1987 - #87001507)                      921 SW Washington St, Portland</p> <p>Historic Significance: Event, Architecture/Engineering                      Architect, builder, or engineer: Doyle &amp; Patterson                      Architectural Style: Other, Chicago                      Area of Significance: Architecture, Industry                      Period of Significance: 1900-1924                      Owner: Private                      Historic Function: Commerce/Trade, Industry/Processing/Extraction                      Historic Sub-function: Energy Facility</p>	

## HISTORICAL BUILDINGS IN EACH LOCALITY

	Current Function:	Commerce/Trade
18	<p><b>Portland Art Museum ** (added 1974 - #74001710)</b>                      1219 SW Park Ave, Portland</p> <p>Historic Significance: Architecture/Engineering                      Architect, builder, or engineer: Belluschi, Pietro                      Architectural Style: No Style Listed                      Area of Significance: Architecture                      Period of Significance: 1925-1949                      Owner: Local                      Historic Function: Recreation And Culture                      Historic Sub-function: Museum                      Current Function: Recreation And Culture                      Current Sub-function: Museum</p>	
19	<p><b>Roosevelt Hotel (added 1998 - #98000211)</b>                      1005 SW. Park Ave, Portland</p> <p>Historic Significance: Architecture/Engineering                      Architect, builder, or engineer: Claussen &amp; Claussen                      Architectural Style: Early Commercial                      Area of Significance: Architecture                      Period of Significance: 1900-1924                      Owner: Private                      Historic Function: Domestic                      Historic Sub-function: Hotel, Multiple Dwelling                      Current Function: Domestic                      Current Sub-function: Multiple Dwelling</p>	
20	<p><b>Seward Hotel (added 1985 - #85000370)</b>                      Also known as Governor Hotel                      611 SW 10th Ave, Portland</p> <p>Historic Significance: Architecture/Engineering                      Architect, builder, or engineer: Knighton, William C.                      Architectural Style: No Style Listed                      Area of Significance: Architecture                      Period of Significance: 1900-1924                      Owner: Private                      Historic Function: Domestic                      Historic Sub-function: Hotel                      Current Function: Domestic                      Current Sub-function: Hotel</p>	
21	<p><b>St. James Lutheran Church ** (added 1975 - #75001598)</b>                      1315 SW Park Ave, Portland</p> <p>Historic Significance: Event, Architecture/Engineering                      Architect, builder, or engineer: Chappel-Browne, P.                      Architectural Style: Late Gothic Revival                      Area of Significance: Architecture, Religion                      Period of Significance: 1900-1924, 1875-1899                      Owner: Private                      Historic Function: Religion                      Historic Sub-function: Religious Structure                      Current Function: Religion                      Current Sub-function: Religious Structure</p>	
22	<p><b>Telegram Building (added 1994 - #93001560)</b>                      1101 SW. Washington St, Portland</p> <p>Historic Significance: Architecture/Engineering, Event                      Architect, builder, or engineer: Rassmussen Grace Company                      Architectural Style: Colonial Revival, Other                      Area of Significance: Communications, Architecture                      Period of Significance: 1925-1949, 1900-1924                      Owner: Private                      Historic Function: Industry/Processing/Extraction                      Historic Sub-function: Communications Facility                      Current Function: Domestic                      Current Sub-function: Hotel</p>	

## HISTORICAL BUILDINGS IN EACH LOCALITY

23	<p>Terminal Sales Building (added 1991 - #91001555)                  Also known as Terminal Sales Plaza                  1220 SW. Morrison St, Portland</p> <p>Historic Significance: Architecture/Engineering                  Architect, builder, or engineer: Doyle, A.E.                  Architectural Style: Other, Art Deco                  Area of Significance: Architecture                  Period of Significance: 1925-1949                  Owner: Private                  Historic Function: Commerce/Trade                  Historic Sub-function: Business                  Current Function: Commerce/Trade                  Current Sub-function: Business, Professional</p>
<b>Locality 4 11 Buildings</b>	
1	<p>Ballou &amp; Wright Company Building (added 1987 - #87000698)                  327 NW Tenth Ave, Portland</p> <p>Historic Significance: Event, Architecture/Engineering                  Architect, builder, or engineer: Sutton &amp; Whitney                  Architectural Style: No Style Listed                  Area of Significance: Commerce, Architecture                  Period of Significance: 1900-1924                  Owner: Private                  Historic Function: Commerce/Trade                  Historic Sub-function: Warehouse                  Current Function: Commerce/Trade                  Current Sub-function: Warehouse</p>
2	<p>Harlow Block (added 1980 - #80003366)                  Also known as The Park Hotel; Muckle Building                  720--738 NW Glisan St, Portland</p> <p>Historic Significance: Architecture/Engineering                  Architect, builder, or engineer: Unknown                  Architectural Style: Italianate                  Area of Significance: Commerce, Architecture                  Period of Significance: 1875-1899                  Owner: Private                  Historic Function: Commerce/Trade, Domestic                  Historic Sub-function: Hotel, Professional, Restaurant                  Current Function: Vacant/Not In Use</p>
3	<p>Marshall--Wells Company Warehouse No. 2 (added 1989 - #89000061)                  1420 N.W. Lovejoy St, Portland</p> <p>Historic Significance: Event, Architecture/Engineering                  Architect, builder, or engineer: MacNaughton &amp; Raymond, Burnham, D.H., &amp; Co.                  Architectural Style: Chicago                  Area of Significance: Commerce, Architecture                  Period of Significance: 1900-1924                  Owner: Private                  Historic Function: Commerce/Trade                  Historic Sub-function: Business, Warehouse                  Current Function: Commerce/Trade                  Current Sub-function: Business, Warehouse</p>
4	<p>Meier &amp; Frank Warehouse (added 2000 - #00001021)                  1438 NW Irving St, Portland</p> <p>Historic Significance: Event, Architecture/Engineering                  Architect, builder, or engineer: Sutton and Whitney                  Architectural Style: Moderne                  Area of Significance: Architecture, Commerce                  Period of Significance: 1925-1949, 1900-1924                  Owner: Private                  Historic Function: Commerce/Trade</p>

## HISTORICAL BUILDINGS IN EACH LOCALITY

	Historic Sub-function: Current Function: Current Sub-function:	Warehouse Commerce/Trade Warehouse
5	North Bank Depot Buildings (added 1996 - #96000124) Also known as Spokane, Portland & Seattle Railway Company East and West Fr 1029--1101 NW Hoyt St, Portland	Historic Significance: Event Area of Significance: Transportation Period of Significance: 1925-1949, 1900-1924 Owner: Private Historic Function: Transportation Historic Sub-function: Rail-Related Current Function: Vacant/Not In Use
6	Oregon Cracker Company Building (added 1979 - #79002138) Also known as Star Furniture Warehouse 616 NW Glisan St, Portland	Historic Significance: Event, Architecture/Engineering Architect, builder, or engineer: Unknown Architectural Style: Other, Romanesque Area of Significance: Industry, Architecture Period of Significance: 1900-1924, 1875-1899 Owner: Private Historic Function: Industry/Processing/Extraction Historic Sub-function: Manufacturing Facility Current Function: Commerce/Trade Current Sub-function: Specialty Store
7	Otis Elevator Company Building (added 1988 - #88000095) 230 NW Tenth Ave, Portland	Historic Significance: Event, Architecture/Engineering Architect, builder, or engineer: Otis Elevator Co. Architectural Style: Other, Late 19th And 20th Century Revivals Area of Significance: Architecture, Commerce Period of Significance: 1925-1949, 1900-1924 Owner: Private Historic Function: Commerce/Trade Historic Sub-function: Business, Warehouse Current Function: Commerce/Trade Current Sub-function: Business
8	Portland Buddhist Church (added 2004 - #03001476) Also known as Oregon Buddhist Church 312 NW Tenth Ave, Portland	Historic Significance: Event Area of Significance: Asian, Religion, Social History Period of Significance: 1925-1949, 1900-1924 Owner: Private Historic Function: Domestic, Religion Historic Sub-function: Religious Structure, Single Dwelling Current Function: Commerce/Trade, Domestic Current Sub-function: Business, Professional, Single Dwelling
9	U.S. Customhouse ** (added 1974 - #74001714) 220 NW 8th Ave, Portland	Historic Significance: Event, Architecture/Engineering Architect, builder, or engineer: Lazarus, Edgar M. Architectural Style: No Style Listed Area of Significance: Architecture, Commerce Period of Significance: 1900-1924, 1875-1899 Owner: Federal Historic Function: Government Historic Sub-function: Customhouse Current Function: Government Current Sub-function: Government Office

## HISTORICAL BUILDINGS IN EACH LOCALITY

10	<p>U.S. Post Office (added 1979 - #79002143)                  Also known as Federal Building, 511 NW Broadway                  511 NW Broadway, Portland</p> <p>Historic Significance: Architecture/Engineering                  Architect, builder, or engineer: Hobart, Lewis P.                  Architectural Style: Late 19th And 20th Century Revivals, Chicago, Classical Revival                  Area of Significance: Architecture                  Period of Significance: 1900-1924                  Owner: Federal                  Historic Function: Government                  Historic Sub-function: Post Office                  Current Function: Government                  Current Sub-function: Post Office</p>
11	<p>Union Station ** (added 1975 - #75001595)                  Also known as Grand Union Depot; Grand Central Station                  NW 6th Ave, Portland</p> <p>Historic Significance: Architecture/Engineering                  Architect, builder, or engineer: Van Brunt &amp; Howe                  Architectural Style: Romanesque                  Area of Significance: Architecture                  Period of Significance: 1925-1949, 1875-1899                  Owner: Private                  Historic Function: Transportation                  Historic Sub-function: Rail-Related                  Current Function: Transportation                  Current Sub-function: Rail-Related</p>
<b>Locality 5 12 Buildings</b>	
1	<p>Auto Freight Transport Building of Oregon and Washington (added 2004 - #04001263)                  Also known as East Side Terminal                  1001 SE Water Avenue, Portland</p> <p>Historic Significance: Event                  Area of Significance: Commerce, Transportation                  Period of Significance: 1950-1974, 1925-1949, 1900-1924                  Owner: Private                  Historic Function: Commerce/Trade                  Historic Sub-function: Warehouse                  Current Function: Commerce/Trade                  Current Sub-function: Business, Professional</p>
2	<p>Auto Freight Transport Building of Oregon and Washington (added 2005 - #05000641)                  Also known as East Side Terminal                  1001 SE Water Avenue, Portland</p> <p>Historic Significance: Event                  Area of Significance: Commerce, Transportation                  Period of Significance: 1925-1949, 1900-1924                  Owner: Private                  Historic Function: Commerce/Trade                  Historic Sub-function: Warehouse                  Current Function: Commerce/Trade                  Current Sub-function: Professional, Warehouse</p>
3	<p>Barber Block (added 1977 - #77001109)                  532--538 SE Grand Ave., Portland</p> <p>Historic Significance: Architecture/Engineering                  Architect, builder, or engineer: Unknown                  Architectural Style: Late 19th And 20th Century Revivals                  Area of Significance: Architecture                  Period of Significance: 1875-1899                  Owner: Private                  Historic Function: Commerce/Trade, Domestic, Funerary                  Historic Sub-function: Mortuary, Multiple Dwelling, Specialty Store                  Current Function: Commerce/Trade</p>

## HISTORICAL BUILDINGS IN EACH LOCALITY

	Current Sub-function:	Business
4	<p><b>Deere, John, Plow Company Building (added 1989 - #89000097)</b>                  215 SE Morrison, Portland</p> <p>Historic Significance: Event, Architecture/Engineering                  Architect, builder, or engineer: Unknown                  Architectural Style: No Style Listed                  Area of Significance: Architecture, Industry                  Period of Significance: 1925-1949, 1900-1924                  Owner: Private                  Historic Function: Commerce/Trade                  Historic Sub-function: Warehouse                  Current Function: Commerce/Trade                  Current Sub-function: Warehouse</p>	
5	<p><b>East Portland Grand Avenue Historic District (added 1991 - #91000126)</b>                  Also known as See Also: West, Nathaniel, Buildings; West's Block; New Logus B                  Bounded by Main and Ankeny Sts., SE. 7th Ave. and SE. Martin Luther King, Jr. Blvd. (SE. Union Ave.),                  Portland</p> <p>Historic Significance: Event                  Area of Significance: Commerce                  Period of Significance: 1925-1949, 1900-1924, 1875-1899                  Owner: Local, Private                  Historic Function: Commerce/Trade                  Historic Sub-function: Business, Financial Institution, Specialty Store                  Current Function: Commerce/Trade                  Current Sub-function: Business, Financial Institution, Specialty Store</p>	
6	<p><b>Grand Central Public Market (added 2006 - #06001034)</b>                  Also known as East Side Food Center                  808 SE Morrison St, Portland</p> <p>Historic Significance: Event                  Area of Significance: Commerce                  Period of Significance: 1925-1949                  Owner: Private                  Historic Function: Commerce/Trade                  Historic Sub-function: Department Store                  Current Function: Work In Progress</p>	
7	<p><b>International Harvester Company Warehouse (added 1989 - #89000088)</b>                  Also known as Southern Pacific Railroad Company Warehouse                  79 SE Taylor, Portland</p> <p>Historic Significance: Architecture/Engineering                  Architect, builder, or engineer: Unknown                  Architectural Style: No Style Listed                  Area of Significance: Architecture                  Period of Significance: 1900-1924                  Owner: Private                  Historic Function: Commerce/Trade                  Historic Sub-function: Warehouse                  Current Function: Vacant/Not In Use</p>	
8	<p><b>Italian Gardeners and Ranchers Association Market Building (added 1989 - #89000087)</b>                  1305--37 SE Union, Portland</p> <p>Historic Significance: Event                  Area of Significance: Commerce                  Period of Significance: 1925-1949, 1900-1924                  Owner: Local, Private                  Historic Function: Commerce/Trade                  Historic Sub-function: Department Store                  Current Function: Industry/Processing/Extraction                  Current Sub-function: Manufacturing Facility</p>	
9	<p><b>Jones Cash Store (added 2005 - #05001148)</b>                  111 S.E. Belmont St, Portland</p> <p>Historic Significance: Event</p>	

## HISTORICAL BUILDINGS IN EACH LOCALITY

	Area of Significance: Period of Significance: Owner: Historic Function: Historic Sub-function: Current Function:	Commerce, Industry 1900-1924 Private Commerce/Trade, Industry/Processing/Extraction Business, Manufacturing Facility Work In Progress
10	New Logus Block (added 1980 - #80003371) Also known as Logus Block 523--535 SE Grand Ave, Portland Historic Significance: Architect, builder, or engineer: Architectural Style: Historic Person: Significant Year: Area of Significance: Period of Significance: Owner: Historic Function: Historic Sub-function: Current Function: Current Sub-function:	Person, Architecture/Engineering Unknown Other, Romanesque Logus, Charles 1892 Commerce, Architecture 1875-1899 Private Commerce/Trade, Domestic, Industry/Processing/Extraction, Social Business, Hotel, Manufacturing Facility, Meeting Hall, Restaurant, Specialty Store Domestic Hotel
11	Olympic Cereal Mill (added 1989 - #89000115) Also known as B & O Warehouse 107 SE Washington, Portland Historic Significance: Architect, builder, or engineer: Architectural Style: Area of Significance: Period of Significance: Owner: Historic Function: Historic Sub-function: Current Function: Current Sub-function:	Event, Architecture/Engineering Hurley--Mason Co. No Style Listed Architecture, Industry 1925-1949, 1900-1924 Private Agriculture/Subsistence Processing Commerce/Trade Warehouse
12	Oregon Portland Cement Building (added 1989 - #89000114) 111 SE Madison, Portland Historic Significance: Architect, builder, or engineer: Architectural Style: Area of Significance: Period of Significance: Owner: Historic Function: Historic Sub-function: Current Function: Current Sub-function:	Architecture/Engineering Alaska P & H, Sundeleaf, Richard Late 19th And Early 20th Century American Movements, Classical Revival Architecture 1925-1949 Private Commerce/Trade Business, Warehouse Commerce/Trade Business, Specialty Store
<b>Just Outside the boundaries (within one or two streets) 15 Buildings</b>		
1	Benson Hotel (added 1986 - #86003175) Also known as New Hotel Oregon 309 SW Broadway, Portland Historic Significance: Architect, builder, or engineer: Architectural Style: Historic Person: Significant Year: Area of Significance: Period of Significance: Owner: Historic Function: Historic Sub-function: Current Function:	Architecture/Engineering, Person Doyle, Patterson & Beach Late 19th And 20th Century Revivals, Other Benson, Simon 1913 Commerce, Architecture 1900-1924 Private Domestic Hotel Domestic

## HISTORICAL BUILDINGS IN EACH LOCALITY

	Current Sub-function:	Hotel
2	<p><b>Concord Building ** (added 1977 - #77001110)</b>                  208 SW Stark St, Portland</p> <p>Historic Significance: Architecture/Engineering                  Architect, builder, or engineer: Whidden &amp; Lewis                  Architectural Style: Early Commercial                  Area of Significance: Architecture                  Period of Significance: 1875-1899                  Owner: Private                  Historic Function: Commerce/Trade                  Historic Sub-function: Business, Professional                  Current Function: Commerce/Trade                  Current Sub-function: Business, Professional</p>	
3	<p><b>Equitable Building ** (added 1976 - #76001584)</b>                  Also known as Commonwealth Building                  421 SW 6th Ave, Portland</p> <p>Historic Significance: Architecture/Engineering                  Architect, builder, or engineer: Belluschi, Pietro                  Architectural Style: International Style                  Area of Significance: Architecture                  Period of Significance: 1925-1949                  Owner: Private                  Historic Function: Commerce/Trade                  Current Function: Commerce/Trade</p>	
4	<p><b>First National Bank ** (added 1974 - #74001707)</b>                  Also known as Oregon Pioneer Savings Landmark Building                  401 SW 5th Ave, Portland</p> <p>Historic Significance: Architecture/Engineering                  Architect, builder, or engineer: Coolidge &amp; Shattuck                  Architectural Style: Classical Revival                  Area of Significance: Architecture                  Period of Significance: 1900-1924                  Owner: Private                  Historic Function: Commerce/Trade                  Historic Sub-function: Financial Institution                  Current Function: Commerce/Trade                  Current Sub-function: Financial Institution</p>	
5	<p><b>First Regiment Armory Annex ** (added 2000 - #00001017)</b>                  Also known as Portland Oregon National Guard Armory Annex                  123 NW Eleventh Ave, Portland</p> <p>Historic Significance: Event, Architecture/Engineering                  Architect, builder, or engineer: McCaw &amp; Martin                  Architectural Style: Other                  Area of Significance: Military                  Period of Significance: 1925-1949, 1900-1924, 1875-1899                  Owner: Private                  Historic Function: Defense                  Historic Sub-function: Arms Storage                  Current Function: Commerce/Trade                  Current Sub-function: Warehouse</p>	
6	<p><b>Grand Stable Building and Adjacent Commercial Building (added 1982 - #82001512)</b>                  Also known as Pacific Stationery Buildings                  415-421 SW 2nd Ave, Portland</p> <p>Historic Significance: Person, Architecture/Engineering                  Architect, builder, or engineer: Williams, Warren H.                  Architectural Style: Italianate                  Historic Person: Reed, Simeon G.                  Significant Year: 1894, 1887                  Area of Significance: Architecture, Commerce                  Period of Significance: 1875-1899                  Owner: Private                  Historic Function: Commerce/Trade, Religion, Transportation</p>	

## HISTORICAL BUILDINGS IN EACH LOCALITY

	Historic Sub-function: Business Current Function: Commerce/Trade Current Sub-function: Business
7	Lumbermen's Building (added 1996 - #96000992) Also known as Oregon Trail Building 333 SW 5th St, Portland Historic Significance: Architecture/Engineering Architect, builder, or engineer: Lewis, D.C. Architectural Style: Chicago, Early Commercial Area of Significance: Architecture Period of Significance: 1900-1924 Owner: Private Historic Function: Commerce/Trade Historic Sub-function: Business, Financial Institution Current Function: Commerce/Trade Current Sub-function: Business, Financial Institution
8	Meier and Frank Delivery Depot (added 2001 - #01000936) 1417 NW Everett, Portland Historic Significance: Person, Architecture/Engineering Architect, builder, or engineer: Sutton & Whitney Architectural Style: Other Significant Year: 1927 Area of Significance: Commerce, Architecture Period of Significance: 1950-1974, 1925-1949 Owner: Private
9	New Imperial Hotel (added 2003 - #03001068) Also known as Imperial Hotel 400 SW Broadway, Portland Historic Significance: Person Historic Person: Metschan, Phil Jr. Significant Year: 1909 Area of Significance: Politics/Government Period of Significance: 1950-1974, 1925-1949, 1900-1924 Owner: Private Historic Function: Domestic Historic Sub-function: Hotel Current Function: Domestic Current Sub-function: Hotel
10	Pacific Coast Biscuit Company Building (added 1998 - #98000212) 1101-1129 NW Davis St, Portland Historic Significance: Architecture/Engineering, Event Architectural Style: Romanesque Area of Significance: Architecture, Industry Period of Significance: 1900-1924, 1875-1899 Owner: Private Historic Function: Industry/Processing/Extraction Historic Sub-function: Manufacturing Facility Current Function: Transportation Current Sub-function: Road-Related
11	Railway Exchange Building and Huber's Restaurant (added 1979 - #79002132) Also known as Oregon Pioneer Building 320 SW Stark St, Portland Historic Significance: Event, Architecture/Engineering Architect, builder, or engineer: Beckwith, H.G., Lewis, David Architectural Style: No Style Listed Area of Significance: Social History, Architecture Period of Significance: 1875-1899 Owner: Private Historic Function: Commerce/Trade Historic Sub-function: Business, Restaurant Current Function: Commerce/Trade Current Sub-function: Diplomatic Building, Government Office, Professional, Restaurant

## HISTORICAL BUILDINGS IN EACH LOCALITY

12	<p>Spalding Building (added 1982 - #82001513)                  Also known as Oregon Bank Building                  319 SW Washington St, Portland</p> <p>Historic Significance: Architecture/Engineering, Event                  Architect, builder, or engineer: Gilbert, Cass                  Architectural Style: Skyscraper                  Area of Significance: Architecture, Commerce, Industry                  Period of Significance: 1900-1924                  Owner: Private                  Historic Function: Commerce/Trade                  Historic Sub-function: Financial Institution                  Current Function: Commerce/Trade                  Current Sub-function: Financial Institution</p>
13	<p>US National Bank Building (added 1986 - #86002842)                  321 S.W. Sixth Ave, Portland</p> <p>Historic Significance: Event, Architecture/Engineering                  Architect, builder, or engineer: Et al., Doyle, Albert E.                  Architectural Style: Other, Late 19th And 20th Century Revivals                  Area of Significance: Architecture, Commerce                  Period of Significance: 1925-1949, 1900-1924                  Owner: Private                  Historic Function: Commerce/Trade                  Historic Sub-function: Financial Institution                  Current Function: Commerce/Trade                  Current Sub-function: Financial Institution</p>
14	<p>Waldo Block (added 1982 - #82003746)                  Also known as Waldo Building                  431--433 SW 2nd Ave, Portland</p> <p>Historic Significance: Event, Architecture/Engineering                  Architect, builder, or engineer: Unknown                  Architectural Style: Italianate                  Area of Significance: Asian, Architecture                  Period of Significance: 1900-1924, 1875-1899                  Owner: Private                  Historic Function: Commerce/Trade, Domestic, Social                  Historic Sub-function: Civic, Financial Institution, Multiple Dwelling                  Current Function: Commerce/Trade                  Current Sub-function: Restaurant</p>
15	<p>Wells Fargo Building (added 1986 - #86002839)                  309 S.W. Sixth Ave, Portland</p> <p>Historic Significance: Architecture/Engineering                  Architect, builder, or engineer: Morris, Benjamin Wistar, III                  Architectural Style: Other, Renaissance                  Area of Significance: Architecture                  Period of Significance: 1900-1924                  Owner: Private                  Historic Function: Commerce/Trade                  Historic Sub-function: Business, Financial Institution                  Current Function: Commerce/Trade, Work In Progress                  Current Sub-function: Financial Institution</p>
<b>Districts falling into localities</b>	
1	<p>Locality 4                  Portland New Chinatown--Japantown Historic District (added 1989 - #89001957)                  Also known as Chinatown National Register Historic District; See Also: Skidm                  Bounded by NW Glisan, NW 3rd Ave, W Burnside, and NW 5th Ave , Portland</p> <p>Historic Significance: Event, Architecture/Engineering                  Architect, builder, or engineer: Multiple                  Architectural Style: Late 19th And Early 20th Century American Movements, Modern Movement, Late Victorian</p>

## HISTORICAL BUILDINGS IN EACH LOCALITY

	Area of Significance: Period of Significance: Owner: Historic Function: Current Function:	Architecture, Industry, Asian, Commerce 1925-1949, 1900-1924, 1875-1899 Local , Private Commerce/Trade, Domestic, Industry/Processing/Extraction, Social Commerce/Trade, Domestic, Industry/Processing/Extraction, Social
2	Locality 2 and 5 Portland Yamhill Historic District ** (added 1976 - #76001587) Roughly bounded by Taylor, Morrison, both sides of 2nd Ave and Willamette River, Portland Historic Significance: Architect, builder, or engineer: Architectural Style: Area of Significance: Period of Significance: Owner: Historic Function: Current Function:	Architecture/Engineering Multiple Italianate Architecture 1925-1949, 1900-1924, 1875-1899, 1850-1874 Private Commerce/Trade Commerce/Trade

**Appendix E**  
**National Park Service**  
**National Register of Historic Places**  
**Nomination**

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

PH 0675563

FOR NPS USE ONLY

RECEIVED APR 18 1979

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1** NAME

HISTORIC Multnomah County Courthouse

AND/OR COMMON

## LOCATION

STREET &amp; NUMBER 1021 S. W. 4th Avenue

CITY, TOWN

Portland

VICINITY OF

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

1st

STATE

Oregon

COFE  
041COUNTY  
Multnomah051<sup>CODE</sup>

## CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input checked="" type="checkbox"/> GOVERNMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> PARK
			<input type="checkbox"/> PRIVATE RESIDENCE
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

## OWNER OF PROPERTY

NAME Multnomah County ✓

STREET &amp; NUMBER 1021 S. W. 4th Avenue

CITY, TOWN

Portland

VICINITY OF

Oregon<sup>STATE</sup>

97204

## LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC. Multnomah County Courthouse, Recorder's Office, Room 102

STREET &amp; NUMBER 1021 S.W. 4th Avenue

CITY, TOWN

Portland

Oregon<sup>STATE</sup>

97204

**6** REPRESENTATION IN EXISTING SURVEYS

TITLE Portland Historical Landmark

DATE

May 6, 1970

\_FEDERAL \_STATE \_COUNTY  LOCALDEPOSITORY FOR  
SURVEY RECORDSPortland Bureau of Planning  
424 S. W. Main StreetCITY, TOWN  
APP - E 2

Portland

Oregon<sup>STATE</sup>

97204

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Occupying an entire block bordering two park blocks in downtown Portland, the Multnomah County Courthouse stands as a model of the prevalent style for governmental buildings erected in the early 20th century. The eight-story Neoclassical Revival structure is 200 feet square and is of riveted structural steel, fireproofed with concrete and faced with terra cotta (the decorative elements and courtyard walls) cementitious plaster (the seventh & eighth floors), and regular course granite (the two-story "pedestal and limestone (the base, columns, pilasters, and entablature). The central courtyard, 64 by 100 feet, contains a three story annex completed in 1951. The seventh and eighth floors, designed for detention purposes, are recessed from the perimeter 8 to 10 feet and were originally shielded from public view by a 10 feet high terra cotta-faced parapet wall (which has since been removed due to structural weakness). The ribbed metal roof of the two attic stories is very slightly hipped to allow drainage.

The east and west facades contained the primary and secondary entrances, respectively; however, the formal entrance on the west facade was later filled in to allow more courtroom space within, leaving two smaller flanking entrances. Either facade features a four-story colonnade of six Ionic columns resting on a two-story "pedestal", alternating with seven bays of triple wooden windows (original, although in poor condition). The first two floors--the "pedestal"--contain nine bays of windows except where entrances occur in their place. The north and south facades contain three wide bays of windows alternating with two narrower bays, each bay separated by a pilaster. Whereas the east and west facade windows are divided horizontally into four one-story sections reflecting the one-story offices within, the north and south facade windows stretch two stories to indicate the high ceilinged courtrooms within. Originally covered with bronze decorative screens, the north and south windows have been replaced with glass blocks and aluminum frame windows during remodeling of the courtrooms.

Exterior details are rich but subtle, with carved granite and cast terra cotta ornament on entrances, entablature, columns, and base. The style of ornament is neoclassic Roman, with "egg and dart" horizontal bands, carved lions' heads, rondels, and fluted consoles.

The original Courthouse interior was predominately of marble wainscoting, floors, and stairs; plaster walls, ceilings, and cornices; oak doors and molding; bronze stair railings and posts; and Italian statuary newel posts. Courtrooms were two-story spaces, decorated with marble Corinthian columns and tapestry-covered walls. The main staircase is open on all six floors; its marble steps and bronze railing make it the focal point of the structure.

Over the years the demand for courtrooms has grown, and the building has been remodeled on a recurring basis. All but four courtrooms have been changed from a single two-story space to two one-story spaces, effectively doubling the number of courtrooms but necessitating the removal of all original decorative elements. These modifications, plus the remodeling of the majority of the remaining offices throughout the eight floors and basement, have left only the hallways, stairs, and two courtrooms in original or near-original condition.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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DATE ENTERED

JUN 11 1979

Multnomah County Courthouse, Portland, Multnomah County

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

The mechanical system was quite innovative and complex for its time, supplying the building with forced air and radiant heating, on-site generated electricity for emergencies, and a built-in central vacuuming system with outlets for hose attachments located throughout. The original heating system pipe network, in poor condition, is still used, although other heating, ventilation, and cooling systems have been added over the years.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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Multnomah County Courthouse, Portland, Multnomah County

**CONTINUATION SHEET**

ITEM NUMBER 8 PAGE 2

that occurs in tall spaces. Providing forced air from a central source also reduced the noise of individual fans and motors and of creaking radiators that could disrupt courtroom proceedings.

But while the Courthouse functioned beautifully, it is its elegant appearance that gives it its acclaim. In 1914 it stood as Portland's largest building as well as the West Coast's largest courthouse. Its style harks back to the monumental architecture of Rome while adhering to the modest scale of downtown Portland. The somewhat somber exterior serves as a foil to the wealth of detail within. A visitor in 1914 was greeted by inlaid marble floors in the portico and lobby; from there he could travel up the formal marble staircase to the ornate courtrooms or to the plaster-corniced offices throughout. From the bronze grilles covering the courtroom air ducts to the terra cotta lions' heads along the cornice, the careful attention to detail makes the Multnomah County Courthouse a superior and valuable building, not to be lost.

To be sure, the Courthouse property is intensively used; additional floor space has been gained wherever possible, and modern mechanical systems have been introduced. Two facades have lost their bronze screens and wooden windows; many plaster ceilings are hidden beneath modern suspended acoustical ceilings; most courtrooms have been horizontally divided into two more modern, less impressive courtrooms; a three-story annex partially fills the courtyard; and general remodeling and modification of office space have given the Courthouse interior a variety of styles and elements. The Multnomah County Board of Commissioners realizes that modernization is inevitable for most vital buildings, but it wishes to focus its efforts in the future on repair, renovation, and restoration activities that will return the Courthouse to an appearance substantially closer to that which was originally intended. Major structural changes, such as the division of courtrooms, the addition of the annex, and some enlargements of offices are irreversible; but many other modifications--glass blocks, suspended ceilings, bricked-up entrances--are not. Some work has begun, and it is hoped that acceptance on the list of the National Register of Historic Places will provide the guidance and, possibly, some financial assistance to carry out the work in the best manner possible.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES	1911 (East Wing) 1914 (Remainder)	BUILDER/ARCHITECT	Whidden & Lewis, Architects
----------------	--------------------------------------	-------------------	-----------------------------

## STATEMENT OF SIGNIFICANCE

The Multnomah County Courthouse (1911-1914) is significant to the city of Portland and Multnomah County as an outstanding example of Neo Classical Revival architecture by the preeminent Portland architects of the turn of the century, William H. Whidden and Ion Lewis. Whidden and Lewis also were responsible for another civic monument nearby-- the Second Renaissance Revival City Hall of 1895. In the Courthouse project, conventional surface detail and progressive notions of function and utility were successfully combined in a solid academic design which defines the northwesterly border of a two-block park area in the downtown core. Since completion of the initial wing in 1911, the Courthouse has served as the seat of government for Multnomah County, which throughout the intervening 68 years has been the most urbanized and populous local jurisdiction in the state.

During the years 1890-1915, Portland, Oregon experienced a growth rate of phenomenal proportions. Economically and culturally Portland was "coming of age". The buildings and other structures erected during this time reflected the richer, more discerning taste that was prevalent. The premier architects were Whidden and Lewis, two "Easterners" who moved to Portland in the 1880s and who, more than any other architects, shaped the appearance of downtown Portland.

With flexibility and ingenuity little seen today, construction of the new Courthouse was directed so as not to interrupt the proceedings of the old Courthouse sitting on the same block. The east wing of the building was completely finished through the eighth floor and the employees were moved from the old Courthouse into the new; only then was the old structure razed and the remaining three sides of the building begun.

Upon completion, the Courthouse was considered a model of fire safety; the only wood used is for furnishings and trim. All parts of the steel frame are covered with concrete to prevent damage in case of fire, and plaster ceilings are applied directly to the masonry instead of to wooden lath.

Ease of maintenance was also addressed creatively, with the choice of windows that pivot about a vertical axis and thus allow cleaning of both sides from within the building. As mentioned in the building description, a built-in vacuuming system (no longer in use) allowed cleaning of the entire building by hose attachment outlets located throughout.

Mechanically speaking, the Courthouse was quite progressive for its time. Radiant heat was supplied to offices, hallways, and lobbies, while forced air heating kept two-story courtrooms comfortable by eliminating the stratification of hot and cold air

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Oregonian Newspaper, March 24, 1912, pg. 6, sec. 2.

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1 (one).

UTM REFERENCES

A	1,0	5,2,5	225 4,5,0	5,0,4,0	175 3,0,0	B			
	ZONE	EASTING	NORTHING				ZONE	EASTING	NORTHING
C						D			

VERBAL BOUNDARY DESCRIPTION

All of Block 58, Portland Addition, Portland, Multnomah County

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

Carl P. Moseley, Energy Coordinator

ORGANIZATION

Multnomah County

DATE

January 7, 1978

STREET & NUMBER

2505 S. E. 11th Avenue

TELEPHONE

(503) 248-5200

CITY OR TOWN

Portland

STATE

Oregon 97202

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*David G. Talbot*

TITLE State Historic Preservation Officer

DATE March 3, 1979

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

*Charles Johnson*

DATE 6-4-78

ATTEST:

*W. Kay Jace*

KEEPER OF THE NATIONAL REGISTER

DATE June 5, 1975

for KEEPER OF THE NATIONAL REGISTER

APP - E7



APP - E 8

Multnomah County Courthouse

Portland, Oregon, *Multnomah County*

Photographed by Marguerite Wright on Oct. 19, 1978

Negatives at 2505 SE 11th, Portland, Oregon 97202

exterior view #1! <sup>410</sup> south and east facades

<sup>DOE</sup>  
JUN 1 ↑ APR 1979

APR 18 1979



APP - E 10

Multnomah County Courthouse

Portland, Oregon, *Multnomah County*

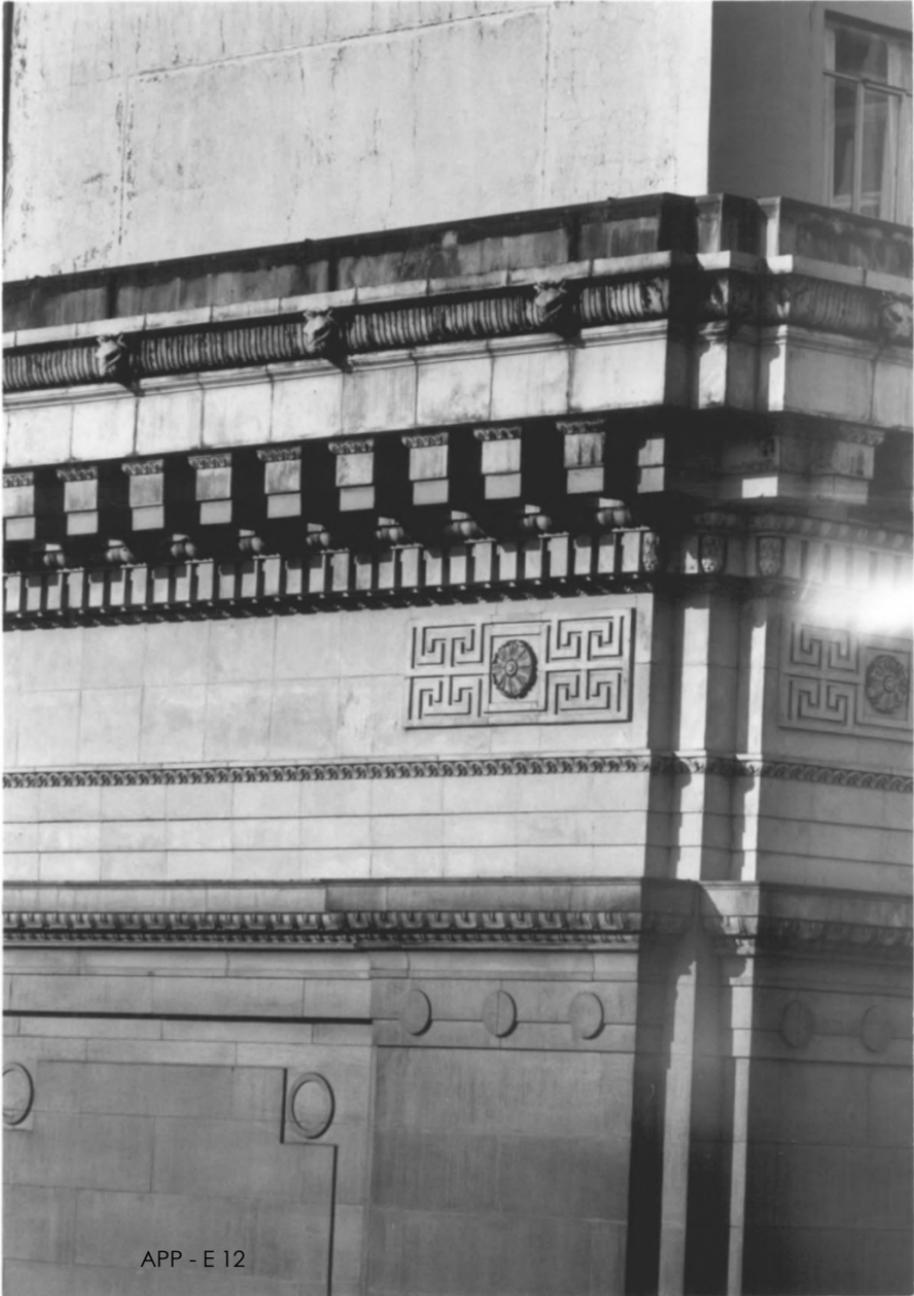
Photographed by Marguerite Wright on Oct. 19, 1978

Negatives at 2505 SE 11th, Portland, Oregon 97202

exterior view #2<sup>17</sup> east and north facades

*DOE* - E 11  
JUN 11 1979

APR 18 1979



APP - E 12

Multnomah County Courthouse

Portland, Oregon, *Multnomah County*

Photographed by Marguerite Wright on Oct. 19, 1978

Negatives at 2505 SE 11th, Portland, Oregon 97202

exterior view #3: cornice detail, northeast corner

APP - E 13

APR 18 1979

POE  
JUN 11 1979



APP - E 14

Multnomah County Courthouse

Portland, Oregon, *Multnomah County*

Photographed by Marguerite Wright on Oct. 19, 1978

Negatives at 2505 SE 11th, Portland, Oregon 97202

exterior view #4: <sup>of 10</sup> columns detail, east facade

APP - E 15 *Doe*

JUN 11 1979

APR 18 1979



APP - E 16

Multnomah County Courthouse

Portland, Oregon, *Multnomah County*

Photographed by Marguerite Wright on Oct. 19, 1978

Negatives at 2505 SE 11th, Portland, Oregon 97202

exterior view #5 <sup>1/10</sup> bronze lights flanking entrance,

APP - E 17

east facade

APR 18 1979

DOE  
JUN 11 1979



APP - E 18

Multnomah County Courthouse

Portland, Oregon, *Multnomah County*

Photographed by Marguerite Wright on Oct. 19, 1978

Negatives at 2505 SE 11th, Portland, Oregon 97202

exterior view #6: <sup>10</sup> entrance vestibule, east wing

*DOE* APP - E 19 (looking north)

JUN 11 1979

APR 18 1979



APP - E 20

Multnomah County Courthouse

Portland, Oregon, *Multnomah County*

Photographed by Marguerite Wright on Oct. 19, 1978

Negatives at 2505 SE 11th, Portland, Oregon 97202

interior view #7<sup>2/10</sup> main staircase, east wing

*DOE* APP - E 21 (looking northwest)

APR 18 1979

JUN 11 1979



APP - E 22

Multnomah County Courthouse

Portland, Oregon, *Multnomah County*

Photographed by Marguerite Wright on Oct. 19, 1978

Negatives at 2505 SE 11th, Portland, Oregon 97202

interior view #8<sup>4/10</sup> main lobby from staircase, east

*POE* JUN 11 1979 APP - E 23 wing (looking east)

APR 18 1979



APP - E 24

Multnomah County Courthouse

APR 18 1979

Portland, Oregon, *Multnomah County*

Photographed by Marguerite Wright on Oct. 19, 1978

Negatives at 2505 SE 11th, Portland, Oregon 97202

interior view #9! <sup>#10</sup> two-story courtroom #512,

*DOE* APP - E 25

JUN 11 1979

south wing (looking northeast)



APP - E 26

Multnomah County Courthouse

Portland, Oregon, *Multnomah County*

Photographed by Marguerite Wright on Oct. 19, 1978

Negatives at 2505 SE 11th, Portland, Oregon 97202

exterior view #10<sup>10</sup> central courtyard, south and

JUN 11 1979<sup>APP - E 27</sup>

west walls

APR 18 1979

*DOE*