



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Chloe Eudaly, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: 1/19/2018
To: Interested Person
From: Tanya Paglia, Land Use Services
503-823-4989 / Tanya.Paglia@portlandoregon.gov

NOTICE OF A TYPE Ix PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 45 days, **we need to receive your written comments by 5 p.m. on 2/20/2018**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-288565 HR, in your letter. It also is helpful to address your letter to me, Tanya Paglia. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-288565 HR – ENTRY ALTERATIONS

Applicant: Melissa Ehn, Wright Architecture
2222 NE Oregon St, Suite 213
Portland, OR 97232
503.206.8380

Owners: Timothy R Gray
537 SE Ash St
Portland, OR 97214-1158

Tenant: Josh Davis, Star Bar
639 SE Morrison St
Portland, OR 97214

Site Address: 639 SE MORRISON ST

Legal Description: BLOCK 139 LOT 5 EXC PT IN ST LOT 6 S 12' OF LOT 7, EAST PORTLAND

Tax Account No.: R226508710
State ID No.: 1S1E02BB 04400
Quarter Section: 3131

Neighborhood: Buckman, contact Rick Johnson at rickjohnson77@comcast.net
Business District: Central Eastside Industrial Council, contact ceic@ceic.cc.
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.

Plan District: Central City - Central Eastside
Other Designations: Contributing Resource in the East Portland Grand Avenue Historic District which was listed in the National Register of Historic Places on March 4, 1991.

Zoning: EXd – Central Employment zone with a Historic Resource Protection and Design Overlay

Case Type: HR – Historic Resource Review

Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant seeks Historic Resource Review approval for exterior alterations to a storefront located on the ground floor of the south facade of the McKinley Apartments Building. It is a 3-story masonry building with ground floor retail space and apartments on the upper two floors built in 1909 and is a contributing structure in the East Portland Grand Avenue Historic District. The proposed alterations consist of the restoration of a previously-existing recessed entry along SE Morrison St and will consist of a new entry door and angled storefront glazing. There is an existing recessed entry adjacent to the proposed restored entry on the other side of an existing masonry column (just west of the proposed entry). The restored entry will mirror the existing entry in height, proportions, materials, and finishes. The new door will be a full-lite wood door to match the adjoining entry. The new storefront will be a site-built wood framed window with two panes of glass, one angled and the other in-line with existing adjacent windows. No changes to the existing awning are proposed.

Historic resource review is required because the proposal is for non-exempt exterior alterations to an existing building within the East Portland/Grand Avenue Historic District.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The relevant approval criteria are:

- Central City Fundamental Design Guidelines
- East Portland/Grand Avenue Historic District Guidelines

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on December 27, 2017 and determined to be complete on 1/16/2018.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and either:

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

We will mail you a copy of our decision only if you comment in writing to us at the City of Portland Bureau of Development Services, 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. There will be no public hearing.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.portlandonline.com.

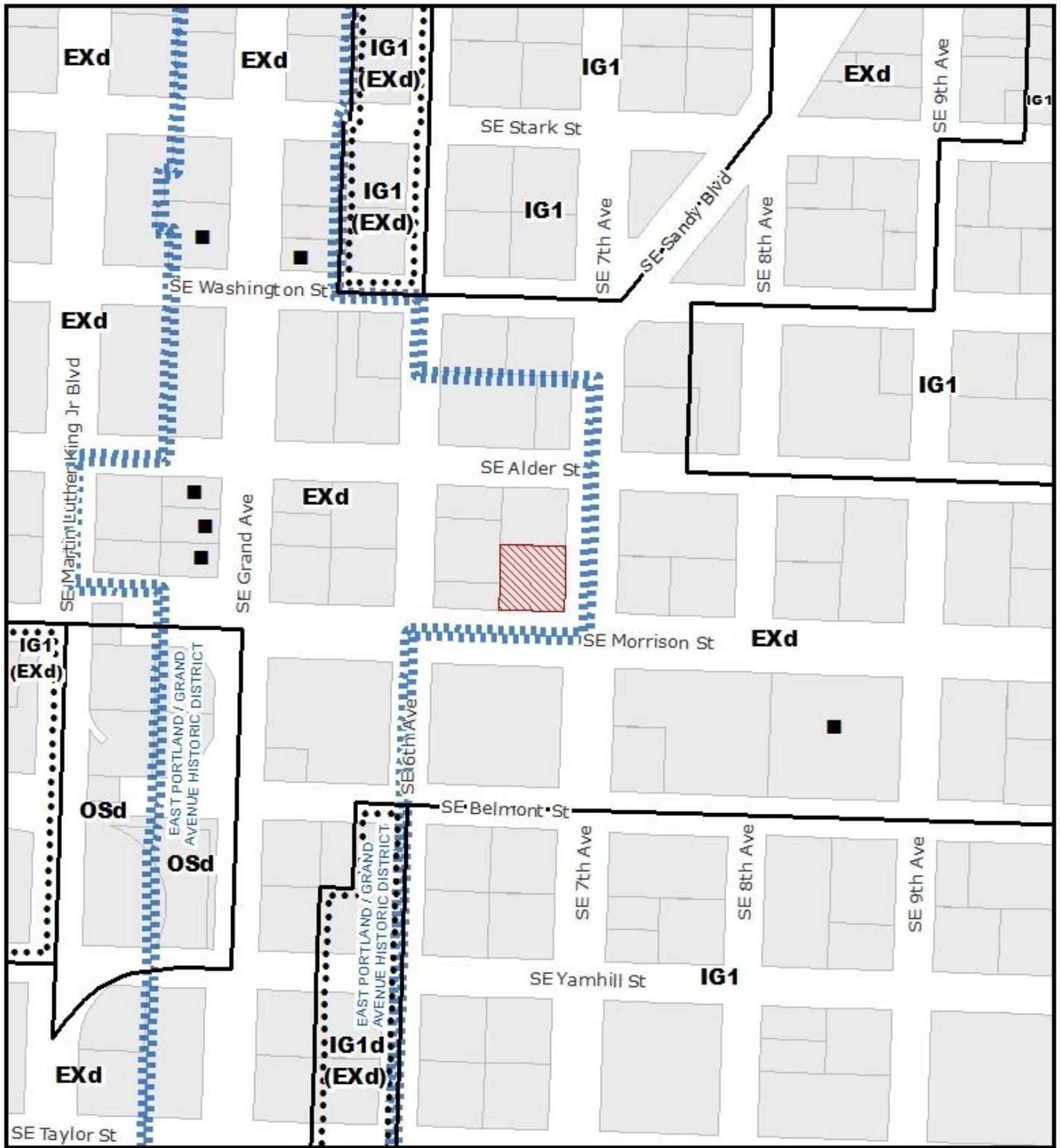
ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures: Zoning Map; Site Plan; Floor Plans - Existing and Proposed; Storefront Section, Details, Elevations - Existing and Proposed



ZONING



THIS SITE LIES WITHIN THE:
 CENTRAL CITY PLAN DISTRICT
 CENTRAL EASTSIDE SUBDISTRICT
 EAST PORTLAND / GRAND AVENUE
 HISTORIC DISTRICT

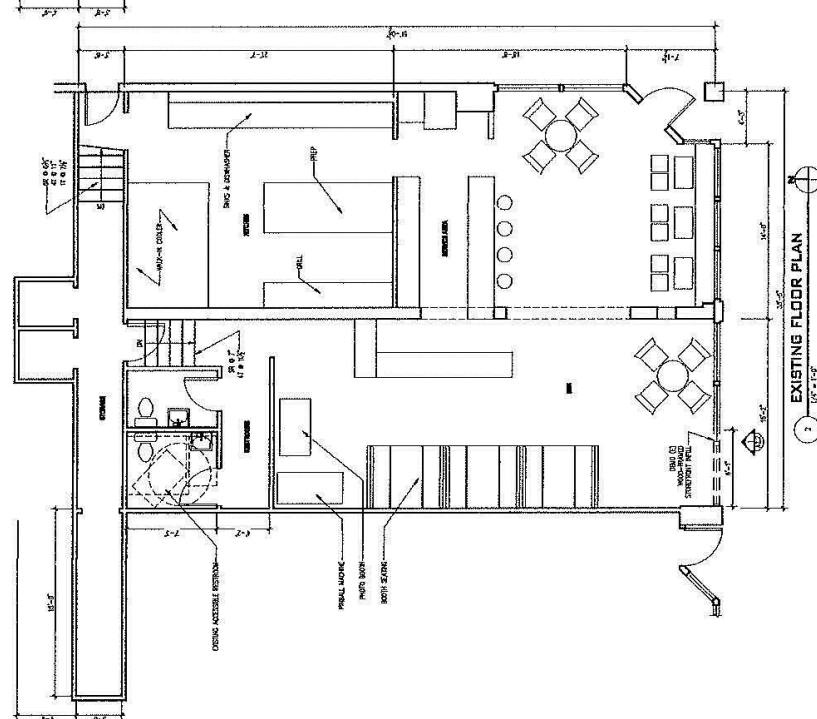
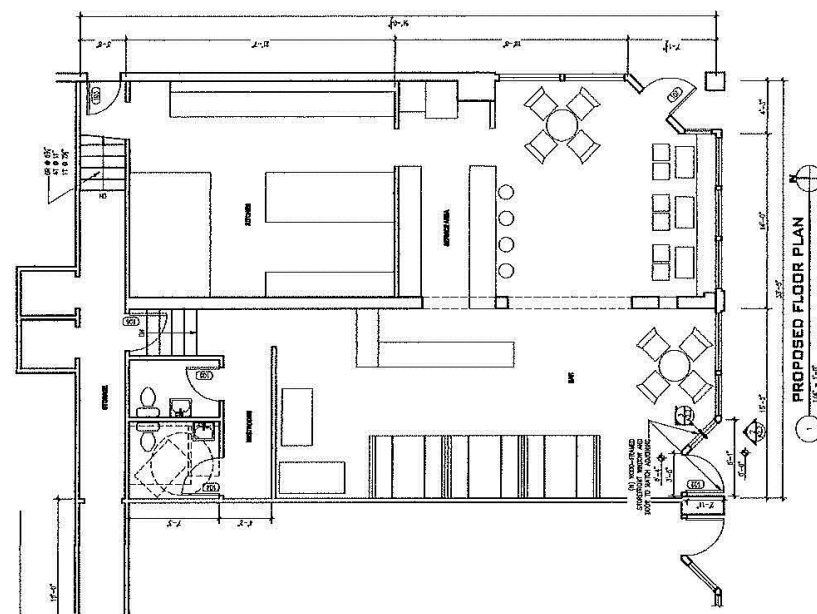


Site



Historic Landmark

File No.	LU 17-288565 HR
1/4 Section	3131
Scale	1 inch = 200 feet
State ID	1S1E02BB 4400
Exhibit	B Jan 02, 2018



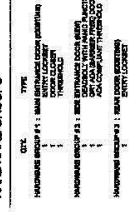
DOOR SCHEDULE

ID	Comments	Material	Height	Width	Profile	Thickness	Door Material	Door Schedule #	File
01	MAIN ENTRANCE - EXISTING	3'-0"	8'-0"	A	1-3/4"	WOOD, E.G. WOOD	01	01	01
02	SIDE ENTRANCE - EXISTING	3'-0"	8'-0"	A	1-3/4"	WOOD, E.G. WOOD	02	02	02
03	RESTROOM - EXISTING	3'-0"	8'-0"	A	1-3/4"	WOOD, E.G. WOOD	03	03	03
04	RESTROOM - EXISTING	3'-0"	8'-0"	A	1-3/4"	WOOD, E.G. WOOD	04	04	04
05	RESTROOM - EXISTING	3'-0"	8'-0"	A	1-3/4"	WOOD, E.G. WOOD	05	05	05
06	RESTROOM - EXISTING	3'-0"	8'-0"	A	1-3/4"	WOOD, E.G. WOOD	06	06	06

DOOR SCHEDULE LEGEND

DOOR SCHEDULE NOTES
DOOR SIZES DO NOT INCLUDE FRAME, L.U.A.
DOOR HARDWARE COMPLIANT WITH ADA 417.1.2-2008
MANUFACTURER TO BE DETERMINED BY SECTION PANEL OF THE 2018 IBC/IFC
CONSTRUCTION TO BE PER THE GENERAL NOTES

DOOR PROFILE



HARDWARE GROUPS

- HARDWARE GROUP #1: MAIN ENTRANCE DOOR (EXISTING)
- HARDWARE GROUP #2: SIDE ENTRANCE DOOR (EXISTING)
- HARDWARE GROUP #3: RESTROOM DOORS (EXISTING)
- HARDWARE GROUP #4: RESTROOM DOORS (EXISTING)
- HARDWARE GROUP #5: RESTROOM DOORS (EXISTING)
- HARDWARE GROUP #6: RESTROOM DOORS (EXISTING)

LW 17-288565 HK

A2.1

wright
ARCHITECTS
1000 NE 10TH AVENUE
PORTLAND, OREGON 97232
PHONE: 503.255.1100
WWW.WRIGHTARCHITECTS.COM

REGISTERED ARCHITECT
JOHN M. WRIGHT
PORTLAND, OREGON
NOVEMBER 1988
STATE OF OREGON

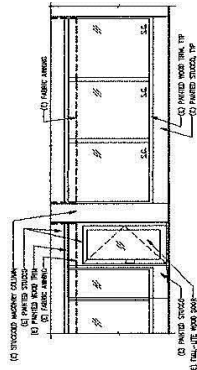
Working Date:
10/20/2020
10/20/2020
10/20/2020

Project Name:
STAR BAR

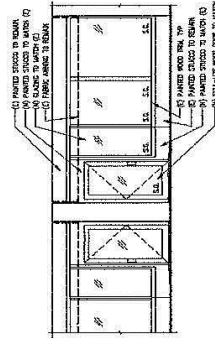
HISTORIC
REVIEW
DOCUMENTS

Date:	10/20/2020
Drawn by:	LSA/2020
Checked by:	
Scale:	
Sheet:	
Job #:	1721
Project:	STAR BAR

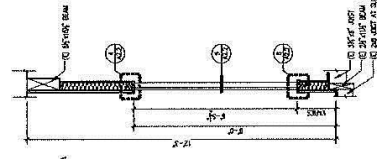
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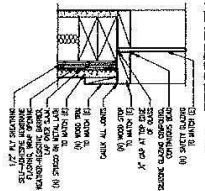
EXISTING STOREFRONT ELEVATION
1/4" = 1'-0"



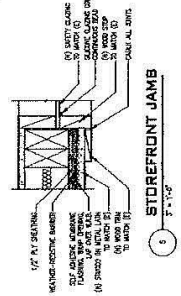
PROPOSED STOREFRONT ELEVATION
1/4" = 1'-0"



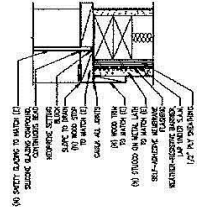
STOREFRONT SECTION
1/4" = 1'-0"



STOREFRONT HEAD
3/8" = 1'-0"



STOREFRONT JAMB
3/8" = 1'-0"



STOREFRONT BILL
3/8" = 1'-0"

LW 17 - 288565 HK

**STAR BAR
HISTORIC REVIEW**
639 SE Morrison St.
Portland, Oregon 97214

DESIGNED BY:
WRIGHT ARCHITECTURE
1000 NE Oregon Street
Portland, Oregon 97232
503.255.1100
www.wrightarch.com

DATE: 11/17/17

PROJECT NO.: 17-011

CLIENT: CARROLL STREET AND STAR BAR

SCALE: 1/8" = 1'-0"

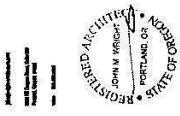
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PROJECT NO.: 17-011

DATE: 11/17/17

CLIENT: CARROLL STREET AND STAR BAR

SCALE: 1/8" = 1'-0"



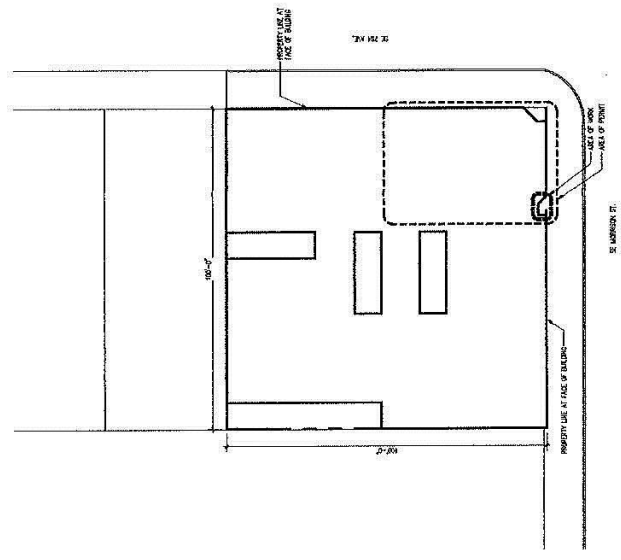
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STAR BAR

Project No.:
17-011

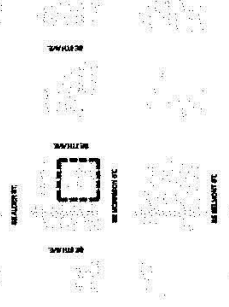
**HISTORIC
DOCUMENTS**

Sheet	01.000
Project No.	17-011
Date	11/17/17
Client	CARROLL STREET AND STAR BAR
Scale	1/8" = 1'-0"

Sheet Number
A1.0



1 SITE PLAN
1/8" = 1'-0"



2 VICINITY MAP
1/8" = 1'-0"

LW 17-288565 HK