



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

Chloe Eudaly, Commissioner
Rebecca Esau, Director
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www.portlandoregon.gov/bds

Date: March 13, 2018
To: Interested Person
From: Tanya Paglia, Land Use Services
503-823-4989 / Tanya.Paglia@portlandoregon.gov

NOTICE OF A TYPE Ix DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has **approved** a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

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

GENERAL INFORMATION

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

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

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

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. The proposed alterations are 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, profiles, materials, and finishes. The new door will be a full-lite wood door to match the adjoining entry. The new storefront will be two site-built wood framed windows, one angled and the other in-line with existing adjacent windows. No changes to the existing awning are proposed.

The applicant is also seeking approval for the optional addition of a tiled mosaic threshold to the angular ground area carved out by the new doorway. The mosaic threshold would replicate the design of the existing mosaic entry being mirrored by the new entry. The black and white border of the existing mosaic threshold will be replicated with the option of creating a new tile design in the center (the area occupied by white tile on the existing entry). The threshold will otherwise be concrete.

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

ANALYSIS

Site and Vicinity: The subject site is located in the Central Eastside subdistrict of the Central City plan district. The 10,000 SF site is located on the NW corner of the intersection of SE Morrison Street and SE 7th Avenue. The McKinley Apartments Building is a 3-story Arts and Crafts masonry building with ground floor retail space and apartments on the upper two floors built in 1909. The building covers one quarter block, in an area where many similar buildings are developed without surface parking and with brick facades out to the sidewalk. It is a contributing structure in the East Portland/Grand Avenue Historic District.

The East Portland/Grand Avenue Historic District became a National Register Historic District in 1990. It is an approximately 20-block area roughly bounded by SE Ankeny Street, SE Main Street, Martin Luther King Jr. Boulevard, and 7th Avenue. The historic period of significance for the district is 1883 through 1930. The East Portland Grand Avenue Historic District is significant for its association with broad patterns of historic development, especially as it relates to commerce and transportation. This area, stretching north-south along SE Grand Avenue parallel to the Willamette River was, until consolidation with Portland in 1893, was the downtown core of a separate community known as East Portland. The National Register nomination document notes that in the years from approximately 1915 to 1930 this locale developed a concentration of automotive businesses, with buildings adapted or designed to support it.

The surrounding area has a mix of low and mid-rise commercial and mixed-use buildings along with a number of surface parking lots. Both SE Morrison and SE 7th Ave are designated as City Walkways. SE Morrison is also designated as a Local Service Bikeway

and a Major Transit Priority Street while SE 7th Ave is designated as a City Bikeway and a Transit Access Street. The area is well served by transit with frequent service bus lines as well as the north-south Portland Streetcar on nearby SE Grand Avenue and MLK Jr Blvd. Bus route 15 runs west on SE Morrison St and east on SE Belmont St and route 6 runs north on SE Grand Ave. The site is not within a Pedestrian District.

Zoning: The Central Employment (EX) zone allows mixed uses and is intended for areas in the center of the City that have predominantly industrial-type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area.

The “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region’s heritage. The regulations implement Portland’s Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region’s citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city’s economic health, and helps to preserve and enhance the value of historic properties.

East Portland/Grand Avenue Historic District is listed in the National Register of Historic Places under two of the eligibility criteria: “A” for its association with the development of the City of East Portland (which was annexed into Portland in 1893) and “C” for its examples of commercial architectural styles from the period 1883 to 1939.

Land Use History: City records indicate that prior land use reviews include the following:

- LU 04-001336 - Approval of two new neon signs, one above the SE 7th Avenue entrance and one at the central gabled false parapet fronting Morrison Street.
- 97-014142 DZ (LUR 97-00096) - Approval to install new fabric awnings to east and south facades.
- 91-009001 (LUR 91-00746) - Approval of a new projecting sign.
- 90-004056 DZ (DZ 051-90) - Approval of facade improvements.
- 90-200447 (HLDZ 47-90) - Listing in the National Register of Historic Places for portions of several blocks along Grand Ave south of SE Ankeny St and north of SE Main St.
- VZ 102-81 - Reduction in the number of off-street parking spaces in order to convert commercial building into church use.

Agency Review: A Notice of Proposal in your Neighborhood was mailed on **January 19, 2018**. The following three Bureaus, Divisions and/or Sections responded with no objections and two of these included comments found in Exhibits E-1 and E-2:

- Life Safety Division of the Bureau of Development Services (Exhibit E-1)
- Fire Bureau (Exhibit E-2)
- Site Development Section of BDS

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **January 19, 2018**. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846.060 - Historic Resource Review

Purpose of Historic Resource Review

Historic Resource Review ensures the conservation and enhancement of the special characteristics of historic resources.

Historic Resource Review Approval Criteria

Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

Findings: The site is located within the East Portland Grand Avenue Historic District and the proposal is for a non-exempt treatment. Therefore Historic Resource Review approval is required. The approval criteria are the *Design Guidelines - East Portland Grand Avenue Historic Design Zone*. Because the site is within the *Central City Plan District*, the *Central City Fundamental Design Guidelines* are also approval criteria.

Staff has considered all guidelines and addressed only those applicable to this proposal. The Design Guidelines - East Portland Grand Avenue Historic Design Zone and the Central City Fundamental Design Guidelines are addressed concurrently.

Design Guidelines - East Portland Grand Avenue Historic Design Zone **Central City Fundamental Design Guidelines**

A4. Use Unifying Elements. Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

A5. Enhance, Embellish, and Identify Areas. Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

A6. Reuse/Rehabilitate/Restore Buildings. Where practical, reuse, rehabilitate, and restore buildings and/or building elements.

A61a. Scale and Proportion

Introduction: Scale and Proportion. A building's bulk in conjunction with its proportional height and width will have a significant impact on the degree to which it fits in with its historic neighbors. Structures which are much wider, taller or just are significantly bigger than neighboring structures will disrupt the continuity of the area and may damage the area's historic integrity.

1. The added height or width of an alteration should be compatible with the original scale and proportion first of the affected building and second of adjacent buildings.
2. The scale and proportion of altered or added building elements, such as the size and relationship of new windows, doors, entrances, columns and other building features should be visually compatible with the original architectural character of the building.
3. The visual integrity of the original building should be maintained when altering or adding building elements including the vertical lines of columns, piers, the horizontal definition of spandrels and cornices, and other primary structural and decorative elements.
4. **A6-1b. Exterior Building Materials.** Exterior surfaces need to be repaired and maintained in a manner that is compatible first with the original building and second with the District.

Introduction: Exterior Building Materials. After issues of height, mass and bulk the

building characteristic having the greatest impact on the District’s character will be its exterior materials. Maintaining the integrity of exterior materials is important to protecting the character of the District.

A6-1e. Color

Introduction: Color. All new color schemes should be reviewed. To choose appropriate colors, it is best to start with a paint analysis on the building to determine its original color. Though it may not be possible to duplicate that color, the color should at least be compatible with the original color. (See Appendix B for guidance on how to do a paint analysis and consult local paint companies for assistance). Experimenting with colors in small sample locations is encouraged. For additional guidance, consult the State Historic Preservation Office in Salem at 1 (503) 378-6508, or the East Portland Historic District Advisory Board.

1. When painting a building or making color changes, colors chosen should be visually compatible with the architectural character of the District represented by both the primary (1870-1914) and secondary (1915-1935) historic periods of development. A broad range of color schemes may be acceptable.
2. The colors should be compatible with the original architectural style of the building. If the building has no apparent style, use the surrounding buildings and any character-defining features on the building itself as a guide.

C2. Promote Quality and Permanence in Development. Use design principles and building materials that promote quality and permanence.

C3. Respect Architectural Integrity. Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal’s architectural integrity.

C4. Complement the Context of Existing Buildings. Complement the context of existing buildings by using and adding to the local design vocabulary.

C5. Design for Coherency. Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

Findings for A4, A5, A6, A6-1a, A6-1b, A6-1e, C2, C3, C4, and C5: The proposal respects the original building while serving as a needed second exit from the ground floor retail use. The exterior alterations proposed consist of the restoration of a previously-existing recessed entry along the building’s SE Morrison Street frontage. Evidence shows that this entry door and angled storefront glazing existed on this building in the past, and may be original to the building’s original ground floor configuration. The proposed elements are shown on an approved building permit for this retail space from 1989 (#89-103107). The entry door and angled storefront glazing were removed without permit at some point in the intervening years, when two retail spaces were combined into one. There is an existing recessed angled entry (also shown on permit #89-103107) adjacent to the proposed restored entry on the other side of an existing masonry column. The restored entry will “mirror” the existing entry in height, proportions, materials, and finishes. In addition, there is evidence of another recessed angled entry on the second bay to the west of the building’s center entrance along the same façade. This bay is now fully recessed, but an angled tile mosaic threshold remains showing where the former angled wall would have existed. The mosaic threshold shape is identical to that of the recessed entry the proposed entry will mirror. The evidence shows that the proposed alteration thus restores a lost historic feature to a contributing structure in the Historic District.

The proposed design is well integrated with the subject building and its visual integrity will be maintained. The scale of the new door and angled storefront are compatible with the original architectural character of the building. The door is the same size and has the same profile as the adjacent “mirror-image” door and is of the same material. The window has a profile to match its mirror image angled storefront to the west and replicates it in size and materials.

Recessed, angled entries are common on other older buildings in the area. Many have tile mosaic thresholds. The restored angled entry will thus serve as a unifying element helping to tie the building with other commercial and mixed-use buildings in the neighborhood and will defer to the historic character of the building and the area. Bringing back yet another angled entry will restore one of the area's special features and reflect and enhance the local character of the neighborhood. The optional mosaic entry threshold would be in character with the building and the neighborhood. Such tiled thresholds are common among older commercial and apartment buildings in the area. The adjacent mosaic tile threshold to be potentially replicated appears original to the building.

Durable, high-quality, historically appropriate materials will be used, enhancing the quality and character of the environment. Materials and finishes for the restored entry and storefront will replicate those of the existing adjoining entry and storefront. 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 system with two windows replicating the existing wood storefront windows. The new door and windows will be painted a color to match their corresponding existing elements.

These guidelines are met.

A61-d. Exterior Mechanical Systems and Auxiliary Service Elements. Avoid unnecessary clutter and unsightliness of mechanical systems, auxiliary structures, and service elements such as trash containers, storage sheds, satellite dishes, etc.

Introduction: Exterior Mechanical Systems and Auxiliary Service Elements. The character of the district may be damaged by the introduction of distracting visual elements which clutter building exteriors. When updating a building's mechanical systems, locating its trash areas and installing electronic communications equipment, care must be taken to avoid visual clutter.

A8. Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

B1. Reinforce and Enhance the Pedestrian System. Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

B2. Protect the Pedestrian. Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

B6. Develop Weather Protection. Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.

C6. Develop Transitions between Buildings and Public Spaces. Develop transitions between private development and public open space. Use site design features such as movement zones, landscape elements, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.

C8. Differentiate the Sidewalk-Level of Buildings. Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.

Findings for A61-d, A8, B1, B2, B6, C6 and C8: Restoring the entry door in this location makes the building more permeable and will further activate the sidewalk

along SE Morrison Street. The proposed entry door and angled storefront glazing will add articulation to the ground level of the McKinley Apartments Building. The attractive, high quality, historically appropriate materials and finishes for the restored entry and storefront will match the existing adjoining entry and storefront, enhancing the quality and character of the environment and making a pleasing composition for passersby on foot.

There is a series of fabric awnings above the McKinley Apartments storefronts along SE Morrison Street. No change to the awnings are proposed and the recessed entry provides additional shelter from inclement weather. An existing non-functional through-wall air conditioner will be removed and not replaced, reducing clutter at the street frontage. The amount of glazing within the bay will be reduced only slightly by the alterations. The new angled storefront window and fully glazed door will continue to allow views into the building's interior.

Overall the proposal does not detract from the pedestrian environment and does contribute to a vibrant streetscape in the district by the increased permeability of the ground floor and the restoration of a historic feature adding character to the building.

These guidelines are met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

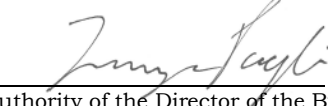
The proposed alterations are designed to be well integrated with the building as well as the historic neighborhood. Restoring a historically existing angled entry will respect the building's age and architectural details, and will be more compatible with the original building than the current condition. Durable, high-quality, historically appropriate materials will be used, enhancing the quality and character of the area. The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of the restoration of a previously-existing recessed entry on the south facade of the McKinley Apartments Building along SE Morrison St consisting of a new entry door and angled storefront glazing as well as an optional mosaic tile threshold, per the approved site plans, Exhibits C-1 through C-3, signed and dated 3/8/2018, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the four required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE- Case File LU 17-288565 HR." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.

Staff Planner: Tanya Paglia

Decision rendered by:  **on 3/8/2018.**

By authority of the Director of the Bureau of Development Services

Decision mailed: 3/13/2018

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on December 27, 2017, and was determined to be complete on January 16, 2018.

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. Therefore this application was reviewed against the Zoning Code in effect on December 27, 2017.

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 waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period.

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further information.

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. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Recording the final decision.

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **3/13/2018** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

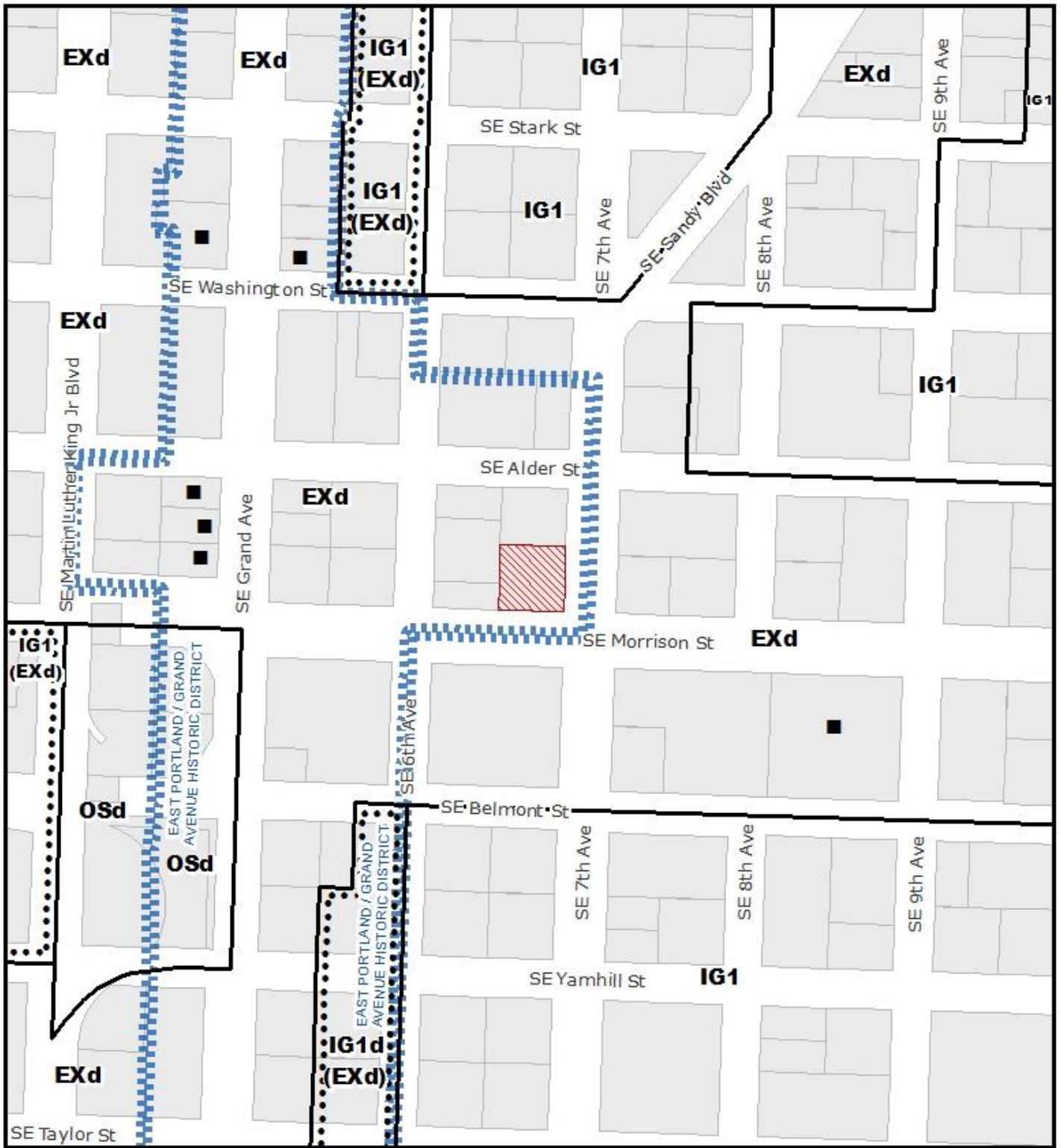
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
 1. Applicant's Project Narrative with Description of Proposal, Response to Approval Criteria, and photos
 2. First plan set before revisions – NOT APPROVED/reference only
 3. 1989 Permit Plans
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan and Vicinity Map (attached)
 2. Floor Plans - Existing and Proposed
 3. Storefront and Door Elevations, Sections, and Details
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Fire Bureau
 2. Life Safety Division of the Bureau of Development Services
- F. Correspondence: None received
- G. Other:
 1. Original LU Application
 2. Oregon Historic Site Record

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).



ZONING



Site



Historic Landmark

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

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



1225 NE Dayton Ave, Suite 211
Portland, Oregon 97232
503.224.8288



Building Director
JAC BARONIA, L.A.C.
1225 NE DAYTON AVE, SUITE 211
PORTLAND, OREGON 97232

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

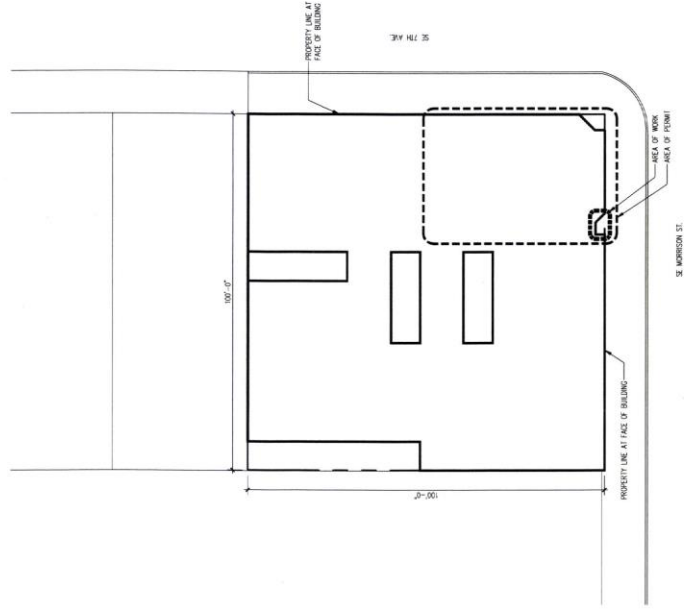
PROJECT INFORMATION
LEGAL DESCRIPTION: EAST PORTLAND BLOCK 124, LOT 6 ERIC FT IN ET, LOT 6
ZONING DISTRICT: O-2
PLANNING AREA: 12
CITY: PORTLAND
HISTORIC DISTRICT: EAST PORTLAND (GRAND AVENUE)
CONSTRUCTION TYPE: M&B
ORIGINAL CONSTRUCTION YEAR: 1909
RENOVATION YEAR: 1999
STORY: 2
TERRACE: 1
FLOOR: 1
OCCUPANCY: B, S-1

PROJECT TEAM
OWNER: J.M. Smith, LLC
Contact: Jeff McLeod
1217 SE 40th St #210
Portland, OR 97214
503.224.8288
jeff@jmsmithllc.com

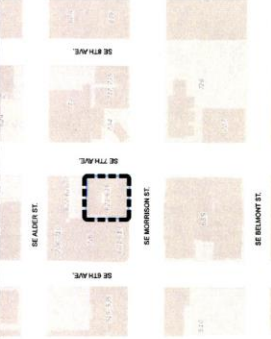
ARCHITECT: Vogel Architecture, Inc.
Contact: Melissa Ehn
1700 NE Oregon St #210
Portland, OR 97232
melissa@vogelarchitecture.com

FILE INFO
Title: Star Bar
Contact: Jack Davis
1225 NE DAYTON AVE, SUITE 211
PORTLAND, OREGON 97232

SHEET INDEX
ARCHITECTURAL
ALL
TITLE SHEET SITE PLAN
DOOR SCHEDULE FLOOR PLAN
PARTIAL BUILDING ELEVATIONS SECTION DETAILS



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



1 VICINITY MAP
NO SCALE
N

HISTORIC DOCUMENTS

Issued: 12/26/2017
Historic Review: 12/26/2017
Date: MLE
Checked: MLE
Job #: 1711
Original Sheet Size: 22"x34"
Half Size: 11"x17"

Drawing Number
A1.0

LU 17-288565HR

Approved
City of Portland - Bureau of Development Services
Planner: _____ Date: 3/8/2018
* This approval applies only to the reviews requested and is subject to all other applicable codes and approval. Additional zoning requirements may apply.