

# NORTH AND EASTSIDE PORTLAND UNREINFORCED MASONRY BUILDING SURVEY PROJECT REPORT



Prepared for The City of Portland  
by Robert Dortignacq, Architect and Kim Lakin, Historic Preservation Consultant  
August 2013



Bureau of Planning and Sustainability  
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### North and Eastside Portland Unreinforced Masonry Building Survey Project Report

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# Introduction

## Scope of the Project

The study project included several components:

1. A windshield survey of approximately 450 properties either previously noted as unreinforced masonry or as discovered during the survey.
2. A Reconnaissance Level Survey (RLS) for 43 of those sites, and associated data entry. The survey is labeled as Portland North and Eastside URM RLS 2013 on the SHPO data base.
3. Four Case Studies: A selection of four case studies as representative of different building and occupancy types that were common within the sample study areas. These types are also representative of other buildings throughout the state.
4. This summarizing report including observations, considerations, suggestions and references
5. Appendix: Supplementary information.

Work began in March 2013 with the selection of eight study areas (prioritized out of 11 study areas previously identified by the City of Portland Bureau of Planning and Sustainability), and concluded in August 2013. There were discussions and review points during the process, including a briefing at a public meeting of the Portland Historic Landmarks Commission on July 22, 2013.

## Historic Growth Background

The study areas are extant commercial areas that developed as Portland grew east and north from the early 1900s. Some of the areas developed linearly along streetcar or vehicle routes, such as Sandy Boulevard and Foster Road. Other areas developed to serve their immediate neighborhoods, such as St. Johns and Sellwood.

The extension of street railways, inter-urbans and other utilities resulted in development extending further east and north from central Portland. Notable early plats in the outer areas include the Town of Lent (1892), Arleta Park Subdivision (1903), and Parkrose (1907). Some of these communities later voted for annexation to the City of Portland including parts of Montavilla in 1906, Mt. Scott-Arleta in 1908, and parts of Lents in 1912.



Montavilla area, SE Stark Street at 80th Avenue, 1939

## INTRODUCTION



Above left: SE Bybee Street at Milwaukie Avenue, 1937. Above right: N Lombard Street in St. Johns, 1938



Auto related buildings at SE 82nd Avenue and Foster Road, 1937.

Portland's first electric streetcar carried passengers across the Steel Bridge to the town of Albina in 1889, and soon after streetcars extended to Montavilla and Lents neighborhoods along the Montavilla, Mount Tabor, and Mount Scott trolley lines. In 1892 a steam-powered streetcar railway began service from Portland to Lents along Southeast Hawthorne and Foster Roads, and by 1901 the railway was electrified. Early commercial strips developed during the 19th century and grew rapidly along the main arteries through residential neighborhoods. The development pattern was dense, with buildings taking up their complete frontage and abutting the sidewalk. Structures built during this streetcar era still exist in many of the study areas and while their original uses have changed, they still consist of commercial, light industrial and mixed use building types.

Some early primary transportation corridors include: Southeast Stark (Base Line), Southeast Division (Section Line), Southeast Powell (Powell Valley), Southeast Foster, Southeast 82nd Avenue and Sandy Boulevard (Sandy Road), Southeast 52nd Avenue, Southeast Alberta, Southeast Milwaukie. With the Good Roads Act of 1916 and the first State of Oregon gasoline tax, numerous auto-related buildings were built along these major thoroughfares. The first gas station was constructed at Southeast 82nd and Stark in the Montavilla neighborhood in the 1930s when Southeast 82nd was designated a state highway.

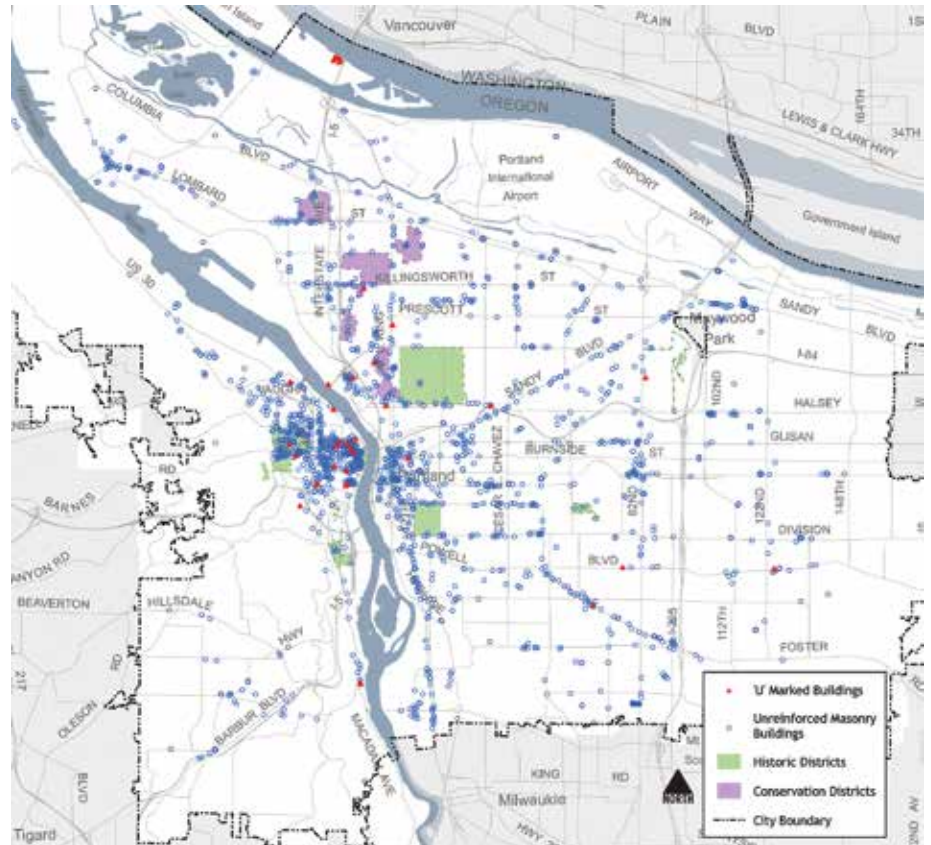
Zoning codes in the 1920s and 30s affected these main thoroughfares. For example, in August 1937 the city rezoned 82nd Avenue for commercial and industrial purposes. This had the effect of commercial and auto-related enterprises spilling over into neighborhoods such as Montavilla and Parkrose. In the 1940s and 50s, these same streets were widened, straightened, and freed of obstacles that would impede the flow of traffic. The combination of inexpensive land and City-implemented parking requirements resulted in the development of freestanding structures surrounded by parking lots.

Although many of these previously developed areas may have originally had wood-frame commercial buildings, they have been almost completely replaced with masonry buildings. In an effort to avoid the large urban fires such as the 1906 San Francisco fire, brick, hollow clay tile, concrete block, and concrete replaced wood as building material of choice for commercial buildings. These concrete and masonry materials provided excellent fire resistance, a sense of permanence, and quality. They also allowed buildings to be constructed adjoining one another or with minimal separations. The natural hazard building concerns at that time involved fire and floods. Earthquake issues were not considered at all in the construction of early 20th century buildings.

# Survey and Inventory

## Methodology

- The initial building information was provided by the City from an existing set of various lists. It included a map showing streets, property lines, URM data and historic buildings and other buildings; an aerial photo of the area, and a spreadsheet providing property data.\*
- Each study area (see study area on next page) was surveyed and reviewed in the field by physical inspection of the exterior and its context. Each property was surveyed, since inspecting only a subset of buildings within a study area is not worthwhile as an inventory update. There is too great a chance that a historically significant property would be missed and time spent unnecessarily on others.
- The study area boundaries were reviewed for appropriateness and some adjustments were made by including the review of additional properties.
- The spreadsheet data was expanded with additional information for better determination and assessment of each property including: current property name, occupancy or building use, number of stories, a recheck if it appeared to be URM, principal visible construction materials, condition and individual applicable notes. This additional information was needed to build a robust database to enable analysis for construction, code and seismic issues. These fields are explained below in more detail:
  - **Business or Building Name:** This serves as a confirmation for potential data or mapping errors. It also helps to quickly note the property and to verify an address or owner.
  - **Occupancy or Building Use:** Data is useful not only to obtain a sense of the commercial activities, but also to help identification of code requirements for future rehabilitation. Occupancy designations were simplified to B for Business, M for Mercantile, R for Residential, I for Industrial, S for storage, and A for Assembly. Both the ground level and upper level(s) occupancies were noted.



Distribution of unreinforced masonry and U buildings citywide.

\* The URM data base was created from a data base of all commercial buildings in the City of Portland. The data base of all buildings was a result of a survey conducted over three years from 1993 to 1996 by part time work-study students employed by the Bureau of Buildings, as it was then called (now called the Bureau of Development Services) and includes information from a similar partial survey of buildings done by Portland State University. The survey was based on a rapid visual screening procedure of ATC -21. The survey involved counting the number of floors, estimating the number of occupants, estimating the floor area, determining the buildings current use, its type of construction and noting potential seismic weakness. The visual findings were co-related with building records on file with the bureau where possible. The URM data was later geocoded and mapped to buildings by the Bureau of Planning and Sustainability and the Bureau of Technical Services. (See Appendix B.)

The City of Portland makes no representations, express or implied, as to the accuracy of this database. There are no assurances as to whether the information contained in the database is correct or comprehensive.

## SURVEY AND INVENTORY



- **Number of Stories:** Prior data did not indicate the numbers of floors in a building or the presence of a basement. This is useful information on a number of levels, life safety, seismic and economic.
- **Building URM, Yes / No / Undetermined:** Existing lists indicate yes or are blank. This was a preliminary check of that current data. An in-depth discussion on this important factor follows in the section below.
- **Primary Construction Materials:** Besides providing a sense of the visible building materials and potential structure, this also serves in checking the accuracy of other data and possible improvements or extant historic materials.
- **Condition:** Broad and relatively subjective indication of the overall building condition as visible. This can give a sense of deferred maintenance, existing structural or envelope condition, and amount of needed rehabilitation.
- **Notes:** This information sought to include a variety of parameters including historic significance and current cultural ties.
- **Notes:** Applicable information from the FEMA 154 Data Collection Form that is used for Rapid Screening of Potential Seismic Hazards was considered for this entry. Data noted such characteristics as: soft story, raised or lowered entries or horizontal weakness issues, plan or massing irregularities, 'L' or 'U' footprint, tall chimneys, and tall parapets or false fronts.
- **Reconnaissance Level Survey (RLS):** A reconnaissance level survey was completed as part of the survey and inventory work. A total of 43 properties were selected as a representative grouping. The sites provided a sampling of structure types





Low-rise buildings have direct exit systems that usually meet current life safety codes.

and occupancies from each of the eight study areas. The properties were all considered to be historic contributing resources, although some are not currently on the Historic Resource Inventory (HRI). The grouping is labeled 'Portland North and Eastside URM RLS 2013' and will be found on the State Historic Preservation Office's Oregon Historic Sites Database.

## Findings

### Building Pattern

- The masonry buildings are nearly evenly split between one- and two-story structures and nearly all without basements. These low-rise buildings have direct exit systems that usually meet current life safety codes.
- There is a mix of contiguous or row buildings and those that are free standing. The row or attached buildings often create (at least formerly) a neighborhood center or node, and are generally no more than a block long, and may only be on one side of the street.
- Except for special purpose buildings, such as churches, the structures are generally built to the property line.
- Residential buildings in the Kerns neighborhood, Study Area #4, have a portion of buildings with three levels, possibly including a basement or recessed level. This study area had the greatest amount of residential buildings.
- Individual buildings are relatively small with a footprint of under 5,000 square feet and have simple direct exit systems.
- Typically two-story buildings have a single stair that exits to the street where the use is different than on the ground level. This stair is at generally at the center of a side wall, or at the end.
- For nearly all buildings the grade was level or gently sloped and not a factor for seismic considerations.
- The masonry buildings in these study areas are quite different in size, scale and degree of hazard than those in Portland's central core area that are much larger, taller and may also have soil stability problems.



Residential buildings with three levels, possibly including a basement or recessed level.



Typical two story building with a single stair exiting to the street, use is different than ground level.

### Construction Materials

- There is a great variety of construction materials including brick, some clay tile, and a significant amount of concrete block and board formed concrete.
- Many buildings have a variety of structural systems in place or the original systems have been modified or new ones have accumulated over time from additions and alterations.
- Roof and upper floor framing is wood.
- A large number of buildings have coverings that conceal their exterior walls and structures, either currently from ongoing tenant improvements, or originally as finish material such as cement plaster (stucco).

### Data and Accuracy

- The survey identified additional historic resources that were previously unnoted. These are contributing resources rather than stand alone individually significant properties.
- The survey also noted those resources that had been demolished or replaced.
- Overall, 36% of the URM noted buildings were able to be confirmed as such and approximately 41% were noted as Undetermined due to a variety of reasons. See below for particular explanation and discussion on this subject.
- There was found to be approximately a 20% error in the existing data. This figure includes mapping issues, conflicting information, buildings that have been replaced or significantly altered-renovated, or demolished buildings with current vacant lots.



Construction materials include brick, some clay tile, concrete block and board formed concrete. N. Lombard, 1932

## Unreinforced Masonry

Unreinforced Masonry, URM, is masonry construction that has roof or floor loading above 200 pounds per lineal foot of wall and has less than a certain minimum amount of reinforcement. (This definition and the discussion below can be referenced in the Oregon State Structural Specialty Code.)

Therefore, masonry walls that are under-reinforced are designated URM. For example a newer concrete block wall with minimal reinforcement, either vertical or horizontal. This URM designation does not distinguish the amount of unreinforced masonry in a building. Thus, a single load bearing wall or an entire structure bear the same designation. Alternatively, unreinforced masonry walls not receiving the roof or floor loading may be excluded from the list, but may present a degree of hazard. Assessment of the various degrees of hazard is left to the analysis and design phase of a project.

The following situations were noted during the survey:

- A mixture of construction materials such as, board formed load-bearing concrete side walls with a brick front and a masonry rear wall.
- The building appears to be a large brick structure. In fact, it is a concrete structure with brick veneer (typical of many well built Portland structures).
- The building is a wood frame house that has had its front load-bearing wall replaced with masonry. The reinforcement of which is not known.
- The mid-century structure is composed of concrete block with a rear addition of new concrete block. The original portion likely has some reinforcement, but an insufficient amount to meet current codes. The rear addition would probably not be considered a hazard.

It can take time and a more detailed investigation than is possible with a windshield survey to determine if a wall is truly masonry, if it is load bearing, and if it is under reinforced particularly in low rise commercial buildings where the masonry often has claddings. Survey URM designations, therefore, included yes, no, undetermined (UD). They were based on the following.

- **Yes:** sufficient view of exterior or structural masonry was able to be observed, and it appeared to be solid and unreinforced.
- **No:** the structure was clearly not solid masonry, such as concrete, or wood frame with brick veneer, or it was a relatively new structure, post 1970s.
- **UD (Undetermined):** The wall has applied finishes on the exterior and interior. The extant load-bearing construction is hidden. These finishes were generally stucco where all of the walls, both inside and out were concealed. In some cases there were other finishes such as metal or wood siding. In some cases there was a complex mix of materials.



Mixed materials structure



Concrete structure



Brick structure



1940s concrete block, low occupancy structure in good condition, likely to have some reinforcement. This indicates a stronger structure with a minimal life safety exposure.



Wood frame structure with its single story front load bearing wall replaced by concrete block, this renovation may be a liability.



A continuous row of masonry and mixed construction buildings, the differing roof levels can exhibit lateral forces to the intervening walls, but they can also provide some support.

### Relative Level of Hazard

What is the level of relative hazard? Currently, the codes distinguish multifamily residential or an assembly occupancy as a level 4, and business, mercantile and other occupancies found in this survey as a level 3 hazard classification. There are also code provisions for hazard level revision when occupancies increase significantly during a business change. A higher classification requires more protection because of the potential level of hazard. The seismic design code for Portland that requires building upgrades once a certain project building permit cost is reached allows a single story building a slightly higher threshold. Still there are various degrees and complexities found in the properties that remain undifferentiated, such as within the following inventory examples:

- The building is a two-story solid unreinforced brick structure with original apartments above and an active restaurant with large window bays below (soft story) adjacent to the building's only exit. This presents the hazard of the residential units above and the restaurant patron below both exiting at a very weak part of the building.
- The structure is a small historically significant brick building with a gallery below and a studio work space or surplus storage above (that is, the building is generally occupied by only a few people on the main level and generally none above). This example has a much lower relative hazard due to the minimal occupancy.
- The building is a single-story auto repair shop constructed in the 1940s of concrete block (cmu) with an occupancy of less than five people. Due to the nature of the business, few people are ever on the interior, and only during work hours. There is likely at least minimal reinforcement in the concrete block, and the block and mortar quality and condition is good. This indicates a higher quality, stronger structure with minimal life safety exposure.
- The building is a small two story wood framed apartment house with its single-story front load-bearing wall replaced by concrete block due to the former wood wall having deteriorated. Although the owners may have thought the renovation was an improvement, it may be a liability.
- There is a continuous row of masonry and mixed construction single storied buildings with differing roof, parapet heights and storefront types. They also vary in condition, age and level of maintenance. The different roof levels can exhibit lateral forces to the intervening walls, but they can also provide some support.
- The building has a first floor that is raised a half of a story; support walls are brick, or alternatively, the support walls are concrete.
- The building has features or a configuration that is prone to seismic damage; tall parapet or false front, a tower, overhanging features, a L, U, E plan shape that causes torsional issues (a plan irregularity).
- The building's framing has been greatly altered and has lost its original structural integrity, there has not been any maintenance and the masonry is deteriorated. The structure should be expected to fare worse in an earthquake than a similar neighbor in good condition.

## Context and Overview of the Selected Eight Commercial Masonry Study Areas

Following a drive through and initial review of over five hundred resources identified in 11 potential study areas that provided diversity of buildings, neighborhoods and cultures, eight areas were selected to be included in the windshield survey. Over 400 sites were included within these eight areas.

These particular areas were selected because of their high concentration of masonry buildings. The earliest buildings in the study areas date from the early 1900s and are typically one and two-story often contiguous commercial style buildings. This building style extends into the 1940s when concrete block and poured concrete became a more popular material. As single-family housing grew affordable and available for the average American, the mixed commercial-residential two-story commercial building type became rarer. The few examples in the study areas of two-story commercial buildings after 1940 are generally associated with the business below, often providing administrative or additional commercial space. Beginning in the 1980s, as land values increased and the City implemented higher density goals, this building type once again became a viable option. Alternatively, single-story commercial buildings are now a less viable option, and are at risk of being replaced with mid rise mixed use buildings.

In terms of historic value, portions of several of the areas warrant preservation, either through multiple property submittal or historic district designation.

The following provides a summary of the nature of the identified buildings and their context.

### Area 1: Southeast Foster Road

Southeast Foster Road runs southeast on a diagonal through several neighborhoods including Lents at the east end and intersecting Powell Boulevard near Southeast 52nd Avenue. Most of the neighborhoods are lower to middle income areas of primarily single family homes. Foster serves as commercial core for many of these neighborhoods. Typical buildings along Foster are commercial 1-2 story masonry buildings. Pockets of Southeast Foster Road include buildings dating from the streetcar era and the early automobile era (1910-30). Other parts of Southeast Foster have buildings dating from the 1940-1960s.

For purposes of this Study, Southeast Foster Road was divided into the following three sections.

#### Southeast Foster Road, East Portion – Lents Neighborhood

This study area includes the historic community of Lents, a small commercial node with approximately four blocks of commercial buildings, one to two stories in height. Most are masonry construction. The Lents neighborhood is currently undergoing road improvement work as well as PDC investment upgrades to commercial buildings. Six of the buildings identified as listed on the 1984 Historic Resource Inventory have been demolished. In spite of improvements to the area, there is very little foot traffic and most storefronts are vacant. The traffic flow is extremely heavy.

Named for his father, Oliver Perry Lent, Lent's son, George, registered the small community of Lent with the Multnomah County Recorder in 1892. Lent proper was



Area 1: SE Foster Road – street context



Area 1: SE Foster Road – street context



Renovation project

bounded by Southeast 92nd and Southeast 97th Avenues and Southeast Tolman Street to the south and Southeast Foster Road to the north. In 1913, the town was annexed to the City of Portland. Lents served as the terminus of the Mount Scott trolley and the Springwater Estacada Line passed through Lents on its way to Estacada.

### **Southeast Foster Road, Middle Portion – Foster-Powell Neighborhood**

This study area, located in the Foster-Powell neighborhood, contains primarily one to two-story commercial/residential masonry buildings. Only a few blocks in this area contain contiguous historic buildings. One example is between Southeast 63rd and Southeast 67th where there are currently signs of improvement. Much of the rest of this section consists of deteriorated vacant buildings

### **Southeast Foster Road, West Portion – Mt. Scott-Arleta Neighborhood**

This study area is the least contiguous section of Southeast Foster. Building sizes and shapes vary and there are numerous vacant lots. This section is dominated by one story concrete block buildings that were originally auto related, dating from the 1940s.

The middle income subdivision of Arleta Park was platted in 1903 by the Potter-Chapin Realty company, and was named after Potter's daughter.

### **Area 2, Northeast Sandy Blvd. – Parkrose Neighborhood**

The Parkrose neighborhood was originally settled by George Long, Henry Holtgrieve, and Andrew and Martha Pullen and in the late nineteenth century, a number of farmers from Italy purchased agricultural lands from the original homesteaders. Running through the Parkrose neighborhood is Sandy Boulevard, originally The Sandy Road. Completed in 1855, Sandy Road began at the intersection of Southeast Stark Street and the Willamette River and ended where Sandy Road met the Columbia River.



Area 2, NE Sandy Blvd – Parkrose Neighborhood – street context

This study area extends from Northeast 100th Avenue to Northeast 118th Avenue along Northeast Sandy, with the older masonry buildings primarily located on the south side. This is a low density commercial area with mostly one story newer (less than 50 years old) commercial buildings. Most of the surveyed buildings are concrete block ranging in dates from the 1920s to 1950s. The west end is heavily influenced by new Sandy — I-205 development.

Many of the businesses in this area focus on auto services. There are a few residential buildings (apartments on the north at 114th, an old motel at 118th, and a private house) as well. A small commercial node at Northeast 106th Avenue and Sandy includes early buildings such as the Parkrose Ballroom, Neumann's German Bakery, and Old Country Sausage.

**Area 3, Northeast Sandy Blvd. – Rose City Park, Roseway Neighborhood**

This study area is bounded by Southeast 78th Avenue on the east past the Safeway to Southeast 65th Avenue on the west. There are a series of commercial development nodes along both sides of Sandy. Better end boundaries would be from the Southeast 75th to the top of the hill at Southeast 57th which coincides with the existing development and geography. Many of the buildings are a mix of one- and two-story block or brick construction dating from the 1920s.

Since the 1980s the neighborhood has developed into a major Asian-American business sector. There is a mixture of retail, restaurants and services. In buildings with a second floor, the use of the upper level floor space is mixed between services, residential and vacant.

**Area 4, Northeast Sandy Blvd. – Kerns Neighborhood**

The densely populated Kerns Neighborhood is the geographic area between the boundaries of East Burnside and Interstate 84 from the Willamette River east to Northeast 32nd Ave; this community also includes the geographic area between East Burnside and Southeast Stark from Southeast 28th east to Southeast 32nd. This neighborhood is filled with buildings constructed between 1905 and 1950.

The study area is comprised of a high concentration of apartment buildings intermixed with commercial buildings along Northeast Glisan, Northeast Sandy Blvd and Northeast 28th. Most of the apartment buildings date from the 1920s-30s, are fully occupied, and in good condition. Construction materials include brick, hollow clay tile, stucco, concrete and range from one to four stories. Sullivan's Addition, now the Kerns neighborhood, experienced perhaps the largest apartment building boom on the east side, due to the presence of three major thoroughfares (Burnside, Glisan and Sandy) and large tracts of developable land. A large number of buildings are free standing and many of the residential properties have landscaped yards or courtyards.

In addition to apartment buildings, the neighborhood is home to banks, car dealerships, churches, social service agencies, and light industrial facilities such as the Pepsi-Cola building complex. Land use is divided almost equally among residential, commercial, and manufacturing. With the recent addition of new restaurants along Northeast Glisan and Northeast 28th, this area is experiencing an economic surge.



Area 3, NE Sandy Blvd. – Rose City Park, Roseway Neighborhood – street context



Area 4, NE Sandy Blvd. – Kerns Neighborhood – street context



Area 4, NE Sandy Blvd. – Kerns Neighborhood – street context



Area 7, SE Stark Street – Montavilla Neighborhood  
– street context



Area 8, St. Johns Neighborhood – street context

### Area 7, Southeast Stark Street – Montavilla Neighborhood

The study area includes the buildings along Southeast Stark and Southeast Washington between Southeast 83rd and Southeast 75th in the Montavilla neighborhood. In 1854, Clackamas County approved the construction of a road along the Base Line, as established by the Federal survey process. Base Line Road, now Southeast Stark Street, runs from the Sandy River to the Willamette River.

Montavilla began as a rural farming community on an unnamed tract of land in East Portland until 1889 when it was platted. The name Montavilla, was a contraction of the name Mt. Tabor Villa Addition and by 1905, several newly platted areas used Montavilla as part of their formal land title applications.

The small business district of Montavilla developed near the landmark survey marker P.5 or mile post 5 – located five miles outside of the city center near the intersection of Southeast 78th Avenue and Stark Street. As farmers sold off portions of their lands, the area grew quickly into subdivisions and by 1891, Montavilla had its own post office, three grocery stores, two meat markets, a livery stable, a privately owned bank and two blacksmith shops. Commercial buildings primarily along Southeast Stark date from the 1920s to the 1950s. The proximity to Southeast 82nd resulted in numerous buildings related to the auto such as repair and upholstery and some of these buildings retain their original uses. There are also two major lumber supply stores in the area.

The neighborhood has experienced high and low economic times. Within the last two years, the area has become a lively shopping and eating area. Just off of Southeast Stark are residential areas that are slowly being improved.

### Area 8, St. Johns Neighborhood

This study area is located in the St. Johns neighborhood on the tip of the peninsula formed by the confluence of the Willamette River and the Columbia River.

St. Johns is bordered by the Columbia River to the northeast, the Willamette River to the northwest, the North Portland railroad cut to the southeast, as well as the Cathedral Park neighborhood to the southwest. The main business district of St. Johns (referred to as Downtown St. Johns) is at the intersection of Lombard and Philadelphia Streets.

St. Johns is named in honor of settler James John who in 1865, had a portion of his land surveyed and plotted into eight blocks for a town site. Additional blocks were added in 1870 and 1876.

After the Oregon Railroad and Navigation Company built a new line along the harbor of St. Johns in 1902, businesses flocked to St. Johns. St. Johns was officially recognized as a municipality by the Oregon State Legislature on January 5, 1902. The electric streetcar line (1902) and the St. Johns Shipbuilding Plant (1904) were instrumental in the early development of the area.

The study area includes a grouping of masonry buildings in the core of the business district for St. Johns bounded on the north by James Johns school, the library and Pioneer Methodist church. There is a mix of different masonry types including brick, clay tile, block with many being one story. The buildings date from the early 1900s through the 1940s. The study area also includes an eastern extension along Lombard having newer single-story masonry buildings.



The St. Johns neighborhood has a mixture core services, food and beverage, and retail. There is also a variety of renovation from new tenant improvements and building rehabilitations to prior generation taverns and uses that are hanging on. The eastern portion has pockets of new infill and reuse of the older masonry structures.

**Area 10, Northeast Alberta Street – King, Concordia Neighborhood**

Named after Concordia University, the neighborhood borders are NE 22nd Avenue on the west, Northeast Columbia Boulevard on the north, and NE 42nd Avenue on the east. On the south, the border is Northeast Prescott Street and Northeast Alberta Court, to the west and east of Northeast 33rd Avenue, respectively.

The designated study area extends from Northeast 17th Avenue to Northeast 30th Avenue along Alberta Street. There is reason to extend the inventory westward to 15th or 14th beyond which buildings are wood and residential. Masonry buildings are both clustered and scattered along both sides of Alberta, with many being brick, clay tile or various mixtures. Most of these buildings are pre-1930 and about half are two stories in height.

The neighborhood has changed greatly in recent years bringing an influx of new retail, food and beverage and mixed uses. Second floor space is mostly residential where occupied. Newer infill buildings are generally larger and denser. The area has become a draw not just for the neighborhood and young, but serves as a draw for greater Portland.

**Area 11, Sellwood-Moreland Neighborhood**

The Sellwood-Moreland neighborhood is located on a bluff overlooking the Willamette River in Southeast Portland. Sellwood originated as an independent city, on the Donation Land Claim of Reverend John Sellwood, who sold the claim in 1882 to the Sellwood Real Estate Company. The town of Sellwood was incorporated by the Oregon Legislative Assembly on February 25, 1889. It was annexed by the city of Portland in 1893.

The masonry buildings in the Sellwood Moreland neighborhood are loosely bounded forming a T with Southeast Milwaukie and Southeast 17th Avenues from Southeast Glenwood Street at the north to Southeast Sherrett Street on the south, and from there west to Southeast 11th Avenue along Southeast Tacoma and Southeast Tenino Streets. However, there are various commercial pockets of masonry buildings along SE 13th, and further north on SE Milwaukie, as well as churches and schools as interspersed sites. There is a mix of different masonry types including brick, clay tile, block with a number being two-story. The buildings date from the early 1900s to date.

The neighborhood has a wide variety of uses for these buildings including institutional, services, food and beverage, and retail, particularly antiques. There is considerable new housing being constructed throughout the neighborhood. Most of the occupied second floor space in the masonry buildings is non-residential.



Area 10, NE Alberta Street – King, Concordia Neighborhood – new tenant improvements



Area 10, NE Alberta Street – King, Concordia Neighborhood – new infill



Area 11, Sellwood-Moreland Neighborhood – street context

# Case Studies

Following the survey and inventory phase, and discussion of its results, a more in depth examination of specific buildings was undertaken through four brief case studies. Each case study represented a different building type or configuration that was encountered within the study areas and were also relatively common throughout the state. The case study selection includes buildings from different social-economic and geographic areas. Two buildings have had seismic upgrades, while two have not. All are historically significant, or would be contributing resources if they were in a historic district. The particular cases also include vignettes of other similar property types that have interesting variations worthy of discussion. The building investigations involved a brief field inspection of the interior and exterior, review of available prior permits, plans and data, and, importantly, the most generous agreement from the owners and occupants.

**Case Study #1 Single-story commercial building:** The building housing Bella Faccia restaurant on Alberta Avenue, Study Area #10. This building type is similar to other historic commercial buildings with multiple tenants, a mix of masonry construction. It is unique, with an interior courtyard that has an alley access and a breezeway to the street. There are no apparent seismic upgrades.

**Case Study #2 Two-story Commercial – Mixed Use building:** The historic Griessen Building in Sellwood, Study Area #11. This building type is similar to many other small neighborhood masonry buildings. It has a commercial use at the ground level with residential units above. The building is on a corner and is attached to a one-story structure on the opposite side. There are no apparent seismic upgrades.

**Case Study #3 Multi-story Residential Building:** This case study is similar to a number of properties located in the Kerns Neighborhood Study Area #4, but is located in Northwest Portland. Trinity Place Apartments is a 36-unit historic brick building with a 'U' shaped plan and is free standing with small side yards. It has been voluntarily seismically upgraded in phases.

**Case Study #4 Public building:** This case study represents a special building type. The historic St. Johns City Hall is a publicly owned building and is occupied by the Traffic Division for the Portland Police Bureau as a vital facility. It is a multi-storied solid brick masonry structure that was seismically upgraded as part of a thorough rehabilitation in the 1990s. It is free standing on a large site and is a community focal point. It was one of the original set of fifteen Portland Historic Landmarks.

Each case study investigation is reported with a consistent approach as follows:

- Building Data
- Architectural and Construction Description
- Code Considerations and Constraints
- Rehabilitation Assessment & Strategies
- Similar Buildings

# Case Study 1: Single-Story Commercial Building



Bella Faccia storefront



Bella Faccia courtyard

## 1. Building Data

### Bella Faccia, 2924 NE Alberta Street, Portland

Constructed	1926
Size	1 story, contiguous block with six storefronts; Bella Faccia occupies the center two storefronts; Size is 28' x 50', 1,400 sf.
Current occupancy	B, (Business)
Alterations	Older tenant improvements and kitchen equipment
Condition	Fair



Side of building housing Bella Faccia

## 2. Architectural and Construction Description

### Plan organization and massing:

The storefront is a one-story rectangular space adjoining others on the east and west. The overall building has continuous front and rear walls and roof enclosing the tenant spaces. It is located on Northeast Alberta Street at the southwest corner of Northeast 30th Avenue. There is a separate annex building of one story located on the south property edge with the open space between the structures forming a courtyard that has a breezeway access to Northeast 30th Avenue and to the alley on the west.

### Architectural and historic features; context:

The building has brick front and side walls with plaster and terracotta ornament. Some original wood storefront materials exist. The ceiling is approximately 11-feet high. There is a courtyard and front sidewalk table seating.

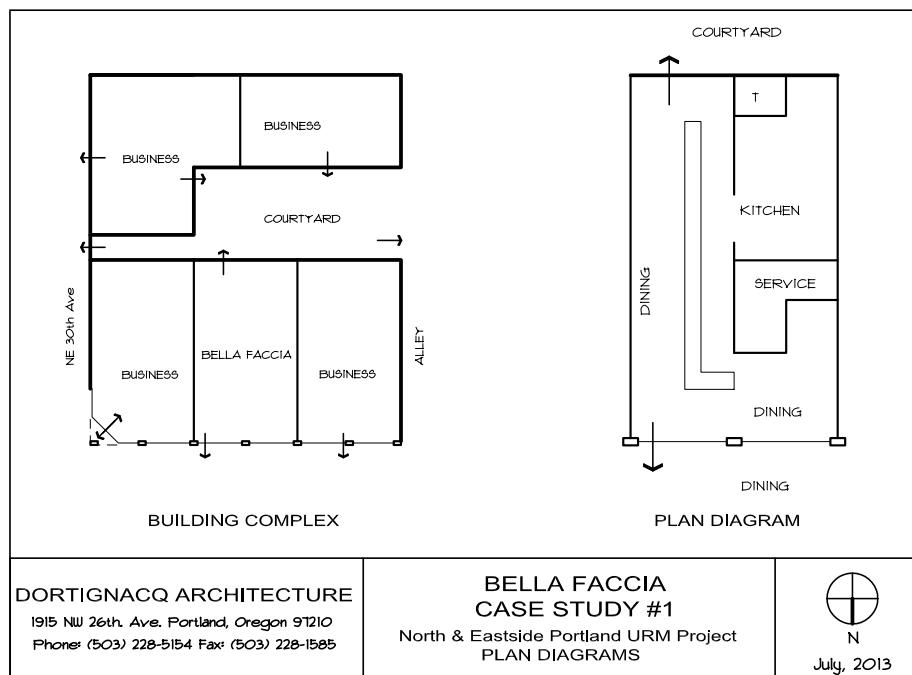


1800 block of NE Alberta Street, 1998, before renovation

## CASE STUDY 1 – SINGLE-STORY COMMERCIAL



Bella Faccia interior



### Construction materials:

Brick at exterior public walls, plastered masonry (common brick or clay tile) at rear wall, interior wood posts and roof framing, each tenant space has a skylight; the floor is concrete slab on grade. The roof is sloped slightly to the rear.

### Systems; mechanical, electrical, fire:

Older mechanical systems with suspended gas furnace; improved electrical systems and kitchen equipment

### Schematic floor-site plan:

Illustrating layout of spaces and exiting, see plan diagram at top of page.

## 3. Code Considerations and Constraints

### Life safety issues:

Construction type of 3B (fire resistant exterior walls, non fire rated overall construction), or 5B (non fire rated), is acceptable for the use and size; Occupancy Type: Business (dining), 15 sf/p, 2 exits required for more than 50 people; front exit to street, rear exit to courtyard thence to street or alley.

### ADA issues:

Entrance is accessible; Restrooms: Single unisex ADA restroom.

### Seismic considerations:

Large open storefront bays, tall side wall parapets (shorter at front where roof is higher), wood beams have mechanical anchors to front masonry wall that improve the seismic strength (original construction).

### Planning issues, constraints:

The Storefront Commercial (CS) zoning that applies on this block is intended to preserve and enhance older commercial areas that have a storefront character. The allowed maximum height is 45'. That represents approximately three stories of development potential, which could be seen as a constraint to preserving the existing character of the historic one-story block.

## 4. Rehabilitation Assessment and Strategies

### Current status of the building/neighborhood:

The neighborhood is improving with a considerable amount of new infill projects and tenant improvements occurring within the study area.

### Sense of community or historic value. How much should we care about this particular building?

This complex of historic buildings with its inner courtyard dining area is unique and supports the neighborhood well. Its preservation is desirable.

### Measure of life safety hazard:

The building has very good patron exiting, which if secured for lateral loads should be adequate. There were no other issues apparent.

### Assessment of the current operation and use; fully occupied? Potential?

Bella Faccia has a limited amount of seating, and appears busy.

### What improvements are needed to resolve or diminish any code issues?

There are no major code issues discerned. Seismic improvements should address roof to front and rear wall connections, and bracing of the high parapet at exit ways. The restroom has been upgraded for ADA.

### Possible strategies and rehabilitation alternatives; voluntary, limited, phased:

There are no indications that a seismic upgrade will be required or triggered in the foreseeable future. There is benefit in at least a limited improvement to secure safe exiting. A phased or limited approach is suggested.

### What are the costs?

This is a simply constructed building with minimal hazard. A phased or limited seismic improvement plan should not be expensive (relatively).

### Sustainability of potential investment. Will rehabilitation be successful?

While the needed improvements, if limited, would not be relatively expensive, the current revenue operations do not appear to be adequate to make them economical. Conversely, the zoning and economic tide present in the neighborhood suggests that the building could be easily replaced with a new mid rise mixed use infill.

### Suggestions:

Develop a flexible strategy and long term or easy finance option to provide at least the minimal level of seismic upgrade needed to ensure safe exiting of patrons.



Entry to breezeway



Breezeway



Petite Provence, a restaurant within the study area

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### 5. Comparison Buildings

The following are alternative buildings within this case study type. Each has slightly different construction, building code or design issues to be resolved in their rehabilitation and seismic improvement.

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#### **Petite Provence**

##### **A restaurant within the study area at 1824 NE Alberta Avenue**

This is an interior building in a row of historic structures on the south side of Alberta. During the survey it first appeared to be masonry, but was later determined to be a very early reinforced concrete structure. It has been improved of late (see photos) and is very similar to many one story commercial buildings that are masonry or are of mixed construction. The adjacent buildings also initially appear to be masonry.

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#### **Real Good Feet**

##### **8011-8017 SE 13th Avenue in Sellwood Study area #11**

A one story historic commercial building attached to a taller single story concrete building. The building has a brick front wall with large open bay, wood and glass storefront, and concrete side walls that appear to support the roof structure. It is listed as a URM. We noted it undetermined on this survey since more detailed information is needed.

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#### **Master Mechanics**

##### **8036 SE 17th Avenue in Sellwood Study area #11**

A one story solid brick automotive repair building. The structure dates to 1956 and has ornamental brick features and a heavy timbered roof structure. It is listed as URM and we concurred, however, it is of much newer construction and it may have concrete structural elements and reinforcing that cannot be determined from a brief visual survey. The style, construction and rarity may make it historically contributing.

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Real Good Feet, located in the Sellwood area

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Master Mechanics, located in the Sellwood area

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# Case Study 2: Multi-Story Mixed Use Commercial Building



Griessen Building, corner of SE 13th and Lexington



Griessen Building, front corner view, 1964

## 1. Building Data:

Griessen Building (historic name) Linde Block (now Gino's)  
8051-8057 SE 13th Avenue, Portland

Constructed	1910
Size	2 Stories, 50 feet x 63 feet, 6,300 total sf.
Current occupancy	B/R (Business with Residential above)
Alterations	Older tenant improvements for bar and restaurant
Condition	Fair

## 2. Architectural and Construction Description:

### Plan organization and massing:

The building is a two-story rectangular corner building adjoining a single-story structure to the south. The ground level restaurant and bar has two public entries and a side service entry. The apartments have a single straight run entry stair along the building centerline exiting at the front of the building. Originally there were 4-5 apartments, currently there are two apartments, and the rest is storage or unused space.

### Architectural and historic features; context:

The building is at the corner of a row of neighborhood commercial structures. It is historically significant through its use of rock-faced concrete block, cast stone, and cornice detailing in wood and sheet metal. It features large storefront openings and a recessed corner entry at the ground floor.



Griessen Building, side and rear, 1964

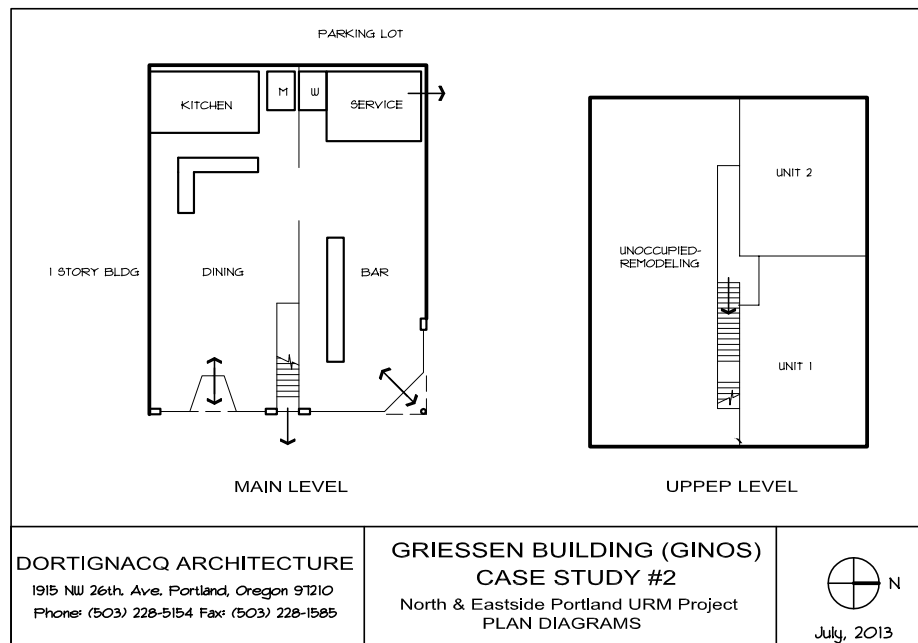


Rear view of the Griessen Building

## CASE STUDY 2 – TWO-STORY MIXED USE COMMERCIAL



Griessen Building interior looking north



### Construction materials:

Rock faced concrete block, ornamental wood and metal roof and belt cornices. The interior retains some historic wood work and apartment entries. Floor and roof framing is wood.

### Systems; mechanical, electrical, fire:

Some electrical improvements and as needed for restaurant kitchen.

### Schematic floor-site plan:

Layout of spaces and exiting, see plan diagram at top of page.

## 3. Code Considerations and Constraints:

### Life safety issues:

Construction is type 3B (fire resistant exterior walls, non fire rated overall construction), acceptable for use and size; Occupancy Type: Business – Restaurant of less than 50 occupants, type B 15 sf/p, 2 exits required for more than 50.

### ADA issues:

Entrance is accessible

### Seismic considerations:

Large open storefront bay (soft story with full masonry wall above); recessed corner entry, torsional stiffness issues due to open front wall and long solid side walls.

### Planning issues, constraints:

None are apparent.



**4. Rehabilitation Assessment and Strategies**

**Current status of the building/neighborhood:**

Stable - cyclical.

**Sense of community or historic value. How much should we care about this particular building?**

This is a unique building and retains historic elements that are important to preserve. This block of 13th Avenue has potential for revitalization, but revitalization has suffered in recent economic times.

**Measure of life safety hazard:**

Slight improvements have been made; no significant life safety issues. At the time of apartment renovation, additional life safety enhancements might be made.

**Assessment of the current operation and use; fully occupied? Potential?**

The main level restaurant operation appears to be steady. The 2 upper-level residential units are occupied but appear to be at the lower end of the rent scale. Higher neighborhood demand may allow the upgrading of the upper level.

**What improvements are needed to resolve or diminish any code issues?**

Significant code requirements are not necessary for a building of this scale. Seismic upgrading would address the front wall soft-story and roof-floor to wall connections. Alternative exiting or reinforcement for the upper level exit stair and exits from the restaurant would be beneficial.

**Possible strategies and rehabilitation alternatives; voluntary, limited, phased:**

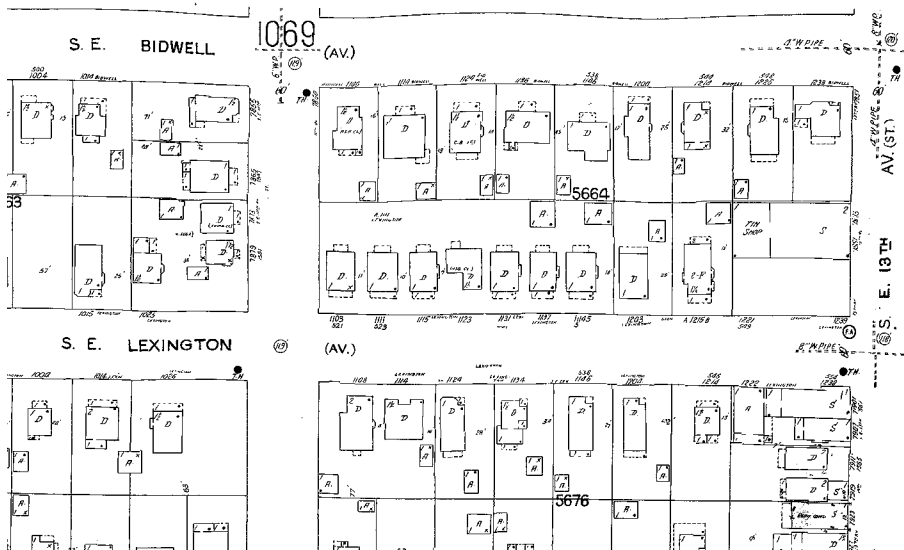
The concrete block is in good condition and could potentially be reinforced, at least for portions of its length. Safe exiting for restaurant patrons and for residential tenants should be the first priority. Since the exits are through the front soft-story portion of the building those could be strengthened. Secondary means of exiting for the residential units might provide an alternative to reinforcement of the existing exitways. Similarly, a side exit for the restaurant might provide an adequate alternative exit. Enhancements could be phased as the neighborhood strengthens.



Griessen Building storefront



Griessen Building entryway detail



To the left, Sanborn Map, 1950, showing the Griessen Building at SE 13th and Lexington

## CASE STUDY 2 – TWO-STORY MIXED USE COMMERCIAL

### What are the costs?

Complete seismic improvement costs would be expensive for this building. While the concrete block may allow interior reinforcement to be retrofitted, it would be an expensive procedure and may not be sufficient where the building needs it most, at the front. A limited and phased and prioritized approach would be most viable.

### Sustainability of potential investment. Will rehabilitation be successful?

The building does not generate enough excess revenue at this time for completion of tenant improvements on the residential units, much less added code requirements.

### Suggestions:

The building is similar to many other two-story mixed-occupant masonry structures. These smaller buildings do not generate high levels of revenue, but seismic improvements can be relatively expensive. Since it is a corner building, it has the opportunity to provide an alternate exit on its stronger, more solid long side. Develop a flexible strategy and long term or easy finance option to provide at least the minimal level of seismic upgrade needed to ensure safe exiting of occupants.

## 5. Comparison Buildings

The following are alternative buildings within this case study type. Each has slightly different construction, building code or design issues to be resolved in their rehabilitation and seismic improvement.



Phoenix Building on SE Foster Road, Study area 1



Bank of Sellwood on 13th Avenue, Study area 11



Nam Phuong Market and Building on Sandy Blvd., Study area 3

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### Phoenix Building, 6615 SE Foster Road, Study Area #1

A two-story brick building that is a significant neighborhood historic landmark, but also that has significant life safety and seismic issues and is listed as a U (unsafe), which prevents use. The small irregular-shaped structure represents a most difficult economic rehabilitation example due to the complexity of seismic, structural and life safety needs, as well as a small footprint.

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### Bank of Sellwood, 8301 SE 13th Avenue, Sellwood Study Area #11

A two-story well constructed and detailed historic masonry building with retail on the ground level and apartments on the upper level. The building has a high degree of historic integrity and is well built although it does not appear to have had any seismic upgrading. It would probably need floor and roof to wall anchorage and strengthening around the large ground level storefront window bays and the single residential exit stair. It may also require additional life safety measures for the upper floor.

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### Nam Phuong Market and Building, 6834-38 NE Sandy Blvd, Study Area #3

A two-story stucco covered brick and masonry building with residential use above. The building is an interior property in a row of masonry single-story attached buildings that now form a cultural business node. The property appears not to have had extensive upgrading in the past and should not be expected to generate significant excess revenue to complete a large improvement project. Its interior position presents different exiting issues and seismic issues with the adjacent buildings' lower roofs.

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# Case Study 3: Multi Story Residential



Trinity Place Apartments, front view



Bay bracing on Trinity Place Apartment building

## 1. Building Data:

### Trinity Place Apartments, 117 NW Trinity Place, Portland

Constructed	1911
Size	4 Stories and Basement, 110' x 95'; 'U' Shaped Plan; 46,000 sf. total
Current occupancy	Apartments, type R; 36 units
Alterations	Well maintained, ongoing improvements
Condition	Good



Trinity Place Apartments, unit interior, dining room

## 2. Architectural and Construction Description:

### Plan organization and massing:

U-shaped in plan with the main axis in a north-south direction and side wings at its ends; two separate entries at the two inside corners of the mass; recessed entry courtyard.

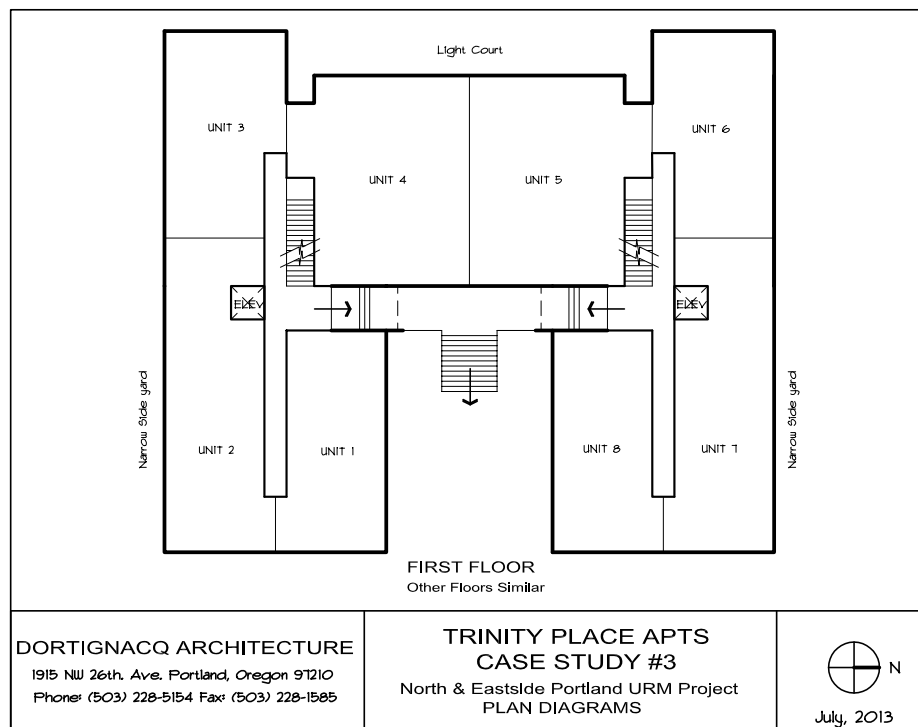
### Architectural and historic features; context:

Architect designed, Jacobethan styled; Other adjacent and nearby multi-story residential masonry buildings constructed in the streetcar era.

### Construction materials:

Solid unreinforced brick exterior walls, stone and masonry ornament; bay window bays; wood double-hung windows; significant intact historic material inside and out.

## CASE STUDY 3 – MULTI-STORY RESIDENTIAL



### Systems; mechanical, electrical, fire:

Individual electrical unit heaters, smoke detection, fire pulls, hoses, exit and emergency lighting and exit way fire protection (sprinklers). Elevators are historic without automatic hoistway doors, but they have been otherwise updated. A high-efficiency domestic water-heating system has been installed.

### Schematic floor-site plan:

See plan diagram at top of page.

## 3. Code Considerations and Constraints:

### Life safety issues:

Residential URM buildings have a higher level of associated hazard due to residents living and sleeping in the building. The building has two sets of stairs and elevators, however there is only access to one from any given apartment except through the basement. Older buildings generally do not have two separate and fully enclosed exitways as would be found in newly designed buildings.

### ADA issues:

The primary entry and access is elevated above the adjacent sidewalk more than half a story, while the basement level is slightly lower.

### Seismic considerations:

The plan configuration in a 'U' creates stress concentrations with wings responding differently than the body mass. Although the main level is raised, the foundation is concrete and provides improved support. The elevator and stair are at the intersection of the wings. The exits pass through a masonry archway.

### Planning issues, constraints:

None are apparent.

## 4. Rehabilitation Assessment and Strategies

### Current status of the building/neighborhood:

Strong and rising.

### Sense of community or historic value. How much should we care about this particular building?

This is a historically important building, individually nominated to the National Register and part of the Alphabet Historic District. It is part of the remaining context of multi-storied brick residential buildings found around upper west Burnside. It is a building that has been well maintained and is a neighborhood asset.

### Measure of life safety hazard:

Life safety issues have been adequately addressed. The exits have a fire sprinkler system in addition to smoke detection throughout. Many units have exterior balconies or egress means.

### Assessment of the current operation and use; fully occupied? Potential?

Nearly always full or with waiting list.

### What improvements are needed to resolve or diminish any code issues?

Voluntary seismic upgrades have been phased in through 2012. The work has been prioritized and has included mechanical anchors of floor and roof joists to the masonry walls, parapet to roof bracing, bracing of bay windows, skylight reinforcements, strengthening of the masonry arches at the exitways. The masonry wall strengthening is to be a later phase.

### Possible strategies and rehabilitation alternatives; voluntary, limited, phased:

The owner utilized a voluntary seismic upgrade strategy that was completed unit by unit generally as vacancies occurred (some opted for temporary relocations). The work was facilitated by the property management company who worked directly with the same set of subcontractors and their own forces to control costs and schedule the upgrades incrementally. Since the work coincided largely with tenant turnover, it could be managed with apartment refinishing and other maintenance tasks. This process allowed the revenue stream to be better sustained.



Trinity Place Apartments, parapet bracing



Entry arch at Trinity Place Apartment building



Trinity Place Apartments, entry bracing

## CASE STUDY 3 – MULTI-STORY RESIDENTIAL

### What are the costs?

\$450,000 for seismic work alone (amounts to \$9.80 per gross square foot).

### Sustainability of potential investment. Will rehabilitation be successful?

The property manager states that the seismic improvement work will not generate additional income. However, the public perception and the market would change if after an earthquake this building fared well and others without improvements did not.

### Suggestions:

The owner cared about the welfare of the tenants and also about the potential investment loss. Prior to starting seismic work the building had a Probable Maximum Loss (PML) coefficient of 34 (the PML is determined by a software program available for purchase). At this point that number has been lowered to around 20, a much more acceptable number. Insurance companies and lenders are becoming more sensitive to the PML of a URM building and should be expected to apply more pressure on owners in the future.

## 5. Comparison Buildings:

The following are alternative buildings within this case study type as found in Study Area #4 (Kerns neighborhood) but which are typically shorter in height. Each has slightly different construction, building code or design issues to be resolved in their rehabilitation and seismic improvement.

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### Lindquist Apartments located at NE Randall and Hoyt and within the Kerns Neighborhood, Study Area #4

A three-story walk-up brick masonry apartment building having an L-shaped plan.

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### Rasmussen Apartments at 2509 NE Flanders Street in the Kerns Neighborhood, Study Area #4

A three-story walk-up brick masonry apartment building having an U-shaped plan. The building is part of a large residential complex and is well maintained.

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Lindquist Apartments located within the Kerns Neighborhood, Study area 4



Rasmussen Apartments located within the Kerns Neighborhood, Study area 4

# Case Study 4: Public Building Special Type



1932, St. Johns Bridge Construction

## 1. Building Data:

Portland Police Bureau Traffic Division,  
7214 N Philadelphia Avenue, Portland

Constructed	1907
Size	2 Stories and Daylight Basement, small cupola; 44' x 60', 7,920 sf.
Current occupancy	B (Business, small holding cell at lower level)
Alterations	Exterior renovation in 1970s, various repairs and alterations; major rehabilitation in 1996-97 included seismic and ADA
Condition	Good

## 2. Architectural and Construction Description:

### Plan organization and massing:

The building is a three level freestanding rectangular structure with a pitched roof and cupola. It is located on N Philadelphia Avenue at the east end of the St. Johns bridge. Main level (mid) has receptionist, office and work space, upper level is divided in half with work space on one side and meeting space opposite, lower level (daylighted basement) has service areas including work out space, lockers, restrooms and mechanical-electrical equipment, and a single holding cell; there is a small cupola room at a roof level.

### Architectural and historic features; context:

The building is free standing and a historic landmark at the foot of the St. John's bridge; it is adjacent to the town's commercial core area.



Portland Police Bureau Traffic Division, front view



Portland Police Bureau Traffic Division, rear view

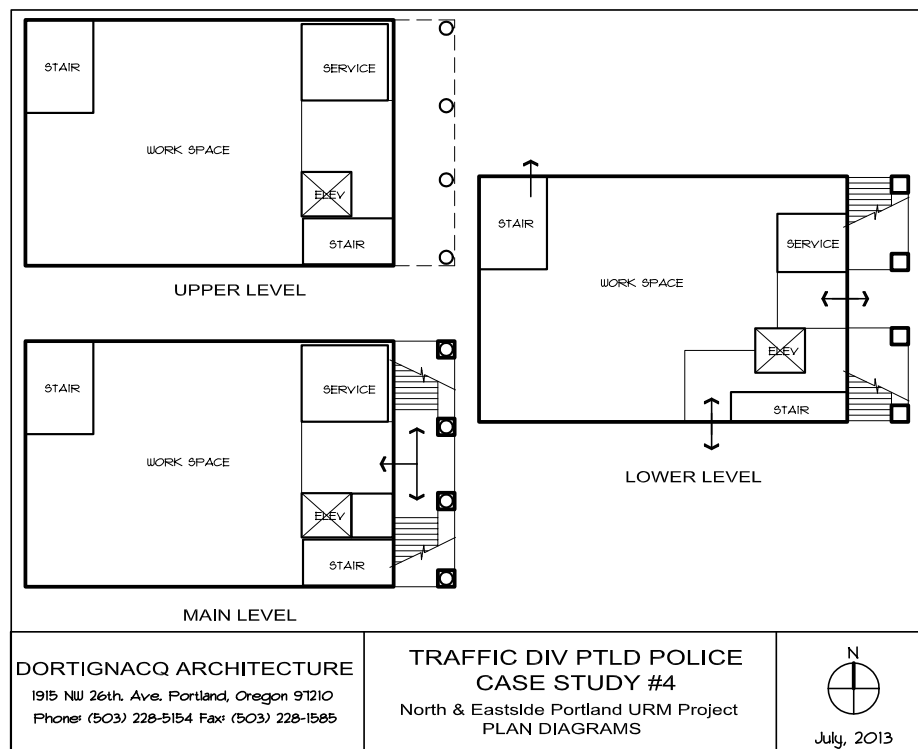


Portland Police Bureau Traffic Division, front view



St. Johns Fire Station and band stand, 1932

## CASE STUDY 4 – SPECIAL USE TYPE – PUBLIC BUILDING



### Construction materials:

Brick masonry, concrete, steel, wood including timber trusses; windows were replaced in 1988 with insulated glass wood sash.

### Systems; mechanical, electrical, fire:

All systems have been upgraded; up to date exit lighting and fire alarms and smoke detection; no fire sprinklers required; a secured building

### Schematic floor-site plan:

Illustrating layout of spaces and exiting, adjacent buildings is attached.

## 3. Code Considerations and Constraints:

### Life safety issues:

Construction is type 3B (fire resistant exterior walls, non fire rated overall construction), acceptable for use and size; two stairways, one full height and enclosed at northwest corner, one serving main and upper levels at southeast corner; Occupancy Type: Primarily office, Institutional for holding cell, types B, I 100 sf/p, 2 exits required more than 50; Main and upper levels have stair access; lower level has grade access for stair tower and accessible entry at southeast corner.

### ADA issues:

Entrance is accessible at lower level; elevator installed in 1996; Restrooms: multi-stall staff facilities and public single occupancy; all new in 1996

### Seismic considerations:

Considerations include exterior unreinforced solid brick walls, tall narrow structure, raised entry and portico, roof trusses and cupola.



### Planning issues, constraints:

All were met at the time of rehabilitation; new forecourt and site design installed

## 4. Rehabilitation Assessment and Strategies

### Current status of the building/neighborhood:

Improving to stable.

### Sense of community or historic value. How much should we care about this particular building?

This is one of the original 15 buildings/structures designated as City Historic Landmarks and as such it is very important to the City of Portland.

### Measure of life safety hazard:

The building was completely rehabilitated to then current codes in 1996 to the level for essential facilities; some additional exit lighting improvements have been made since.

### Assessment of the current operation and use; fully occupied? Potential?

Fully occupied.

### What improvements are needed to resolve or diminish any code issues?

The building has been kept in good condition the last 30 years with various alterations and improvements by the City. It was seismically upgraded in 1996 with new interior concrete walls attached to the exterior brick masonry, new floors with metal deck with concrete topping slabs; walls, floors and roof were mechanically connected, new steel stairs provide two exitways.

### Possible strategies and rehabilitation alternatives; voluntary, limited, phased:

All previously met.

### What are the costs?

Unavailable.

### Sustainability of potential investment. Will rehabilitation be successful?

The rehabilitation effort was successful, but did rely on public investment for the common good.

### Suggestions:

The building is a strong focal point for the community and a significant historic resource that has benefited from thorough past rehabilitation efforts. The building does have limited interior space and flexibility to accommodate alternative uses. In addition, approximately 38% of the gross square footage is devoted to non lease use including thick perimeter walls, two stairways, elevator and mechanical support area. This would substantially reduce the rentable area revenue if it were held in private ownership.



Portland Police Bureau Traffic Division, lobby



Portland Police Bureau Traffic Division, interior



SEIU Building on SW Foster Road, Study area 1

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Father's House International in the Sellwood Study area 11

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### 5. Comparison Buildings

The following are alternative buildings within this case study type. Each has slightly different construction, building code or design issues to be resolved in their rehabilitation and seismic improvement.

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#### SEIU Building (Palestine Lodge), 6401 SE Foster Road in the Foster Study Area #1

This is a large 3 story historic masonry building set on landscaped grounds similar to the primary case example but designed for large meetings. It remains a local focal point and has been seismically upgraded consistent with its assembly occupancy. The building has met code issues associated with the higher level of potential occupancy.

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#### Father's House International, 1666 SE Lambert Street in the Sellwood Study Area #11

The property is a former church and is a complex of interconnected masses of different shapes and sizes. Although listed as a URM, it has a combination of structural materials and is of more recent construction. It is therefore noted as Undetermined on this survey. The complexity of the interior circulation system and forms provides interest for seismic evaluation.

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# Observations and Considerations

## Building Types and Applicability of Survey Data:

- The survey and inventory looked at eight dispersed areas. These were a good representation of the greater north and eastside development. Additional surveys should encounter a similar mix of properties, ratios of undetermined URM's and reporting errors.
- Additional historic resources were found in and adjacent to the study areas. This indicates that other properties throughout commercial areas of Portland exist that have not been recognized on any surveys to date. Conversely, some historic properties are no longer extant and current lists or surveys had not been updated when they were either replaced or demolished.
- A wide range of one- and two-story construction types was found in the study areas. Often there is a mix of construction types and age of construction on a given building. This necessitates the need for a flexible rehabilitation strategy and building specific approaches.
- Some of the study areas retain a high number of historically contributing properties. Often these commercial buildings form a small grouping or neighborhood center. They can be all single-story, two-story, or a mix.



Bar Carlo, mixed-use building on SE Foster Road



Example of actively used main level with upper level not upgraded and modestly utilized

## Building Upgrades and Alterations:

- From the survey perspective very few properties have been seismically upgraded. Many do not appear to have sufficient excess revenue to allow retrofits.
- The few properties that were seismically retrofitted were ones that had full building rehabilitations that also greatly upgraded their value and sometimes increased space or number of occupants.
- Some properties have been remodeled over their life, particularly the ground floor levels as tenants have come and gone. These improvements often do not require a building permit. As a result there are a number of properties that have tenant upgrades that meet the current market and that create increased revenue, but do not improve the seismic capacity of the masonry.



Historic building at SE 63rd Avenue and Foster Road

## Considerations for Different Building Classes:

- Smaller, single-story, historic masonry buildings generally have minimal code and seismic issues. However, their construction and materials are lower in strength than their more contemporary colleagues. These properties often do not have excess revenue to support the cost of upgrades.
- Most of the two-story mixed use commercial historic buildings have actively used main levels. Their upper levels are generally not greatly upgraded and are modestly utilized if at all. These buildings are more difficult and expensive to seismically and life safety retrofit. Such upgrades would need to be carefully structured to be feasible.



Building upgrade at 3041 N. Williams

## OBSERVATIONS AND CONSIDERATIONS

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Gateway area commercial buildings

- The multi-story historic masonry residential buildings are generally well maintained and have low vacancies. A number of those properties have complex ownerships or are now condominiums that further complicate seismic upgrade projects. These properties have greater seismic risk due to the nature of the occupancy, but most occupants are likely to be unaware of the building's situation.

### Considerations for Rehabilitation

- A number of property owners expressed concern over multiple regulatory impediments or requirements that arise when undertaking a project. Particular concern was expressed for City of Portland requirements that were completely unassociated with the specific task that they wished to complete.
- There are a number of rather ordinary, less or non historically significant, service type (appliance, or vehicle oriented) structures. These buildings tend to be detached and are in good condition. For these buildings the seismic upgrade costs might not be high. In economically strong neighborhoods however, it might be more advantageous for owners to rebuild with a new and potentially larger structure.
- Similarly, there are abundant historic structures (generally over 50 years old) that are modest and in fair condition found throughout all of the study areas. Yet, the cost of upgrading these buildings is relatively high for their comparative value. The buildings appear to simply 'carry on' with modest tenant improvements. It should be expected that many of these will simply be replaced when the situation presents itself.
- There are individually historically significant buildings that are worthy and in need of rehabilitation. The best approach would be a full rehabilitation strategy, either phased or all at once. This would give the opportunity to install new mechanical and electrical systems, and tenant improvements while the seismic work is completed. All of this requires the right motivated owner or tenant.
- Consider all historic buildings vulnerable to replacement, particularly in economically prosperous areas such as on Alberta Avenue where a number of buildings have recently been replaced by larger infill projects.



Wickman Building at 4420 SE 64th Avenue



SEIU Building at 6401 SE Foster Road

## Suggestions

### Survey and Inventory

- Additional windshield survey and inventory work should be directed primarily toward potential historic resources. The information gathered could be geared to the skill level of the surveyor. At a minimum, determine if the property is a historic resource, still extant if formerly listed as an historic resource, the overall condition, and the general sense of construction and historic materials visible.
- Given the high percentage of all URMs found to be an undetermined status by the field survey, further windshield surveys may only provide only an update on whether the building still exists. It may thus be sufficient to apply a margin of error factor to existing data instead of additional field work.

### Policies

- Focus policy revision efforts toward renovation and seismic retrofit of historically significant or historically contributing buildings. Other non-significant masonry buildings to be evaluated by current measures.
- The current seismic upgrade triggers do not appear to be working as desired in these study areas. Develop alternative strategies to increase participation or phased work.
- A mandatory or rigid seismic upgrade requirement will probably trigger demolition of a number of the smaller historic buildings unless there are accompanying financial and regulatory incentives.
- Given the relatively large undetermined status of structures currently noted in the URM data list, any mandatory requirements based on the list will be problematic. It would also create an unnecessary liability for building owners of those listed but actually not URM.
- Could an owner who is interested in voluntary seismic upgrades be granted an amnesty from other planning, building, or bureau requirements in order to simply accomplish that particular task? Would this diminish building department avoidance?

### Code Suggestions

- The Fire Marshall can establish maximum occupant loads and require its posting. Can a similar designation and posting be established for seismic reasons? While there are unknowns regarding a building's response to an earthquake of unknown magnitude, there are also unknowns for fire and life safety situations.
- Would requiring a percentage of the proposed construction costs similar to that required for accessibility improvements, but devoted to specifically to seismic upgrades be a successful approach?
- Revise the normal procedure of requiring full upgrades when there is an occupancy change, particularly if it is at the same relative hazard level. Provide a more flexible approach and allow a phased seismic upgrade strategy.
- Develop cost effective strategies for low hazard, low occupant buildings. Emphasize life a safety approach using techniques to ensure safe exiting or safe haven. If these building are damaged by an earthquake, the damaged areas can typically be reconstructed easily and could then be built to current codes.



Smaller historic buildings, mixed construction, stucco and brick



Historic Phoenix Pharmacy Building at 6615 SE Foster Road

## OBSERVATIONS AND CONSIDERATIONS

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Single-story residential, stucco exterior in Kerns



Two-story mixed-use in Sellwood

### Incentive and Educational Suggestions

- Consider a recognition system for seismic upgrade efforts as a method to convey such increased safety to occupants and potential renters. Compare what could be done for buildings just as auto manufacturers do to promote their new vehicle safety features.
- Provide educational material for the multi-story residential masonry building owners. Utilize successful rehabilitation stories from other properties. Work to promote incremental, phased upgrades specific to each building. A method that can work for an apartment complex is different than that for a condominium complex.
- Create a resource pool to assist a limited number of historically significant properties to phase in voluntary seismic upgrades each year. This could be funded by matching grants or long-term loans or some mechanism that minimizes the immediate financial impact.

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# Appendices

A: Unreinforced Masonry and U Buildings

B: Unreinforced Masonry Database

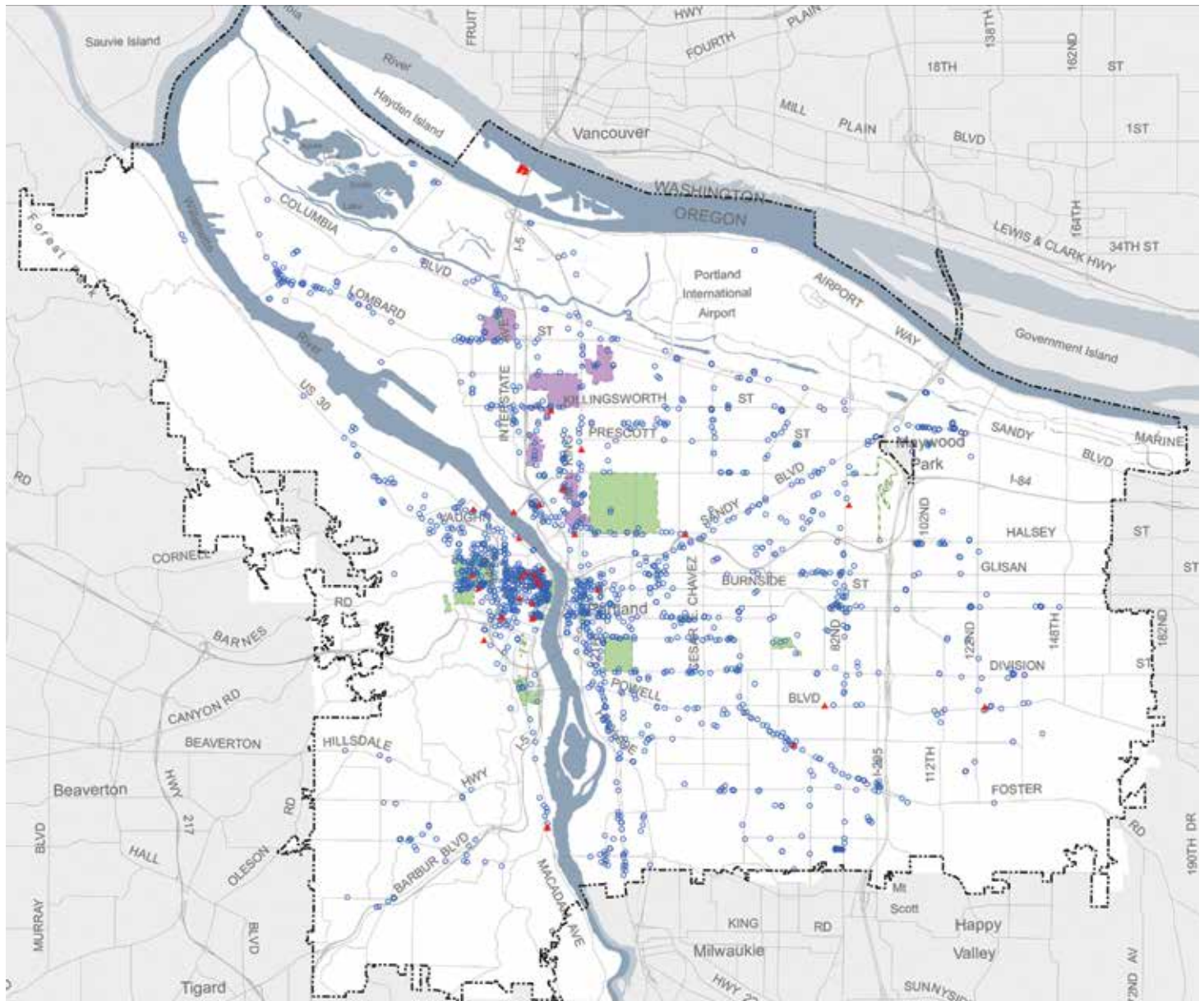
C: Windshield Survey

D: Reconnaissance-Level Survey

E: Survey Data Report

F: Sample Inspection Form, FEMA 154

# APPENDIX – A: UNREINFORCED MASONRY AND U BUILDINGS



## City of Portland Building Infrastructure Analysis Unreinforced Masonry and "U" Buildings

September 5, 2013  
City of Portland, Oregon  
Bureau of Planning and Sustainability  
Geographic Information System

- ▲ 'U' Marked Buildings
- Unreinforced Masonry Buildings
- Historic Districts
- Conservation Districts
- City Boundary



Bureau of Planning and Sustainability  
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City of Portland, Oregon  
Charles Miller, Mayor | Steve Anderson, Director

The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for errors, omissions or positional accuracy.



City of

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April 23, 2001

### UNREINFORCED MASONRY DATABASE

The following database contains some information about buildings in the City of Portland which are believed to be of unreinforced masonry construction.

The City of Portland makes no representations, express or implied, as to the accuracy of this database. For the following reasons, there are no assurances as to whether the information contained in this database is correct or comprehensive.

This data was accumulated over a number of summers in the early 1990's by work-study students based on their observation of the exteriors of the buildings as well as research of city records. The data has not been comprehensively updated since it was accumulated. Some of the buildings may no longer exist. Buildings may have more than one address or have an address different than the one in the database. Some of the buildings may not be of unreinforced masonry construction. Some of the buildings in the database have been improved to better resist seismic loads. The presence of a building in this data is not a predictor of its performance in an earthquake. Many factors determine the damage to a building in a seismic event. Some, but not all, of these factors include: the size and location of the event; local soils which are under the building; the building configuration; the design of the building; the quality of construction; how well the building has been maintained; the size of the building; the age of the building; and whether or not the building has been structurally modified and if so, how it was changed. The services of a registered professional engineer are needed to accurately determine the capacity of a building to resist seismic loads.

Again, the City of Portland makes no representations that the information is currently accurate, or was accurate at the time of the compilation of the database. Any publication or distribution that is made of this information, or any conclusions drawn from this information, should be made with these limitations in mind. Any publication or distribution of this information would be solely at your own risk.

Michael R. Hagerty, SE  
Chief Engineer

<http://www.portlandonline.com/bds/index.cfm?a=93088&c=45054>

# APPENDIX – C: WINDSHIELD SURVEY

Site Address (Assessor)	Year Built	Building SF	Hist Res Inventory ID	Map-Id unique	Building Name or Business Name	Occupancy, Use Lower/Upper	Bldg # Stories	Bldg URM Yes/No or ?	Primary Construction Materials	Condition Overall	Condition Description & Alterations	Corrected Address	Remarks, Cultural, Seismic
STUDY AREA 1 SOUTHEAST FOSTER BLVD - FOSTER-POWELL, LENTS, & MT SCOTT-ARLETA NEIGHBORHOODS													
6803 SE FOSTER RD	1907	3,300	8-298-06803	1	wood frame			no					
5205 W/ SE POWELL BLVD		0	8-712-05231	2	vacant lot								
4942-4950 SE FOSTER RD	1923	4,754		3	I've been framed	M	1.5	yes	stucco over ct	fair	some TI's		parapet
5820 SE FOSTER RD	1914	1,781		4	Salon Mojo	B	2	yes	brick	good	new TI's		
5100 SE FOSTER RD	1989	6,136		5	Color Tile	M	1	UD	stucco over ?	good	total remodel		raised 1st floor
5533-5537 SE FOSTER RD	1913	4,005		6	The Gun Room	M,S	2	UD	metal over ?	fair			
SE FRANCIS ST		0		7	vacant lot								
5122 SE POWELL BLVD	1953	2,473		8	Paired Pantry	M	1		cmu/brick	good	newer TI's		
4932 SE FOSTER RD	1926	9,385		9	Eyewear	B/R	2	yes	stucco over ct	poor		4932-38	parapet, soft story
5135 SE FOSTER RD	1949	2,040		10	Drive-In Cleaners	M	1	yes	cmu/brick	fair			mid-century roof form
5031-5037 SE POWELL BL	1907	4,710		11	Gateway Auto	M	1	yes	ct/stucco	fair	metal siding on front		
5505-5511 SE FOSTER RD	1913	7,840		12	George Morlan	M,S	1	yes	stucco over brick	fair	12, 21, 22 interconnected		brick on rear
5902 SE FOSTER RD	2004	8,903		13				no	new construction				
5531 SE GLADSTONE ST	1905	992	8-334-05531	14	wood frame house			no					
4420 SE 64TH AVE	1919	4,015	9-064-04420	15	Wikman Bldg.	B	1	UD	brick	good	Multi. Co. owns		raised 1st floor
5901 SE FOSTER RD	1947	2,261		16	Mikes Antiques	M	1	yes	brick/stucco	poor			
6143 SE FOSTER RD	1966	16,087		17	Rel Away	F	1	yes	cmu	good	17, 18, 30 interconnected		
6147 W/ SE FOSTER RD	1980	6,000		18	Rel Away	F	1	yes	cmu	good			
5700 SE FOSTER RD	1949	3,167		19	Taxidermy Shop	M	1	yes	cmu w/ w/d front	fair			
5720 SE FOSTER RD	1948	2,029		20	wood frame bldg			no					
5529 SE FOSTER RD	1913	7,760		21	George Morlan	M,S	1	yes	brick	fair	12, 21, 22 interconnected		
5524 SE FRANCIS ST	1980	3,900		22	George Morlan	M,S	1	yes	cmu	good	see above		
6050 SE FOSTER RD	1958	3,342		23	Auto Detail	M	1	UD	stucco over?	good			former gas station
6231 SE FOSTER RD	1941	1,726		24	wood frame bldg.			no					
5825 SE FOSTER RD	1974	2,160		25	vacant lot								
5815 SE FOSTER RD	1955	1,500		26	Auto Sports	M	1	yes	cmu	good	new TI's		
5516 SE CENTER ST	1904	1,433	8-149-05516	27	w/d frame house								
5427-5431 SE FOSTER RD	1912	4,390		28	Buy Right Carpet	M	1	UD	wood siding/brick	poor	brick foundation		
6147 SE FOSTER RD	1957	5,634		29	Mac's Radiator	M,S	1	yes	cmu	good			
6147 W/ SE FOSTER RD	1950	3,042		30	Rel Away	F	1	yes	cmu	good	17, 18, 30 interconnected		
4533 SE 67TH AVE	1912	2,570		31	H.E. Brothers	M/R	1	yes	stucco over ct	fair	vacant, historic name on bldg		
4530 SE 67TH AVE	1927	2,220	9-067-04530	32	Firefighters Assoc.	B/B	2	UD	brick	good	newly remodeled		
6615 SE FOSTER RD	<del>2002</del>	7,388		33	Phoenix Bldg.	M/R	2	yes	brick	poor	historic bldg.		UNSAFE (by fire dept.)
6540 SE FOSTER RD	2000	3,650		34				no	new construction				
6526-6540 SE FOSTER RD	1920	1,480		35	Gemini Lounge	M	1	UD	wood siding	fair	newer TI's		
6415 SE FOSTER RD	1911	1,919		36	Paint, Body, More	M	1	yes	brick/metal	fair			soft story
6423 W/ SE FOSTER RD		0		37	vacant lot								
6433-6439 SE FOSTER RD	1922	6,386		38	Restaurant	M/R	2	UD	brick	good	newer TI's		soft story
6336-6340 SE FOSTER RD	1951	4,815		39	vacant storefront	M	1	yes	cmu/brick	fair	2 storefronts.		added to #95?
6602 SE FOSTER RD	1926	3,617		40	vacant lot								
6504-6510 SE FOSTER RD	1910	6,796		41	Pieper Café/Tattoo	M/B	2	yes	brick	good	new TI's		
6514-6518 SE FOSTER RD	1929	1,520		42	Tai's Tailor	M	1	yes	brick	good			
6601 SE FOSTER RD	1958	1,817		43	AAA Appliance	M	1	yes	brick	poor			attached to #33
6423 SE FOSTER RD	1924	5,687		44	Bob White Theatre	A	2	UD	stucco/metal	poor			soft story, L shape
7307 W/ SE FOSTER RD		0		45	Lansing's warehouse	S	1	UD	stucco over ?	fair			attached to #50
6927 W/ SE FOSTER RD	1954	2,000		46	Warehouse	S	2	yes	cmu	good			
6612 SE FOSTER RD	1931	4,100		47	Euro Classic Furniture	M	1	yes	stucco over ct/other	fair	2 bldgs.	6602-12	soft story
7407-7415 SE FOSTER RD	1987	5,186		48	vacant storefront	M	1	yes	brick/cmu	fair	looks like 1950s		misc. bldg materials
5051 SE 71ST AVE		0		49	Centurylink	S	2	UD	poured concrete?	good	equipment bldg		
7307 SE FOSTER RD	1982	3,940		50	Lansings Floor Tile	M	1	UD	stucco over ?	good	1982 complete remodel		

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Site Address (Assessor)	Year Built	Building SF	Hist Res Inventory ID	Map-Id unique	Building Name or Business Name	Occupancy, Use Lower/Upper	Bldg # Stories	Bldg URM Yes/No or ?	Primary Construction Materials	Condition Overall	Condition Description & Alterations	Corrected Address	Remarks, Cultural, Seismic
7435 SE FOSTER RD	1950	12,623		51	Church (Chinese)	B-A?	2/B	UD	stucco over?	good			
7126-7130 SE FOSTER RD		0		52	vacant lot			UD	stucco over?	fair	T-111 on sides		
8064 SE HAROLD ST	1923	2,196		53	dentist office	B	1	UD	new construction	fair			
8130-8136 SE FOSTER RD	1933	13,740		54	Movie Rental	M	1	UD	stucco over?	fair	mult. Additions		L-shape
6911-6913 SE FOSTER RD	1911	8,167		55	Larry and Sons Trans,	M	1	UD	cmu/wood siding	fair	connected to #57		L-shape
6923-6927 SE FOSTER RD	1955	14,218		57	Movie Rental	M	1	UD	stucco over?	fair	newer T1's		
5620 SE 83RD AVE	1979	5,000		58	Auto Outfitters	M	1	UD	stucco over?	good	attached to wd house		
8721 SE FOSTER RD	1930	1,625		59	Rising Sun Koi	M	1	UD	wood panel	fair			
5812-5814 SE 92ND AVE	1913	7,040		60	Working Class Acupun.	M/B	2	yes	cmu/cast stone	good	new T1's		
8659 SE FOSTER RD	1922	3,288		61	wood frame house			no	brick/wood	good			
5903 SE 87TH AVE	1957	32,232		62	St. Peters	B-A?	2	UD	brick/wood	good			
8705 SE FOSTER RD	1965	2,768		63	storage	S	1	yes	cmu/metal	fair	quonset		International style
5716 W/ SE 92ND AVE		0		64	Carpet Store	M	1	UD	brick	good	newer construction		
8901 SE FOSTER RD	2008	22,889		65	Ararat Bakery	M/B	2	UD	new construction	good	new T1's		
5716 SE 92ND AVE	1974	33,133		66	Lents Baptist	B-A?	2	UD	stucco over conc, mas	good			
5921 SE 88TH AVE	1926	10,348		67	7th Day Adventist	B-A?	2	UD	vinyl siding	fair			
8815 SE WOODSTOCK BLV	2003	18,125		68	new construction			UD	brick/wood/vinyl	good	2 bldgs.		mix of materials
7825 SE FOSTER RD	1954	1,545		69	wood frame house								
5827 SE 91ST AVE	1915	1,470		70	wood frame house								
8112 SE HAROLD ST	1928	4,250		71	Area Floors	M	1	UD	stucco over cmu	fair			soft story
7720 SE FOSTER RD	1987	2,400		72	Stop n Save	M	1	yes	ct	fair	2 storefronts		alterations
9213-9217 SE FOSTER RD	1890	8,146		73	The Shop	M	1	yes	ct	fair			
8000 SE FOSTER RD	1946	3,360		75	vacant lot			UD	stucco over ?	fair			storefronts filled with cmu
5802 SE 92ND AVE	1913	9,030		76	Prof. Martial Arts	B/R	2	UD	metal over ?	fair			
7944 SE FOSTER RD	1911	3,784		77	Portland Fruit Co.	M	1	UD	metal over ?	fair			
7916 SE FOSTER RD	1975	49,792		77	Shimmers Club	B	1	yes	brick	fair	wood over windows		
8717 SE FOSTER RD	1914	1,140		78	wood frame house			no					
8816 W/ SE FOSTER RD		0		79	vacant lot			no	new construction				
97209-3812		0		80	vacant lot								
6011 SE 92ND AVE	1928	7,316		81	Tidee Dildee	F	1	UD	stucco over?	good	new T1's		parapet, soft story
97209-3812		0		82	vacant lot								
SE FOSTER RD		0		83	vacant lot								
5932 SE 92ND AVE	1914	9,250		84	Parthenon Banquet H.	A	1	UD	metal/brick	poor	wrapped with metal s.		additions
8324 SE FOSTER RD	1927	3,722		85	Auto Outfitters	M	1	UD	stucco over ?	good	same as #58		newer T1's
9104 SE WOODSTOCK BLV	1955	1,300		86	Tricles Cycle	M	1	yes	cmu	good			
5707 SE 92ND AVE	1927	3,731		87	Lents Fire Station	M/R	1.5	UD	brick	good	new remodel		
5824-5838 SE 92ND AVE	1925	5,265		88	Tavern (vacant)	M	1	UD	stucco/wood	fair	undergoing rehab		
8619 SE FOSTER RD	1953	1,711		89	Mexican Grocery	M	1	yes	cmu	fair			
9113 SE WOODSTOCK BLV	1916	1,729		90	Prof. Car Care	M	1	UD	stucco over ?	fair			
9202 SE FOSTER RD	1926	5,503		91	New Copper Penny	M	1	UD	stucco/wood siding	poor			mix of materials, additions
6028 SE 92ND AVE	1975	1,395		92	vacant lot								
9202 W/ SE FOSTER RD	1914	7,104		93	no name	B/B	2	yes	brick, ct, etc.	fair	1980s remodel		parapet
5021 SE POWELL BLVD	1928	4,125		94	Club/Tavern	M	1	yes	stucco, ct	fair	all windows infilled		
6350-6360 SE FOSTER RD	1924	7,600		95	Dart Co./NW/CFA	M/R	2	yes	ct/brick front	good	concrete cornice		2 storefronts
6313-6317 SE HOLGATE B	1926	2,940		96	Salon	M	1	yes	brick/stucco	fair			
4429 SE 65TH AVE		0		97	vacant lot								
5741 SE FOSTER RD		0		98	vacant lot								
5815 SE 92ND AVE		0		99	vacant lot								
6401 SE FOSTER RD	1927	10,800		100	SEIU	A-B?	3/B	yes	brick	good	historic bldg.		parapet, raised 1st flr
4525 SE 65TH AVE	1992	4,200		101	Bob White Theatre	A	2	UD	stucco over?	fair			part of #36, odd shape
5932 W/ SE 92ND AVE		0		102	vacant storefront	M	2	yes	brick	fair	boarded 1st floor		9224 SE Foster

# APPENDIX – C: WINDSHIELD SURVEY

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9330 W/ SE HAROLD ST		0	8-380-09202	103	vacant lot								
5222-5228 SE FOSTER RD	1952	7,609		104	Adult Video	M	1	yes	brick	fair	newer TI's		
8816 SE FOSTER RD	1948	10,981	8-298-08816	105	Uhaul office	B/B	2	UD	wood/brick	fair	extreme altered house		
6148 SE HOLGATE BLVD	1929	17,646	8-417-06162	106	Mt. Scott Learning	A	2/B	UD	stucco over ?	good	former church		irregular shape
5300 SE FOSTER RD	1922	4,544		107	Hubbard Drapery	M/B	2	UD	stucco side, brick front	fair	attached to #110		
5309 SE FRANCIS ST	1978	3,782		108	wood frame house			no	metal and glass front	fair	newer TI's		
5230-5234 SE FOSTER RD	1936	2,040		109	Nail Salon	B	1	UD	stucco over brick	fair	#108 attached		
5324 SE FOSTER RD	1926	704		110	Ivans Cur nStyle	B	1	yes	stucco over brick	fair			
5338 SE FOSTER RD	1911	3,356		111	Decorative Shop	M/B	2	UD	metal siding	fair			
5916 SE 91ST AVE	1926	6,228		112	vacant lot								
9231 SE FOSTER RD	1954	6,000		113	vacant storefront	M	1	yes	stucco over brick	fair	windows infilled		
5811 SE 92ND AVE	1909	11,288	9-092-05811	114	Lents Masonic	B-A?	2/B	UD	stucco over ?	fair	newer TI's		
9222 SE WOODSTOCK BLVD		0		115	Stride Construction	B	1	UD	stucco over ?	fair			
9236 SE WOODSTOCK BLV	2006	12,789		116				no	new construction				
9201 SE FOSTER RD	1914	6,054	8-298-09201	117	vacant storefront	M	2	UD	stucco over ?	fair	undergoing rehab		2 story corner, 5-1 story strfts.
5933 SE 92ND AVE		0	9-092-05931	118	vacant lot								
6300-6310 SE FOSTER RD	1926	5,955			Woodward Bldg	M/B	2	UD	stucco/brick/cmu	good	former bakery		1920S-30S
<b>STUDY AREA 2 NORTHEAST SANDY BLVD - PARKROSE NEIGHBORHOOD</b>													
10010 NE SANDY BLVD	2005	3,664		119	Hi Tech Auto	B	1	No	new cmu	Good			
10504 NE SANDY BLVD	1920	9,212		120	Parkrose Ballroom	B vacant/B or	2	Yes	stucco over brk?	Good			
10524-10528 NE SANDY B	1950	3,450		121	Tony's Sport Bar	B	1	UD	cmu?				
11257 NE SANDY BLVD	1949	2,000		122	Auto Electric	B	1	UD					
10802-10820 NE SANDY B	1949	6,000		123	Hollywood Hot Rod Grill	B	1	UD	stucco/cmu?	Good	faux mansard		
11323 NE SANDY BLVD	1913	2,400		124	House and garage	R		No	wood w/ cmu garage				
11401 NE SANDY BLVD	1955	6,136		125	No name	R/R	2	Yes	stucco/brick-cmu	Fair	minor TI early model	Also front property that is not listed	
4800-4808 NE 108TH AVE	1949	4,940		126	Beautyrest	B or M	1	UD	cmu	Good			
10434 NE SANDY BLVD	1979	2,130		127	SV Performance	S-auto serv	1	UD	cmu-newer	Good			
11302-11320 NE MARK ST	1957	8,154		128	Williamette Fence	B - F		Mix	wood bldgs w/ cmu sho	Fair			old shop building
10942 NE SANDY BLVD	1942	1,540		129	Kruegers Auto	S	1	UD	cmu	Fair			
10602-10626 NE SANDY B	1930	19,345		130	4 Various storefronts	B, R at rear	1	UD	stucco/cmu-brk	Good			Front plaza area - nice grouping 106-10
4844 NE 103RD AVE	1924	1,818		131	House and garage	R/R	1.5	Yes	rock face cmu	Good			
4839 NE 106TH AVE	1948	2,744		132	See #133		1	UD	cmu		newer rear addition on #133		
10518 NE SANDY BLVD	1921	2,768		133	Lilly-Snails, others	B	1	Yes	stucco over cmu	Fair			
11724 NE SANDY BLVD	1947	4,926		134	R & R Motel	R	1	UD	stucco/cmu-brk?	Fair	minor TI		old motel
10402-10406 NE SANDY B	1925	2,924		135	Chet Hull Insurance	B	1	UD	stucco over cmu-brick	Good			
10410 NE SANDY BLVD	1954	4,545		136	Naturalpathic Clinic	B	1	UD	stucco over cmu	Good			
11606 NE SANDY BLVD	1934	2,254		137	House and garage	R	1.5	No	wood house, garage?	Fair			
10634 NE SANDY BLVD	1930	19,345			Old Country Sausage	M/B	2	UD	stucco/brk-cmu?	Good			German Hist-Cultural
10534 NE SANDY BLVD (S1924		9,730			Neumann's German Bake M	M		No	board formed conc	Good			German Hist-Cultural

Site Address (Assessor)	Year Built	Building SF	Hist Res Inventory ID	Map-Id unique	Building Name or Business Name	Occupancy, Lower/Upper	Bldg # Stories	Bldg URM Yes/No	Primary Construction Materials	Condition Overall	Condition Description & Alterations	Corrected Address	Remarks, Cultural, Seismic
<b>STUDY AREA 3 NORTHEAST SANDY BLVD - ROSE CITY PARK &amp; ROSEWAY NEIGHBORHOODS</b>													
7206-7226 NE SANDY BLV	1913	4,306	6-777-07206	138	Fairley's Pharmacy	M/B	2	Yes	stucco over brk, wd	Fair-Good			corner landmark
7110-7112 NE SANDY BLV	1920	2,789		139	Subway	B	1	Yes	Front: new veneer	Fair	TI		Rear: stucco over masonry or conc
6906-6912 NE SANDY BLV	1925	1,784		140	Traveler's Insurance	B	1	Yes	brick, wood	Fair			3 storefronts
7229 NE SANDY BLVD	1925	7,012		141	Roseway Theater	A or B	1	UD	stucco over conc-mas?	Fair			old theater
7126 NE SANDY BLVD	1932	5,169		142	vacant	M or B	1	No?	conc back and sides	Good	Remodel, TI		
6749 W/ NE SANDY BLVD		0		143									
7310-7314 NE SANDY BLV	1925	5,720		144	Korner Pocket Bar	B	1	Yes	ct, brk?				
7215-7223 NE SANDY BLV	1922	4,215	6-777-07215	145	Missing Link bicycles	M	1	Yes	brick, steel, wood	Good	Remodeled		landmark icon
7417 NE SANDY BLVD	1929	1,570	6-777-07417	146	Sandy Jug	B	1	UD	Stucco over conc?	Fair	remodeled		
7235 NE SANDY BLVD	1941	3,162		147	Rose City Liquor	M	1	No	stucco over masonry	Fair	major remodel		
7311-7331 NE SANDY BLV	1926	8,957		148	Que Huong video	M/R	2	UD	siding over	Fair-Poor	remodeled		
7430-7440 NE SANDY BLV	1929	2,356		149									
3144-3146 NE 67TH AVE	1912	2,448	7-067-03146	150	Taiwi-Da	M/R	2	No	wood frame, stucco	Fair	false front		Asian mkt
6846-6852 NE SANDY BLV	1923	3,227		151	Me Kai-Sunisa Cafés	B	1	UD	Stucco over?	Good	Remodeled		Asian
6834-6838 NE SANDY BLV	1923	4,211		152	Nam Phuong Market	M/R	2	Yes	Stucco over ct or Brk	Fair	Wood storeft		Asian mkt
6529-6533 NE SANDY BLV	1954	4,496		153	no name	B/B	2	UD	brk veneer? wd @ 2nd	Good			remodeled
6901-7037 NE SANDY BLV	1993?	59,658	7-069-03330	154	Safeway	M	1						
6818-6828 NE SANDY BLV	1922	3,747		155	Yen Ha Restaurant	B	1	Yes?	Roman brk, wood	Fair			Asian, remodeled
7745 NE SANDY BLVD	1947	4,644		156	Sports Car Center	S	1	UD	stucco overcmu?	Good	Remodeled		
7305 NE FREMONT ST	1955	4,740		157	Everest Bros Auto	S	1	UD	cmu, wood	Good	Full rehab		
5730 NE SANDY BLVD	1925	1925		RL5	Blue Ocean Gold	M/R?	2	UD	stucco over masonry				
5816-5820 NE SANDY BLV	1923	1960			DC Travel	B/vacant	2	Yes	Stucco over ct, wd				
6708-6714 NE SANDY BLV	1925	1925			Pony Express Antiques	M vacant	1	Yes	Stucco over ct	Fair			old storefronts
<b>STUDY AREA 4 NORTHEAST SANDY BLVD - KERNS NEIGHBORHOOD</b>													
909 NE 30TH AVE	1938	13,536	7-030-00909	158	Immanuel Christian	B-A?	2.5	UD	Stucco, vinyl over ?	good			parapet
2975 NE SANDY BLVD	1928	9,000		159	Or-Mtn. Community	M/office	2	UD	Stucco over ?	good			parapet
2952-2958 NE GLISAN ST	1911	4,780		160	Laurelhurst Pub	B/R	2	Yes	brick, stucco rear	fair	mold in mortar joints		cornice, soft story
2965 NE SANDY BLVD	1927	3,452		161	Townhouse Pet	M	2-Jan	Yes	stucco over brick	good	2nd floor alts.		1 story front, parapet
2636 NE SANDY BLVD	1952	12,610		162	Pioneer Gas Furnace	M/office	2	Yes	stucco/cmu	fair	interior struct. alts		
601 NE 28TH AVE	1927	11,110		163	Pareda Motor Wks.	B	2	Yes	brick, cmu	fair		601,601A	2nd floor added later
97212		0	6-289-02325	164	Apt. Bldg.	R	3	UD	stucco over ?	good		2325	raised 1st floor
2734 NE GLISAN ST	1985	2,400		165	Plaid Pantry	M	1	UD	cmu	good			
3026 NE SANDY BLVD	1947	1,067	6-418-03000	166	vacant lot								
925 NE 25TH AVE	1947	6,800		167	Warehouse	S	2	UD	cmu, wood frame	fair/poor	wd frame rear addn		
2600 NE SANDY BLVD	1928	5,000		168	McKinley, Chiropr.	B	1	UD	stucco over ?	good	new TI's	2600-16	bldg looks newer
836 NE 24TH AVE	1913	1,646		169	wood frame house								
2952 NE SANDY BLVD	1947	3,504		170	Les Schwab Tires	S	1	UD	stucco over ?	good			
2627 NE SANDY BLVD		0	7-027-00831	171	Pepsi-Cola	F	1	Yes	brick, cmu, ct.	good	historic bldg.		multiple bldgs. 1950s brick offices
2323 NE PACIFIC ST, RM 2	1926	16,486	7-023-00904	172	Granada Ct. Apts.	R	1	UD	stucco over ct?	good	new remodel		12 bldgs, 6 per block
2400 NE HOLLADAY ST	1912	10,731	6-418-02400	173	Tom Black's Garage	F	1	Yes	brick	fair	orig., hist signage		parapet, chimney
3005 NE SANDY BLVD	1928	6,000		174	John Negus Wheels	F	1	Yes	ct with stucco front	good			
424 W/ NE 22ND AVE		0	7-022-00424	175	Alberting Kerr	B-A?	2.5	Yes	UD, brick veneer?	good	historic bldg.		Georgian style
2828 NE GLISAN ST	1948	4,875		176	Migration Brewing	M	1	Yes	CMU with metal front	fair			
315-317 NE 28TH AVE	1927	8,770		177	Apt. bldg.	R/R	2/B	UD	brick	good	concrete basemt level		
2414 NE PACIFIC ST		0		178	CPM office	B	1	UD	stucco over ?	fair	associated with #178		parapet covered w/metal
809 NE 25TH AVE	1965	16,500		179	Bioline	B	2	No	board formed conc.	good	new TI's		parapet
2555 NE GLISAN ST	1926	24,296		180	The Dal Rey Apts.	R/R	2/B	UD	stucco over ?	good			
2810-2812 NE DAVIS ST	1905	2,263		181	wood frame house	B/R		No					
114-128 NE 28TH AVE	1908	2,220		182	City State Restaurant	B/R	2 + 1	Yes	brick, wood frame	good	stucco house, brick storefront		soft story
116-122 NE 28TH AVE	1949	6,849		183	vacant 1st floor	B or M/R	2 + 1	Yes	brick, wood frame	good	1 story bldg attached to hse		2nd 1 story bldg on same TL

# APPENDIX – C: WINDSHIELD SURVEY

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2509 NE FLANDERS ST	1931	33,708	6-289-02509	184	The Rasmussen Apts.	R/R	2/B	Yes	brick, ct	good	Ushape		one of 2, parapet
514 NE LAWRENCE AVE	1997	800		185				No	new construction	good			
2715-2731 NE GLISAN ST	1970	5,646		186	Market/Deli	M	1	Yes	cmu	good			
230 NE 28TH AVE	1928	10,476		187	Polliwog/Gelato	M/R	3	Yes	brick, terra cotta	good	new Tl's	230-234	2 storefronts
2800 NE SANDY BLVD	1915	7,295	6-777-02800	188	Vintage Shop	M/R	2	UD	stucco over ct?	fair	needs paint		irregular shape, soft story, parapet
2500 W/ NE SANDY BLVD	1997	18,352	6-777-02400	189	Car dealership-vacant	M	1	UD	stucco over ?	good			
2512 NE GLISAN ST	1930	17,692	6-336-02512	190	The Rasmussen Apts.	R/R	2/B	Yes	brick, ct	good			one of 2, odd shape, parapet
21-25 SE 26TH AVE	1900	2,872	9-026-00021	191	wood frame hse.			No					
510 NE LAWRENCE AVE	1997	800		192				No	new construction	good			
316 NE 28TH AVE	1954	5,778	6-268-02803	193	Dentist office	B	1	UD	new construction	good	remodels	306-16	irregular shape
2508 NE EVERETT ST	2009	95,316	6-268-02508	194	davling Middle School	E/E	2/B	UD	brick, stucco, stone	good			
716 NE LAWRENCE AVE	1969	8,220		195	Greeting Card Dist.	F/B	2	Yes	cmu	good	new Tl's		
2520 E BURNSIDE ST	1929	2,685	8-125-02520	196	Dentist office	B	1	No	wd. Frame, stucco	good	total remodel		
97212		0		197	Linguist Apts.	R/R	3/B	Yes	brick	good			parapet, L-shape
700-724 NE 22ND AVE	1918	79,950	7-022-00700	198	Gym, Tea Shop, etc	M/B	2/B	Yes	brick	good	mult. Storefrts.		cornice, corner tower
506 NE LAWRENCE AVE	1997	800		199	new construction			No					
2925 NE GLISAN ST	1954	4,732		200	Bakery Bar	B	1	Yes	brick, wood, stucco	good	new Tl's		
134-144 NE 28TH AVE	1926	3,000		201	Alma Chocolate, etc.	M	2	Yes	stucco over ct	good	new Tl's		s.s., stucco panel on front
2421 NE IRVING ST	1924	22,820	6-444-02421	202	Castle Rose Apts.	R/R	2/B	UD	board formed conc.	good			
812-814 NE 28TH AVE	1949	2,731		203	Café/Interview	B/B	2	UD	stucco over?	good	stucco 1 story attached to 2 story house		soft story
535 NE 28TH AVE	1958	6,360		204	Crossfit Stumptown	M	1	UD	stucco over?	good	new Tl's		
2251 NE GLISAN ST	1946	4,000		205	ReRack/Traoist Center	B	1	UD	stucco over?	good	new Tl's		
NE 30TH AVE		0		206	Laurelhurst Studio	B	2	No	wd. Frame, stucco	good			In Laurelhurst Park
401 NE 28TH AVE	1925	3,142		207	Spirits Bar	B	1	Yes	brick	fair			soft story
2807 NE GLISAN ST	1909	9,864	7-028-00500	208	Pambiche Nest/Apts	M/R	3	Yes	stucco, cast stone	good	remodeled apts.		soft story
2519 E BURNSIDE ST	1928	3,180		209	Per Sam. Clinic	B	2	Yes	brick, ct	fair	remodeled in 1950s		
SE 28TH AVE		0		210				No	new construction				
2816-2838 E BURNSIDE ST	1910	43,956	6-125-02816	211	wd frame house			No	new construction				
2514 SE ANKENY ST	1913	6,400	8-020-02514	212				No					
111 NE 28TH AVE		0	7-028-00111	213	Coca Cola factory	F	2 + 1	UD	stucco over?	good	mult. Dates		multiple bldgs.
2724-2742 E BURNSIDE ST	1908	11,173		214	Vintage, Holmans	B/R	2 + 1	UD	stucco over?	good	1, 2 story bldgs on same Tl		soft story
2705 E BURNSIDE ST	1911	18,815	6-185-02706	215	Burnside Trolley	B	1/B	UD	brick	good	total remodel in 1980s		lower level entrance
2536-2548 SE ANKENY ST	1953	3,783		216	-ten office	B	1	Yes	cmu	good	new Tl's		
2728 SE ANKENY ST	2002	6,176	9-028-00101	217	vacant lot								
2935-2945 NE SANDY BLV	1982	4,265		218	Laurelhurst Vet	B	1	UD	Dr-vit?	good			
635 NE RANDALL AVE	1926	8,773		219	Apts.	R/R	2	Yes	brick, stucco	good			raised 1st floor
2402 NE GLISAN ST	1920	3,200		220	Nella	B	1	Yes	cmu	good	new Tl's		looks newer than 1920
630 NE 23RD AVE	1915	33,057	6-777-02311	221	Apts.	R/R	2/B	UD	stucco over?	good			raised 1st floor
2545 E BURNSIDE ST	1918	10,780		222	Apts.	R/R	3/B	Yes	brick	good			
2525 E BURNSIDE ST	1947	5,300		223	SEA Architects	B	1	UD	Dr-vit?	good			looks like wd fr



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<b>STUDY AREA 7 SOUTHEAST STARK - MONTAVILLA NEIGHBORHOOD</b>													
7817-7821 SE STARK ST	1892	3,648		252	Montavilla Wellness	B	1	UD	stucco over?	good	3 storefronts		soft story
7831-7841 SE STARK ST	1930	13,740		253	Insurance, Kung Fu	B	2	Yes	brick/stucco over?	good	mult. Alter.		2 story, 1 story same bldg?
8101 SE STARK ST	1911	4,658		254	Roscoe's Tavern	B	1	UD	brick	fair			soft story
403-405 SE 80TH AVE		0		255	vacant storefront	B or M	1	Yes	brick, concrete	good	1950s?		poured concrt side and rear
404 SE 80TH AVE	1930	1,178		256	Quatrefoil Design	B	1	UD	stucco over?	good			parapet
8037 SE STARK ST	1924	7,875		257	gift shop, textiles	M	1	UD	stucco over?	good	5 storefronts		parapet at corner
8115-8119 SE STARK ST	1952	9,206		258	Observatory Rest.	B	1	UD	stucco over?	good	2 storefronts		parapet
8005 SE STARK ST	1924	10,964		259	Vahalla Rest.	B/?	2	UD	stucco over?	good	parapet		recessed entrance, soft story
316 SE 80TH AVE	1948	1,424		260	Dentist office	B	1	Yes	brick	good			cmu office attached to hse.
8304 SE STARK ST	1894	1,754		261	house/office	B	1	no	metal quonset	good			
8000 W/ SE STARK ST	1947	2,400		262	Lewis Rents	M	1	no	cmu/wood frame	good			
8040 SE STARK ST	1941	5,000		263	A-1 Foam Rubber	M	1	UD	stucco over?	good			soft story
8048 SE STARK ST	1911	5,200		264	Milwaukee Lumber	M	1+	UD	T-111 siding over?	fair			parapet
8120 SE STARK ST	1941	6,826		265	Grenade Bldg.	F	2	no	conc/wood roof	good	2 and 1 story building		2 and 1 story-same bldg?
8138 SE STARK ST	1946	7,000		266	same as above	F	1	no	conc/wood roof	good			different bldg dates
530 W/ SE 81ST AVE	1941	2,296		267	same as 273								
527 W/ SE 82ND AVE	2008	0		268	Chevron				new construction				
610-622 SE 82ND AVE	2008	2,074		269	auto sales canopy								
8320-8330 SE STARK ST	2001	9,308		270	HR Block	B	1	Yes	cmu	good			
SE/C/80TH & SE WASHINGTON ST		0	8-936-08006	271	vacant lot								
536-544 SE 78TH AVE	1955	8,400		272	V Sheet Metal	M	1	Yes	cmu	good			brick under windows
530 SE 81ST AVE	1941	9,676		273	Milwaukee Lumber	M							
323-329 SE 80TH AVE	1949	4,600		274	Dan's Auto Upholst.	B	1	Yes	cmu/brick	good		323-327	brick front, cmu sides
403 SE 79TH AVE	1956	4,000		275	NW Elite Auto Sales	B	1	Yes	cmu	good			
408 SE 79TH AVE	1931	5,000		276	Portland Garment	F	2	Yes	cmu/ct/poured concr.	good	1story front		different materials on each elev.
510-520 SE 82ND AVE	1947	14,396		277	Chinese Village	M	1	UD	cmu	good	historic sign		Chinese rest., groc, services
7724-7732 SE STARK ST	1923	5,193	8-849-07732	278	Portland Auto Upholst.	F	1	UD	stucco over?	good	2 bldgs attached		parapet
8000 SE STARK ST	1937	9,992		279	Lewis Rents	M	1+	UD	stucco over?	good			fall corner tower
8028 SE STARK ST	1941	5,000		280	Tub n Tan	B	1	UD	stucco over?	good			
<b>STUDY AREA 8 ST. JOHNS NEIGHBORHOOD</b>													
7425-7447 N NEW YORK ST	1910	3,238	4-653-07447	281	houses			No	wood frame	good			
8727 N LOMBARD ST	1922	3,896		282	Maries tavern	B	1	Yes	brick	fair	hist brk, altered storefront		good rehab potential
8800 N LOMBARD ST	1948	3,729		283	Wishing Well café	B	1		cmu	fair			
8438 N LOMBARD ST	1929	5,000		284	Girasole Café	B	1	UD	brk, new front portion	fair		7318, 7322, 7326 storefronts on side	
8620 N LOMBARD ST	1933	1,750		285	Thai Cottage	B	1	Yes	ct brick	fair			
8400 N KELLOGG ST	1949	7,500		286	no name	B studio, ware	1	UD	cmu, stucco	fair			
8608 W/ N LOMBARD ST		0		287			1	No	precast concrete panels	fair-good			
8040 N LOMBARD ST	1946	2,500		288	Albina Community Bank	B	1	UD	rebuild	good			
8711-8717 N LOMBARD ST	1990	8,844	4-534-08717	289	Crouchly Plumbing	B/B	2	Yes	brick, stucco	fair-poor	altered, rehab poss.		hist materials; newer rear addition; 872
8014 N LOMBARD ST	1953	1,584		290	Hawkers Locker	M-vacant	1	UD	stucco/brk?	fair	storefront altered		
8250 W/ N LOMBARD ST		0		291	St John's Main Street	B, M	1	UD	stucco/brk?	fair			
8002 N LOMBARD ST	1947	2,036		292	Leisure Public House	B	1	No	stucco-revised-wd fram	good			
7439 N CHARLESTON AVE	1944	65,865	4-153-07439	293	James Johns School	E/E	2/B	UD	brick, conc	good			
8738 N LOMBARD ST	1914	1,250		294	Champs Beauty	B	1	Yes	brick, ct	fair			
8703-8709 N LOMBARD ST	1955	3,820		295	It's a Dogs Life	B	1	Yes	stucco/brk	good			double storefront
8732-8734 N LOMBARD ST	1914	2,300		296	Bluebird Tavern	B	1	Yes	cmu, brk	fair			
7538 N LOMBARD ST	1945	2,668		297	St Johns Flowers	M	1	Yes	stucco/ct brk	fair			alum window
7522 N LOMBARD ST	2009	20,610		298	West Coast Fitness	B, M/B	1,2	UD	cmu on west	good			new or major rehab
7340 N PHILADELPHIA AV	1955	6,962		299	US Bank	B	1	UD	well built, brk veneer	good			contemporary
7214 N PHILADELPHIA AV	1910	5,280	4-699-07214	300	PDX Police Traffic Div	B	2/B	UD	brk, conc, well bit	good	rehab		raised and lowered entries

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8240 N LOMBARD ST	1910	0		301	Shooters Service Ctr	M, S?	1	UD		fair			joint Bldg w/#302
8242 N LOMBARD ST	1910	2,314		302	Shooters Service Ctr	M, S?	1	UD		fair			
8417 N LOMBARD ST	1925	2,500		303	Blue Moon tavern	B	1	Yes		fair			
8407-8409 N LOMBARD S	1920	7,164		304	Plews Brews-vacant	B	1	Yes	brk, ct	good	full rehab occurring		rehab in process
7434 N CHARLESTON AVE	1940	2,640		305	Messiah Lutheran Church	B	1 +	UD	stucco/conc, mas	fair			Deco style
8622 N LOMBARD ST	1925	2,300		306	St Johns Bookseller	M	1	Yes	stucco/ct	fair-good			
8203 N IVANHOE ST	1905	4,024	4-445-08203	307	St Johns Pub	B	1	UD	McMennamins rehab	good			
8005 N LOMBARD ST	1949	3,202		308	Novadeses prado	M	1	UD	stucco/cmu	fair-poor	storefront revised-shows distress		
8426 N LOMBARD ST	1930	5,000		309	no name	vacant	1	UD	stucco/brk, ct	fair	newer alum storefront		
8416 N LOMBARD ST	1924	3,000		310	St Johns Vintage	M	1	UD	stucco/brk, ct	fair			
8408-8410 N LOMBARD S	1922	800		311	Geare Music	M	1	Yes	stucco/brk, ct	fair	wd storefront		lower roof than adjacent
8402 N LOMBARD ST	1922	3,500		312	Sabi & Friends antiques	M	1	Yes	stucco/brk, ct	fair-good			
7304-7318 N LEAVITT AVE	1924	5,000		313	3 storefronts	B, M	1	Yes	brk, ct	fair	various TI		
8630 N LOMBARD ST	1933	4,600		314	Par a deria market	M	1	Yes	brk, cmu	fair-good			
7525 N LOMBARD ST		0		315	no name	vacant	1		demolished- parking lot				
7617 W/ N LOMBARD ST		0		316	See #317								
7615-7617 N LOMBARD S	1948	3,600		317	First Samoan Church	B	1	Yes	stucco/ct, brk veneer	fair-poor			islander
8420 N IVANHOE ST	1984	10,420	4-445-08720	318	US Post Office	B	2	UD	new brk, mixed	good			
8531-8535 N LOMBARD S	1907	8,600		319	Starbucks, Teriyaki	M/R	2	UD	brk, mas	fair-good	TI, minor rehab		Deco moulding
8425 N LOMBARD ST	1941	19,920		320	Childrens Relier Nursery	I?	1	No	new in 2001	good			
8523-8527 N LOMBARD S	1923	8,808		321	Visia clinic, James John ca.B, M/B	M/B	2	Yes	brk, ct	fair-good	TI		
8517 N LOMBARD ST	1927	1,741		322	Fencing Sport Club	B	1	Yes	brk, ct	fair-good			
8501-8511 N LOMBARD S	1923	7,478		323	Patties Home Plate cafe	B	1	Yes	stucco-siding/brk, ct	fair-good	minor storefront alter		potential rehab
8302 N LOMBARD ST	1940	663	4-534-08302	324	Signal Piza	M/R	1	UD	metal-glass-conc?	good	hist rehab		
8326-8328 N LOMBARD S	1907	2,000	4-534-08326	325	The Bone	M/R	2	Yes	stucco/brk, ct	fair	hist materials; cornice		
7911 N LOMBARD ST	1950	5,064		326	My Car Care	S, auto	1	UD	cmu newer looking	fair-poor	prior alteration		
8401 N IVANHOE ST	1924	11,380	4-445-08401	327	Ivanhoe Lofts	R/R	2	No	brk, seismic rehab	good	full rehab		
8720 N IVANHOE ST	1933	3,672		328	Bahai Center	B/B, religious,	1/8	UD	brk, conc, cs	good	Well maintained, int rehab		classic former US Post Office
7425 N LEAVITT AVE	1947	5,000		329	Leavitt Station	B	1	UD	ct, mas	good	TI, new storefront		
7301 N ALTA AVE	1951	1,780		330	Projection Realty?	B	1	No	precast concrete	good			
8638 N LOMBARD ST	1925	4,600	4-534-08638	331	Proper Eats	B/R?	2	UD	stucco over brk?	good	storefront alterations		soft stry, recessed corner entry
7528 N CHARLESTON AVE	1957	12,002	4-153-07528	332	Pioneer Methodist Church	B/B	2.5	UD	stucco/mixed mas, conc	good	well maintained		tall brk chimney
8010 N CHARLESTON AVE	1937	5,726	4-153-08010	333	no name		2	No	wood frame				former school?
8728 N LOMBARD ST	1911	4,500		334	NW Portland Rose	B	1	Yes	brk, cmu-ct?	fair			
8714-8716 N LOMBARD S	1910	2,250		335	Anna Banana cafe	B	1	Yes	brk, cmu-ct?	fair			
8629-8635 N LOMBARD S	1907	2,965		336	Slimms Restaurant	B	1	UD	stucco/brk, ct?	fair	minor alterations		tall parapet
8641 N LOMBARD ST	1912	3,888	4-538-08637	337	Tulien Center	A, B/B	2	UD	mas, ct or conc side and fair	good-fair	single store w/ wd transom		tall store, hist material, pediment
8704-8712 N LOMBARD S	1925	7,050	4-534-08704	338	St Johns Cinema	B, B/B	2	UD	stucco over brk, conc?	good-fair	rehab, new windows		street focal point; large corner entry re
7305 N ALTA AVE	1957	1,578		339	Walsh Chiro, Sality Teacup	B	1.5	UD	cmu lower	good-fair			
7315 N ALTA AVE	1954	336		340	Walsh Chiro, Sality Teacup	B	1.5	UD	cmu lower	good-fair			
7232-7238 N BURLINGTON	1907	4,960		341	Sentry Building	M/R	2	Yes	stucco/brk	fair-good	minor alterations	2nd flr 8533	Services building
8959 N LOMBARD ST	1931	2,988		342	Crystal Cathedral	M	1	UD	stucco over brk?	fair	older TI, new windows		
8933-8933 N LOMBARD S	1906	16,000	4-534-08947	343	4 storefronts	M/R apis	2	Yes	brk, intact cornice	good-fair	minor storefront alte	8941	good historic materials
8915 W/ N LOMBARD ST		0		344	omit this one								8907, 8915 is double store
8926-8928 N LOMBARD S	1907	9,942	4-534-08928	345	no name	B, M/R	2	Yes	brick front, stucco/brk	good	storefront rehab		good historic, soft story
8911 N LEONARD ST	1953	2,736		346	The Hub	B/B	2	Yes	stucco/cmu	fair	altered		daylight basement
8803 N LOMBARD ST	1906	9,262		347	no name vacant	M, B/R	2	Yes	stucco/brk, newer wd s	fair-good	abandoned project, seismic rehab		eye-score
8927 N LOMBARD ST	1946	1,200		348	Cell phone store-vacant	M	1	Yes	stucco-metal over brk?	fair	old TI, new windows		
8915 N LOMBARD ST	1914	2,125	4-534-08915	349	St Johns Liquor	M	1	Yes	brick	fair	dbl storefront w/ #352		
7437 N ST LOUIS AVE	1922	5,848		350	St Johns apartments	R/R	2	Yes	stucco/brk	fair-good	few alterations		
8907 W/ N LOMBARD ST		0		351	omit this one								
8907 N LOMBARD ST	1912	1,000	4-534-08907	352	Bridgetown Dentistry	B	1	Yes	brk/ct?	fair			











Site Address (Assessor)	Year Built	Building SF	Hist Res Inventory ID	Map-ID unique	Building Name or Business Name	Occupancy, Use Lower/Upper	Bldg # Stories	Bldg URM Yes/No or ?	Primary Construction Materials	Condition Overall	Condition Description & Alterations	Corrected Address	Remarks, Cultural, Seismic
7400 W/ N ST LOUIS AVE		0		353	new health bldg	B, I?			former bldg demolished	fair	with #349		
7207 N CHICAGO AVE	1890	1,844	4-155-07207	354	house	R	1	No	wood frame	good			
7301 N LOMBARO ST	1958	3,888		355	Tire Factory	M	1	UD	stucco/cmu	good			
7413 N LOMBARO ST	1954	546		356	Zumbido	M, retail	1	UD	brk, conc, well blt	good	TI, cmu window sills		upgraded/block, unique
7510 N CHARLESTON AVE	1917	4,922	4-153-07510	357	St Johns Library	B/B	1/8	UD	stucco/brk, ct	good	full rehab		RE
8621 N LOMBARO ST	1898	3,576	4-534-08321	358	Retail on Burlington	M/R	2	UD	stucco/brk, ct	fair			
7212 N BURLINGTON AV					Sibling Studio	B	1	Yes	stucco/brk, ct	fair	minor revisions		historic industrial
7220 N BURLINGTON AVE	1917	6,808			no name-auto repair	B	1	Yes	stucco/brk, ct	fair	minor revisions		historic indus, false front
8316 N LOMBARO ST	1945	920			Penninsula Station	M	1	UD	stucco/brk, cmu	fair	small commercial		fall story and parapet
8322 N LOMBARO ST	1911	1,464			Tulip Pastry Shop	M	1	UD	stucco/brk, ct	fair	TI, minor rehab		
8332-8338 N LOMBARO ST	1924	2,951			Viryl Resting, John St Caf/B,M	B, M	1	UD	stucco/brk, ct	good-fair	TI, minor rehab		
8711-8717 N LOMBARO ST		8,844	4-534-08717		Waynes Barber shop	B, M?	1	UD	brk, ct	fair	stovefront altered		small 1 sty between 8717,8709
<b>STUDY AREA 10 NORTHEAST ALBERTA STREET KING &amp; CONCORDIA NEIGHBORHOODS</b>													
2022-2026 NE ALBERTA S	1925	2,000		429	The Know Bar	B, tavern	1	Yes	stucco/brk-ct?	fair-poor			potential rehab
2032-2038 NE ALBERTA S	1909	2,500		430	Flywheel [skate shop]	M, retail	1	Yes	stucco/brk? Wd-sliding	fair	new TI, tall story		
2403-2407 NE ALBERTA S	1909	6,824	6-010-02403	431		B/R	2	No	wood frame-sliding	fair	some TI, historic		
2924 NE ALBERTA ST	1926	6,080		432	Bella Foccia	B, café	1	Yes	brk	fair		2926-40	intact hist elements
5012 NE 28TH AVE	1914	693		433	house	B, café	1	No	wood	fair			
2817 NE ALBERTA ST	1912	848		434	La Sirenha	B, café	1	UD	covered-brk?	fair			
2112 NE ALBERTA ST	1908	2,268	6-009-02112	435	no name	vacant/R	2	UD	wood frame?	poor			
2236 NE ALBERTA ST	2005	13,456		436	Hana	M, retail/R cor	4	No	new mixed use infill				
3000-3018 NE ALBERTA S	1926	12,000	6-010-03000	437	Alberta Rose Theater	A, theater, M/	2	UD	conc frame, mas infill	good-fair	largely intact	3000-14	tile roof @ permitter
2805 NE ALBERTA ST	1950	2,088		438	Tonia Donuts	B, café	1	UD	cmu	fair	low height		
2035 NE ALBERTA ST	1953	5,634		439	Salt & Straw	M, retail	1	UD	stucco/cmu?	good	new rehab		
1737 NE ALBERTA ST	1910	21,707	6-009-01737	440	Urquga Bank	B	2	UD	stucco, conc, mas	good	new full rehab		
2000 NE ALBERTA ST	1913	5,700		441	Don Pancho Mercado	M, market	1	Yes	brk	fair-poor	large openings		latino
2012-2016 NE ALBERTA S	1913	4,300		442	no name	B, repair	1	No	brk	fair-poor	large openings		built w/#441
4935 NE 21ST AVE	1981	3,120		443	no name	M, S? web sale	1	No	new conc, tall, back of l	good			
2712-2714 NE ALBERTA S	1925	2,250	6-010-02712	444	Blue Olive Café	B, café	1	Yes	brk, w/cmu at rear	good		asphalt shingle siding	
2726 NE ALBERTA ST	1909	3,280	6-010-02724	445	art gallery	M, R	2	No	wood	fair-poor	rehab	2724-26	
2203-2217 NE ALBERTA S	1924	3,744		446	Ciao Vita	B, restaurant	1	Yes	brk	good	full rehab	sidewalk	retail at east storefrt
2703 NE ALBERTA ST	1910	1,600	6-010-02701	447	The Station	B, restaurant	1	UD	stucco over	good	new rehab		historic rehab
2303 NE ALBERTA ST	1927	777	6-010-02303	448	del Inito restaurant	B, restaurant	1	No	cmu	good			
2734-2738 NE ALBERTA S	1917	2,398	6-010-02734	449	Al Forno Pizza	B/unoccupied	2	Yes	brk, wd storefront	fair	soft story		hist storefront, cornice
3003 NE ALBERTA ST	1925	7,280		450	Appliance & Refrig Hospital	B, repair shop	1	UD	conc E, N, new cmu infill	good	rehab		l' in plan
1801-1807 NE ALBERTA S	1914	4,700		451	no name	B, tavern/R ap	2	Yes	brk	poor	deferred maintenance		historic material
5003 NE 30TH AVE	1910	4,710	7-030-05003	452	Hilh Grocery	B, galleries	1	UD	stucco/wd frame	fair-good	1 story front addition onto house		contemp rehab
2640 NE ALBERTA ST	1920	9,000	6-010-02640	453	Videorama	M, B	1	UD	stucco/wd frame	good	TI and rehab		contemp rehab
4941 NE 17TH AVE	1926	5,738		454	Umjoja Center	B/B	2	Yes	brk/w/ cast stone orn	good	minor TI, rehab	2405	soft story, inset corner entry
NE COR/ 25TH & NE ALBERTA ST		0	6-010-02507	455	no name		2	No	wood frame	fair-poor			hist wood
1631-1639 NE ALBERTA S	1906	4,336		456	Collage	M, retail/R apt	2	No	wood frame	fair	TI		
1627 NE ALBERTA ST	1909	3,500		457	Alberta Studio	M, retail	1	No	wood, plus mezzanine	fair-good	TI, inty/enor mall		
2909-2913 NE ALBERTA S	1925	2,496		458	Café Vita, Urban Pilates	B, café	1	Yes	brick	fair		2909, 2915	hist storefront
2901 NE ALBERTA ST	1925	2,288		459	Cork	B	1	No	Wood with brick bulkhead	fair			hist storefront
1500 NE ALBERTA ST	1911	6,588		RLS	Alberta Coop Grocery	M/R apt	2	Yes	mixed const, stucco	good	TI, side walls concealed		intact hist corner entry
1700? NE ALBERTA ST	1908	10,580			Maggie Gibson Plaza, Con M/R?	M/R?	2	UD	stucco/wood, conc?	fair			hist materials
1800-1808 NE ALBERTA S	1910	2,500			Store	M	1	UD	Wood, other?	fair	wood siding, transoms		west end of historic block
1812 NE ALBERTA ST	1910	1,950			Store, same as below	M	1	UD		fair-good			large open bay
1816 NE ALBERTA ST	1912	1,950			Grasshopper	M	1	UD	stucco, brk, transoms	fair-good			large open bay
1824 NE ALBERTA ST	1922	2,350			petite Provence Café	B,M	1	UD	likely brk, ct front, conc	fair	largely intact block		all large openings, soft story
1834 NE ALBERTA AV	1926	2,500		RLS	Trade Up Music	M	1	UD	stucco over brick?	good	cornice at frt, wd storefrt		soft tall story, lower roof at west

# APPENDIX – C: WINDSHIELD SURVEY

Site Address (Assessor)	Year Built	Building SF	Hist Res Inventory ID	Map-Id unique	Building Name or Business Name	Occupancy, Use Lower/Upper	Bldg # Stories	Bldg URM Yes/No	Primary Construction Materials	Condition Overall	Condition Description & Alterations	Corrected Address	Remarks, Cultural, Seismic
2127 NE ALBERTA ST	1913	6,000			Aldin Refinishing	B, services	1	Yes	brick, conc side walls	fair	some hist material		soft story
2204 NE ALBERTA ST	1956	3,550			Pine State Biscuits	B, F	1	UD	new brick	good	full rehab		Mash Tun brewery attached on south
2631 NE ALBERTA ST	1917	4,000			Thai Neon, Studio 6	B, café gallery	1	Yes	ct, brk? Stucco	fair	TI		
2839 NE ALBERTA ST	1941	1,874			La Bonito	B, café	1	Yes	stucco/brk?, wd storefront	fair	intact storefront		inset entries
4927 NE 30th Ave	1926	6,080			Zen Space	B, services	1	Yes	brick	fair	intact historic		attached front wall to #432
<b>STUDY AREA 11 SELLMOOD NEIGHBORHOOD</b>													
8512 SE 17TH AVE	1925	3,800			no name		2	No	wood frame	demo			
8500 SE 17TH AVE		0			demolished								
7044-7048 SE MILWAUKIE	1924	2,628			Silver Lining	M, B rear	1	UD	wd/brk? Rear wood?	good-fair	covered in wd		hist wd storefront
1623 SE BYBEE BLVD	1910	5,016			Oaks Bottom Public House	B, pub	1	UD	stucco/masonry	good-fair	minor storefront rev		extends into wd house at rear
7119 SE MILWAUKIE AVE	1994	24,936			Boys and Girls Club	B, A	1	No	new cmu	good			
7126 SE MILWAUKIE AVE	1929	9,000			Montessori School	M/E	2	UD	conc sides, brk or veneer	good	cs, tc, hist intact		RE, recessed main entry
6674-6712 SE MILWAUKIE	1926	10,800			Moreland Theater + 3 sto	M, B, A?	1	Yes	brk, stucco/brk, ct	good	various TI		good row
7033 SE MILWAUKIE AVE	1921	10,000			Stars (Annex)	M	1	UD	stucco/brk, conc?	good	facade rehab		fall parapet, recessed entries
6701-6707 SE MILWAUKIE	1921	12,115			Starbucks, Star Too	M	1	UD	stucco/brk?	good-fair	TI, glasscrete		also shops on Bybee Pizzacotto
7033 W/ SE MILWAUKIE AVE	1942	3,500			Westmoreland Cleaners	B, storage at r	1	Yes	brk, wd storefront	good			
7032 W/ SE MILWAUKIE AVE		0			Part of #467								See #467
7027 SE MILWAUKIE AVE	1932	8,648			Stars Antique Mall	M	1	UD	stucco/cmu, conc	good	TI, remodeled		
7042 SE MILWAUKIE AVE	1947	224			Part of #467								See #467
6903-6909 SE MILWAUKIE	1924	4,358			Marsee Baking, Nectar	M	1	Yes	brk, ct, conc?	good-fair	storefront TI		large openings, stepped floor and roof
8018 W/ SE 17TH AVE	1951	2,890			Master Mechanics	S	1	No	wood frame	good	various alterations		sanctuary, ed wing with link
1422 SE TACOMA ST	1907	4,156			Buddhist Church-for sale	B	1,2	UD	stucco, brk, wd	good			
8050 SE 13TH AVE	1923	5,000			Comm of Asideo (1874 H)	B/B	2	Yes	brk, ct, wd	good	various alterations		
1666 SE LAMBERT ST	1948	13,708			Father's House Internatio	B	1	UD	brk/ conc, cmu?	good			RE, sanctuary, ed wing with link
7304 SE MILWAUKIE AVE	1952	2,975			no name	B	1	UD	cmu tall false frt	good	side pitch roof		
1659-1665 SE REX ST	1948	3,999			no name	R	1	UD	stucco/cmu?	good	steel sash		also 7534, 7535 Mediterranean motif
8036 SE 17TH AVE	1956	4,825			Master Mechanics	S	1	Yes	brk, wd windows	good	ornament, intact		hist materials
1522 SE TACOMA ST	1898	2,778			no name, former church		No	No	wood frame	good			
1672 SE TACOMA ST	1960	3,406			Goodwill	M, B	1	UD	newer cmu, store on so	good			
8072 SE 11TH AVE	1957	11,866			Sellwood Baptist Church	B, A	1/B	UD	brk/conc, cmu	good	hist detail		soft story, parapet
8065 SE 13TH AVE	1924	5,000			Cat Hospital of Pld	B	1	UD	brk/cmu, conc? Stucco	good	TI, remodeled		some hist mat
8051-8057 SE 13TH AVE	1910	9,000			Griessen Building, Linde	B/R?	2	Yes	rockface cmu, newer cn	good	sm cornice		now Girnos, local landmark
8063-8065 SE 13TH AVE	1934	1,872			vacant	B, M	1	UD	mixed, cmu+conc	good	small, some TI		
8075 SE 13TH AVE	1912	10,036			OnPoint	B/B	2	Yes	brk, other? Cornice	good	window alterations		prominent corner bldg
1214 SE TACOMA ST	1966	14,160			New Seasons	M	1	UD	cmu, conc, mezzanine	good			open bays
8324-8334 SE 17TH AVE	1929	7,560			Sellwood Dog Supply	M	1	Yes	brk, alum windows	good-fair	newer TI		
1327 SE HARNEY ST	2005	1,220			townhouses	R			large new infill				demolished
1339 SE HARNEY ST	2005	2,276			townhouses	R			large new infill				demolished
1343 SE HARNEY ST	2005	2,276			townhouses	R			large new infill				demolished
1349 SE HARNEY ST	2005	2,276			townhouses	R			large new infill				demolished
8311-8317 SE 13TH AVE	1907	2,880			See #506				large new infill				old 1st Bank of Sellwood
1402 SE UMATILLA ST	2004	2,276			townhouses	R			large new infill				demolished
8210 SE 13TH AVE	1920	1,800			Fire Station	B	1	Yes	brk, wdt, seismic rehab?	good	recent rehab?		neighborhood landmark
8011-8017 SE 13TH AVE	1926	2,952			Real Good Feet	M	1	UD	conc sides, brk front,	good	intact, tc ornament		
1324 SE SPOKANE ST	1907	1,972			See #476	B/B	2		part of #476				
8070 SE 13TH AVE	1951	3,648			See #476, theater		1	UD	wood, metal/masonry	good-fair			
8018 SE 17TH AVE	1951	2,738			See #480	B	1	No	wood frame				
8332 SE 13TH AVE	1902	3,731			K & K Color Lab	S,H?	1	UD	brk, cmu addition	good	altered storefronts		8302, on no 8332 is wood house to south
1331 SE HARNEY ST	2005	1,220			townhouses	R			large new infill				demolished
1335 SE HARNEY ST	2005	2,276			townhouses	R			large new infill				demolished
8071 SE 13TH AVE	1952	1,250			Reflections	M	1	UD	Roman brk frt, small	good			lower roof between taller bldgs










Site Address (Assessor)	Year Built	Building SF	Hist Res Inventory ID	Map-id unique	Building Name or Business Name	Occupancy, Use Lower/Upper	Bldg #	Bldg URM Yes/No or ?	Primary Construction Materials	Condition Overall	Condition Description & Alterations	Corrected Address	Remarks, Cultural, Seismic
8027-8035 SE 13TH AVE	1927	5,713		505	Sellwood Collective, Lakeg	B, M	1	UD	conc side wall, brk, ct, s	good			tall false front-unique design
8301-8309 SE 13TH AVE	1907	4,272	9-013-08301	506	Bike Commuter, See #494	M/R	2	Yes	brk, cornice	good	rehab, details and ornament		hist landmark, same bldg as #494
8325-8337 SE 17TH AVE	1923	7,736		507	vacant	B/B	2	Mix	wood frame house	good-fair	load bearing cmu lower front wall		new renovation
8230-8238 SE 13TH AVE	1906	5,500	9-013-08230	508	Black Cat Tavern	B/R	2	Mix	wood frame house	fair	load bearing cmu lower front wall		
1325 SE UMATILLA ST	1910	4,317	8-906-01325	509	house			No	wood frame house				
8433-8435 SE 17TH AVE	1955	8,758		510	JB Motor	M/B	2	UD	newer cmu	good			
1134 SE TENINO ST	1907	1,303	8-882-01134	511	house	R	1.5	No	wood frame house				
8234 SE 17TH AVE	1947	3,000		512	Oaks Bottom	B	1	UD	brk	good	aluminum windows		cut away diagonal entry
8003-8005 SE 17TH AVE	1921	5,940		513	Bridgetown Auto	S	1	Yes	brk	fair			large open bays
6717 SE MILLWAUKIE AVE	1929	7,400		514	antique-vacant	M	1	Yes	brk, rear ct? wd	good	hist materials		taller than bldg at north
8128-8132 SE 13TH AVE	1911	12,168	9-013-08128	515	Sellwood Public House	M	2	UD	wood frame house	fair	brk at lower front wall, veneer?		
6805-6809 SE MILLWAUKIE	1926	7,708		516	Clogs n More	M/B	2	Yes	brk,	good	rehab storefront		
8203-8209 SE 13TH AVE	1911	4,792	9-013-08203	517	American at Heart	M/M	2	Yes	brk,	fair	rehab storefront		
1326 SE TENINO ST	1885	1,967	8-882-01326	518	house			No	wood frame house				
6716-6910 SE MILLWAUKIE	1926	10,800	8-617-06680	RLS	Zoom Care, others	B, M	1	Yes	brk, wd, tc, ornament	good	intact wd storefront, historic		sloped site, stepped entries, taller story
6022-34 SE MILLWAUKIE A	1929	3,270			Iron Horse Restaurant	B	1	Yes	cmu, ct, brk?	good	intact hist		neighborhood
6505 SE MILLWAUKIE AV	1947	5,180			Ace Hardware	M	1	UD	stucco/brk?, conc at rear	good	minor TI		
6664-6668 SE MILLWAUKIE	1925	4,850			Fat Alberts and 6 others	B, M	1	Yes	brk, clay tile mansard	good	aluminum windows		good hist grouping
6716 SE MILLWAUKIE AV	1929	12,162			Health Care On Demand, B	B, M	1	Yes	brk, wd storefront, tc	good	intact hist		soft story
7215-35 SE MILLWAUKIE A	1951	8,168			Westmoreland Vet, other	B, M	1	Yes	cmu older	good			
7631-33 SEMILLWAUKIE A	1926	2,376			Natural Pet Solutions	M	1	UD					
<b>Abbreviations</b>													
Brick					brk								
Building					bldg								
Cast Stone					cs								
Clay Tile					ct								
Concrete					conc								
Concrete Masonry Unit					cmu								
Lowered Entry					LE								
Raised Entry					RE								
Story					sty								
Tenant Improvements					TI								
Terra Cotta					tc								
Undetermined					UD								
Wood					wd								

Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS/ILS Dates	Listed Date	
124-128 NE 28th Ave <i>City State Restaurant</i>	2	EC	c:1908	Stucco Standard Brick	Foursquare (Type) Commercial (Type)	Multiple Dwelling Foursquare (Box)	5/20/2013		
<i>Comments: Lower level has been altered to storefront. This is an early alteration- 1920s.</i>									
315 NE 28th Ave <i>Weller Apartments</i>	3	EC	c:1927	Standard Brick	Commercial (Type)	Multiple Dwelling 2-Part Block	5/20/2013		
2724-2742 E Burnside St <i>Homans and Vintage Shop</i>	2.5	EC	c:1908	Stucco: Other/Undefined	Foursquare (Type)	Multiple Dwelling Other Apt./Hotel Plan	5/20/2013		
<i>Comments: 1 story tavern attached to 2.5 story retail/residential building.</i>									
2509 NE Flanders St The Rasmussen	3	ES	c:1931	Standard Brick Hollow Clay Tile	Late 19th/20th Period Revivals:	Multiple Dwelling Double-Loaded Corridor Apt.	5/20/2013		
5820 SE Foster Rd <i>Salon Mojo</i>	1	EC	c:1914	Standard Brick	Commercial (Type)	COMMERCIAL: General 1-Part Block	5/20/2013		
<i>Comments: This building has had recent tenant improvements.</i>									
2555 NE Glisan St The Del Rey Apartments	2	ES	c:1926	Stucco: Other/Undefined	Mediterranean Revival	Multiple Dwelling Double-Loaded Corridor Apt.	5/20/2013		
2400 NE Holladay St <i>Tom Black's Garage</i>	2	ES	c:1912	Standard Brick	Commercial (Type)	Warehouse Commercial/Industrial Block	5/20/2013		
2627 NE Sandy Blvd Pepsi-Cola Bottling Plant	2	ES	c:1950	Standard Brick Metal: Other/Undefined	Modern Commercial (Type)	INDUSTRIAL: General Other Commercial/Public	5/20/2013		
2795 NE Sandy Blvd <i>Oregon Mountain Community</i>	2	ES	c:1928	Stucco: Other/Undefined	Mediterranean Revival	COMMERCIAL: General 2-Part Block	5/20/2013		
7831-7841 SE Stark St <i>Kung Fu Insurance</i>	2	EC	c:1892	Stucco Standard Brick	Commercial (Type)	COMMERCIAL: General 2-Part Block	5/20/2013		
<i>Comments: Major internal alterations.</i>									

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Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
8051-8057 SE 13th Ave Griessen Building <i>Linde Block; Leipzig Tavern</i>	2	ES	1910	Concrete Block Wood:Other/Undefined	Commercial (Type)	Department Store 2-Part Block	5/22/2013		
8301-8309 SE 13th Ave Bank Of Sellwood <i>First Bank of Sellwood; Bike Computer</i>	2	ES	1907	Brick:Other/Undefined Wood:Other/Undefined	Commercial (Type)	Financial Institute 2-Part Block	5/22/2013		
8036 SE 17th Ave Master Mechanics	1	EC	1956	Standard Brick Wood:Other/Undefined	Commercial (Type)	COMMERCIAL: General 1-Part Block	5/22/2013		
700-724 NE 22nd Ave Davidson Bakery Co <i>Gym, Tea Shop, etc.</i>	2	EC	c.1918 1929	Brick:Other/Undefined Cast Stone	Commercial (Type)	Specialty Store Commercial/Industrial Block	5/20/2013		
316 SE 80th Ave <i>Dentist Office</i>	1	EC	c.1948	Standard Brick	Contemporary	HEALTH CARE: General 1-Part Block	5/20/2013		
5903 SE 87th Ave St. Peters Catholic Church <i>[Church]</i>	2	EC	c.1957	Roman Brick Wood:Other/Undefined	Northwest Regional	Religious Facility Contemporary	5/20/2013		
6011 SE 92nd Rd <i>Tidee Diaper Service</i>	1	EC	c.1928	Stucco: Other/Undefined	Commercial (Type)	COMMERCIAL: General 1-Part Block	5/20/2013		
1500 NE Alberta St <i>Alberta Coop Grocery</i>	2	EC	c.1911	Brick:Other/Undefined Wood:Other/Undefined	Commercial (Type) Classical Revival: other	COMMERCIAL: General 2-Part Block	5/21/2013		
1834 NE Alberta St <i>Trade Up Music</i>	1	EC	c.1926	Stucco Brick:Other/Undefined	Commercial (Type)	COMMERCIAL: General 1-Part Block	5/21/2013		

Comments: *This building has had recent tenant improvements.*

Comments: *Rock faced concrete block structure, sheet metal? Cornice at front, cast stone lintels and sills at openings; wood double hung windows, commercial entries and transoms; historic materials intact; good condition, local landmark.*

Comments: *Corner block building with decorative street facades; blond venner brick with classic detailing; quoining, belt moldings, cornice, wood storefronts and windows; solid red common brick structural walls; good condition; important architectural example.*

Comments: *Painted solid brick structure, timber trusses, flat arched windows, and large rectangular service entry openings; brick details; steel and wood windows; attached non contributing wood shed.*



Comments: *Second story addition on rear is concrete block. Recent tenant improvements.*

Comments: *Northwest Regional*

Comments: *Double, deep storefronts; wood storefront assemblies with transoms; recessed corner entry; brick face and structure, possible mix of masonry; good condition.*

Comments: *Corner building of a full block row of mixed commercial; tall story with wood storefront, false front parapet with minor cornice; stucco over mix of masonry; good condition.*













Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classif/Styles	Orig. Use/ Plan (Type)	RLS / IIS Dates	Listed Date	
2203-2217 NE Alberta St <i>Ciao Via Restaurant</i>	1	EC	c.1924	Standard Brick	Commercial (Type)	1-Part Block COMMERCIAL: General	5/21/2013		
<i>Comments: Multiple storefronts with various tenant improvement alterations; half brick structure; good condition.</i>									
2734-2738 NE Alberta St Cowley's Stores	2	EC	1917 1943	Brick:Other/Undefined Metal Sheet	Commercial (Type)	2-Part Block Department Store	5/21/2013		
<i>Comments: Two ground level wood storefronts with deeply recessed entries that form cut away display bays; brick exterior and structure; sheet metal wave shaped cornice; fair condition.</i>									
2926-2940 NE Alberta St	1	EC	c.1926	Standard Brick Wood:Other/Undefined	Commercial (Type)	Single Dwelling 1-Part Block	5/21/2013		
<i>Comments: Detailed brick work and thematic design with minimal cornice; wood storefronts to multiple businesses; largely intact; fair to good condition.</i>									
3000 NE Alberta St Alberta Rose Theater	2	EC	1926 1929	Stucco Poured Concrete	Commercial (Type)	2-Part Block Department Store	5/21/2013		
<i>Comments: Neighborhood theater at interior of commercial block; independent storefronts at grade and walk up business space; stucco over concrete and possible mix of masonry infill materials; wood windows and storefronts; some Mediterranean motifs; good-fair condition.</i>									
6350-6360 SE Foster Rd	2	ES	c.1924	Brick:Other/Undefined Hollow Clay Tile	Other / Undefined	COMMERCIAL: General 2-Part Block	5/20/2013		
<i>Comments: 1930s storefronts.</i>									
6504-6510 SE Foster Rd	2	EC	c.1920 c.1980	Brick:Other/Undefined Wood:Other/Undefined	Commercial (Type)	COMMERCIAL: General 2-Part Block	5/20/2013		
<i>Comments: This building has undergone recent tenant improvements.</i>									
6615 SE Foster Rd Phoenix Building	2	ES	c.1912	Standard Brick	Commercial (Type)	COMMERCIAL: General 2-Part Block	5/20/2013		
<i>Comments: This building has been determined UNSAFE by the fire department. Significant curved brick and glass corner entrance.</i>									
8720 N Ivanhoe St United States Post Office	1	ES NRI	1931 1933	Brick:Other/Undefined Terra Cotta: Other/Undefined	Georgian	Post Office	3/4/1985		
<i>Comments: Well designed and constructed building; brick, cast stone and concrete exterior materials; massive Palladian styled windows, retains historical integrity; basement; simply landscaped grounds; good condition. SHPO has 1985 restrictive covenant on historic murals and the walls upon which they are painted. Covenant is forever.</i>									
1666 SE Lambert St	1	EC	1948	Standard Brick Shingle	Northwest Regional	Religious Facility Other Religious Building	5/22/2013		
<i>Comments: Massing of main sanctuary and education wing linked with administrative and entry functional space; set on wide landscaped lot with parking to the south; basement; brick veneer over concrete or masonry; wood windows and features; copper metal work and steeply and flashings and wood roof shingles; good condition.</i>									

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8326-8328 N Lombard St	2	EC	1907	Stucco	Commercial (Type)	Department Store 2-Part Block	5/21/2013			
				<i>Comments: Small and short storied early commercial building, w/ hattered recessed storefronts, base from with cornice intact; stucco over brick and other materials; fair condition.</i>						
8704-8712 N Lombard St	2	EC	c.1925	Stucco	Spanish Revival	Theater	5/21/2013			
Venetian Theater			1936	Brick:Other/Undefined	Neo-Spanish/Mediterranean	Theater				
				<i>Comments: Minimally decorated rectangular building with recessed entry bay, and large projecting sign; stucco over masonry-concrete mix of materials; wood windows; renovated, good condition.</i>						
8926-8928 N Lombard St	2	EC	1906	Brick:Other/Undefined	Commercial (Type)	Department Store 2-Part Block	5/21/2013			
				<i>Comments: Front bay of detailed face brick and high transomed wood storefronts; rear portion stucco over masonry or mix of materials; some rehabilitation work; good condition.</i>						
8933-8953 N Lombard St	2	EC	c.1907	Brick:Other/Undefined	Commercial (Type)	Department Store	5/21/2013			
McChesney Block			c.1922	Wood:Other/Undefined		2-Part Block				
				<i>Comments: 4 commercial bays at ground level with central entrance to the upper level; brick with possible mixed of other structural materials; intact wood cornice, some iron work; altered storefronts; good-fair condition.</i>						
6716-6910 SE Milwaukie Ave	1	EC	c.1929	Standard Brick	Minimal Traditional	COMMERCIAL: General 1-Part Block	5/22/2013			
				<i>Comments: Multiple contiguous storefronts at important neighborhood corner; brick building wraps corner and steps down eastward with grade; detailing and cast stone ornaments, modest cornice, wood storefronts and entries; veneer brick over solid masonry or concrete?; historic materials; good condition</i>						
7126 SE Milwaukie Ave	2	EC	1930	Brick:Other/Undefined	Exotic Revival	Meeting Hall	5/22/2013			
Sellwood Lodge #131				Concrete: Other/Undefined		Arcaded Block				
				<i>Comments: Decorative front with arched and elevated entry; decorative use of brick (veneer?) at front and cornice features; cast stone, concrete side bearing walls; wood windows and entries; good condition.</i>						
				<i>Masonic Temple; Montessori School</i>						
2323 NE Pacific Ave	1	ES	c.1926	Stucco	Mediterranean Revival	DOMESTIC: General Residential Court	5/20/2013			
Granada Court Apartments				<i>Comments: Court apartments consist of 2 blocks, 6 buildings on each block. 12 identical buildings total.</i>						
635 NE Randall Ave	2	EC	c.1926	Standard Brick	Late 19th/20th Period Revivals:	Multiple Dwelling	5/20/2013			
				<i>Stucco</i>						
				<i>Apartment building</i>						
2800 NE Sandy Blvd	2	EC	1915	Stucco	Spanish Revival	Department Store 2-Part Block	5/20/2013			
				<i>Wood:Other/Undefined</i>						
				<i>Vintage Shop</i>						

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Address/ Property Name	Ht NR	Eval/ NR	Yr(s) Built	Materials	Arch Classif/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date		
5816-5820 NE Sandy Blvd <i>[Commercial Building]</i>	2	EC	c.1920	Stucco	Commercial (Type) Mediterranean Revival	Department Store 2-Part Block	5/21/2013			
6834-6838 NE Sandy Blvd <i>Nam Phuong Market</i>	2	EC	1923	Stucco	Brick:Other/Undefined Commercial (Type)	COMMERCIAL: General 2-Part Block	5/21/2013			
7206-7220 NE Sandy Blvd Fairley's Pharmacy	2	EC	1913	Stucco	Brick:Other/Undefined Commercial (Type)	Medical Business/Office 2-Part Block	5/21/2013			
7229 NE Sandy Blvd Roseway Theater	1	EC	1925	Stucco	Concrete: Other/Undefined Art Deco	Theater Social/Amusement Hall	5/21/2013			
10504 NE Sandy Blvd Parkrose Ballroom	2	EC	c.1920	Stucco	Brick:Other/Undefined Commercial (Type)	Auditorium Social/Amusement Hall	5/20/2013			
10602-10626 NE Sandy Blvd <i>Simply Deals Discount</i>	1	EC	1930	Stucco	Brick:Other/Undefined Commercial (Type)	Department Store 1-Part Block	5/21/2013			
<i>Comments: 4 attached storefronts set back from street extending from 106th to 107th. Stucco conceals masonry structure of cmu, brick, or clay tile.</i>										
<b>Total Resources Identified:</b>			<b>43</b>							

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**Historic Building Report/Counts**  
(All Properties Inventoried)

**Evaluation Counts - Portland North and Eastside Selective RLS 2013, Unreinforced Masonry Structures**

Evaluation	Quantity	% of Total
eligible/contributing	32	74%
eligible/significant	11	26%
<b>Total:</b>	<b>43</b>	

**Construction Date Decade Counts - Portland North and Eastside Selective RLS 2013, Unreinforced Masonry Structures**

Decade	Quantity	% of Total
1890s	1	2%
1900s	6	14%
1910s	9	21%
1920s	18	42%
1930s	4	9%
1940s	2	5%
1950s	3	7%
<b>Total:</b>	<b>43</b>	

**Original Use Counts - Portland North and Eastside Selective RLS 2013, Unreinforced Masonry Structures**

Original Use	Quantity	% of Total
COMMERCE / TRADE	25	58%
DOMESTIC	8	19%
GOVERNMENT	1	2%
HEALTH CARE	2	5%
INDUSTRY/PROCESSING/EXTRACTION	1	2%
RECREATION & CULTURE	3	7%
RELIGION	2	5%
SOCIAL	1	2%
<b>Total:</b>	<b>43</b>	

**Material Counts - Portland North and Eastside Selective RLS 2013, Unreinforced Masonry Structures**

Materials	Quantity	% of Total
BRICK	24	56%
CONCRETE	1	2%
STUCCO	18	42%
<b>Total:</b>	<b>43</b>	

The above Survey Data Report comes from the Oregon Historic Sites Database, the repository of all survey and inventory projects in the state. The data refers to the 43 resources surveyed as part of the Reconnaissance-Level Survey (RLS) and includes overall information about eligibility for the National Register of Historic Places. It also includes data about the architectural style, primary materials, and historic use of the surveyed resources.



### Style Category Counts - Portland North and Eastside Selective RLS 2013, Unreinforced Masonry Structures

Style Categories	Quantity	% of Total
<b>OTHER</b>		
Other / Undefined	1	
Category Total:	1	2%
<b>MODERN PERIOD</b>		
Art Deco	1	
Contemporary	1	
Minimal Traditional	1	
Modern Commercial (Type)	1	
Northwest Regional	2	
Category Total:	6	14%
<b>LATE 19TH/20TH CENT. PERIOD REVIVALS</b>		
Exotic Revival	1	
Late 19th/20th Period Revivals: Other	2	
Mediterranean Revival	3	
Spanish Revival	2	
Category Total:	8	19%
<b>LATE 19TH/20TH CENT. AMER. MOVEMENTS</b>		
Commercial (Type)	25	
Foursquare (Type)	2	
Category Total:	27	63%
<b>CLASSICAL REVIVAL</b>		
Georgian	1	
Category Total:	1	2%
<b>Total:</b>	<b>43</b>	

**Rapid Visual Screening of Buildings for Potential Seismic Hazards**

FEMA-154 Data Collection Form

**HIGH Seismicity**

	<p><b>Address:</b> _____                  _____ Zip _____</p> <p><b>Other Identifiers</b> _____</p> <p><b>No. Stories</b> _____ <b>Year Built</b> _____</p> <p><b>Screener</b> _____ <b>Date</b> _____</p> <p><b>Total Floor Area (sq. ft.)</b> _____</p> <p><b>Building Name</b> _____</p> <p><b>Use</b> _____</p>
<p><b>PHOTOGRAPH</b></p>	
<p>Scale: _____</p>	

OCCUPANCY			SOIL		TYPE						FALLING HAZARDS			
Assembly	Govt	Office	Number of Persons		A	B	C	D	E	F	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial	Historic	Residential	0 – 10	11 – 100	Hard	Avg.	Dense	Stiff	Soft	Poor	Unreinforced	Parapets	Cladding	Other:
Emer. Services	Industrial	School	101-1000	1000+	Rock	Rock	Soil	Soil	Soil	Soil	Chimneys			

BASIC SCORE, MODIFIERS, AND FINAL SCORE, S															
BUILDING TYPE	W1	W2	S1 (MRF)	S2 (BR)	S3 (LM)	S4 (RC SW)	S5 (URM INF)	C1 (MRF)	C2 (SW)	C3 (URM INF)	PC1 (TU)	PC2	RM1 (FD)	RM2 (RD)	URM
Basic Score	4.4	3.8	2.8	3.0	3.2	2.8	2.0	2.5	2.8	1.6	2.6	2.4	2.8	2.8	1.8
Mid Rise (4 to 7 stories)	N/A	N/A	+0.2	+0.4	N/A	+0.4	+0.4	+0.4	+0.4	+0.2	N/A	+0.2	+0.4	+0.4	0.0
High Rise (> 7 stories)	N/A	N/A	+0.6	+0.8	N/A	+0.8	+0.8	+0.6	+0.8	+0.3	N/A	+0.4	N/A	+0.6	N/A
Vertical Irregularity	-2.5	-2.0	-1.0	-1.5	N/A	-1.0	-1.0	-1.5	-1.0	-1.0	N/A	-1.0	-1.0	-1.0	-1.0
Plan irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Pre-Code	0.0	-1.0	-1.0	-0.8	-0.6	-0.8	-0.2	-1.2	-1.0	-0.2	-0.8	-0.8	-1.0	-0.8	-0.2
Post-Benchmark	+2.4	+2.4	+1.4	+1.4	N/A	+1.6	N/A	+1.4	+2.4	N/A	+2.4	N/A	+2.8	+2.6	N/A
Soil Type C	0.0	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4
Soil Type D	0.0	-0.8	-0.6	-0.6	-0.6	-0.6	-0.4	-0.6	-0.6	-0.4	-0.6	-0.6	-0.6	-0.6	-0.6
Soil Type E	0.0	-0.8	-1.2	-1.2	-1.0	-1.2	-0.8	-1.2	-0.8	-0.8	-0.4	-1.2	-0.4	-0.6	-0.8

FINAL SCORE, S	
<p><b>COMMENTS</b></p>   	<p><b>Detailed Evaluation Required</b></p> <p><b>YES NO</b></p>

\* = Estimated, subjective, or unreliable data  
 DNK = Do Not Know  
 BR = Braced frame  
 FD = Flexible diaphragm  
 LM = Light metal  
 MRF = Moment-resisting frame  
 RC = Reinforced concrete  
 RD = Rigid diaphragm  
 SW = Shear wall  
 TU = Tilt up  
 URM INF = Unreinforced masonry infill

