



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**

1900 SW 4th Avenue, Suite 5000  
Portland, Oregon 97201  
503-823-7300  
Fax 503-823-5630  
TTY 503-823-6868  
[www.portlandonline.com/bds](http://www.portlandonline.com/bds)

**Date:** August 6, 2010  
**To:** Interested Person  
**From:** Dave Skilton, Land Use Services 503-823-0660  
dave.skilton@portlandoregon.gov

**NOTICE OF A TYPE II DECISION ON A PROPOSAL IN  
YOUR NEIGHBORHOOD**

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

**CASE FILE NUMBER: LU 10-142078 HDZ – NEW SIGN AND  
AWNING**

**GENERAL INFORMATION**

**Applicant:** Vicki L Biornstad and William K Stewart, Owners  
2524 NE 25th Ave  
Portland, OR 97212-4838

**Representative:** David Demuth, Contractor 503-946-8373  
Hannah Sign Systems LLC  
8429 SE 65th Ave.  
Portland OR 97206

**Site Address:** 1442-1446 SE Hawthorne Boulevard

**Legal Description:** BLOCK 14 LOT 4&7 EXC PT IN ST W 20' OF LOT 8 EXC PT IN ST,  
LADDS ADD

**Tax Account No.:** R463303160

**State ID No.:** 1S1E02DB 12200

**Quarter Section:** 3232

**Neighborhood:** Hosford-Abernethy, contact Kina Voelz at 971-207-9243.  
**Business District:** Hawthorne Blvd. Bus. Assoc., contact Peter Rossing at 503-231-8704  
**District Coalition:** Southeast Uplift, contact Leah Hyman at 503-232-0010.  
**Other Designations:** Non-contributing resource in the Ladd's Addition Historic District,  
which was listed in the National Register of Historic Places on August  
31, 1988.

**Zoning:** CS, Storefront Commercial with Historic Resource Protection Overlay

**Case Type:** HDZ, Historic Design Review  
**Procedure:** Type II, an administrative decision with appeal to the Historic  
Landmarks Commission.

**Proposal:**

The applicant is seeking Historic Design Review approval for a proposal to install a 15 square foot sign of halo lit, reverse channel letters on the front of the building and an awning with signage on the valence on the rear. Historic Design Review is required because the proposal is for exterior alterations in a historic district.

**Relevant Approval Criteria:**

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

- Ladd's Addition Historic Design Guidelines – Exterior Rehabilitation

**ANALYSIS**

**Site and Vicinity:** The property in question is a non-contributing resource in the Ladd's Addition Historic District by virtue of its late construction date, 1965, which is well outside the period of historic significance, running from 1891 through 1939.

The Historic District, with its distinctive pattern of streets, alleys, and public gardens, is significant as an early example of planned suburban development related to the extension of streetcar lines east of the Willamette River in the late nineteenth century. Ladd's Addition Historic District was listed in the National Register of Historic Places on August 31, 1988.

The historic character of the Ladd's Addition neighborhood is one of small to medium-sized houses, set back moderately from tree-lined streets, with five public gardens incorporated into the distinctive layout of the subdivision at significant nodes. A few larger houses, churches, small apartment buildings, and modest commercial properties, similar in character to the single-family housing, are sprinkled throughout the district. Denser traditional storefront commercial and apartment development is concentrated along SE Hawthorne, the northern boundary street, and SE Division at the south. These were the streets that were originally designed to accommodate the streetcar lines.

**Zoning:**

The commercial zones implement the commercial policies and plan map designations of the Comprehensive Plan. The zones are for areas of the City designated by the Comprehensive Plan for commercial uses. The differences in the zones reflect the diversity of commercial areas in the City. The zones are distinguished by the uses allowed and the intensity of development allowed. Some of the zones encourage commercial areas that are supportive of surrounding residential areas, while other zones allow commercial areas which have a community or regional market. The regulations promote uses and development which will enhance the economic viability of the specific commercial district and the city as a whole. In general, a wide range of uses is allowed in each zone. Limits on the intensity of uses and the development standards promote the desired character for the commercial area. The development standards are designed to allow a large degree of development flexibility within parameters which support the intent of the specific zone. In addition, the regulations provide certainty to property owners, developers, and neighbors about the limits of what is allowed.

The Storefront Commercial (CS) zone is intended to preserve and enhance older commercial areas that have a storefront character. The zone intends that new development in these areas will be compatible with this desired character. The zone allows a full range of retail, service and business uses with a local and regional market area. Industrial uses are allowed but are limited in size to avoid adverse effects different in kind or amount than commercial uses and to ensure that they do not dominate the character of the commercial area. The desired character includes areas which are predominantly built-up, with buildings close to and oriented towards the sidewalk especially at corners. Development is intended to be pedestrian-oriented and buildings with a storefront character are encouraged.

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

**Land Use History:** City records indicate there are no prior land use reviews for this site.

**Public Notice:** A "Notice of Proposal in Your Neighborhood" was mailed **July 2, 2010**.

**Agency Review:** None of the notified Bureaus have responded with any issues or concerns:

**Neighborhood Review:** No written responses have been received from either the Neighborhood Association or notified property owners.

## **ZONING CODE APPROVAL CRITERIA**

### **Chapter 33.846, Historic Reviews**

#### **Purpose of Historic Design Review**

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

#### **Historic Design Review Approval Criteria**

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

**Findings:** The site is located within the Ladd's Addition Historic District and the proposal is for exterior alterations. Therefore the proposal requires historic design review approval. Because no new foundation is required, the applicable approval criteria are the Ladd's Addition Conservation District Design Guidelines – Exterior Rehabilitation.

#### **Ladd's Addition Conservation District Guidelines**

The revised Ladd's Addition guidelines were adopted in 1988, with both the Ladd's Addition Conservation District Advisory Council and the Landmarks Commission and staff participating in their formulation. The basic intent of the guidelines is to ensure that new development in the district is compatible with the character and the architecture, which distinguish Ladd's Addition. The guidelines document is organized around three general topic areas: community design, new construction, and exterior remodeling.

*Staff has considered all guidelines and addressed only those relevant to this proposal.*

#### **Exterior Rehabilitation Guidelines**

**1. Façades Oriented to a Street.** In rehabilitating existing buildings, the architectural integrity of street-oriented façades should be maintained. Additions and structural alterations should be limited to the rear and side yard façades and be minimally visible from the street.

**7. Awnings.** On commercial structures, retractable fabric awnings, which are architecturally compatible with the historic integrity of the structure are encouraged. Awnings should fit within window bays. Existing traditional awnings should be rehabilitated.

**6. Signs.** Whenever possible retention or restoration of original pre-1940 signs is encouraged. For commercial buildings, wall signs, window signs, canopy, and projecting signs attached to the building are encouraged; freestanding signs are discouraged. Sign materials and design and letters appropriate to pre-1940 buildings, such as painted wood and neon are encouraged.

Plastic sign faces are discouraged. Signs should not be the dominant feature of a building or site.

**Findings for 1, 7, and 9:** The architectural integrity of the front facade will be unaltered, because the proposed sign will be added to an existing surface and the addition of an awning will occur at the rear of the building, facing the alley and not visible from the street. The proposed sign is a modest 15 square feet in face area, surface mounted with straightforward text identifying a tenant. It employs halo illumination for subtle improvement of nighttime visibility. The proposed form of the awning is a traditional shed type, and the placement is associated with a door and window that constitute the rear entry. *These guidelines are therefore met.*

## DEVELOPMENT STANDARDS

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

## CONCLUSIONS

The proposal, to install a halo-illuminated sign on the front of the building and a compatible awning on the rear, will serve the needs of the applicant while respecting the character of the historic district. The purpose of the Historic Design Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Design Review guidelines and therefore warrants approval.

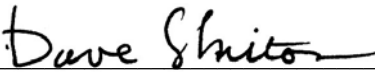
## ADMINISTRATIVE DECISION

Approval of a new, fifteen square foot, halo illuminated sign and a new awning, on a non-contributing property in the Ladd's Addition Historic District:

Approval per Exhibits C-1 through C-5, signed and dated August 3, 2010, subject to the following condition:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C-1 through C-5. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 10-142078 HDZ. No field changes allowed."

**Staff Planner: Dave Skilton**

**Decision rendered by:**  **on August 3, 2010.**

By authority of the Director of the Bureau of Development Services

**Decision mailed: August 6, 2010**

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

**Procedural Information.** The application for this land use review was submitted on May 28, 2010, and was determined to be complete on **June 29, 2010**.

*Zoning Code Section 33.700.080* states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on May 28, 2010.

*ORS 227.178* states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period.

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

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

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

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

**Appealing this decision.** This decision may be appealed to the Historic Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on August 20, 2010** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at [www.portlandonline.com](http://www.portlandonline.com).

**Attending the hearing.** If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Historic Landmarks Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Historic Landmarks Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

**Recording the final decision.**

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **August 23, 2010**.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034  
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

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

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

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

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

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and

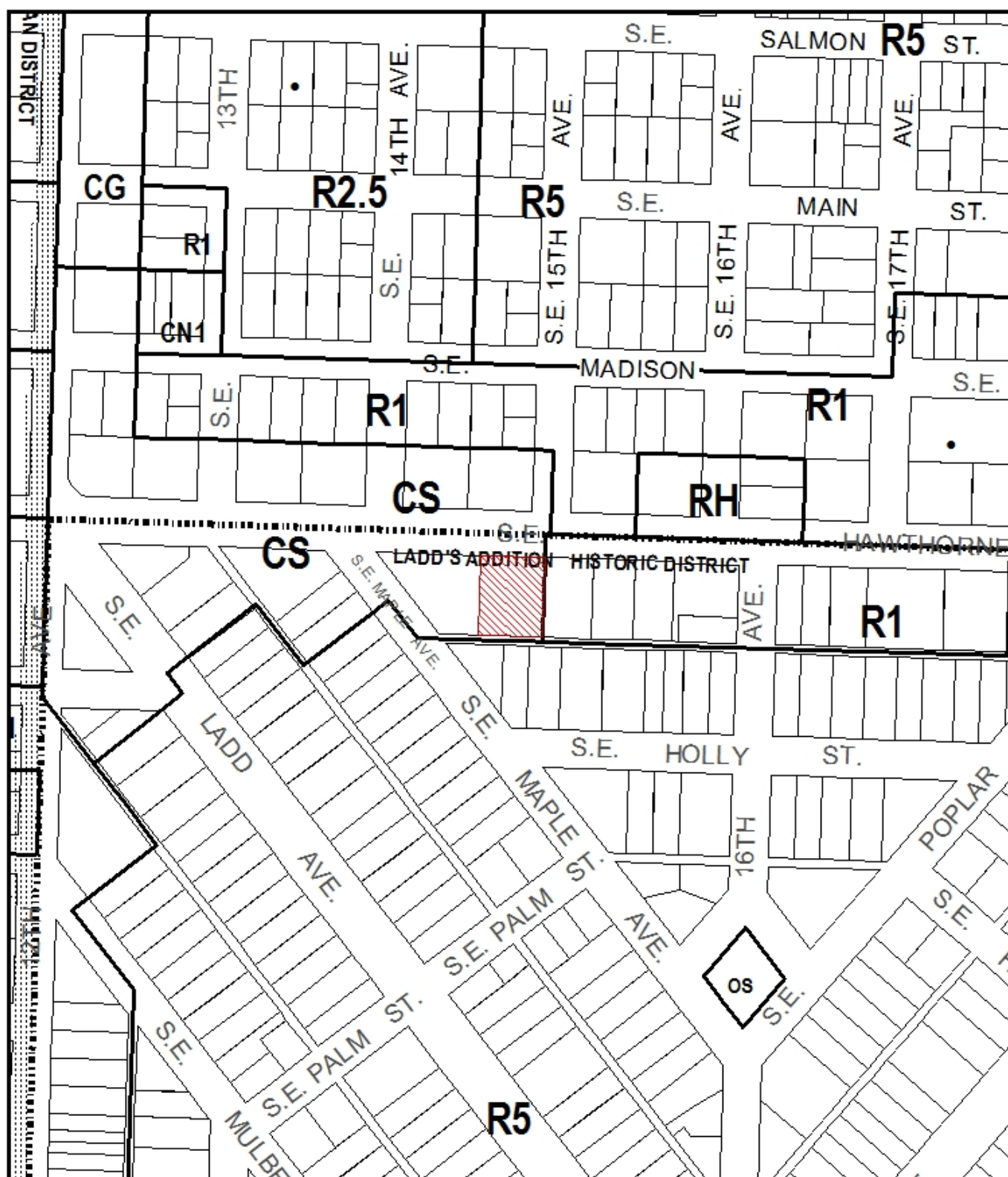
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

**EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement: none
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
  - 2. Sign Details (attached)
  - 3. Awning Details (attached)
  - 4. Sign Location
  - 5. Awning Location
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Water Bureau
  - 2. Fire Bureau
  - 3. Life Safety Review Section of BDS
- F. Correspondence: none
- G. Other:
  - 1. Original LU Application

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



# ZONING



Site



NORTH

This site lies within the:  
LADD'S ADDITION HISTORIC DISTRICT

File No.	LU 10-142078 HDZ
1/4 Section	3232
Scale	1 inch = 200 feet
State_Id	1S1E02DB 12200
Exhibit	B (Jun 01,2010)



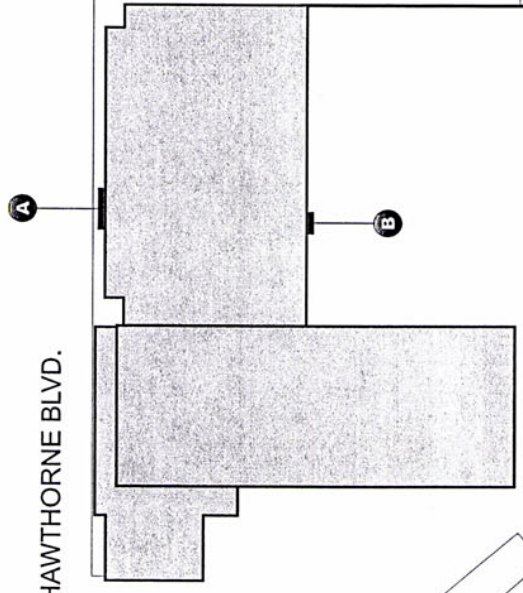
Approved  
City of Portland - Bureau of Development Services  
Planner *[Signature]*  
Date 8.3.10  
\* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

# Scope of Work

- A** NEW 17 1/2" HALO ILLUM. REVERSE CHANNEL LETTERS
- B** NEW NON-ILLUM. AWNING

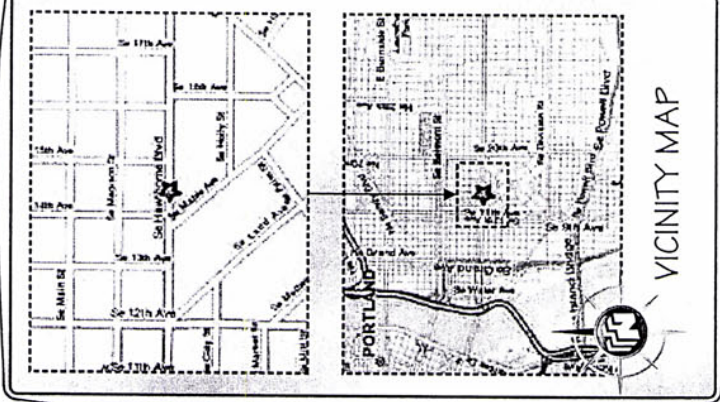
SE HAWTHORNE BLVD.

SE MAPLE AVE.



**NOTE:**  
ALL NEW SIGNAGE TO CONNECT  
TO CLIENT PROVIDED ELECTRICAL  
CIRCUITS

**School of Rock - Portland, OR. - Site Plan**  
SCALE: NTS



<b>LOGO ARTWORK</b> WOULD YOU LIKE TO USE ANOTHER LOGO? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO CAUSE A REVISION TO YOUR FABRICATION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<b>SALESMAN TO PROVIDE ACTUAL COLOR INFORMATION PRIOR TO FABRICATION</b> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
<b>FIELD SURVEY REQUIRED FOR:</b> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		<b>MISCELLANEOUS:</b> HAVE CUSTOMER APPROVED LOCATION FOR INSTALLATION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO DRAWINGS COLORED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO SIGNED CONTRACT? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO ORDER LED UNIT? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

**National Sign Marketing Corporation**  
 13500 SW 10th Ave, Suite 100, Portland, OR 97219  
 Phone: 503.591.4742 Fax: 503.591.8792  
 e-mail: sales@nsmc.com  
 Lic# 745030 - Exp. 01/31/10

**Project:** School of Rock  
**Address:** 1440 SE Hawthorne Blvd., Portland, OR 97214  
**Phone:** \_\_\_\_\_ **Account Mgr.** C. Elfen  
**Designer:** Duffy, S. **Scale:** Noted **Date:** 04/07/2010

**Client Approval:** \_\_\_\_\_  
 Date: \_\_\_\_\_

**APPROVED & RELEASED FOR CONSTRUCTION**  
 \_\_\_\_\_  
 Date: \_\_\_\_\_

**Revisions:**  
 1. ALL TO GO. Changes to what submitted and zoning guide.  
 2. ALL TO GO. All dimensions of existing building.  
 3. ALL TO GO. Changes to existing building.  
 4. ALL TO GO. Changes to existing building.

**Drawing Number**  
**24338**  
**RS**

**Electronic Signs**

Approved  
 City of Portland - Bureau of Development Services  
 Planner: *[Signature]*  
 Date: 8.3.10  
 \* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

EXHIBIT C-2

LV 10.142078 402

10'-0"

17 1/2"

15"

SCHOOL of ROCK

A NEW 17 1/2" HALO ILLUM. REVERSE CHANNEL LETTERS  
 14.79 SQ.FT.

SCHOOL of ROCK

**Specifications:**

LETTERS: FABRICATED ALUMINUM CHANNEL LETTERS RETURNS TO BE PAINTED BLACK.

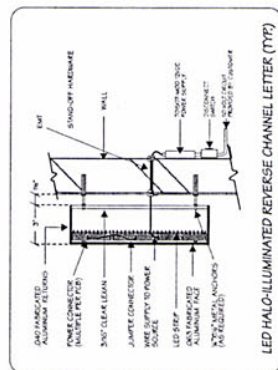
FACES: .063 ALUMINUM WITH FIRST SURFACE APPLIED CUT/REVERSE CUT TRANSLUCENT VINYL GRAPHICS AS ILLUSTRATED.

TRIM CAP: BLACK.

ILLUM: WHITE LED.

ALL WIRING & COMPONENTS TO MEET U.L. STANDARDS

BLACK RED VINYL 3M-3630-73 WHITE



NEW S/F ILLUMINATED CHANNEL LETTERS LINEAL CONFIGURATION

SCALE: 3/4" = 1"

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**National Sign & Marketing Corporation**  
 13580 35th St., Chino, CA 91710  
 Phone: 909.406.6666  
 e-mail: sales@nsmc.com  
 Lic# 745030 • Exp. 01/31/10

Project: School of Rock  
 Address: 1440 SE Hawthorne Blvd., Portland, OR 97214  
 Phone: Account Mgr. C. Eller  
 Designer: Duffin, S. Scale: Noted Date: 04/07/2010

Client Approval: \_\_\_\_\_ Date: \_\_\_\_\_  
 APPROVED & RELEASED FOR CONSTRUCTION

Revisions: \_\_\_\_\_  
 ALL REVISIONS TO BE MADE BY THE CLIENT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

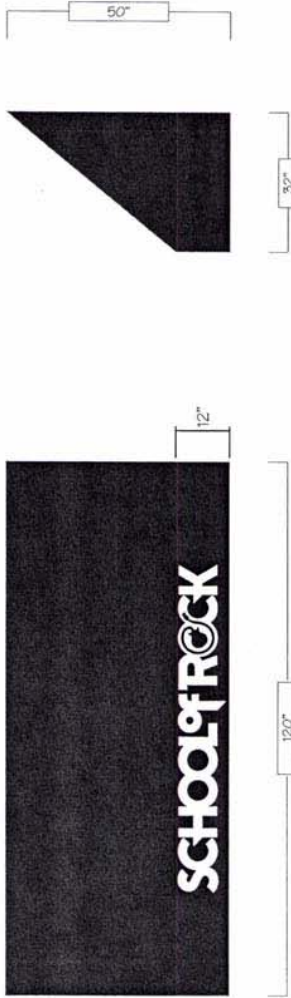
Drawing Number  
 24338 RS



ELECTRONIC SIGNS



# SURVEY REQUIRED PRIOR TO MANUFACTURE TO CONFIRM MEASUREMENTS & INSTALLATION METHOD



**B** NEW NON-ILLUM. AWNING

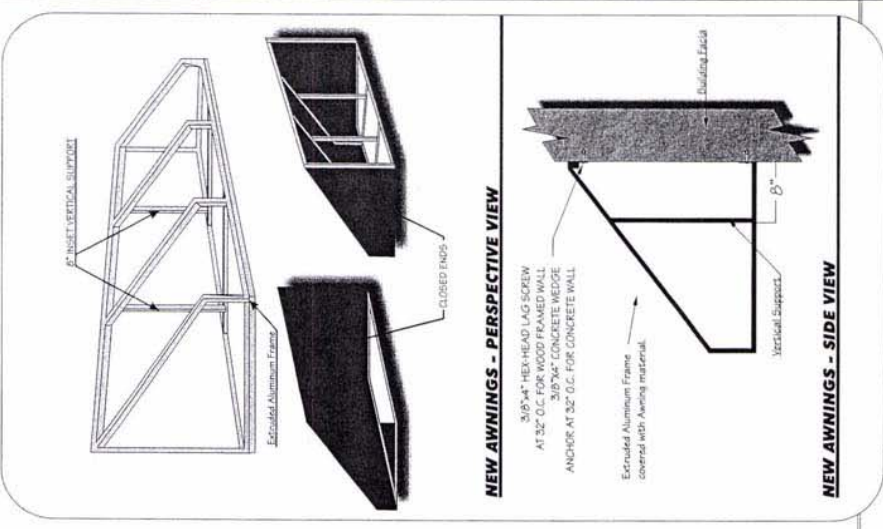
## Specifications:

NON-ILLUMINATED AWNING:  
CORNER WEDGE AND/OR STRAIGHT AWNINGS:  
MANUFACTURE AND INSTALL NEW ILLUMINATED WEDGE AWNING  
WITH 1" ALUMINUM EXTRUSION SQUARE TUBE WITH VERTICAL SUPPORTS 8" INSIDE FROM BACK OF AWNING.  
AWNING FRAME TO BE COVERED WITH BLACK AWNING MATERIAL FROM UNITEX WITH ERADICATED GRAPHICS.  
NOTE:  
NEW AWNINGS TO BE NON-ILLUMINATED.  
NEW AWNINGS TO BE MANUFACTURE WITHOUT LIGHT DIFFUSER - (EGG CRATE)

BLACK AWNING MATERIAL

## NEW STRAIGHT AWNING

SCALE: 1/8" = 1'



**NEW AWNINGS - PERSPECTIVE VIEW**

**NEW AWNINGS - SIDE VIEW**

Approved: \_\_\_\_\_  
City of Portland - Bureau of Development Services  
Planner: \_\_\_\_\_ Date: 8.3.10  
\* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

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**National Sign & Marketing Corporation**  
13580 SH. ST., CHINO, CA 91710  
Tel 909.591.4742 Fax 909.591.9792  
e-mail: sales@nsmc.com  
Lic# 745030 • Pxn 01/01/10

Project: School of Rock  
Address: 1440 SE Hawthorne Blvd., Portland, OR 97214  
Phone: \_\_\_\_\_ Account Mgr. C. Ellena  
Designer: Duffy, S. Scale: Noted Date: 04/07/2010

Client Approval: \_\_\_\_\_ Date: \_\_\_\_\_  
APPROVED & RELEASED FOR CONSTRUCTION

Revisions:  
1. Change material to white aluminum and stainless steel.  
2. Change material to white aluminum and stainless steel.  
3. Change material to white aluminum and stainless steel.  
4. Change material to white aluminum and stainless steel.  
5. Change material to white aluminum and stainless steel.  
6. Change material to white aluminum and stainless steel.  
7. Change material to white aluminum and stainless steel.  
8. Change material to white aluminum and stainless steel.  
9. Change material to white aluminum and stainless steel.  
10. Change material to white aluminum and stainless steel.

Drawing Number  
**24338**  
RS

