



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

Charlie Hales, Mayor
Paul L. Scarlett, Director
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TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: Tuesday, April 9, 2013
To: Interested Person
From: Kate Marcello, Land Use Services
503-823-7538 | kate.marcello@portlandoregon.gov

NOTICE OF A TYPE I 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 the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal it to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 13-112674 HDZ

NEW SIGNAGE AT AUTO REST GARAGE

GENERAL INFORMATION

Applicant: Dana Moore and Greer Goodmonson, Emerick Architects
208 SW 1st Avenue, Suite 320 | Portland, OR 97204
(503) 235-9400

Owner: Pegg Properties
888 SW 5th Avenue, Suite 1600 | Portland, OR 97204-2030

Christopher Kopca, Downtown Developers
920 SW 6th Avenue, #223 | Portland, OR 97204

Site Address: 925-935 SW 10th Avenue

Legal Description: BLOCK 249 LOT 3, PORTLAND; BLOCK 249 E 90' OF LOT 4, PORTLAND

Tax Account No.: R667727580, R667727600

State ID No.: 1S1E04AA 01400, 1S1E04AA 01500

Quarter Section: 3128

Neighborhood: Portland Downtown NA; Jennifer Geske at 503-750-9843

District Coalition: Neighbors West/Northwest; contact Mark Sieber at 503-823-4212

Plan District: Central City Plan District, Downtown Subdistrict, West End Subarea

Other Designations: Portland Historic Landmark, pursuant to listing on National Register of Historic Places on September 12, 1996

Zoning: Central Commercial (CX) base zone; Design (d) overlay zone; Historic Resource Protection overlay zone

Case Type: Historic Design Review (HDZ)

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

Proposal: The applicant requests Historic Design Review approval for new signage and associated lighting at the Auto Rest Garage, which is a designated Portland Historic Landmark. Details of the proposed signage are as follows:

- Two blade signs are proposed: one at the southeast corner of the building, and one near the north end of the east façade. Each blade sign is 3'-4" x 2'-6", and projects 4'-8" from the building wall. Signage area for each sign is about 8.3 square feet. Each sign is comprised of an aluminum composite panel framed by metal flat bars. Two cylindrical light fixtures will be installed on the building wall adjacent to each sign.
- Two sets of pin-mounted metal letters are proposed on the east façade: one approximately five square feet in area and located at the second southernmost bay, and one approximately seven square feet in size and located at the second northernmost bay. Each set of letters will be located within an existing signage panel on the building façade.

In addition, all of the existing flag mounts on the building will be removed.

Historic Design Review is required because the property is a Portland Historic Landmark pursuant to listing in the National Register of Historic Places on September 12, 1996.

Note: New address numbers will be installed on the building, as indicated on the attached drawings. The address numbers are exempt from the Sign Code and therefore also exempt from Historic Design Review, per 32.12.020.F of the Sign Code.

Relevant Approval Criteria:

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

- 33.846 Historic Review,
- 33.846.060.G Other Approval Criteria, and
- Central City Fundamental Design Guidelines.

The proposal must also comply with the provisions of Title 32 (Portland Sign Code).

ANALYSIS

- I. Site and Vicinity:** The subject site is 5,000 square feet in area with a two-story commercial brick building. The site is located on the block bounded by SW 10th Avenue, SW Salmon Street, SW 11th Avenue, and SW Taylor Street in downtown Portland. The subject building is located in the southeast portion of the block, with frontage on SW 10th Avenue and SW Salmon Street.

The building, named the Auto Rest Garage, was listed on the National Register of Historic Places on September 12, 1996. It was constructed in 1917. The southern half of the building was constructed about six months after the northern half. The building was originally occupied by the automobile showroom and sales outlet for Stutz and Columbia Six Automobiles.

The Auto Rest Garage is a two-story wood-frame building with masonry veneer. It has a concrete foundation and a bow truss roof. The masonry veneer consists of red brick in a common bond pattern. The east façade, which is the front façade, is divided into two sets of three bays each. The two sets are divided by full-height piers capped with decorative horizontal and vertical decorative banding. Piers of the same design flank each individual bay. Signage panels, one above each storefront bay, separate the ground floor from the second floor. The second-floor windows are steel-sash, with 12 lights each. The windows are divided into groups of three. Signage-type panels, similar to those between the first and second floors, are located above the second-floor windows, just below the parapet. The signage-type panels at the two center bays (the center bay of the building's southern half and the center bay of the northern half) have a slight pentagonal shape, reflecting the building's raised roof line at these locations.

II. Zoning:

The Central Commercial (CX) zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together.

The Design (d) overlay zone promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. This is achieved through the creation of design districts and applying the Design overlay zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, Design Review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

The Historic Resource Protection overlay zone is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks. The regulations that pertain to these properties protect certain historic resources in the region and preserve significant parts of the region's heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

III. Land Use History: City records indicate the following prior land use reviews:

- DZ 19-188 (reference file number 88-004493): Approval for a storefront remodel.
- VZ 322-64 (reference file number 64-035909): Approval to re-building an existing "poster panel."
- LUR 92-00218 (reference file number 92-009337): Approval for one new backlit awning with logo.
- LU 03-110009 HDZ: Approval for one new 17-square-foot projecting sign.
- LU 08-102936 HLDR: Request for Type IV Demolition Review; removal of Historic Landmark status. Case withdrawn.

IV. Agency Review: A *Notice of Proposal in Your Neighborhood* was mailed on February 14, 2013. No City bureaus responded with comments or objections to the proposal.**V. Neighborhood Review:** A *Notice of Proposal in Your Neighborhood* was mailed on February 14, 2013. No written comments in response to the proposal have been received from the neighborhood association (Portland Downtown 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 a designated Historic/Conservation Landmark. Therefore the proposal requires historic design review approval. The relevant approval criteria are listed in 33.846.060 G. 1.-10. In addition, because the site is located within the Central City, the relevant approval criteria are the Central City Fundamental Design Guidelines.

I. 33.846.060.G Other Approval Criteria

Staff has considered all criteria and has addressed only those guidelines considered applicable to this project.

1. Historic character.

The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided.

2. Record of its time.

The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.

3. Historic changes.

Most properties change over time. Those changes that have acquired historic significance will be preserved.

Findings for 1, 2, and 3: The proposed signage will not affect the building's significance as an example of late 19th Century/early 20th Century American Commercial architecture. The modest size, appropriate location and materials, and modest lighting for each sign allow the building to remain a physical record of its time, place, and use. The signage does not affect changes to the building that have acquired historic significance over time. The existing flag mounts that will be removed are not part of the building's historic character, and they are not considered a change that has acquired historic significance. *Therefore criteria are met.*

5. Historic materials. Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.**7. Differentiate new from old.**

New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a property. New work will be differentiated from the old.

Findings for 5 and 7: Historic materials on the building will not be adversely affected. The existing flag mounts that will be removed are not historic materials. The fasteners for the proposed blade signs and associated light fixtures will be located in the mortar joints of the masonry façade, not in the bricks themselves. The additive nature of the proposed signs and their modern materials and construction will differentiate them as new elements on the building façade. *Therefore these criteria are met.*

8. Architectural compatibility.

New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource.

10. Hierarchy of compatibility.

Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a Historic or Conservation District, with the rest of the district. Where practical, compatibility will be pursued on all three levels.

Findings for 8 and 10: The proposed aluminum letters will be located within two of the building's existing signage panels, which are located above ground-floor storefronts. The proposed blade signs will be installed on existing piers adjacent to the storefronts they denote. The signs are sized appropriately for this two-story, humanly scaled building. Their mostly metal construction is materially consistent with the building, which has original steel-sash windows. Through proper location and size, they are compatible with the building and similar buildings nearby. *Therefore these criteria are met.*

9. Preserve the form and integrity of historic resources.

New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic resource and its environment would be unimpaired.

Findings for 9: The fasteners for the proposed blade signs and associated light fixtures will be located in the mortar joints of the masonry façade, not in the bricks. The new pin-mounted letters will be installed within existing signage panels, where signage is intended to be located and where small penetrations for installation of letters is expected. If the proposed signage and lighting is removed in the future, penetrations from installation can easily be patched. Thus the essential form and integrity of the building and its environment will remain unimpaired.

II. Central City Fundamental Design Guidelines

Chapter 33.825 Design Review**Section 33.825.010 Purpose of Design Review**

Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

Section 33.825.055 Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

Findings: The site is designated with design overlay zoning (d); therefore the proposal requires Design Review approval. Because of the site's location, the applicable design guidelines are the Central City Fundamental Design Guidelines.

Central City Fundamental Design Guidelines

These guidelines provide the constitutional framework for all design review areas in the Central City.

The Central City Fundamental Design Guidelines focus on four general categories. **(A) Portland Personality** addresses design issues and elements that reinforce and enhance Portland's character. **(B) Pedestrian Emphasis** addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design** addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas** provides design guidelines for the four special areas of the Central City.

Central City Plan Design Goals

This set of goals has been developed to guide development throughout the Central City. The goals apply within the eight Central City sub-districts, or policy areas. The nine goals for design review within the Central City and its sub-districts are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;

7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City that is safe, humane and prosperous; and
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

A4. Use Unifying Elements.

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

C4. Complement the Context of Existing Buildings.

Complement the context of existing buildings by using and adding to the local design vocabulary.

Findings for A4 and C4: Pedestrian-oriented, humanly scaled blade signage and signage lettering, such as those proposed, are common on high-quality storefronts in the surrounding area. In addition, the materials used – metal framing and thin aluminum composite panels for the blade signs, and pin-mounted brushed aluminum for the signage lettering – are consistent with high-quality signage in the area. The proposed signage will make a positive contribution to the character of downtown. *Therefore these guidelines are met.*

B2. Protect the Pedestrian.

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

C2. Promote Quality and Permanence in Development.

Use design principles and building materials that promote quality and permanence.

C3. Respect Architectural Integrity.

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

C5. Design for Coherency.

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

C12. Integrate Exterior Lighting.

Integrate exterior lighting and its staging or structural components with the building's overall design concept. Use exterior lighting to highlight the building's architecture, being sensitive to its impacts on the skyline at night.

C13. Integrate Signs.

Integrate signs and their associated structural components with the building's overall design concept. Size, place, design, and light signs to not dominate the skyline. Signs should have only a minimal presence in the Portland skyline.

Findings for B2, C2, C3, C5, C12, and C13: Each set of proposed pin-mounted signage letters will be installed within an existing signage panel on the building façade. The signage panels are an original part of the building façade, and as their name suggests, they are intended to be occupied by signage. Thus the signage letters are directly integrated with the building's original design concept.

The proposed blade signs are also integrated with the building. They achieve integration by incorporating the decorative horizontal and vertical banding located at the capitals of the existing piers. The frame for each blade sign will be made of flat metal bars that mimic this decorative banding. The vertical bars of each sign will terminate in a triangular shape below the sign panel, which matches the termination

of the vertical banding at the capitals of the piers. The thin profile of the blade signs also helps them achieve integration with the building. Each sign panel is only ¼" thick, and the framing is about 0'-3" thick. In addition, each sign panel is only 8.3 square feet in area. The signs' thin profile and small size will prevent them from appearing as an obtrusive additive element on the building façade. These characteristics also ensure that the signs will not detract from visual enjoyment of the building's original architectural features.

The blade signs will be placed at locations where signage would typically be found on this type of building. One sign will be located directly at the building corner, adjacent to the lower portion of the building's second-floor windows, and the other sign will be located on an existing pier, just above the ground-floor level, directly adjacent to the storefront with which it is associated, and aligned with the existing signage panels. These locations are also oriented to people on foot, which is appropriate for the surrounding downtown environment.

The exterior lighting for each blade sign is comprised of two cylindrical fixtures. The fixtures for the corner blade sign will be installed above the sign, and the fixtures for the other blade sign will be installed on each side of the sign. The fixtures are low-voltage and have a black finish. The fixtures' simple shape and design make them an inconspicuous addition. In order to preserve the building's masonry façade, the fasteners for each fixture will be located within the mortar, not the brick. In these ways, the lights are integrated with the building and respect its original character.

The proposed signage is made of high-quality materials: Metal attachment arms, framing, and panels are used for the blade signs; the light fixtures are made of corrosion-resistant metal with a tempered glass lens; and the letters are brushed aluminum.

The proposal establishes a cohesive signage pattern for the building, respects its architectural integrity, and reinforces the building as a permanent part of downtown's historic built environment. *Therefore these guidelines are met.*

C7. Design Corners that Build Active Intersections.

Use design elements including, but not limited to, varying building heights, changes in façade plane, large windows, awnings, canopies, marquees, signs and pedestrian entrances to highlight building corners. Locate flexible sidewalk-level retail opportunities at building corners. Locate stairs, elevators, and other upper floor building access points toward the middle of the block.

Findings for C7: The blade sign proposed for the southernmost tenant space will be located at the southeast corner of the building. The two-sided sign, located at ground-floor level, will be visible to pedestrians on SW 10th Avenue and SW Salmon Street. The sign will indicate the presence of active ground-floor uses in the building. *Therefore this guideline is met.*

C8. Differentiate the Sidewalk-Level of Buildings.

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

Findings for C8: All of the proposed signage will be located at the ground-floor level. The signage lettering will be installed within two of the existing signage panels, which strongly delineate the first floor from the second floor. The blade signs will project over the abutting sidewalk, further differentiating the sidewalk level. *Therefore this guideline is 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 establishes a cohesive signage pattern for the building, respects its architectural integrity, and reinforces the building as a permanent part of downtown's historic built environment. The purpose of the historic design review process is to ensure that exterior alterations to existing buildings protect the integrity of the special characteristics of historic resources. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION


Approval of the following signage at the historic Auto Rest Garage, which is located in the Downtown Subdistrict of the Central City Plan District:

- Two new blade signs, each about 8.3 square feet in area, comprised of metal framing and an aluminum composite panel, and installed within the mortar of the building's masonry façade;
- Two new light fixtures associated with each blade sign, also installed within the mortar; and
- Two sets of pin-mounted brushed-aluminum signage letters, each fully located within an existing signage panel on the building façade; one set is about five square feet in area and the other set is about seven square feet in area.

Approval per the approved plans and drawings, Exhibits C-1 through C-8, signed and dated Friday, April 5, 2012, subject to the following condition:

- A. As part of the building permit application submittal, each of the four 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-8. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 13-112674 HDZ. No field changes allowed."

Staff Planner: Kate Marcello

Decision rendered by:  **on April 5, 2013**

By authority of the Director of the Bureau of Development Services

Decision mailed (within five days of decision): April 9, 2013

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 February 5, 2013, and was determined to be complete on February 11, 2013.

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 February 5, 2013.

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. Unless extended by the applicant, **the 120 days will expire on June 11, 2013.**

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

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

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

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

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. You may call LUBA at 1-503-373-1265 for further information on filing an appeal.

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

Recording the final decision.

If this Land Use Review is approved, the final decision must be recorded with the Multnomah County Recorder. A building or zoning permit will be issued only after the final decision is recorded. The final decision may be recorded on or after **Wednesday, April 10, 2013.**

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.

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

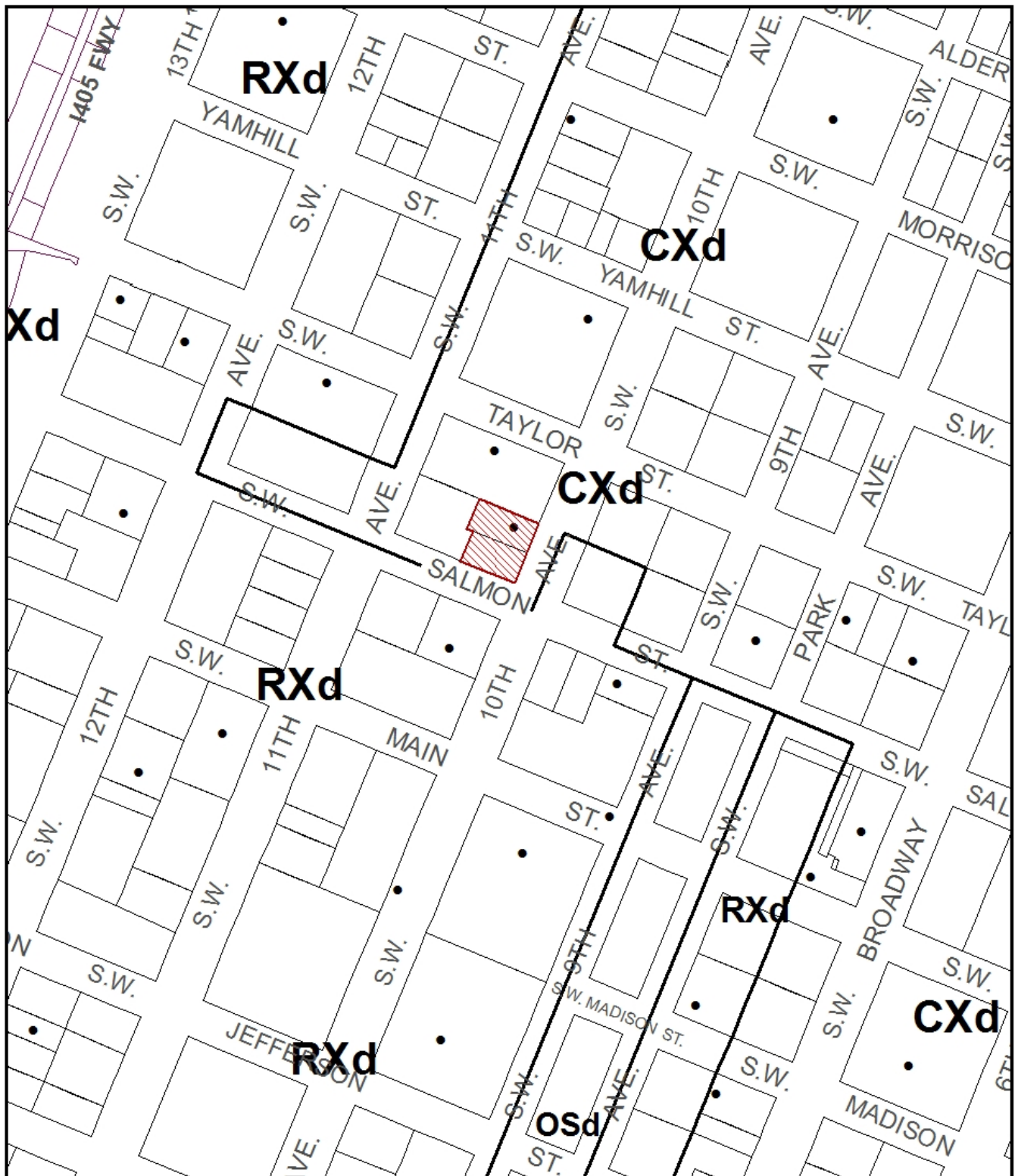
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement/Narrative
- B. Zoning Map (attached)
- C. Plans and Drawings:
 - 1. Site Plan (attached)
 - 2. Photo of Existing Building – Southern Portion
 - 3. Photo of Existing Building – Northern Portion
 - 4. Proposed East Elevation Drawing – Southern Portion (attached)
 - 5. Proposed East Elevation Drawing – Northern Portion (attached)
 - 6. Signage Detail Drawings – Blade Sign at Southern Portion of Building (attached)
 - 7. Signage Detail Drawings – Blade Sign at Northern Portion of Building (attached)
 - 8. Manufacturer's Cutsheet for Lighting
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses: None received.
- F. Correspondence: None received.
- G. Other
 - 1. Original Land Use Review Application
 - 2. Excerpt from Nomination Form – National Register of Historic Places

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



ZONING



Site



Historic Landmark

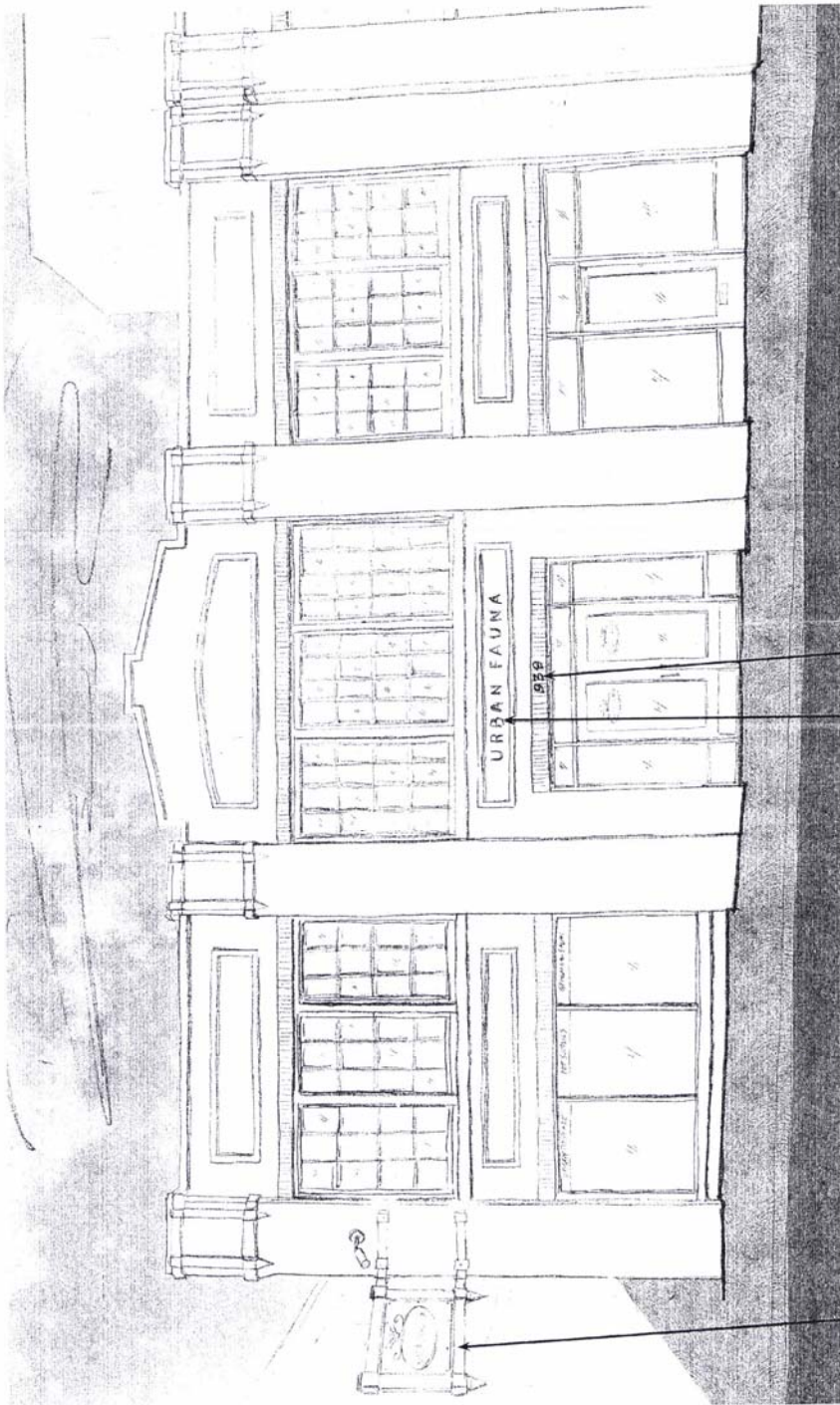


NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN - WEST END

File No.	LU 13-112674 HDZ
1/4 Section	3128
Scale	1 inch = 200 feet
State_Id	1S1E04AA 1500
Exhibit	B (Feb 06, 2013)

Exhibit C-4



1 EAST ELEVATION

Case #: LU 13-112674 HDZ Auto Rest Garage

Not to scale.

LUR-4

DATE: 02-05-13

A New corner blade sign.
Refer to sheet LUR-6.

B New pin-mounted brushed
aluminum letters in
existing signage band.

Approved

City of Portland - Bureau of Development Services

Planner Kate Marshall Date April 5, 2013

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

URBAN FAUNA +
10th AVE. LIQUOR - LUR

JOB #: 1218

DESIGN REVIEW DRAWINGS

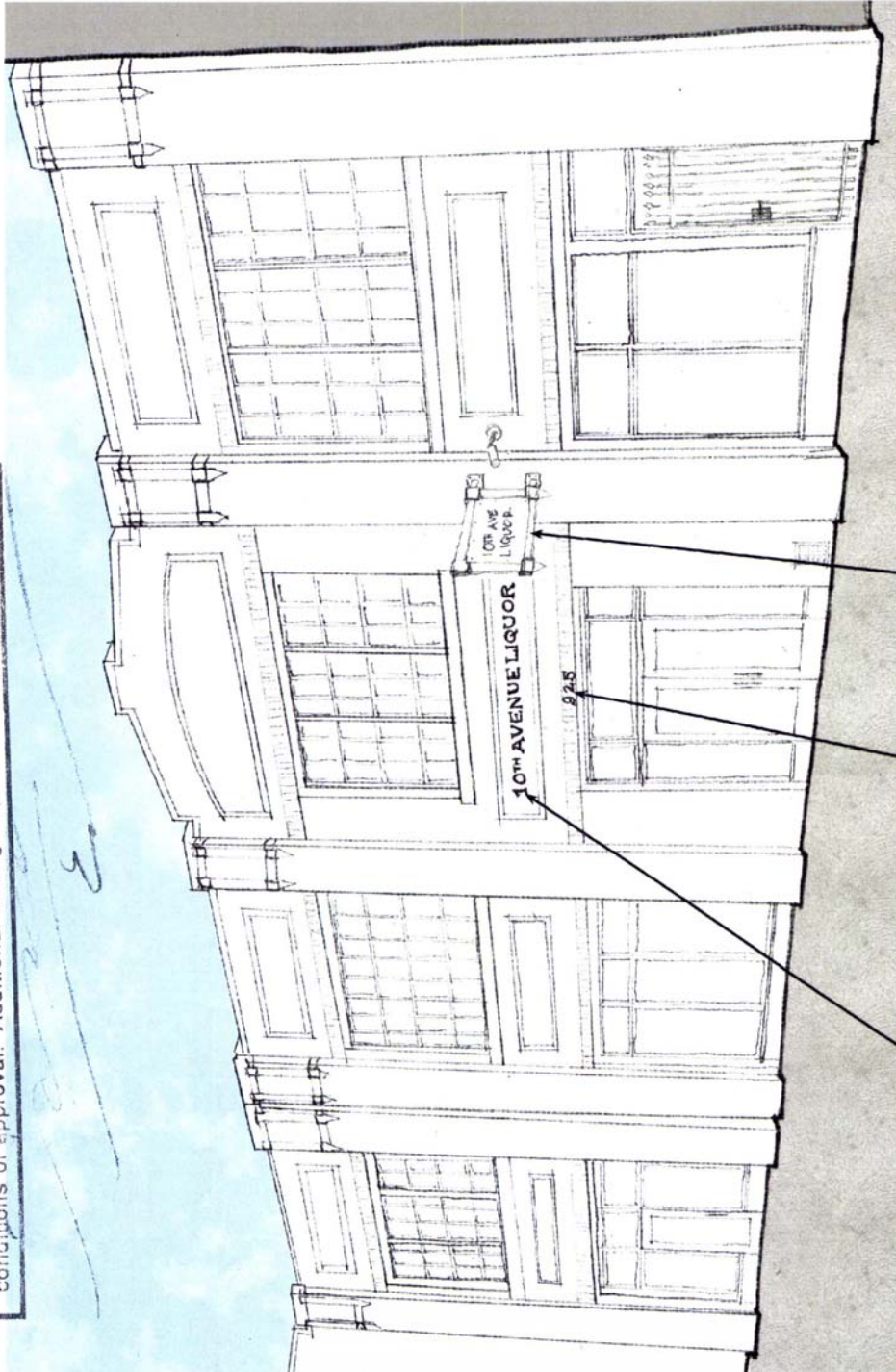
NOT FOR CONSTRUCTION

Approved

City of Portland - Bureau of Development Services

Planner Kate Naville Date April 5, 2013

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



Address numbers
exempt from review

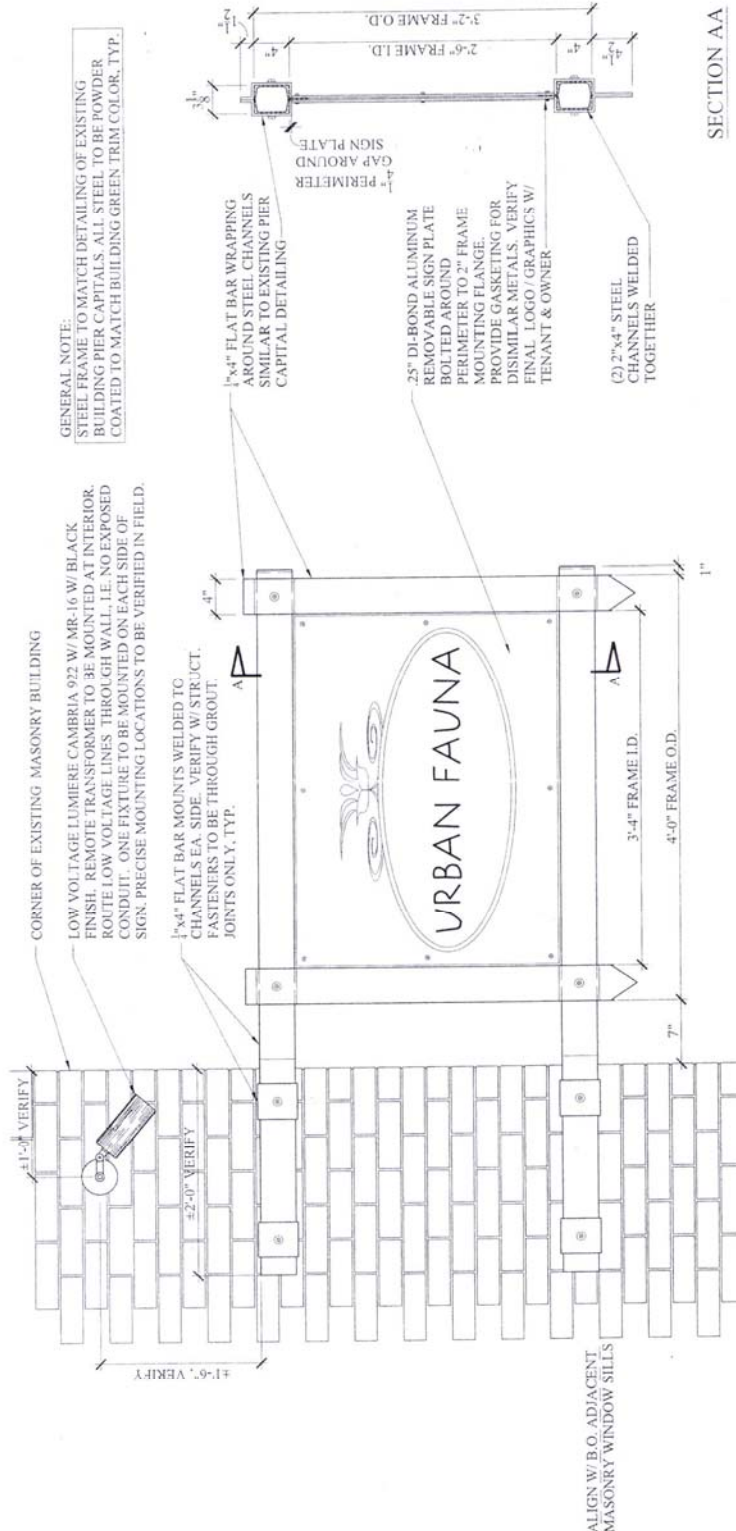
D

C

1 EAST ELEVATION - 925 BUILDING Case #: LU 13-112674 HDZ Auto Rest Garage
SCALE N.T.S.
Not to scale.

- C New pin-mounted brushed aluminum letters in existing signage band.
- D New blade sign. Refer to Sheet LUR-7.

Exhibit C-5



SECTION AA

CASE #: LU 13-112674 HP2 Auto Rest Garage

Scale: 1" = 1'-0" Reduced sheet size.

1 CORNER SIGN DETAILS

URBAN FAUNA + LUR
10th AVE. LIQUOR - LUR
JOB #: 1218

DESIGN REVIEW DRAWINGS
NOT FOR CONSTRUCTION

LUR-6

DATE: 02-05-13

Exhibit C-6

Approved
City of Portland - Bureau of Development Services
Planner Kate Mello Date April 5, 2013
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

City of Portland - Bureau of Development Services

Planner

Date April 5, 2013

Late Middle

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

e-mail: am@nbs.ch

URBAN FAUNA +
10th AVE. LIQUOR - LUR
JOB #: 1218

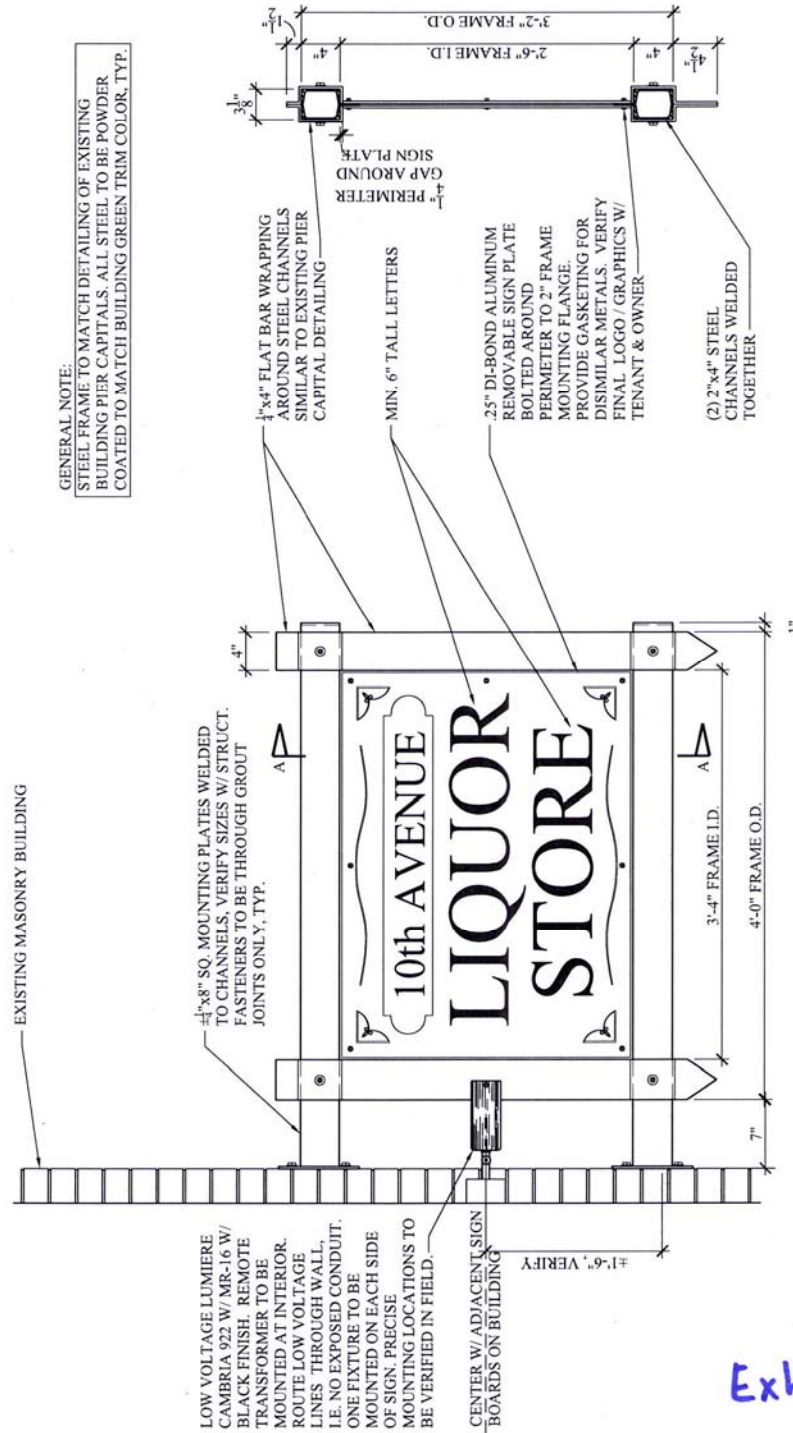
JOB #: 1218

DESIGN REVIEW DRAWINGS

NOT FOR CONSTRUCTION

LUR-7

DATE: 02-05-13



SECTION AA

SIGN DETAILS

SCALE: 1"=1'-0"

Case #: LU13-112674 HDZ Auto Rest Garage

Scale: 1" = 1'-0" Reduced sheet size.

Exhibit C-7