



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner  
Paul L. Scarlett, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** October 29, 2013  
**To:** Interested Person  
**From:** Mark Walhood, City Planner  
503-823-7806 / [mark.walhood@portlandoregon.gov](mailto:mark.walhood@portlandoregon.gov)

**NOTICE OF A TYPE Ix DECISION ON A REVISED  
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 775 Summer St NE, Suite 330, Salem, OR 97301-1283. 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 13-171040 HR – NEW OLD TOWN PIZZA  
SIGN AT MERCHANT HOTEL**

**GENERAL INFORMATION**

**Applicant:** Amalia Mohr / FFA Architects  
520 SW Yamhill St., Suite 900 / Portland, OR 97204

**Tenant:** Adam Milne / Old Town Pizza  
226 NW Davis St. / Portland, OR 97209

**Property Owner:** Merchant Hotel LLC  
2701 NW Vaughn St., #710 / Portland, OR 97210

**Owner Rep.:** Bill Barendrick / Bill Naito Company  
2701 NW Vaughn St., Suite 390 / Portland, OR 97210

**Site Address:** 222 NW DAVIS ST (Tenant at 226 NW Davis St.)

**Legal Description:** BLOCK 18 LOT 6&7, COUCHS ADD  
**Tax Account No.:** R180201160  
**State ID No.:** 1N1E34CA 08300 **Quarter Section:** 3029  
**Neighborhood:** Old Town-China Town, Paul Verhoeven at 503-222-6072 ext 12.  
**Business District:** Old Town Chinatown Business Assoc, Dorian Yee at 503-224-7006.  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.  
**Zoning:** **CXd** (Central Commercial base zone with Design overlay zone),  
**Central City plan district, Skidmore/Old Town Historic District,  
Historic Landmark**

**Case Type:** **HR** (Historic Resource Review)  
**Procedure:** Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

**REVISED Proposal:** The applicant has proposed the installation of a new projecting sign near the entry to Old Town Pizza on NW Davis Street in Old Town. The building is an historic landmark known as the Merchant Hotel, and was constructed in the 1880's. Exterior alterations to historic landmarks in Portland must receive prior approval through

the Historic Resource Review process, and in this case the application is processed as a Type IX procedure.

The new sign will be located near the front door to the restaurant on NW Davis, in the area above the arched trim band above the first floor windows and doors and the horizontal first floor cornice separating the first and second floors. The sign measures 4'-0" tall by 6'-0" wide, and has a total thickness of 1'-9". Constructed with an aluminum sign cabinet painted a glossy copper color, the sign features a perimeter of yellow light bulbs surrounding two primary sign faces with a clear coated barn wood background, and white open pan channel letters with single tube neon illumination. Brushed aluminum clear coat letters and numbers (EST. 1974) and decorative swirls are also mounted onto the wood background. The sign would be mounted to the adjacent smooth stucco finish wall surface with two simple horizontal steel tube brackets. The sign is being re-located from the NE MLK Jr. Blvd. Old Town Pizza location.

**NOTE:** Although the case was deemed complete and notice mailed out, staff requested clarification from the applicant on the specific location of electrical connections to the sign, as well as what was happening with the small non-original craftsman light fixture and hanging blade sign immediately adjacent to the proposed new sign. On September 5, 2013, the applicant submitted revised drawing details showing that the non-original craftsman light fixture will be removed, with recycling of the electrical conduit connection to power the new sign. Also, the existing blade sign immediately below the new sign will be removed. This decision is based on these final revisions.

**Relevant Approval Criteria:** In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are:

- *Central City Fundamental Design Guidelines;*
- *Skidmore/Old Town Historic District Design Guidelines;* and
- 33.846.060, 'Other' Historic Resource Review Approval Criteria.

## ANALYSIS

**Site and Vicinity:** The site is developed with The Merchant Hotel building, a contributing resource in the Skidmore/ Oldtown Historic District. The building is the largest High Victorian Italianate example remaining in the district. It was constructed for hotel, retail, and office use, and served as the hub of Portland's Japanese community following World War I. The building is brick with a stucco finish and has cast iron and wood trim detailing. It was constructed in two parts: the 3<sup>rd</sup> Avenue section is four stories and was completed in 1880, and the three-story 2<sup>nd</sup> Avenue section was completed in 1884. This building was listed as a "primary landmark" in the 1975 National Register nomination and is individually listed as a Portland Historic Landmark.

Portland's *Transportation System Plan* classifies NW Davis Street as a Local Service Bikeway. NW 2<sup>nd</sup> and 3<sup>rd</sup> Avenues are classified as City Bikeways, and NW 3<sup>rd</sup> is also a Traffic Access Street. The site is located in the North of Burnside Pedestrian District.

**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.

**Land Use History:** City records indicate prior land use reviews at the site, including the following:

- HL 32-82: Approved Historic Landmark Review for new awnings;
- HL 21-83: Approved Historic Landmark Review for new awnings;
- HL 56-83: Approved Historic Landmark Review for a paint color change;
- LU 05-144893 HDZ: Historic Design Review approval to install exterior lighting on a portion of this Historic Landmark; and
- LU 08-140734 HDZ: Historic Design Review approval for new rooftop mechanical equipment.

**Agency Review:** For sign-only proposals with no additional floor area or other significant exterior alterations to the building, city agencies are not notified of Historic Review proposals. Therefore, no agencies or bureaus have responded to the proposal. Any necessary city permits (e.g. sign permit, building permit) must be obtained prior to installation of the new sign.

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on **August 22, 2013**. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

## **ZONING CODE APPROVAL CRITERIA**

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

#### **Purpose of Historic Resource Review**

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

#### **Historic Resource Review Approval Criteria**

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

**Findings:** The site is a designated Historic Landmark. Therefore the proposal requires Historic Resource Review approval. The relevant approval criteria are listed in 33.846.060 G. 1.-10. In addition, because the site is located within the Skidmore/Old Town Historic District, the relevant approval criteria are the Skidmore/Old Town Historic Design Guidelines and the Central City Fundamental Design Guidelines.

### **Central City Fundamental Design Guidelines and Historic Skidmore/Old Town Design Guidelines**

The Skidmore/Old Town Historic District is a unique asset to Portland and has been recognized nationally by its placement on the National Register of Historic Places. In addition, the Skidmore/Old Town Historic District has been identified as a National Landmark, of which there is only one other in Portland, Pioneer Courthouse. There are certain procedures and regulations the City has adopted for the protection and enhancement of the Skidmore/Old Town Historic District.

The Central City Fundamental Design Guidelines and the River District 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 are those developed to guide development throughout the Central City. They apply within the River District as well as to the other seven Central City policy areas. The nine goals for design review within the Central City 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 which is safe, humane and prosperous;
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.*

**33.846.060 G - Other Approval Criteria**

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.
4. **Historic features.** Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence.
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.
6. **Archaeological resources.** Significant archaeological resources affected by a proposal will be protected and preserved to the extent practical. When such resources are disturbed, mitigation measures will be undertaken.
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.
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.
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.

**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 1-10:** The proposal includes the removal of a non-original craftsman light fixture and a projecting blade sign within a field of original smooth stucco wall area on the ground floor, adjacent to the main tenant entry to Old Town Pizza on NW Davis Street. The existing electrical cabinet box used for the light will be recycled for use to illuminate the new sign. The new sign attaches to the plain stucco surface of the ground floor with two steel plates attached with 4 screws each which embed into the original brick wall underneath the stucco skin.

The original proposal included retaining the existing sign and light fixture and mounting the new sign at the second floor level, within the rusticated original stucco surface that appears in the stucco areas above the ground floor. Out of concern to the impact to this original feature, staff encouraged the applicant to move the sign down to the ground floor closer to the entry door.

The revised proposal has only minor and repairable impacts to the original architectural design and materials of the building, and will not eliminate any historic changes that have acquired significance over time. The sign proposal will mount on an existing building wall and not impact any potential archaeological resources on the site. The sign design, size, and placement on the building are in keeping with other buildings in the district, where signage is generally kept at the ground floor in the pedestrian zone. This sign is somewhat larger than many signs in the district, and features a cabinet design with exterior illumination, but does not obscure or overwhelm the refined architectural cast-iron and stucco detailing on the building. Removal of the existing sign and light fixture in the same area will help to unify and improve the ground floor appearance of the building, particularly with removal of the non-original craftsman light fixture, which is of an inappropriate design and scale for this building.

*Therefore, these guidelines are met.*

### **Historic Skidmore/Old Town Design Guidelines**

#### **General Guidelines: Alterations and Additions to Historic Landmarks, Potential Landmarks, and other Compatible Buildings**

**J. Signs.** Exterior building signage should be visually compatible with the traditional architectural character of the historic buildings in the District. A variety in signage is encouraged, incorporating excellence in graphic design and lettering, careful color coordination with the building, good mounting, readability, and materials, all of which are compatible with and sensitive to the character of the building. Lighting may also be permissible which is creative without being overwhelming. Sign design should be done in an “identification” sense rather than an “advertising” sense. All types of exterior signs are reviewed.

Signs are controlled by three ordinances. One is the Signboard Control Zone (S Zone) which includes the area at the Morrison and Burnside Bridgeheads and along Front Avenue; another is the newly adopted ordinance which regulates signs in C1 Zones (downtown); and finally, the Landmarks Ordinance provides for sign review. Projects should address all ordinances in addition to District compatibility.

**Findings:** The sign is somewhat larger than many signs in the district, and features a cabinet design with exterior illumination, but does not obscure or overwhelm the refined architectural cast-iron and stucco detailing on the building. The sign is mounted in a field of plain, reparable stucco on the ground floor in the pedestrian zone, versus the originally-proposed location in the original rusticated stucco on the second floor. An existing incompatible and non-original craftsman light fixture will be removed and recycled as the electrical conduit connection for the new sign. The sign is carefully mounted, and has an attractive and relatively traditional sign-like appearance that is compatible with the building. The lighting is relatively modest and not overwhelming, including pan channel neon lettering with a surround of small yellow 7.5 watt bulbs.

Since these guidelines were written, sign regulations have been consolidated into a single title (Title 32, Signs and Related Regulations). In historic districts and on landmark buildings, all signs also require evaluation through Historic Review. A sign permit will also be required for the project.

*Therefore, this guideline is met.*

### **Central City Fundamental Design Guidelines**

**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.

**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.

**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, C8 & C13:** The sign will replace an existing blade sign and non-original light fixture near the main entry door to Old Town Pizza on NW Davis Street. As found on other buildings in the district, the sign is contained within the ground floor zone of the building, to ensure a predominantly pedestrian orientation. The sign is placed in a smooth stucco band at the top of the first floor, without obscuring and directly above the arching first floor window header trim. The sign design uses traditional neon and exposed bulb elements and a symmetrical, articulated form that integrates well with this historic building. The sign will offer interest and diversity to pedestrian passersby without significant impacts to the historic building upon which it is mounted. The sign will not be a visible feature of the skyline, as it occurs at street level on a street with established street trees and buildings all around.

*Therefore, these guidelines are met.*

## **DEVELOPMENT STANDARDS**

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

## **CONCLUSIONS**

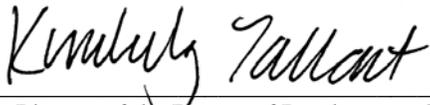
The purpose of the historic review process is to ensure that exterior alterations to existing buildings protect the integrity of the special characteristics of Portland's historic resources. The proposed sign, being recycled from the Old Town Pizza location in NE Portland, will replace an existing blade sign and light fixture near the main entry door to the restaurant. The sign is being placed in a ground floor field of smooth stucco that could be easily repaired if the sign is removed in the future, preserving the long-term integrity and appearance of the landmark Merchant Hotel. Because the applicable design guidelines can be satisfied, the request merits approval.

## **ADMINISTRATIVE DECISION**

**Approval of Historic Review** at the Merchant Hotel in the Skidmore-Old Town Historic District, including removal of an existing blade sign and non-original exterior light fixture, re-use of the light fixture electrical conduit connection, and installation of a new 24 square foot cabinet sign, 1'-9" thick, including a metal cabinet structure with neon pan channel letters, metal and wood surface materials, and a perimeter band of exposed yellow 7.5 watt bulbs, as shown on the approved plans and drawings, Exhibits C.1 through C.5, all signed and dated October 25, 2013, and 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-C.5. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 13-171040 HR."

**Staff Planner: Mark Walhood**

**Decision rendered by:**  **on October 25, 2013**

By authority of the Director of the Bureau of Development Services

**Decision mailed October 29, 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 June 21, 2013, and was determined to be complete on August 16, 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 June 21, 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 further extended by the applicant, **the 120 days will expire on December 14, 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](http://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 **October 30, 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:

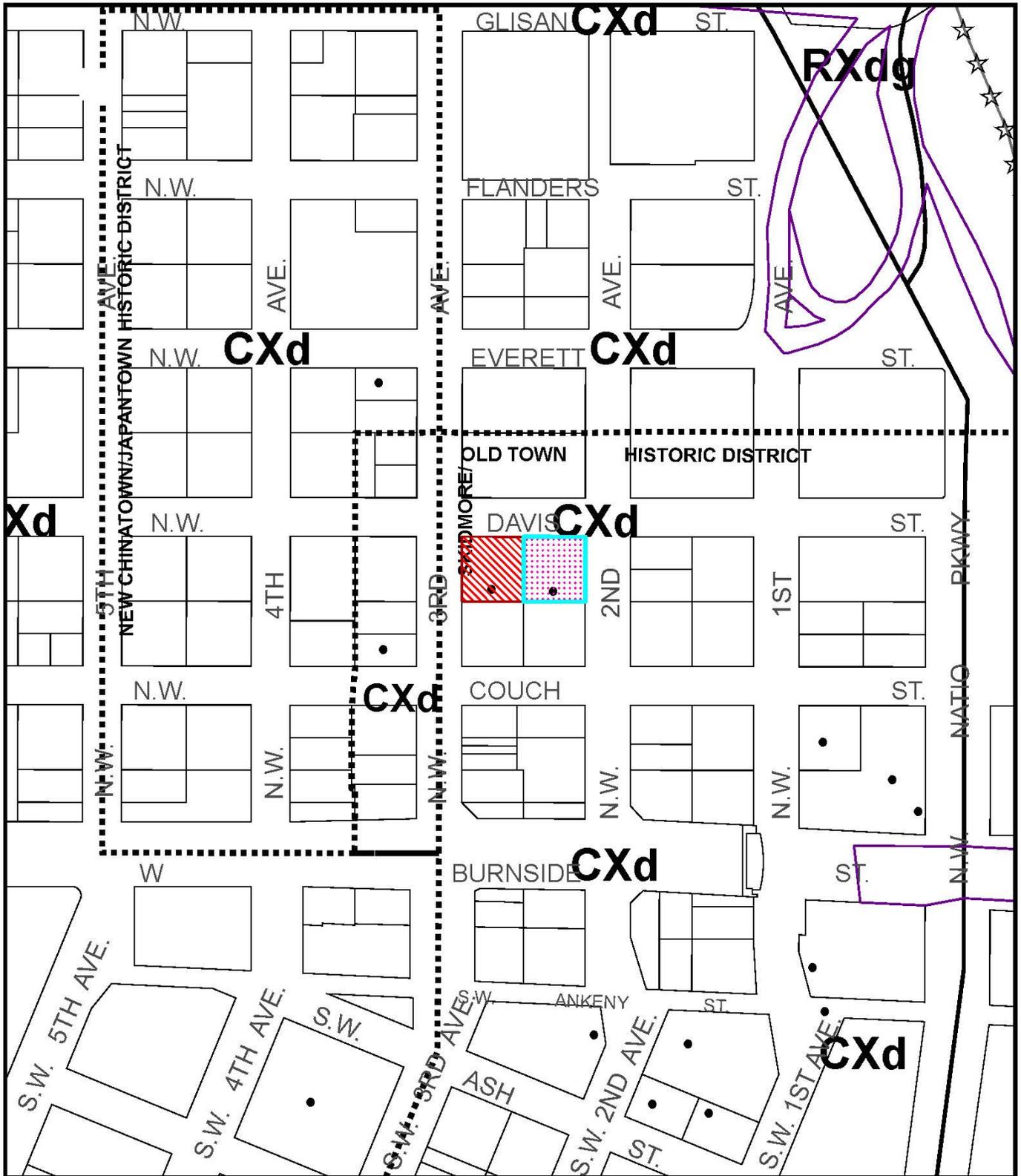
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations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

#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statements
  1. Original narrative
  2. Original plan set – reference only
  3. Concept drawings for revision and e-mail dialogue with staff, 7/12/13 – 7/18/13
  4. Cover memo and first revised plan set – reference only
  5. E-mail dialogue with staff and response to clarification questions, 8/16/13 – 9/3/13
  6. E-mail submittal with final revised plans, rec'd. 9/5/13
- B. Zoning Map (attached)
- C. Plans/Drawings:
  1. Site Plan (attached)
  2. Photos of existing sign and light to be removed with electrical conduit location
  3. Elevations and sign detail (attached)
  4. Large/Scalable elevations and sign detail
  5. Structural and bracket details sheet
- D. Notification information:
  1. Mailing list
  2. Mailed notice
- E. Other:
  1. Original LU application form and receipt
  2. Incomplete letter from staff to applicant, sent 7/12/13
  3. Excerpt page from Skidmore-Old Town documents describing Merchant Hotel

**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
-  Also Owned
-  Historic Landmark

This site lies within the:  
 SKIDMORE / OLD TOWN HISTORIC DISTRICT  
 CENTRAL CITY PLAN DISTRICT / RIVER



File No. LU 13-171040 HR  
 1/4 Section 3029  
 Scale 1 inch = 200 feet  
 State\_Id 1N1E34CA 8300  
 Exhibit B (Jun 25, 2013)

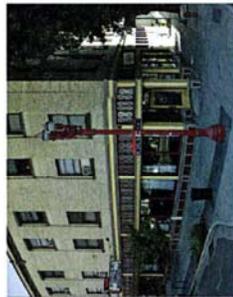


NW Corner of 2nd and Davis - Blade Signs (c)



Old Town Pizza - 226 NW Davis St.  
Existing Sign to remain and install New Sign

*2nd light tube removed  
(revised 9/15/13 proposal)*



NE Corner of 3rd and Davis - Blade Signs/ Marquee Sign (c)



SW Corner of 3rd and Davis - Blade Sign (c)



NE & SE Corners of 3rd and Couch St. - Corner Blade Signs (c)

**\* Approved\***  
City of Portland - Bureau of Development Services

Planner MARK WALTON Date OCT. 25, 2013

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

MARK	DATE	DESCRIPTION
		OLD TOWN PIZZA at The MERCHANT HOTEL
		226 NW Davis Street Portland, Oregon 97209

APPROVED	JRC
DATE:	08/06/09
PROJECT NUMBER:	1000

SITE PLAN  
**A-101**  
LUR

CASE NO. W 13-171040 HR  
EXHIBIT C-1

9/15/13

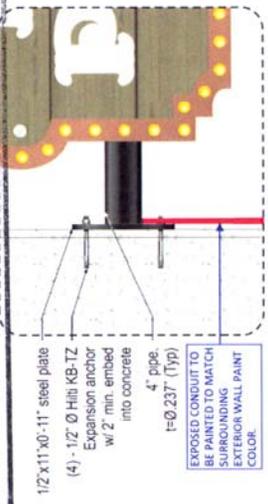
\*Approved\*  
City of Portland - Bureau of Development Services

Planner **MARK WALHOD** Date **OCT. 25, 2013**

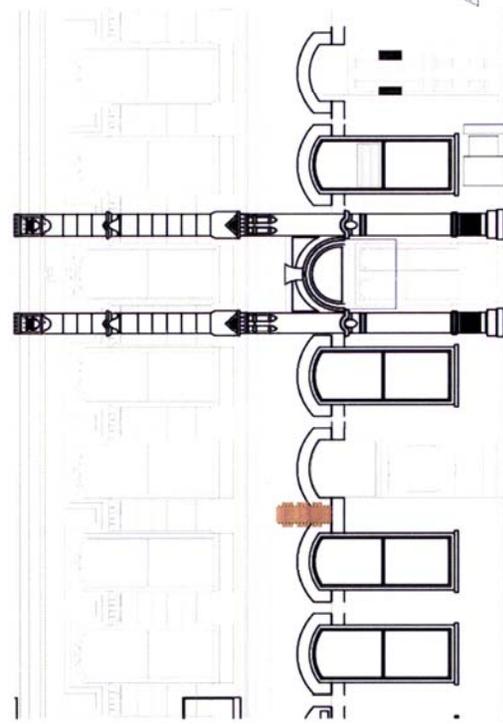
\* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



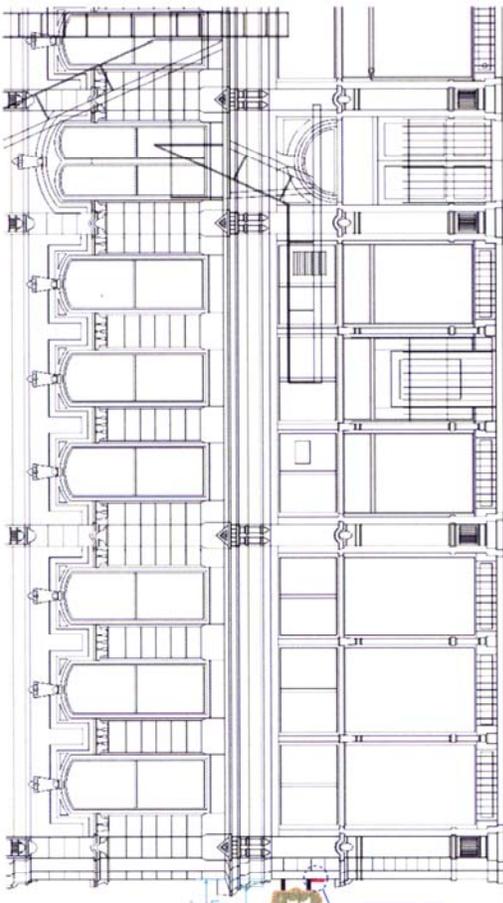
1 Double Face Projecting Blade Sign  
Scale: 1/2" = 1'-0"



2 Anchor Detail  
Scale: 1" = 1'-0"



3 Partial North Elevation  
Scale: 1/8" = 1'-0"



4 Partial West Elevation  
Scale: 1/8" = 1'-0"

Name	Old Town Pizza - blade RT Located	Portland Oregon
Design	13-0828	G Mattimore
Date	8.1.13	8.16.13
VSG Rep	Jeff Mickel	

Client	Landlord
VSG Rep	PM

Sign upon approval

Old Town Pizza  
226 NW Davis Street  
Portland Oregon  
97209

Options:

**VANCOUVER SIGN GROUP**  
360.663.2727 • www.vancouver-sign.com • 2600 N.E. Ambassador Road Suite 50, Vancouver, Washington 98661

WSA WSA  
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CASE NO. W 13-171040 HR  
EXHIBIT C.3