



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

Date: January 30, 2015
To: Interested Person
From: Hillary Adam, Land Use Services
503-823-3581 / Hillary.Adam@portlandoregon.gov

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

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

CASE FILE NUMBER: LU 14-138069 HR – NEW SIGN

GENERAL INFORMATION

Applicant / Owner: The Old Church Society Inc. Attn: Amanda Stark, | 503-869-4608
1422 SW 11th Avenue | Portland, OR 97201

Designer: Fernando Duarte
6524 South Land Park Drive | Sacramento, CA 95831

Site Address: 1422 SW 11TH AVE

Legal Description: BLOCK 244 W 75' OF LOT 5&6 S 35' OF W 75' OF LOT 7,
PORTLAND

Tax Account No.: R667727060

State ID No.: 1S1E04AD 02300

Quarter Section: 3128

Neighborhood: Portland Downtown, contact Rani Boyle at 503-725-9979.

Business District: None

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

Plan District: Central City - Downtown

Other Designations: Historic Landmark (pursuant to listing in the National Register of Historic Places on March 29, 1972)

Zoning: High-density Residential (**RX**) base zone; Design (d) overlay zone;
Historic Resource overlay zone (by virtue of site's designation as
Historic Landmark)

Case Type: Historic Resource Review (**HR**)

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

Proposal: The applicant requests Historic Resource Review approval for one new two-sided monument sign. The sign area on each side would be about 35 square feet.

The sign structure would be made of wood, with a column flanking each side of the sign area and a horizontal member along the upper edge of the sign area, set upon a concrete footing.

Side “A” of the sign would have non-illuminated flat cut-out aluminum letters with gold-leaf along the upper edge. Below these letters, there would be a reader board with changeable letters to announce upcoming events at the Old Church. This portion of the sign would be overlaid with clear acrylic that is part of a metal-framed case that can be opened with a key. Light-emitting diodes (LEDs) would provide internal illumination for the reader board portion of the sign.

Side “B” of the sign would have non-illuminated flat cut-out aluminum letters with gold-leaf along the upper edge. Below these letters, there would be an area where event flyers, newsletters, and other information could be affixed. This portion of the sign would be overlaid with clear acrylic that is part of a metal-framed case that can be opened with a key. Side “B” contains no illumination.

The applicant proposes three possible locations for the proposed sign. Location #1, the location most preferred by the applicant, is the existing landscaping area adjacent to the east end of the existing on-site driveway. Location #2 is the existing non-historic raised planter adjacent to the east end of the driveway, adjacent to a non-historic ADA ramp with a non-historic railing. Location #3 is within the cobblestone paver area adjacent to the porte-cochere. (See attached site plan for locations.)

Because the proposal is for non-exempt alterations to a site designated as a Historic Landmark, Historic Resource Review is required prior to the issuance of a sign permit.

Note: The existing pole-mounted two-sided sign located at the southwest corner of the site will remain in place. The sign area of this sign is about 12.5 square feet.

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:

- 33.846.060.G.1.-10. Other Approval Criteria
- The Central City Fundamental Design Guidelines

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

ANALYSIS

Site and Vicinity: The subject property, known as The Old Church, was designed by Warren Heywood Williams and constructed in 1882-1883, as Calvary Presbyterian Church, and, according to the National Register nomination, is considered, “the prime example in wooden construction of High Victorian Gothic architecture in the state.” It is the oldest extant church in Portland. Immediately adjacent properties now include 4-story historic and 27-story contemporary apartment buildings and a surface parking lot directly to the east.

The property is located within the West End subDistrict of the Central City Plan District, an area zoned for high-density residential development. SW 11th Avenue and SW 10th Avenue to the east are Transit Access Streets, each carrying the Portland Streetcar line. Two blocks to the east are the linear Park Blocks, running north-south and two blocks to the west is the sunken I-405 freeway. Two blocks to the south is the north end of the Portland State University campus.

Zoning: The Central Residential (RX) zone is a high-density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. Density is not regulated

by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use are regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will be 100 or more units per acre. Allowed housing developments are characterized by a very high percentage of building coverage. The major types of housing development will be medium and high rise apartments and condominiums, often with allowed retail, institutional, or other service oriented uses. Generally, RX zones will be located near the center of the city where transit is readily available and where commercial and employment opportunities are nearby. RX zones will usually be applied in combination with the Central City plan district.

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

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

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

- HL 35-82 – Approval of a stair alteration;
- HL 46-82 – Approval of reconstruction of the porte cochere;
- HL 73-82 – Approval for 1,300 cobblestones;
- HL 44-84 – Approval of exterior remodel and paint;
- LU 90-024873 (ref. file: PC 6612C) – Ordinance granting a revocable permit to use a portion of the existing basement for a thrift shop; and
- LU 03-152868 HDZ – historic Design Review approval of a porch and ramp addition, including lattice work and light at east door.

Agency Review: A Notice of Proposal in your Neighborhood was mailed on **October 3, 2014**. No Bureaus have responded with issues or concerns about the proposal:

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **October 3, 2014**. A total of 15 written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. E. Paul Janssen, on October 10, 2014, wrote stating a preference for proposed location #2, noting it would have the least impact on the front of the historic church. Please see Exhibit F-1 for additional details.
2. Katherine Lawrence, Board of Directors member for The Old Church, on October 28, 2014, wrote in support of a new sign, which will help educate people of the organization’s function as a community gathering space. Please see Exhibit F-2 for additional details.
3. Rosemary Ellis, President of the Board of Directors for The Old Church, on October 28, 2014, wrote in support of the proposed sign, noting that it is designed to complement the building and educate the public of the organization’s events and invite additional people to enjoy the building. Please see Exhibit F-3 for additional details.
4. William J. Hawkins III, on October 28, 2014, wrote in support of the new sign, noting its importance in educating the public about the concert venue aspect of the building and the role this use plays in the long-term preservation of the building. Please see Exhibit F-4 for additional details.

5. Stephen Price, on October 28, 2014, wrote in support of the proposal, noting the sign's compatibility with the historic church building. Please see Exhibit F-5 for additional details.
6. Robert Hermanson, on October 28, 2014, wrote in support of the proposed sign, noting its compatibility with the historic church building, and noting that if the sign was located at location #2 it would be near a non-historic ADA ramp and planter. Please see Exhibit F-6 for additional details.
7. Taz Loomans, on October 28, 2014, wrote in support of the proposal, noting its compatibility and importance in helping the organization maintaining the vibrancy of the historic building. Please see Exhibit F-7 for additional details.
8. Charlotte Henry, on October 29, 2014, wrote in support of the proposal, noting the sign's design to be compatible with the historic church building. Please see Exhibit F-8 for additional details.
9. KJ Fields, on October 29, 2014, wrote in support of the proposal, noting the sign's compatibility with the historic building and the importance of the sign enabling the organization to notify the public of the events open to all that take place on-site. Please see Exhibit F-9 for additional details.
10. C. John and Carol Lesch, on October 30, 2014, wrote in support of the proposal, noting the sign's modest scale, high-quality materials, and appropriate location. Please see Exhibit F-10 for additional details.
11. Bud Coe, on October 31, 2014, wrote in support of the proposed sign, noting that it will help strengthen the property's presence as a viable entity in the downtown community. Please see Exhibit F-11 for additional details.
12. David C. Davies, on October 31, 2014, wrote in support of the proposal, noting that the sign will help the venue inform the public of the activities, thereby helping raise revenue to preserve the building. Please see Exhibit F-12 for additional details.

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/Conservation 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 Central City, the relevant approval criteria are the Central City Fundamental Design Guidelines.

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.

- 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: No physical changes are proposed to the historic church building itself. No features or historic materials will be removed, and the essential form and integrity of the building will remain. The building will remain a record of its time. The proposed sign will have a negligible effect on the historic character of the property, as it is simply designed and is not attached to the building. *These 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.

Findings: No chemical treatments are proposed. *This criterion is met.*

- 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.

Findings: All areas of disturbance have previously been disturbed. *This criterion is not applicable.*

- 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.

- 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: The proposed sign is constructed of wood and features columns and gold leaf lettering, which are proposed as a contemporary reflection of the historic church building. While these elements on the new sign reference the historic church building, the sign is clearly of modern construction, featuring LED lettering and acrylic covers to protect the letters and informational notices posted to inform the public of ongoing activities. In addition, while the sign is located near the porte-cochère, a later reconstruction, it is simply designed so as to not detract from the historic character of the building. With the condition of approval that the sign be located in Location #1, the landscaped area adjacent to the east end of the driveway, the proposed sign can serve its intended purpose which is to draw passersby into the building, thus ensuring its viability for future generations.

With the condition of approval that the sign be located within the existing landscaping area adjacent to the east end of the existing on-site driveway, these criteria are met.

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 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.

- 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.
- 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: Although the sign is large enough to be readable by passing motorists, because it is perpendicular to the sidewalk, it will not overwhelm pedestrians. Only one side will be modestly illuminated, so as to not over-illuminate the sign. *These guidelines are met.*

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

Findings: The proposed sign is to be constructed of wood, with wood column detailing, which inspired by the existing church building’s porte-cochère columns. The sign is to be located perpendicular to the sidewalk, responding to the rectilinear order of the porte-cochère and the rest of the church. The sign will be partially illuminated with LED lettering. Permanent lettering will be cutout aluminum featuring gold leaf. Although clearly modern in its simplicity, the

proposed sign is modest in its design and placement and will allow the continued preservation of this historic resource, by providing the opportunity for the organization to inform the public of community events to be held within the building, thus ensuring its continued preservation. *These guidelines are met.*

DEVELOPMENT STANDARDS

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

CONCLUSIONS

The proposed sign is contemporary in its design, but features elements inspired by the historic church building. The sign is located away from the significant historic features of the building and near more contemporary features, thus it will not detract from the historic character of the property. The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of a new monument sign on the Old Church property in the Central City Plan District.

This approval is per the approved site plans, Exhibits C-1 through C-3, signed and dated November 12, 2014 subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B) must be noted on each of the four required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE- Case File LU 14-138069 HR." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- C. The sign must be located perpendicular to the sidewalk in the landscaped area at the east end of the driveway, indicated as Location #1 on Exhibit C-1.

Staff Planner: Hillary Adam

Decision rendered by:  **on January 27, 2015**

By authority of the Director of the Bureau of Development Services

Decision mailed: January 30, 2015

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 April 9, 2014, and was determined to be complete on September 29, 2014.

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 April 9, 2014.

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, applicant extended the 120-day review period by 30 days (see Exhibit A-7). Unless further extended by the applicant, **the 120 days will expire on: February 26, 2015.**

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

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

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

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

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

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

Recording the final decision.

If this Land Use Review is approved, the final decision 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 **January 30, 2015**. 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
 1. Original Submittal
 2. Revised Submittal, received August 26, 2014
 3. Revised Submittal, received August 28, 2014
 4. Revised Submittal, received September 15, 2014
 5. Revised Submittal, received September 29, 2014
 6. Revised options, received December 15, 2014
 7. Extension Form, received December 15, 2014
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. Location #1 Plan and Photo Simulation
 3. Sign Details
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses: none
- F. Correspondence:
 1. E. Paul Janssen, on October 10, 2014, wrote stating a preference for proposed location #2, noting it would have the least impact on the front of the historic church.
 2. Katherine Lawrence, Board of Directors member for The Old Church, on October 28, 2014, wrote in support of a new sign, which will help educate people of the organization's function as a community gathering space.
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 12. David C. Davies, on October 31, 2014, wrote in support of the proposal, noting that the sign will help the venue inform the public of the activities, thereby helping raise revenue to preserve the building.
- G. Other:
1. Original LU Application
 2. Incomplete Letter, dated May 9, 2014

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



ZONING

 Site

 Historic Landmark

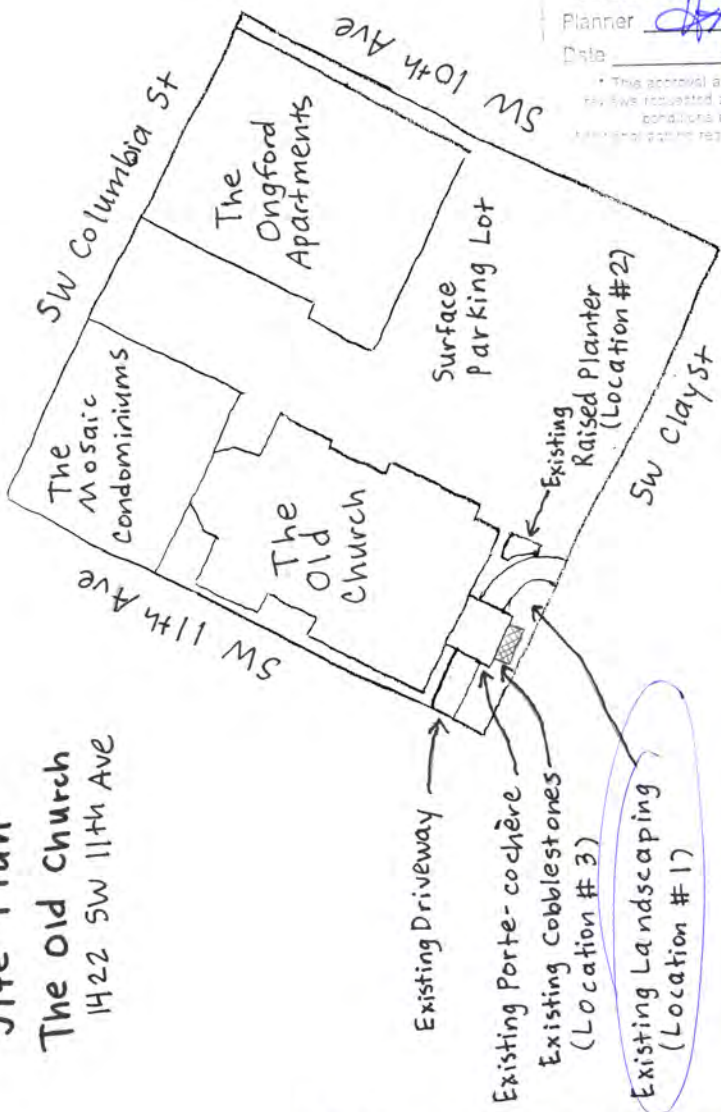


This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No. LU 14-138069 HR
 1/4 Section 3128
 Scale 1 inch = 200 feet
 State_Id 1S1E04AD 2300
 Exhibit B (Apr 11, 2014)

Site Plan

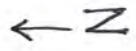
The Old Church
1422 SW 11th Ave

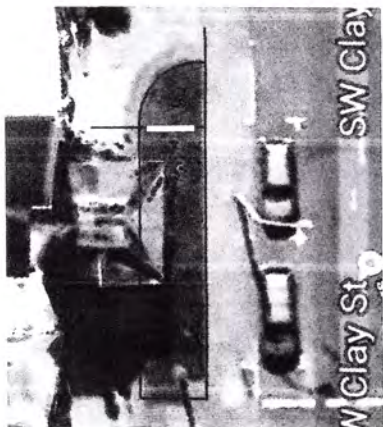


Approved
City of Portland
Bureau of Development Services
Planner H. Adam
Date 5/22/15
* This approval applies only to the review requested and is subject to all conditions of approval. Additional zoning requirements may apply.

Three Possible Locations for Proposed New Sign:

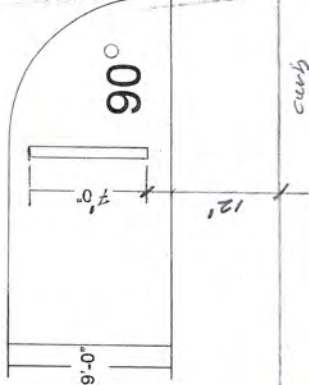
1. Existing landscaping area
2. Existing raised planter
3. Existing cobblestones





Approved
City of Portland
Bureau of Development Services
Planner *Adam*
Date *1/27/15*

* This approval applies only to the
revisions requested and is subject to all
conditions of approval.
A signed online review comments page apply.



Case Number: LU 14-138069 HR

C-2



FERNANDO DUARTE DESIGN

GRAPHIC ARTS BELTCH

8024 South Lead Peak Drive Sacramento, CA 95837
510.372.0203 816.550.9698 www.duarte.com

THE PROJECT SHEET

122-09186-A-04-Portland, OR

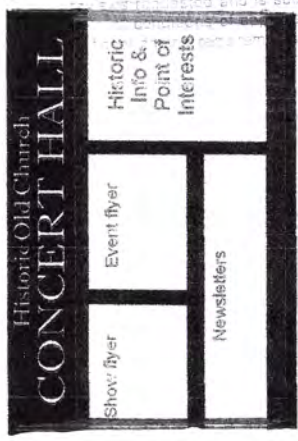
FIG. 2.1B

SEPT

FLAT CUT OUT ALUMINUM LETTERS WITH GOLD LEAF

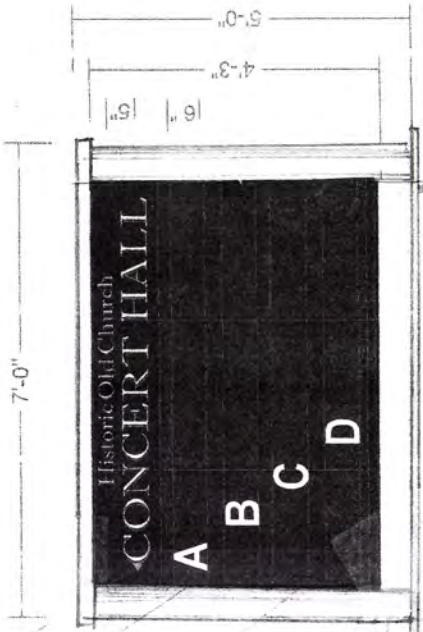
INTERNALLY ILLUMINATED READER BOARD (ONLY) BACK SIDE IS NOT ILLUMINATED FOR CURRENT EVENTS INFO.

1/4" OPTICAL CLEAR ACRYLIC OVERLAY TO PROTECT CHANGEABLE LETTERS



BACK SIDE SIGN

BACK SIDE NOT ILLUMINATED FOR CURRENT EVENTS INFO. 1/4" ACRYLIC COVER TO PROTECT READER BOARD. FLAT CUT OUT ALUMINUM LETTERS WITH GOLD LEAF



A-MAIN SIGN AT PLANTER

CONCRETE FOOTING

NEW DOUBLED SIDED SIGN WITH CHANGEABLE COPY

* REVERSE BLACK LETTER INTERNALLY ILLUMINATED WITH WHITE LED (ONE SIDE ONLY)
BACK SIDE NOT ILLUMINATED FOR CURRENT EVENTS INFO.
1/4" ACRYLIC COVER TO PROTECT READER BOARD
FLAT CUT OUT ALUMINUM LETTERS WITH GOLD LEAF
WOOD DETAILS CONSTRUCTION TO MATCH BUILDING DETAILS AND COLOR

Bureau of Development Services
Planner Adam
Date 1/27/15

This approval applies only to the project and is subject to change. It may be voided if the project is not completed within the time frame specified.



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Case Number: LU 14-139069 HR

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