



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

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: September 2, 2020
To: Interested Person
From: Megan Sita Walker, Land Use Services
503-823-7294 / MeganSita.Walker@portlandoregon.gov

NOTICE OF A TYPE Ix PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 45 days, we need to receive your written comments by 5 p.m. on October 2, 2020. **During the COVID-19 pandemic, your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 20-149866 HR, in your e-mail. If you do not have access to e-mail, please telephone the planner listed above about submitting comments. Note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 20-149866 HR – SIGNAGE

Applicant: Cyndi Stocks | Security Signs
2424 SE Holgate Blvd
Portland, OR 97202
(503) 546-7102

Owner: Russell Fellows Properties LLC
200 SW Market St #1720
Portland, OR 97201-5718

Site Address: 240 SW 1ST AVE

Legal Description: BLOCK 26 W 50' OF LOT 5, PORTLAND
Tax Account No.: R667703910
State ID No.: 1N1E34DC 02900
Quarter Section: 3029

Neighborhood: Old Town Community Association, contact Peter Englander at vice-chair@pdxoldtown.org or Brian Harvey at planning@pdxoldtown.org
Business District: Downtown Retail Council, contact at lfrisch@portlandalliance.com; Old Town Community Association, contact at chair@PDXoldtown.org
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - Downtown

Other Designations: Non-contributing resource in the Skidmore/ Old Town Historic District

Zoning: CXd – Central Commercial zone with Design and Historic Resource Protection Overlays

Case Type: HR – Historic Resource Review

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

Proposal:

The applicant seeks Historic Resource Review approval for exterior alterations to the Freimann Restaurant Building, a non-contributing resource in the Skidmore/ Old Town Historic District located at the corner of SW Oak Street and SW 1st Avenue. The proposed alterations include the installation of two (2) 21.48 SF internally illuminated aluminum framed blade signs with polycarbonate faces mounted at brick faced columns on both the SW Oak and on SW 1st elevations.

Historic resource review is required as the proposal includes non-exempt exterior alterations in a Historic District.

Relevant Approval Criteria:

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

- *Skidmore Old Town Historic District Design Guidelines*
- *Central City Fundamental Design Guidelines*

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. This application was submitted on May 28, 2020 and determined to be complete on June 23, 2020.

Note: A Notice of Proposal was prepared and submitted for a June 30, 2020 mail date. Due to an administrative error, the Notice of Proposal was not mailed until September 2, 2020.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. After we consider your comments we will do one of the following:

- Approve the proposal;
- Approve the proposal with conditions; or
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

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 extended at the request of the applicant.

The file and all evidence on this case are available for your review by appointment by making a request online or contacting me.

- Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. Copies of all information in the file can be obtained for the cost of making copies during the appointment.

- If you would like to request a copy of the file online, please visit <https://www.portlandoregon.gov/bds/54732>. The fee for this service varies based on the size of the case file and how long it would take to scan or copy documents.
- I can provide some information over the phone or through email.

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.portlandoregon.gov.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision 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. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

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).

Enclosures:

Zoning Map
Site Plan
Elevations
Enlarged Elevations

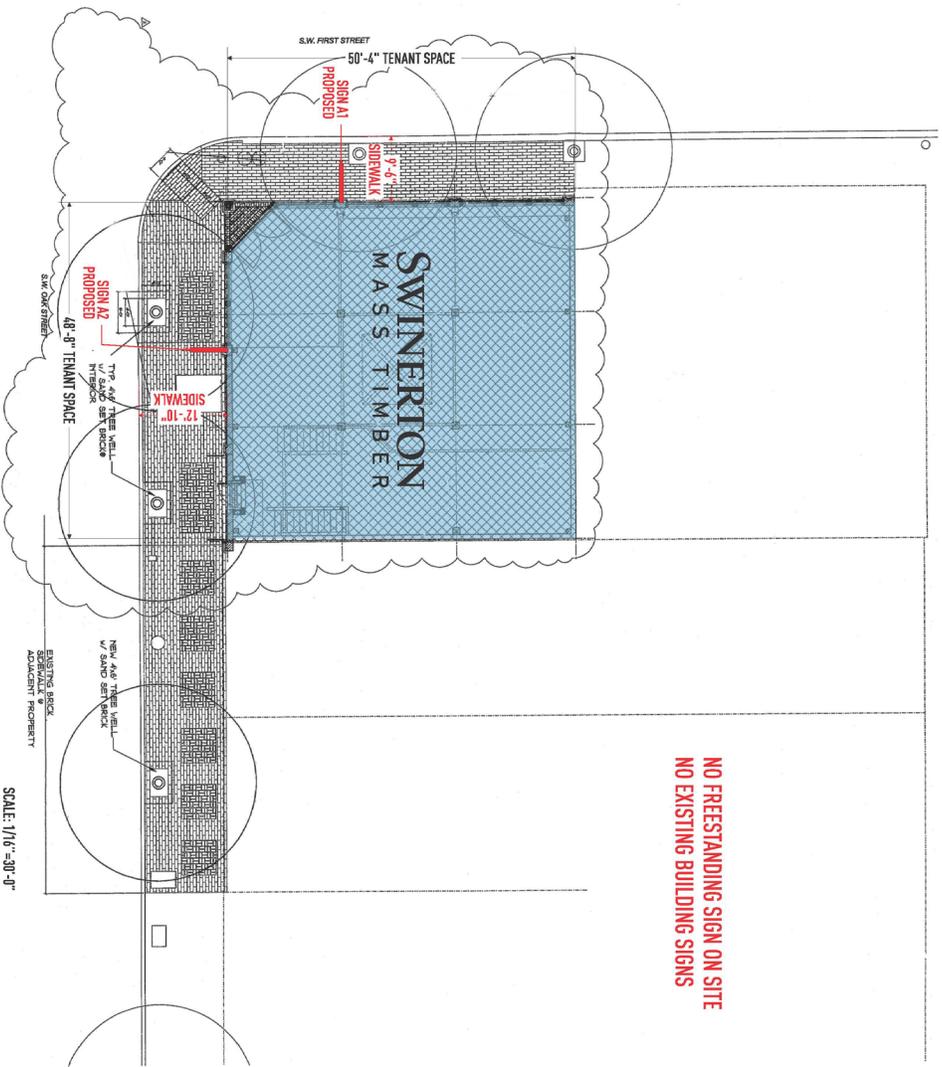


ZONING 
 CENTRAL CITY PLAN DISTRICT
 DOWNTOWN SUB DISTRICT
 SKIDMORE / OLD TOWN HISTORIC DIST

-  Site
-  Also Owned Parcels
-  Historic Landmark
-  Bridge
-  Recreational Trails

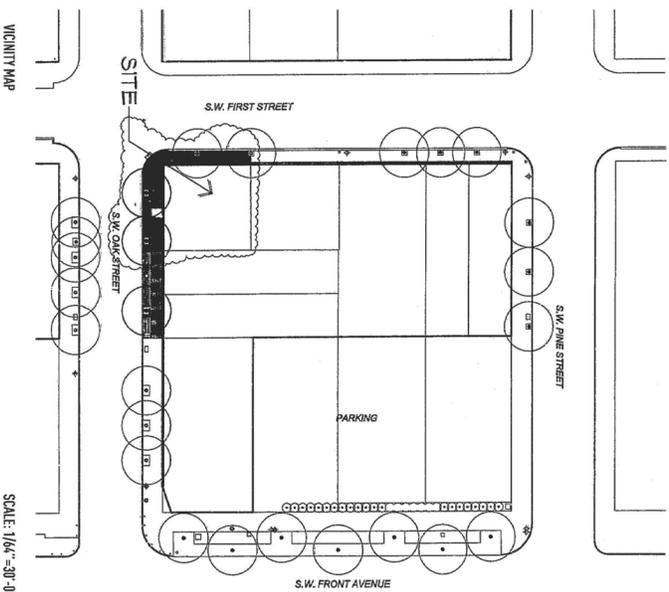
File No.	LU 20 - 149866 HR
1/4 Section	3029
Scale	1 inch = 200 feet
State ID	1N1E34DC 2900
Exhibit	B Jun 03, 2020

SITE PLAN



**NO FREESTANDING SIGN ON SITE
NO EXISTING BUILDING SIGNS**

SCALE: 1/16" = 30'-0"



SCALE: 1/64" = 30'-0"



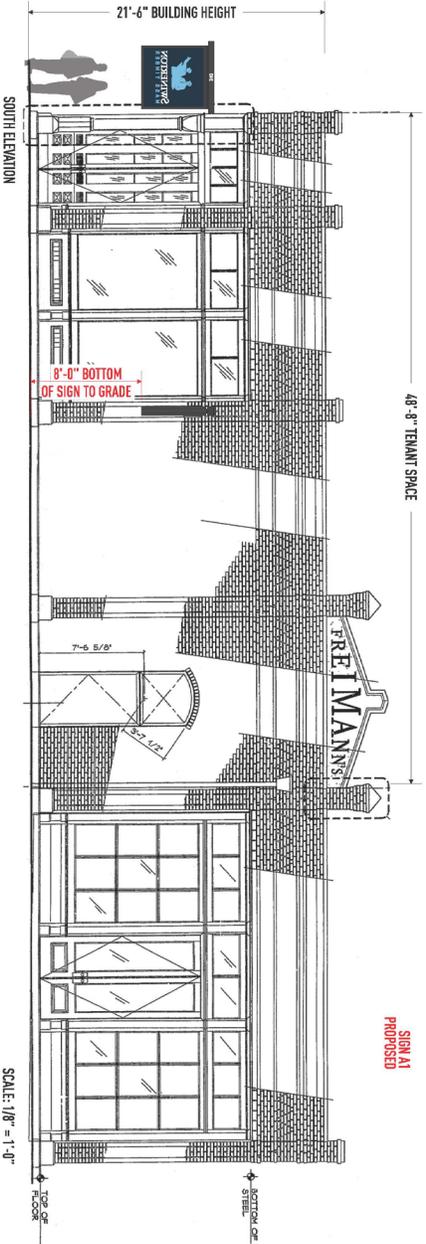
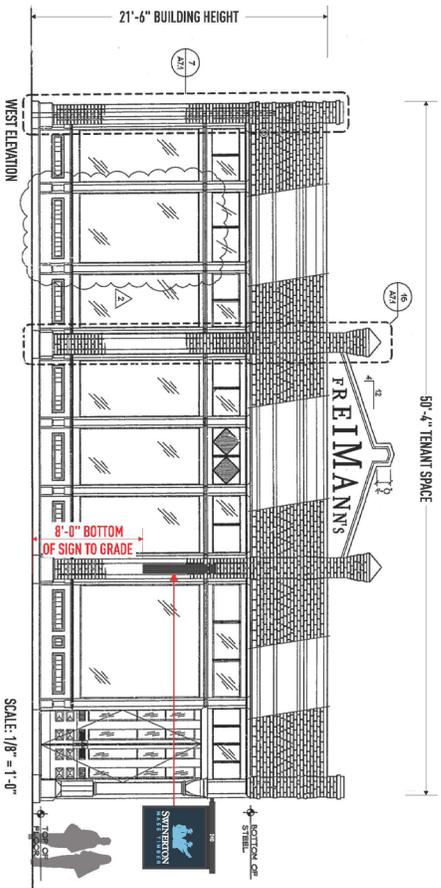
SECURITY SIGNS

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Account Manager: Kevin Hallwyler
Date: 05.28.2020
Drawing: 20-ART 2471L
Sheet: 3 of 8

BUILDING ELEVATIONS

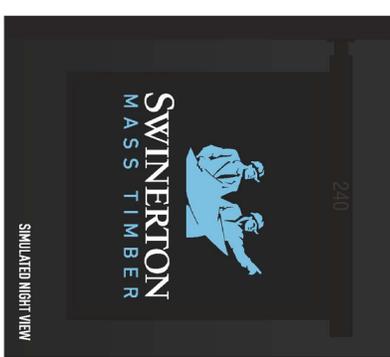
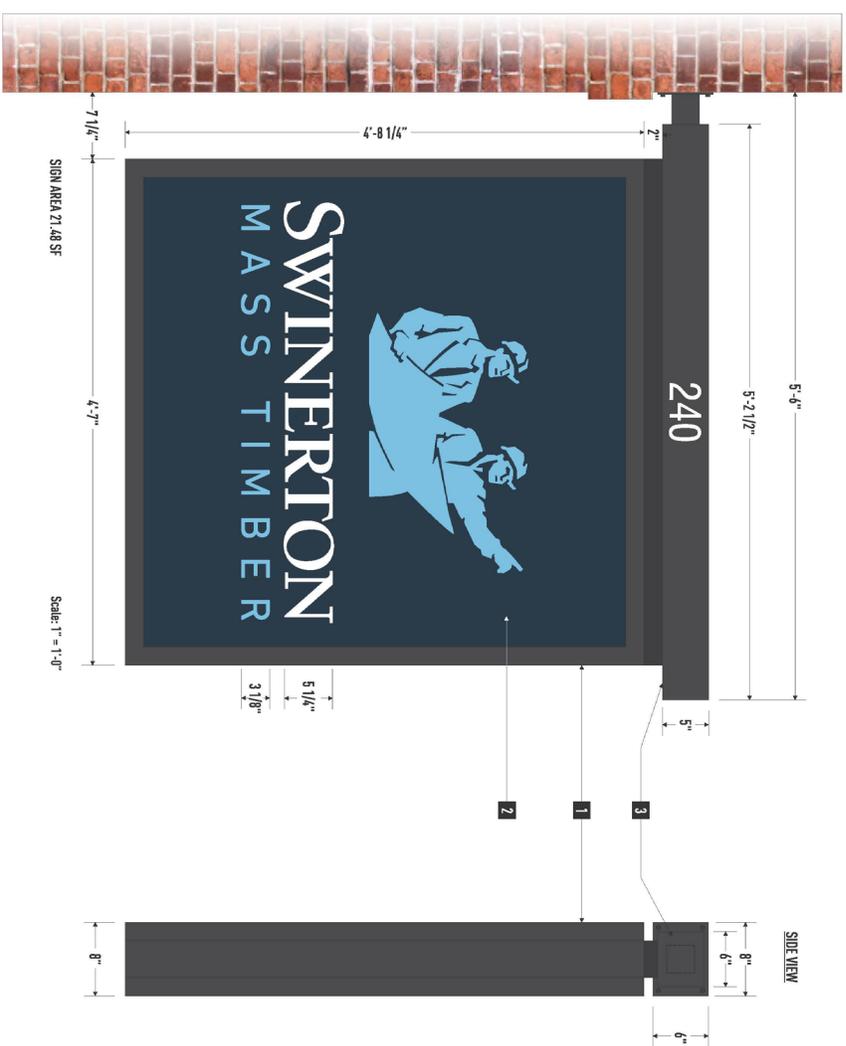


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Account Manager: Kevin Hallwyler
 Date: 05.28.2020
 Drawing: 20-ARI24r1L
 Sheet: 2 of 8

SIGN TYPE A - DETAILS



Sign Type A
Non-Illuminated
Manufacture and install two (2) D/F Projecting Signs

1 CABINET
Construction: Extruded aluminum painted Miller
Paint EMU 0549
Retainer: 2"
Illumination: White LEDs

2 FACES
Material: .150 White polycarb
Graphics: Full-color digital print on white media,
Translucent White and PMS 2165C Light Blue,
Opaque PMS 289C Light Navy

3 SUPPORT ARM & REVEAL
Construction: 5" x 6" Sq Tube painted Miller
Paint EMU 0549
Address Number: 3M White 220-10 vinyl

INSTALLATION
Wall Type: Brick
Mounting: Plate mount to building fascia with
3/8" fasteners, engineering required
Power Supplies: Internally mounted
Primary: One dedicated 120V/2amp circuit for
sign(s) that supplies no other loads

- PRINT TO MATCH
TRANSLUCENT LIGHT BLUE
- PRINT TO MATCH
PMS 289C LIGHT NAVY
OPAQUE
- TRANS WHITE
DIGITAL MEDIA
- MILLER PAINT
EMU 0549



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Account Manager: Kevin Halliwell | Date: 05-28-2020 | Drawing: 20-ART 2471L | Sheet: 4 of 8