



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

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**Date:** November 1, 2022  
**To:** Interested Person  
**From:** Tim Heron, Land Use Services  
503-823-7726 / [Tim.Heron@portlandoregon.gov](mailto:Tim.Heron@portlandoregon.gov)

## **NOTICE OF A TYPE I DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD**

The Bureau of Development Services has a approved proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. 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. Information on how to do so is included at the end of this decision.

### **CASE FILE NUMBER: LU 22-186398 HR – NEW SIGN**

#### **GENERAL INFORMATION**

**Applicant:** Jeff Mickel, Chris Slovic, [cslovick@ramsaysigns.com](mailto:cslovick@ramsaysigns.com)  
Ramsay Signs Inc  
9160 SE 74th Avenue  
Portland OR 97206

**Owner:** Beams Rise 1 LP  
2211 Rimland Dr #422  
Bellingham, WA 98226

**Site Address:** 1634 NW EVERETT ST  
**Legal Description:** BLOCK 151 W 1/2 OF LOT 6&7, COUCHS ADD  
**Tax Account No.:** R180213060  
**State ID No.:** 1N1E33DB 04500  
**Quarter Section:** 3028  
**Neighborhood:** Northwest District, contact Greg Theisen at [planningchair@northwestdistrictassociation.org](mailto:planningchair@northwestdistrictassociation.org)  
**Business District:** Pearl District Business Association, contact at [info@explorethepearl.com](mailto:info@explorethepearl.com), Nob Hill, contact Nob Hill at [nobhillportland@gmail.com](mailto:nobhillportland@gmail.com).  
**District Coalition:** Neighbors West/Northwest, contact Darlene Urban Garrett at [darlene@nwnw.org](mailto:darlene@nwnw.org)  
**Plan District:** Northwest

**Other Designations:** Contributing resource in the Alphabet Historic District, listed in the National Register of Historic Places on November 16, 2000.

**Zoning:** RM4d, Multi-dwelling Residential 4 with design overlay  
**Case Type:** HR, Historic Resource Review

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

**Proposal:**

The applicant is requesting Historic Resource Review approval for a new 2' x 2' [4 SF total] internally illuminated wall sign at 1634 NW Everett, listed as a Contributing Resource in the National Register Alphabet Historic District. The wall sign will be painted black metal with push through acrylic lettering that is back lit [approximately 1 SF of illuminated area], mounted with hidden fasteners and hidden electric conduit.

Because the proposal is for new signage in a Historic District, Historic Resource Review is required.

**Relevant Approval Criteria:**

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

- [Community Design Guidelines](#)
- [Historic Alphabet District: Community Design Guidelines Addendum](#)

## ANALYSIS

**Site and Vicinity:** The subject property is located at the southeast corner of the intersection of NW 17<sup>th</sup> Avenue and NW Everett Street, near the eastern boundary of the Alphabet Historic District. Originally built as a single-family residence in the Colonial Revival style in 1905, the building was converted to a rooming house in 1937 and currently contains twelve dwelling units. Alterations over the years include the addition of a fire escape in 1937, alteration to the front dormer at an unknown date, as well as replacement of 3<sup>rd</sup> floor and basement level window with aluminum at an unknown date. The existing garage at the south property line is not listed as a contributing resource in the district.

The property lies within the Northwest Pedestrian District with NW Everett listed as a Transit Access Street in the City's Transportation System Plan. The Historic Alphabet District is located at the base of the West Hills, roughly bounded by W Burnside Street to the South, NW 17<sup>th</sup> Avenue to the East, NW Marshall Street to the North and NW 24<sup>th</sup> Avenue to the West. The district is predominantly residential in character but also has two main commercial corridors along NW 21<sup>st</sup> and NW 23<sup>rd</sup> Avenues, as well as institutional properties. Originally platted as a residential district for the upper class, the Lewis and Clark Exposition of 1905 prompted the construction of several apartment buildings by notable Portland architects. The neighborhood is still one of the city's more densely populated historic neighborhoods.

**Zoning:** The RM4 zone is a high density, urban-scale multi-dwelling zone applied near the Central City, and in town centers, station areas, and along civic corridors that are served by frequent transit and are close to commercial services. It is intended to be an intensely urban zone with a high percentage of building coverage and a strong building orientation to the pedestrian environment of streets, with buildings located close to sidewalks with little or no front setback. This is a mid-rise to high-rise zone with buildings of up to seven or more stories.

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 there is one prior land use reviews for this site.

- LU 13-132734 HDZ - Approval of exterior alterations and new construction in the Alphabet Historic District.

**Agency Review:** A “Notice of Proposal in Your Neighborhood” was mailed **October 7, 2022**.

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on **October 7, 2022**. 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 33.846.060 - Historic Resource Review**

#### **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 located within the Alphabet Historic District and the proposal is for a non-exempt treatment. Therefore, Historic Resource Review approval is required. The approval criteria are the *Community Design Guidelines* and the *Historic Alphabet District Community Design Guidelines Addendum*.

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

### **Historic Alphabet District - Community Design Guidelines Addendum**

**3. 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. New development will seek to incorporate design themes characteristic of similar buildings in the Historic Alphabet District.

**Findings:** The proposed sign is small in size [2' x 2'], comprised of all aluminum construction, routed out aluminum face, clear acrylic push-through lettering with LED illumination on the North elevation of the building. The signage presents an understated elegance, befitting the Alphabet Historic District. It is compatible with the building, adjacent properties and the historic district as a whole. *This guideline is met.*

### **Community Design Guidelines**

**P1. Plan Area Character.** Enhance the sense of place and identity by incorporating site and building design features that respond to the area’s desired characteristics and traditions.

**P2. Historic and Conservation Districts.** Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area’s historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.

**Findings for P1 and P2:** The proposed sign enhances the sense of place established by the Alphabet Historic District by incorporating a modest size sign of 4 SF, with hidden attachment methods for fasteners and

electrical conduit, and results in a simple and elegant composition that reinforces the area's historic significance. *These guidelines are met.*

**D6. Architectural Integrity.** Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

**D7. Blending into the Neighborhood.** Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

**D8. Interest, Quality, and Composition.** All parts of a building should be interesting to view, of long-lasting quality, and designed to form a cohesive composition.

**Findings for D6, D7, and D8:** The proposed sign is modest in size at 2' x 2' with approximately 1 SF of illuminated sign area, centered within the first level retail floor and front porch. The proposed sign is properly located and sized for the space it represents and as it relates to the street below. As a Condition of Approval, the fasteners for the signage, as well as the electrical conduit, will be hidden from the exterior. The proposed push through acrylic material is durable and suitable for this contributing building by virtue of its small size. The proposed sign will be a quality addition to the building. *With the Condition of Approval that the fasteners and conduit will be hidden from view, 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 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 Design Review criteria and therefore warrants approval.

## ADMINISTRATIVE DECISION

**Approval** for a new 2' x 2' [4 SF total] internally illuminated wall sign at 1634 NW Everett, listed as a Contributing Resource in the National Register Alphabet Historic District. The wall sign will be painted black metal with push through acrylic lettering that is back lit, mounted with hidden fasteners and hidden electric conduit.

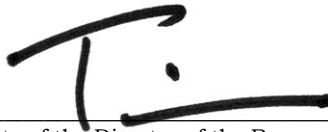
**Approval** per the approved Exhibits C-1 through C-2, signed and dated October 28, 2022, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through D) 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 22-186398 HR." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.

C. No exterior fasteners or conduit allowed.

D. No field changes allowed.

**Staff Planner: Tim Heron**



**Decision rendered by:** \_\_\_\_\_ **on October 28, 2022**

By authority of the Director of the Bureau of Development Services

**Decision mailed November 1, 2022**

**Procedural Information.** The application for this land use review was submitted on September 23, 2022, and was determined to be complete on October 4, 2022.

*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 September 23, 2022.

*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: February 1, 2023.**

**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](http://www.portlandonline.com).

**Recording the final decision.**

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **November 1, 2022** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

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 it is rendered unless:

- A building permit has been issued, or
- The approved activity has begun, or
- In situations involving only the creation of lots, the land division has been recorded.

**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
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan/ Elevation (attached)
  - 2. Sign Details (attached)
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses: No responses were received.
- F. Correspondence: No responses were received.
- G. Other:
  - 1. Original LU Application

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