

MILWAUKIE PLANNING
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206
 503-786-7630
 planning@milwaukieoregon.gov

Application for Land Use Action

CSU-2022-004;

Master File #: HR-2022-001Review type*: I II III IV V**CHECK ALL APPLICATION TYPES THAT APPLY:**

- | | | |
|---|--|---|
| <input type="checkbox"/> Amendment to Maps and/or Ordinances: | <input type="checkbox"/> Land Division: | <input type="checkbox"/> Residential Dwelling: |
| <input type="checkbox"/> Comprehensive Plan Text Amendment | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Accessory Dwelling Unit |
| <input type="checkbox"/> Comprehensive Plan Map Amendment | <input type="checkbox"/> Lot Consolidation | <input type="checkbox"/> Duplex |
| <input type="checkbox"/> Zoning Text Amendment | <input type="checkbox"/> Partition | <input type="checkbox"/> Manufactured Dwelling Park |
| <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Property Line Adjustment | <input type="checkbox"/> Temporary Dwelling Unit |
| <input type="checkbox"/> Code Interpretation | <input type="checkbox"/> Replat | <input checked="" type="checkbox"/> Sign Review |
| <input type="checkbox"/> Community Service Use | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Transportation Facilities Review |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Miscellaneous: | <input type="checkbox"/> Variance: |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Barbed Wire Fencing | <input type="checkbox"/> Use Exception |
| <input type="checkbox"/> Director Determination | <input type="checkbox"/> Mixed Use Overlay Review | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Downtown Design Review | <input type="checkbox"/> Modification to Existing Approval | <input type="checkbox"/> Willamette Greenway Review |
| <input type="checkbox"/> Extension to Expiring Approval | <input type="checkbox"/> Natural Resource Review** | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Historic Resource: | <input type="checkbox"/> Nonconforming Use Alteration | <input type="checkbox"/> Use separate application forms for: |
| <input checked="" type="checkbox"/> Alteration | <input type="checkbox"/> Parking: | Annexation and/or Boundary Change |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Quantity Determination | • Compensation for Reduction in Property Value (Measure 37) |
| <input type="checkbox"/> Status Designation | <input type="checkbox"/> Quantity Modification | • Daily Display Sign |
| <input type="checkbox"/> Status Deletion | <input type="checkbox"/> Shared Parking | • Appeal |
| | <input type="checkbox"/> Structured Parking | • Appeal |
| | <input type="checkbox"/> Planned Development | |

RESPONSIBLE PARTIES:**APPLICANT** (owner or other eligible applicant—see reverse): **Ramsay Signs - Chris Slovick**Mailing address: **9160 SE 74th Ave,** State/Zip: **97206**Phone(s): **971-334-3033** Email: **permits@ramsaysigns.com**

Please note: The information submitted in this application may be subject to public records law.

APPLICANT'S REPRESENTATIVE (if different than above): **Ramsay Signs - Chris Slovick**Mailing address: **9160 SE 74th Ave,** State/Zip: **97206**Phone(s): **971-334-3033** Email: **permits@ramsaysigns.com****SITE INFORMATION:**Address: **2300 SE Harrison Milwaukie, OR 97222** Map & Tax Lot(s): **11E36BB01500**Comprehensive Plan Designation: **MMC 19.40**; Zoning: **R-1-B** Size of property: **7.45 acres****PROPOSAL (describe briefly):**

Install (1) Non-Illuminated SIGN A "Portland Waldorf School"

SIGNATURE:

ATTEST: I am the property owner or I am eligible to initiate this application per Milwaukie Municipal Code (MMC) Subsection 19.1001.6.A. If required, I have attached written authorization to submit this application. To the best of my knowledge, the information provided within this application package is complete and accurate.

Submitted by: *Chris Slovick*Date: **4.26.22****IMPORTANT INFORMATION ON REVERSE SIDE**

*For multiple applications, this is based on the highest required review type. See MMC Subsection 19.1001.6.B.1.

WHO IS ELIGIBLE TO SUBMIT A LAND USE APPLICATION (excerpted from MMC Subsection 19.1001.6.A):

Type I, II, III, and IV applications may be initiated by the property owner or contract purchaser of the subject property, any person authorized in writing to represent the property owner or contract purchaser, and any agency that has statutory rights of eminent domain for projects they have the authority to construct.

Type V applications may be initiated by any individual.

PREAPPLICATION CONFERENCE:

A preapplication conference may be required or desirable prior to submitting this application. Please discuss with Planning staff.

REVIEW TYPES:

This application will be processed per the assigned review type, as described in the following sections of the Milwaukie Municipal Code:

- Type I: Section 19.1004
- Type II: Section 19.1005
- Type III: Section 19.1006
- Type IV: Section 19.1007
- Type V: Section 19.1008

****Note:** Natural Resource Review applications **may require a refundable deposit**. Deposits require completion of a Deposit Authorization Form, found at www.milwaukieoregon.gov/building/deposit-authorization-form.

THIS SECTION FOR OFFICE USE ONLY:

FILE TYPE	FILE NUMBER	AMOUNT <small>(after discount, if any)</small>	PERCENT DISCOUNT	DISCOUNT TYPE	DATE STAMP
Master file	CSU-2022-004	\$ 2,000			
Concurrent application files	HR-2022-001	\$ 1,500	25%	concurrent apps	
		\$			
	TOTAL	\$ 3,500			
Deposit (NR only)				<input type="checkbox"/> Deposit Authorization Form received	
TOTAL AMOUNT RECEIVED: \$			RECEIPT #:		RCD BY:
Associated application file #s (appeals, modifications, previous approvals, etc.):					
Neighborhood District Association(s): Historic Milwaukie					
Notes:					

From: [Keisha Ochoa](#)
To: [Chris Slovick](#)
Subject: FW: Portland Waldorf School - Permitting Review Comments.
Date: Thursday, April 28, 2022 9:27:11 AM

See below email

Thank you.

Keisha Ochoa
Project Manager - Ramsay Signs, Inc.
Cell: 971.978.7844
Keisha@ramsaysigns.com

From: Aimee Panyard <aimee.panyard@portlandwaldorf.org>
Sent: Thursday, April 28, 2022 9:19 AM
To: Keisha Ochoa <keisha@ramsaysigns.com>
Subject: Re: Portland Waldorf School - Permitting Review Comments.

To Whom it May Concern,

I authorize Ramsay Signs to submit a historical review permit application on behalf of Portland Waldorf School.

thank you,
Aimee Panyard

On Thu, Apr 28, 2022 at 9:11 AM Keisha Ochoa <keisha@ramsaysigns.com> wrote:

If you could just send it to me I will get it to our permit tech as he needs to submit everything all together.

Thank you.

Keisha Ochoa
Project Manager - Ramsay Signs, Inc.
Cell: 971.978.7844
Keisha@ramsaysigns.com

From: Aimee Panyard <aimee.panyard@portlandwaldorf.org>
Sent: Thursday, April 28, 2022 9:07 AM
To: Keisha Ochoa <keisha@ramsaysigns.com>
Subject: Re: Portland Waldorf School - Permitting Review Comments.



ESTABLISHED 1911
9160 SE 74th Avenue, Portland, OR. 97206
503-777-4555 | 503-777-0220 Fax

To: The City of Milwaukie
Attn: Historical Review
RE: Portland Waldorf School
Location: 2300 SE Harrison
Date: 4/26/2022

Historical Resource Review

1. Retention of Original Construction

Distinguishing original qualities defining a resource's character shall not be destroyed. Removal or alteration of historic materials or distinctive architectural features should be avoided when possible.

Findings: The historic characteristic of the building will be retained and preserved. No removal of any historic materials or features will take place.

2. Building Height

Existing building heights should be maintained. Alteration of roof pitches shall be avoided. Raising or lowering a building's permanent elevation when constructing a foundation shall be avoided, except as required by building code or floodplain development permit.

Findings: No alterations or adjustments will be made to the building height or structural integrity of the building.

3. Horizontal Additions

The scale and proportion of building additions, including the relationship of windows to walls, shall be visually compatible with the traditional architectural character of the historic building. Contemporary design for alterations and additions is acceptable if the design respects the building's original design and is compatible with the original scale, materials, and window and door-opening proportions of the building.

Findings: The new sign addition is designed to be compatible with the rest of the district and the historical aspects of the building.

4. Windows

Window replacements shall match the visual qualities of original windows as closely as possible. Wood window frames are preferred in meeting this standard. However, if non-wood replacements exhibit similar visual qualities as their wooden counterparts, they may be acceptable. The original number of window panes shall be maintained or restored when replacements are required.

Findings: There will be no alterations to the windows or window frames.

5. Restoration Possible

Except where building code precludes it, new additions or alteration to buildings shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original building could be restored.

Findings: The sign will be installed by puncturing the existing brick wall, brick repair will be minimal if ever needed to be replaced and limiting the repairs to the mortar lines of the brick.

6. Signs and Lighting

Signs, lighting, and other appurtenances (such as walls, fences, awnings, and landscaping) shall be visually compatible with the original character of the building.

Findings: The sign will be non-illuminated keeping it visually compatible with the original character of the building.

7. Time Period Consistency

Buildings shall be recognized as products of their own time. Alterations that have no historical basis or which seek to create an earlier appearance shall be avoided.

Findings: The new sign installation will be limited to penetrations for fasteners only. Wall penetrations to be contained and limited to mortar lines to not destroy any historical materials or accents of the building keeping the building recognizable for it's own time period.

8. Visual Integrity/Style

Distinctive stylistic features, such as a line of columns, piers, spandrels, or other primary structural elements, or examples of skilled craftsmanship which characterize a building, shall be maintained or restored as far as is practicable.

Findings: No alterations or changes will be made to the distinctive stylistic features of the building.

9. Replacement or Additional Materials

Whenever possible, deteriorated architectural features shall be repaired rather than replaced. In the event replacement of an existing feature is necessary, or an addition is proposed, new materials should match those of the original building, to the extent possible, in composition, design, color texture, and other visual qualities.

Findings: Sign installation penetrations will be contained and limited to the brick mortar lines. If/When the sign will need to be updated, cleaned, or repaired any damage to the mortar lines will be repaired to original building visual qualities.

10. Buffering

An appropriate buffer or screen, as provided under Subsection 19.504.6, may be required when a new commercial or industrial improvement or use is proposed on or adjacent to a designated resource, or within or adjacent to an historic district.

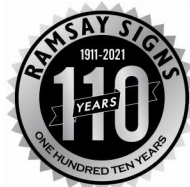
Findings: All requirements will be met in accordance with the Subsection 19.504.6.

In accordance with the standards outlined in Table 14.08.090.C, the sign being proposed does not exceed 10% of the building face and comes in under the allowed 40 SF coming in at 34.67 SF. Portland Waldorf School is situated on a 7.45 acre lot of surrounding development. All adjacent streets are through streets that go around the perimeter of this 7.45 acre lot.

The proposed non-illuminated sign will not be facing any residences. The nearest residence is an apartment complex to the north of the school approximately 260 ft away across SE Harrison Street.

The proposed non-illuminated sign will be facing the back side of Milwaukie City Hall approximately 585 ft away behind some trees and across SE 21st Avenue.

The non-illuminated signage proposed is designed to identify Portland Waldorf School while maintaining the structural integrity and historical details of the building without being intrusive to any nearby residences or businesses.



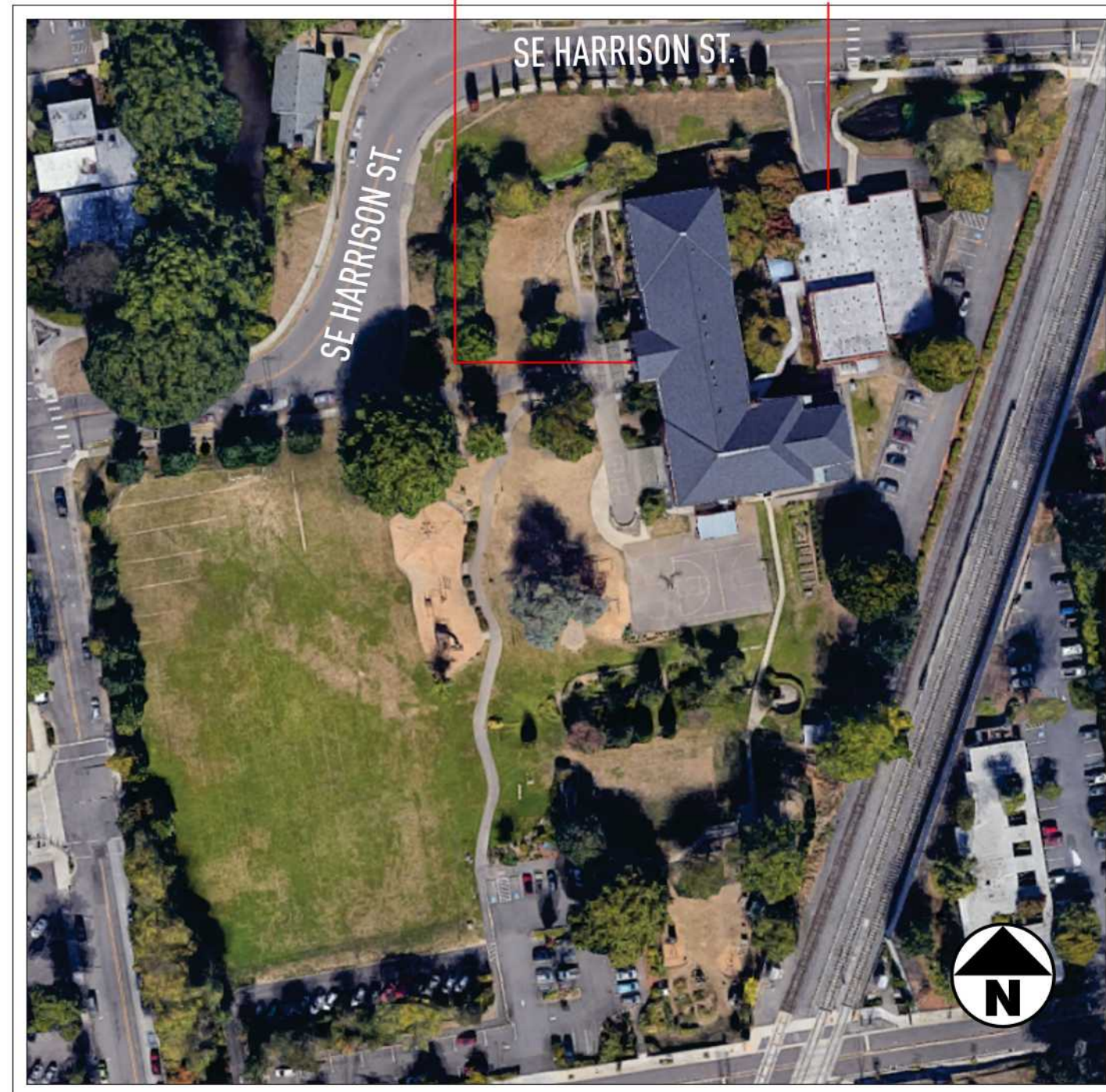
Darin Hauer - Ramsay Signs, Inc.
National Branding | Business Development
Direct 503-680-3023 | darin@ramsaysigns.com | Cell 971-221-4325
Keisha Ochoa – Project Manager 971-978-7844 cell | keisha@ramsaysigns.com
9160 SE 74th Avenue Portland, Oregon 97206
State Certified: **ESB/WBE #7393** National **WBENC #2005123636**
This is Ramsay <https://www.youtube.com/watch?v=YcsgrZs7XSQ>

PORTLAND WALDORF SCHOOL

2300 E. HARRISON ST.
MILWAUKIE, OR 97222

PORTLAND WALDORF
SCHOOL

A



SITE MAP
NTS

PORTLAND

9160 SE 74th Ave
Portland OR 97206
503-777-4555
ramsaysigns.com

PORTLAND WALDORF SCHOOL

CLIENT:
PORTLAND WALDORF SCHOOL
2300 E. HARRISON ST.
MILWAUKIE, OR 97222

**PRODUCTION
READY**

ACCOUNT EXECUTIVE:
KEISHA OCHOA

DESIGNER:
BMB

DATE:
03/15/2022



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These plans are the exclusive property of Ramsay Signs, Inc. the original work of its design team. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Ramsay Signs, Inc. a sign manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company, or use of these plans to construct a sign similar to the one embodied herein, is expressly forbidden. In the event that such exhibition occurs, Ramsay Signs Inc. expects to be reimbursed 15% of the total project value in compensation for time and effort entailed in creating these plans.

L73 Grounding and Bonding Statement for each permanently connected sign the following statement or equivalent "This sign is intended to be installed in the accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign" should be either directly marked on the sign or label attached to the sign, included in the installation instructions, or provided on a separate sheet or tag shipped with the sign. The location of the disconnect switch after installation shall comply with Article 600.6 (A) (1) of the National Electrical code.

APPROVAL:
ACCOUNT EXECUTIVE

CLIENT

LANDLORD

DESIGN NUMBER:
15-854_R8-P

JOB ORDER NUMBER:
X

SE Harrison Street - Main Entrance

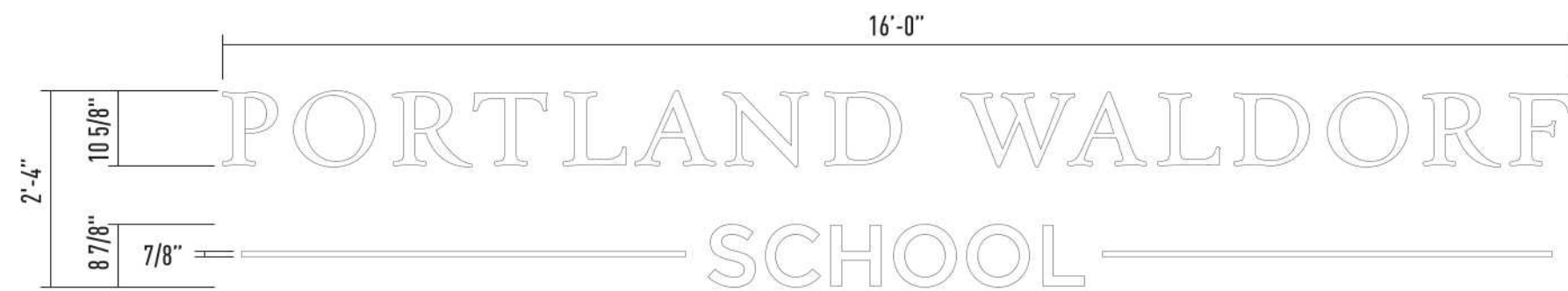


EXISTING - FRONT ENTRANCE (NORTH ELEVATION)



NEW SIGN - FRONT ENTRANCE (NORTH ELEVATION)

APPROX. SCALE: 3/32" = 1'-0"



A NEW NON ILLUMINATED FCO LETTERS
QUANTITY: 1 MANUFACTURE & INSTALL

34.67 SQ. FT.
SCALE: 1/2" = 1'-0"

FABRICATION SPECIFICATIONS

1	FCO	MATERIAL	1/2" ALUMINUM
		COLOR	PER COLOR KEY (P1)
		MOUNT	STUD MOUNT W/ 1/2" SPACERS

GENERAL NOTES

MANUFACTURE & INSTALL TWO (2) NEW SETS OF NON ILLUMINATED FCO LETTERS. STUD MOUNT OFF EXTERIOR WALL

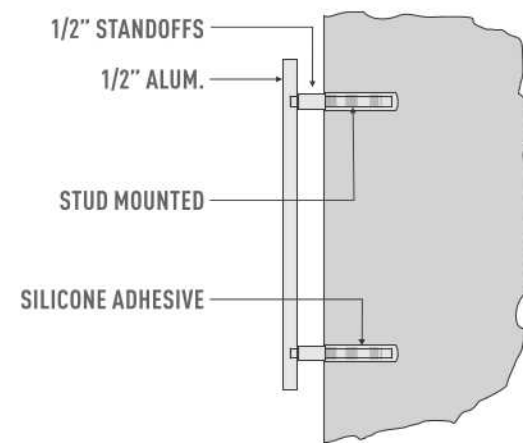
REVISIONS

- 1) R1 - REMOVE VERIFIES & OPTION B COLOR 08/04/2016 (BS)
- 2) R2 - INCORPORATE SCHOOL LOGO 08/09/2016 (BS)
- 3) R3 - REMOVE LOGO. INCREASE LETTER SIZE - PAINT WHITE 12/22/2021 (BMB)
- 4)
- R7 -4/5/22 (TJH) -REDUCE BOTH DISPLAYS TO 16.00 SQ. FT. PER CODE
- R8 -4/6/22 (TJH) -REVISE TO 1 LARGE AND 1 SMALL DISPLAY

COLOR KEY

P1	PAINT	MATCH SW 7008 ALABASTER
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NOTE: THE COLORS DEPICTED ON THIS RENDERING REPRESENT COLOR INTENT ONLY AND MAY NOT MATCH ACTUAL COLORS ON FINISHED PRODUCT. PLEASE REFER TO COLOR CALL-OUTS AND SPECIFIED VENDOR SAMPLES FOR APPROVED COLOR SPECIFICATIONS.



WALL SECTION INSTALLATION DETAIL
NTS



PORTLAND

9160 SE 74th Ave
Portland OR 97206
503-777-4555
ramsaysigns.com

PORTLAND WALDORF SCHOOL

CLIENT:
PORTLAND WALDORF SCHOOL
2300 E. HARRISON ST.
MILWAUKIE, OR 97222

**PRODUCTION
READY**

ACCOUNT EXECUTIVE:
KEISHA OCHOA

DESIGNER:
BMB

DATE:
03/15/2022



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