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

Charlie Hales, Mayor
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: April 25, 2013

To: Interested Person

From: Dave Skilton, Land Use Services 503-823-0660
dave.skilton@portlandoregon.gov

NOTICE OF A TYPE II 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 28 days, **we need to receive your written comments by 5 p.m. on May 16, 2013**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-132471 HDZ, in your letter. It also is helpful to address your letter to me, Dave Skilton.

CASE FILE NUMBER: LU 13-132471 HDZ – PARAPET REPLACEMENT

Applicant: Kecia Nathan,
105 Investments LLC
10940 SW Barnes Road Suite 279
Portland, OR 97225

Tom Mcclain
MBC LLC
4640 SW Macadam Ave - Ste. 10
Portland OR 97239

Representative: William Bailey 503-228-7511
Waterleaf Architecture
419 SW 11th Avenue Suite 200
Portland, OR 97205

Site Address: 105 NW 3RD AVE

Legal Description: BLOCK 28 LOT 1 LAND & IMPS SEE R651943 (R180202071) FOR BILLBOARD, COUCHS ADD
Tax Account No.: R180202070
State ID No.: 1N1E34CA 08000
Quarter Section: 3029
Neighborhood: Old Town-China Town, contact Paul Verhoeven at 503-222-6072 ext 12.
Business District: Old Town Chinatown Business Association, contact Dorian Yee at 503-224-7006.

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

Plan District: Central City - River District
Other Designations: Contributing resource in the Skidmore Old Town Historic District, which was listed in the National Register of Historic Places on December 6, 1975.
Zoning: CXd, Central Commercial with Historic Resource Protection Overlay and Design Overlay zoning.
Case Type: HDZ, Historic Design Review
Procedure: Type II, an administrative decision with appeal to the Historic Landmarks Commission.

Proposal:
The applicant is seeking Historic Design Review approval for a proposal to remove the badly deteriorated and dangerously leaning historic brick parapet and wooden cornice of the subject building, down to the third floor ceiling level; and replace them with a new, reinforced and stucco plastered parapet structure. The structure will include engineered attachment points for future reinstatement of a reconstructed cornice. Historic Design Review is required because the proposal is for non-exempt exterior alteration in a historic district.

Approval Criteria:
In order to be approved, this proposal must comply with the criteria specified in the Zoning Code (Title 33 of the Portland City Code. These criteria are:

- Skidmore Old Town Historic Design Guidelines
- Central City Fundamental and River District 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 March 26, 2013 and determined to be complete on April 22, 2013.

Decision Making Process
The Bureau of Development Services will make a decision on this proposal.
We will consider your comments, and

- Approve the proposal.
- Approve the proposal with conditions.
- 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 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.

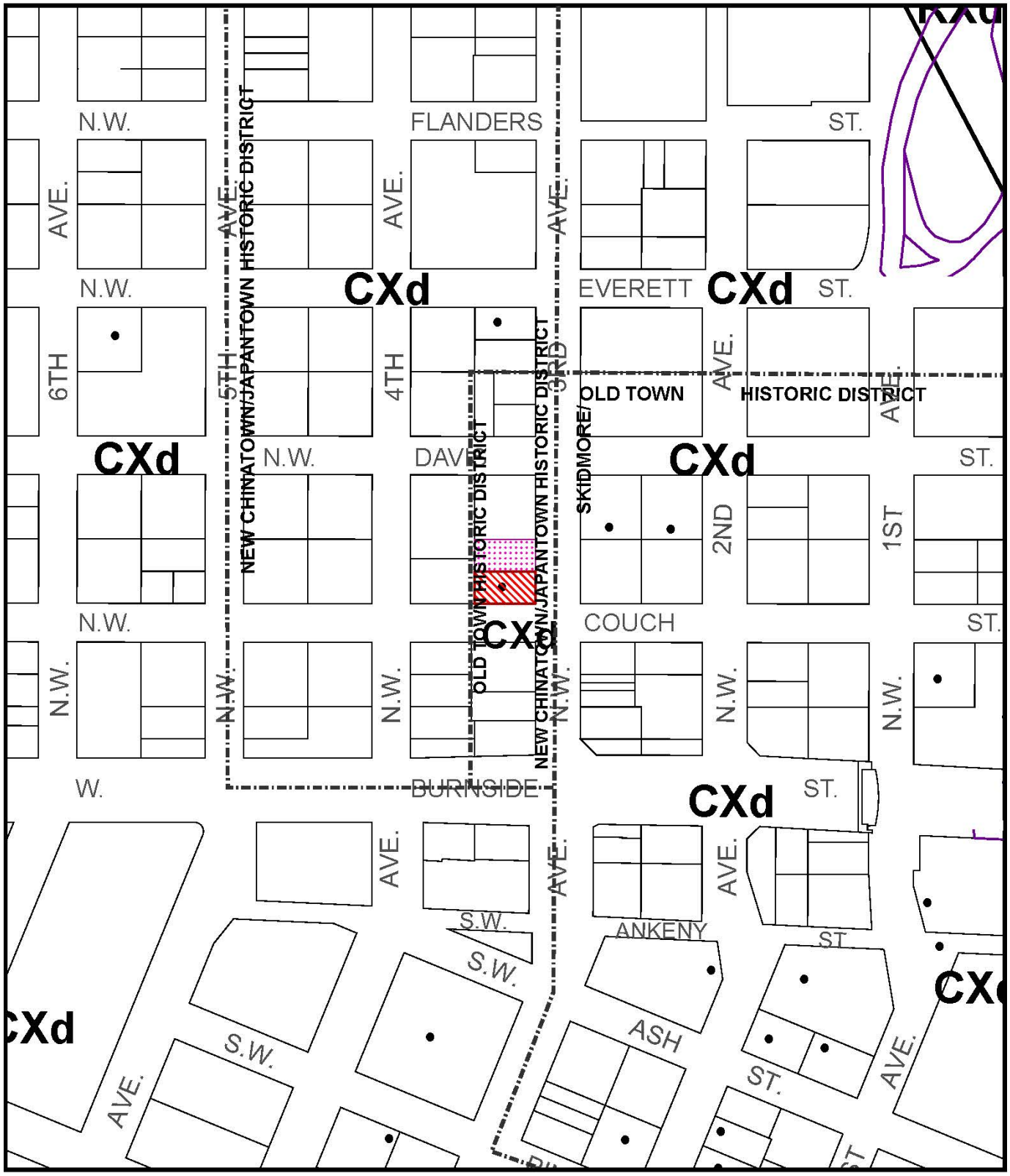
Appeal Process
If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Historic Landmarks Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

Appeal of the Final City Decision
After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also 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
Reconstruction Elevations and Section



ZONING

Site

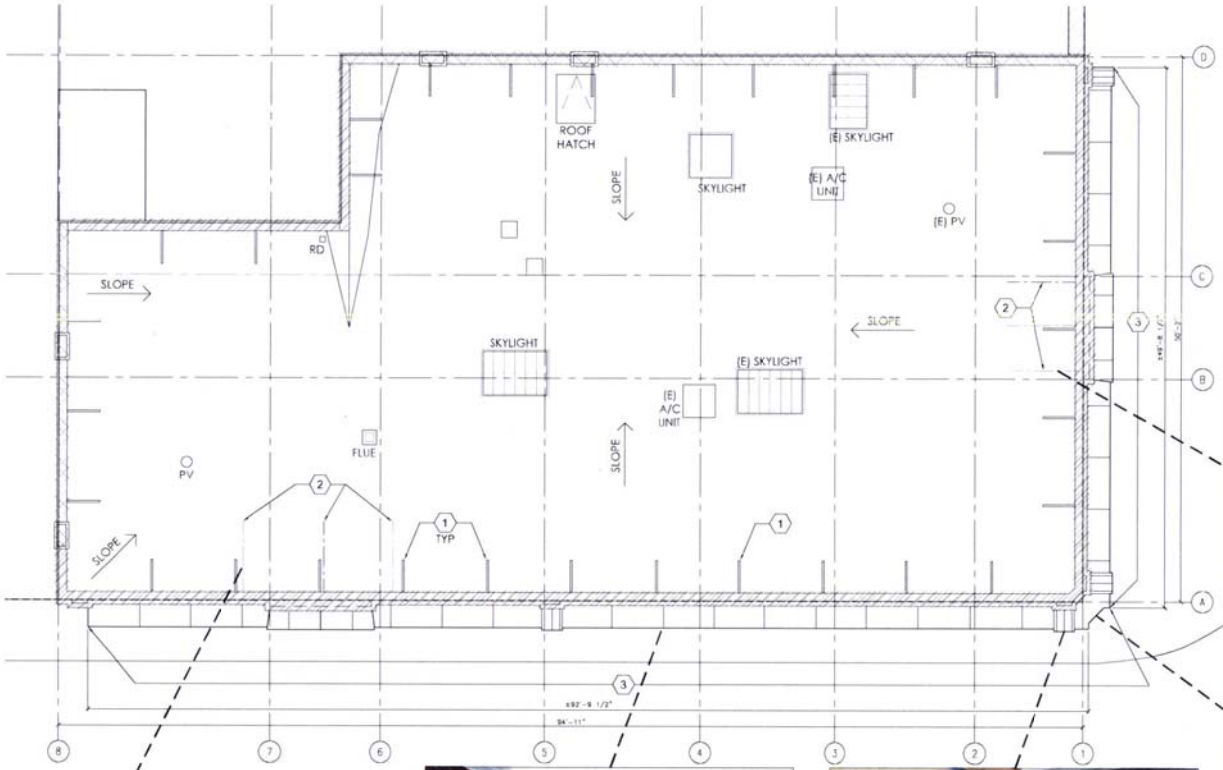
Also Owned

Historic Landmark

NORTH

This site lies within the:
NEW CHINATOWN / JAPANTOWN HISTORIC DISTRICT
SKIDMORE / OLD TOWN HISTORIC DISTRICT
CENTRAL CITY PLAN DISTRICT

File No. LU 13-132471 HDZ
1/4 Section 3029
Scale 1 inch = 200 feet
State_Id 1N1E34CA 8000
Exhibit B (Apr 02,2013)



KEYNOTES

1. NEW PARAPET BRACE, TYPICAL
2. EXISTING PARAPET BRACES
3. EXISTING CORNICE TO BE REMOVED.

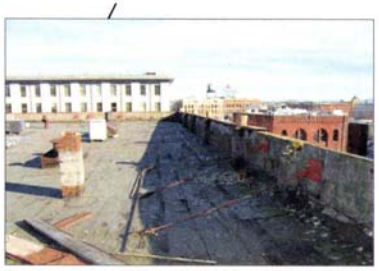
LEGEND

AREA OF PARAPET RECONSTRUCTION

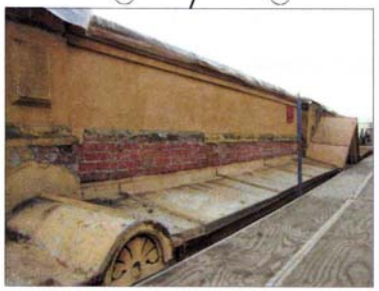
AREA FOR REVIEW FOR PARAPET REPAIR

VIEW OF PARAPET FROM ROOF DECK
LOOKING EAST

CORNICE & PARAPET - SOUTHWEST CORNER



VIEW OF SOUTH PARAPET FROM ROOF DECK
LOOKING EAST



PARAPET & CORNICE CONDITION

PARAPET & CORNICE - SOUTHWEST CORNER

1 / A2.1 Roof Plan - Cornice and Parapet Photos
SCALE: 3/16"=1'-0"

0 4' 8' 16'

N

waterleaf
architecture, interiors & planning

Sinnott House
Historic Parapet Repair
LAND-USE REVIEW

105 NW Third Avenue
Portland, OR 97209

DRAFT

Project #: 1102.00
File #:
Review Set: 03.11.2013
Revisions:

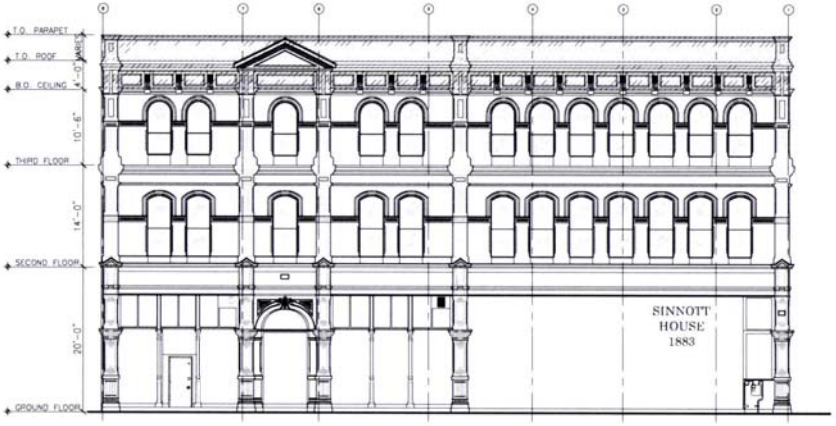
Roof Plan
Photos

A2.1

LEGEND

EXTENT OF CORNICE REMOVAL AND MASONRY REPLACEMENT AT PARAPET

SOUTHEAST BUILDING CORNER - NW THIRD AVENUE AND COUCH STREET



2 A2.2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

1 A2.2 EAST ELEVATION
SCALE: 1/8"=1'-0"

waterleaf
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419 SW 11th Ave
Suite 400
Portland, OR 97205
ph 503.226.1011
fx 503.273.9801

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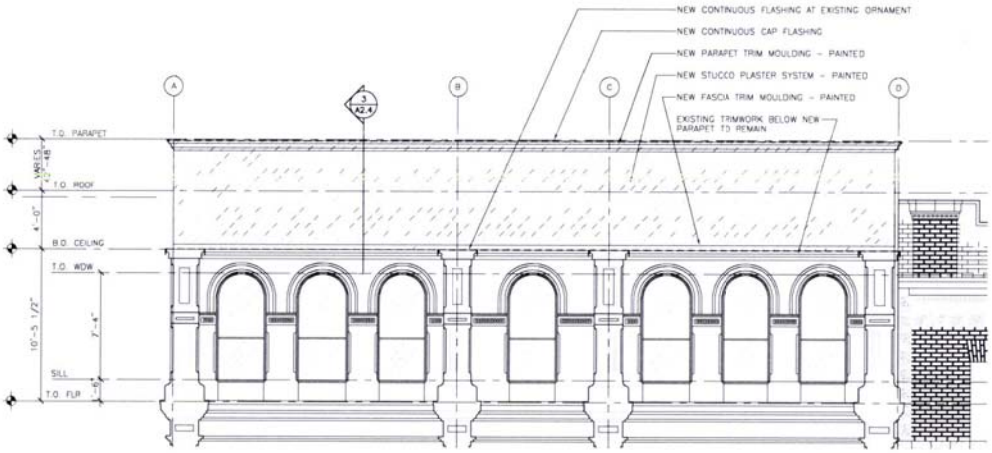
EXISTING ELEVATIONS

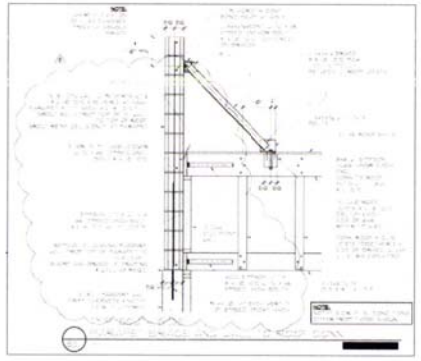
A2.2

LEGEND

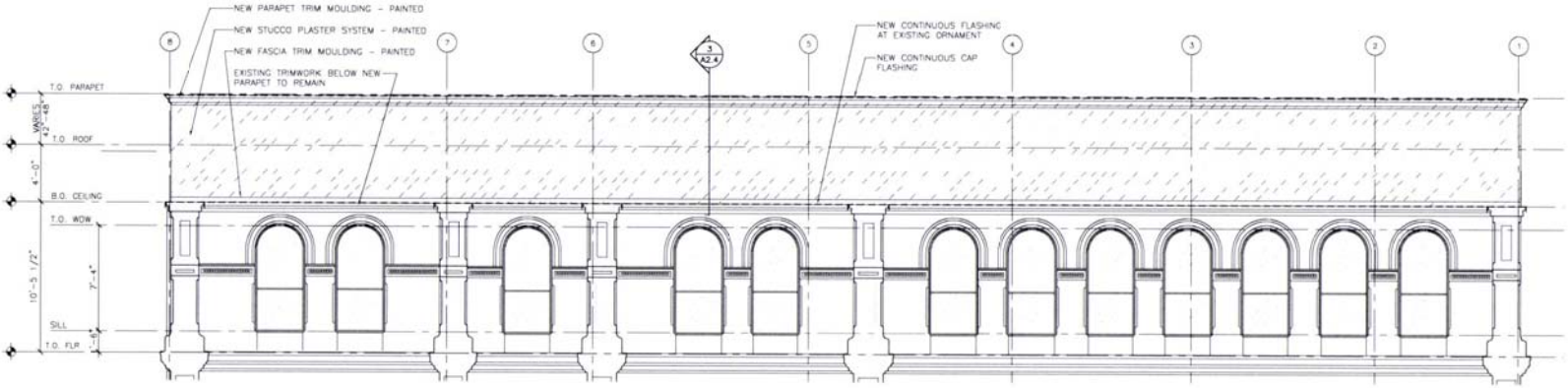
REMOVAL OF EXISTING WOOD CORNICE ELEMENTS, PLASTER FEATURES AND BRICK PARAPET. INSTALLATION OF NEW CONCRETE MASONRY PARAPET AND STRUCTURALLY-REINFORCED ROOF MEMBRANE AND PARAPET WALL TIES.



1 A2.4 EAST CORNICE ELEVATION
SCALE: 1/4"=1'-0"



3 A2.4 STRUCTURAL DETAIL FOR NEW CMU PARAPET
SCALE: NTS



2 A2.4 SOUTH CORNICE ELEVATION
SCALE: 1/4"=1'-0"

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DRAFT

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Review Set:	03.11.2013
Revisions:	02.28.2013

NEW CORNICE & PARAPET WORK

A2.4