



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

Chloe Eudaly, Commissioner  
Paul L. Scarlett, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** April 6, 2017  
**To:** Interested Person  
**From:** Mike Gushard, Land Use Services  
503-823-5091/Mike.Gushard@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 April 27, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-136934 HR, in your letter.

It also is helpful to address your letter to me, Mike Gushard. You can also e-mail your comments to me at my e-mail address identified above.

## **CASE FILE NUMBER: LU 17-136934 HR – SEISMIC REINFORCEMENT OF A HISTORIC LANDMARK**

**Applicant:** Brian Emerick, Emerick Architects  
321 SW 4th Ave #200  
Portland, OR 97204

Jeanne Manor Apartments LLC  
601 SW 2nd Ave #1800  
Portland, OR 97204

Wade Younie, DCI Engineers  
400 SW 6th Ave., Suite 605  
Portland, OR 97204

Karen Czopek, KBC Management Inc  
2107 NW 23rd Ave  
Portland, OR 97210

**Site Address:** 1431 SW PARK AVE

**Legal Description:** BLOCK 225 LOT 3&4, PORTLAND  
**Tax Account No.:** R667724080  
**State ID No.:** 1S1E04AD 03000  
**Quarter Section:** 3128

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

- District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
- Plan District:** Central City - Downtown
- Other Designations:** Historic Landmark, Listed on the National Register of Historic Places
- Zoning:** RXd – Central Residential with Design Overlay with Historic Resource Review
- Case Type:** HR – Historic Resource Review
- Procedure:** Type II, an administrative decision with appeal to the Landmarks Commission.

**Proposal:**

The applicant proposes to reinforce the veneer elements of the building with seismic anchors. Their proposal includes drilling and anchoring holes into the cast stone elements on the facades. The resulting 3/8 inch holes would be filled with dust collected from the drilling in order to conceal them. The brick veneer of the building is not proposed to be altered. The project would also include four inch square steel plates along the north and west elevations and within the buildings light well. This project requires historic resource review because the the proposal is for exterior alterations to a historic landmark.

**Relevant Approval Criteria:**

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

- 33.846060G – Historic Resource Review
- 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 March 17, 2017 and determined to be complete on March 27, 2017.

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

**APPEAL PROCESS**

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the 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.

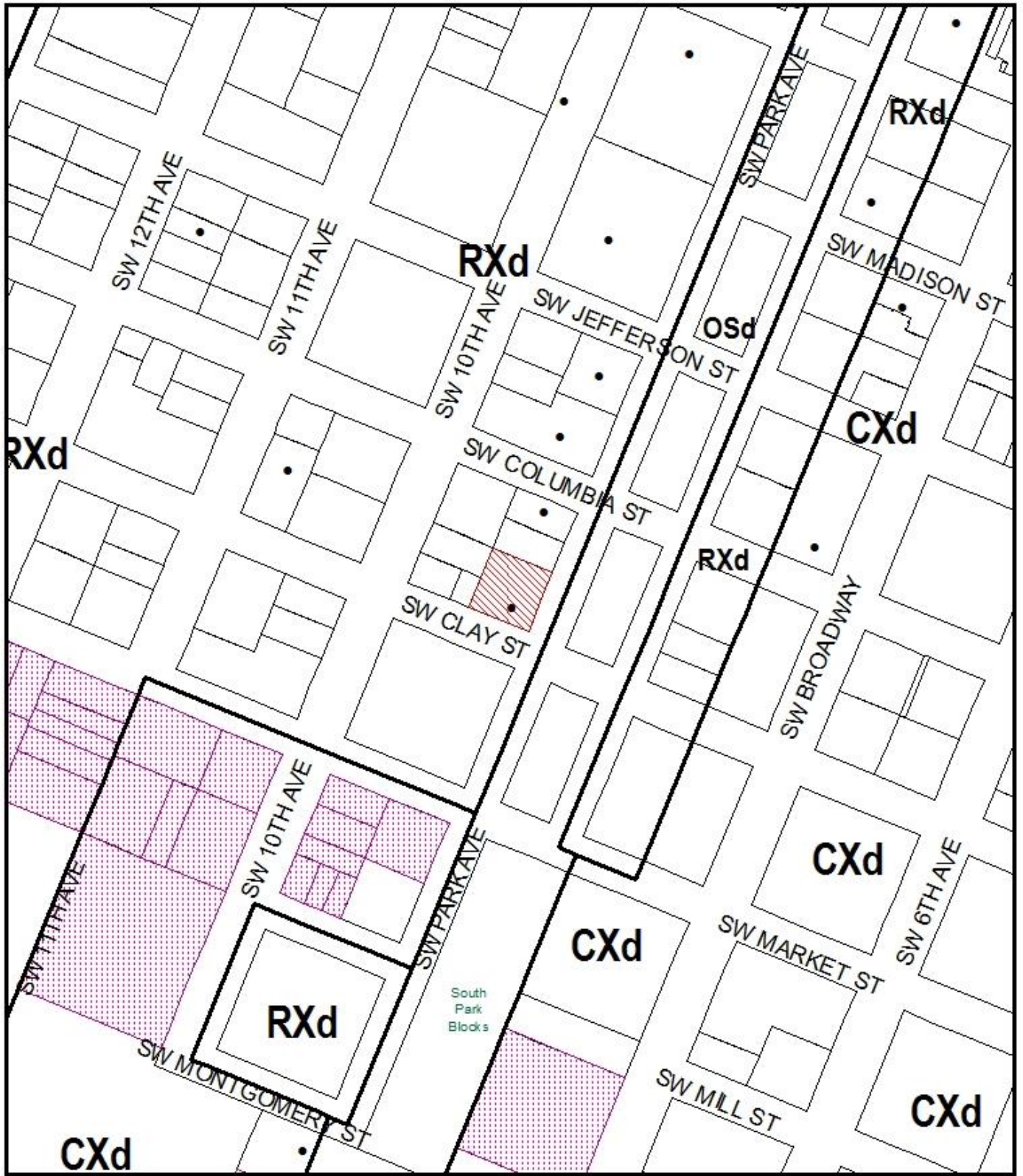
**APPEAL OF THE FINAL CITY DECISION**

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. 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  
Elevation  
Section Details



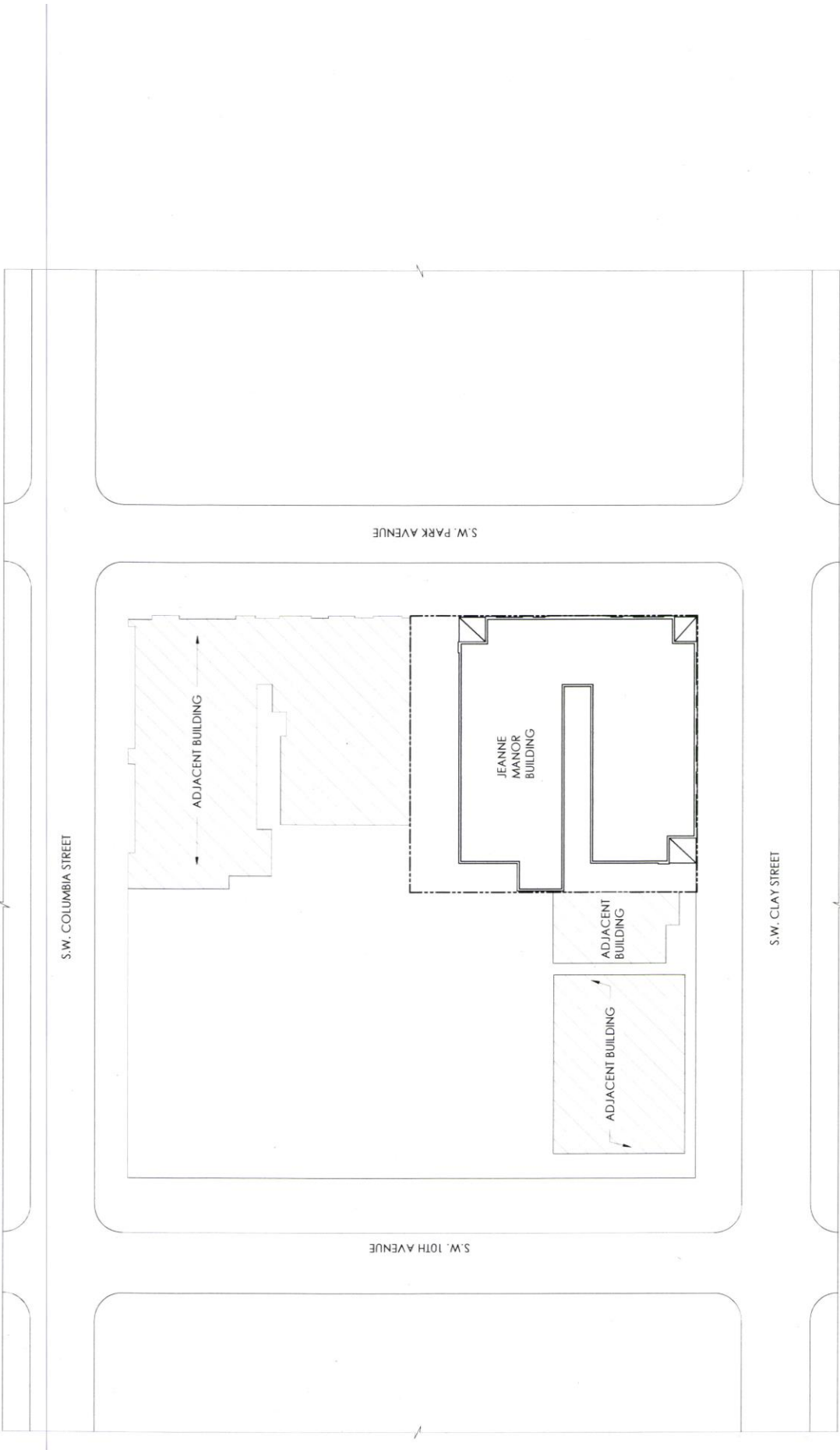
# ZONING

This site lies within the:  
 CENTRAL CITY PLAN DISTRICT  
 DOWNTOWN SUBDISTRICT  
 WEST END SUB-AREA



-  Site
-  Also Owned Parcels
-  Historic Landmark

File No.	LU 17-136934 DZ
1/4 Section	3128
Scale	1 inch = 200 feet
State_Id	1S1E04AD 3000
Exhibit	B (Mar 23, 2017)



JEANNE MANOR  
JOB #: 1712

**EMERICK ARCHITECTS**

JEANNE MANOR  
HISTORIC REVIEW (LUR)



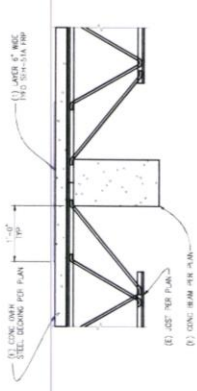
1 SITE PLAN  
1/32" = 1'-0"

**LUR-2**

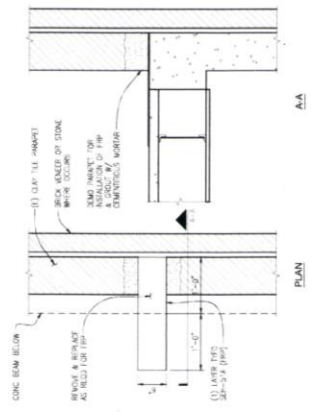
DATE: 03.17.17

NOT FOR CONSTRUCTION

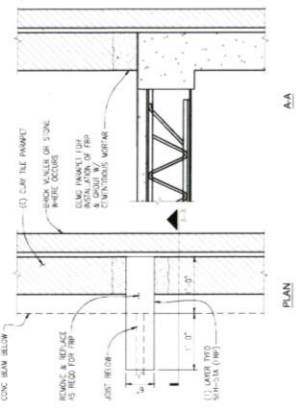
WA 17 - 136934HR



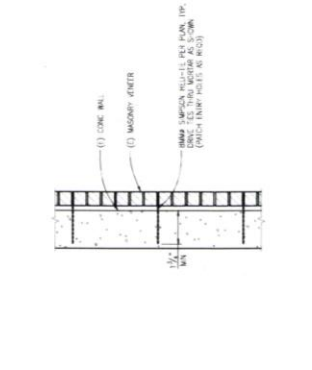
**1**  $1/2" = 1'-0"$   
**CROSS TIES AT JOIST PERPENDICULAR TO BEAM BELOW ROOF**



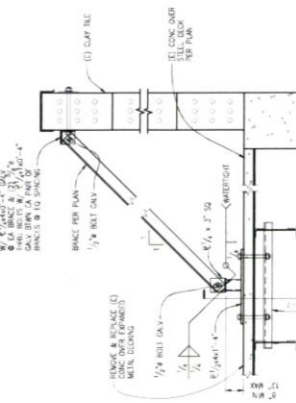
**2**  $1/2" = 1'-0"$   
**FRP ANCHORAGE AT ROOF JOIST PARALLEL**



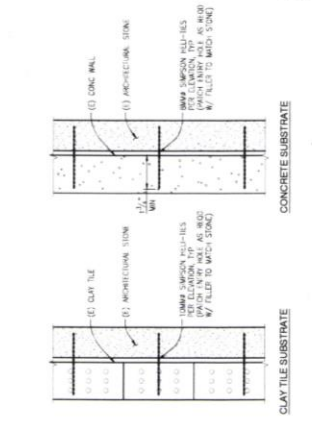
**3**  $1/2" = 1'-0"$   
**FRP ANCHORAGE AT ROOF JOIST PERPENDICULAR**



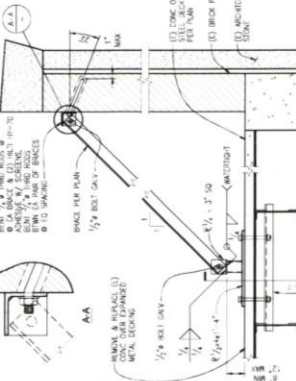
**4**  $1/2" = 1'-0"$   
**TYPICAL MASONRY VENEER ANCHORAGE DETAIL**



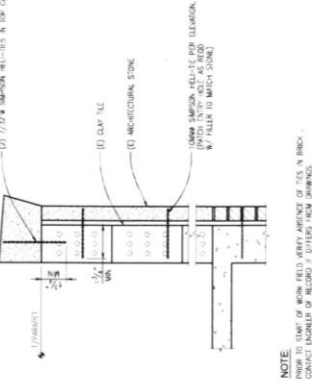
**5**  $1/2" = 1'-0"$   
**TYPICAL ARCHITECTURAL STONE VENEER ANCHORAGE DETAIL**



**6**  $1/2" = 1'-0"$   
**TYPICAL ARCHITECTURAL STONE ANCHORAGE DETAIL**



**7**  $1/2" = 1'-0"$   
**PARAPET BRACING**

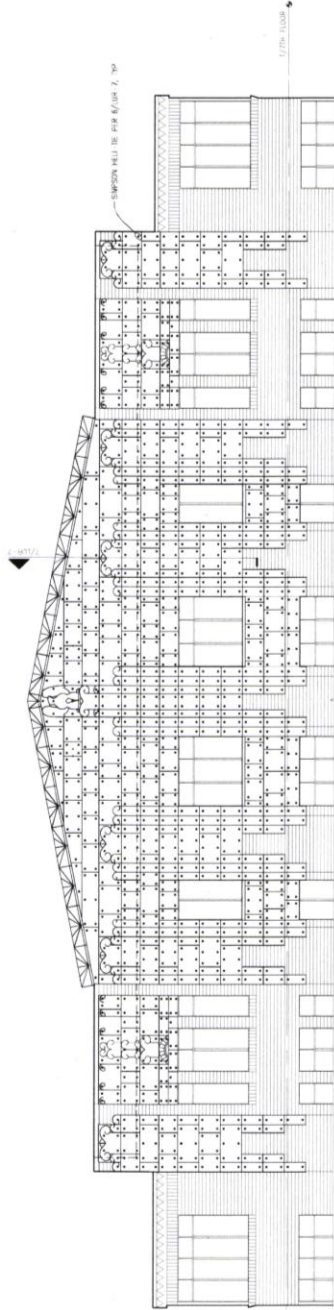
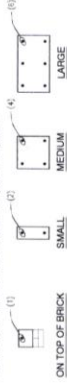


**8**  $1/2" = 1'-0"$   
**BRACING TO ROOF FRAMING CONNECTION**

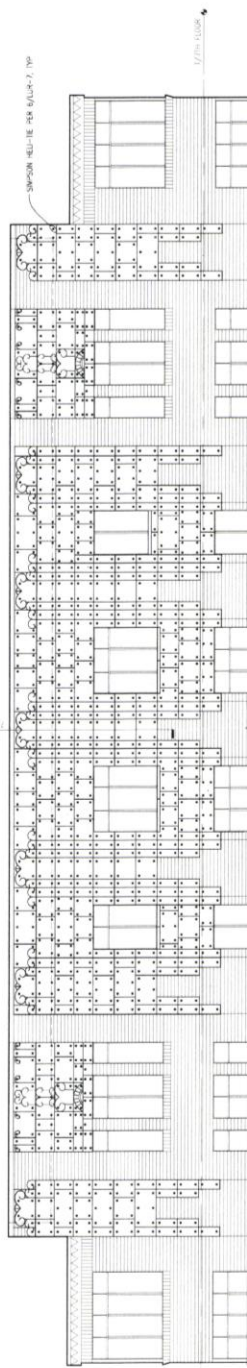
LW17-136934HR

**NOTE:**

CONTRACTOR TO VERIFY EXISTING CONDITIONS OF CAST STONE BEFORE TO INSTALLATION. ALL CAST STONE TO BE INSTALLED ON JACK STONE. SEE ELEVATIONS 1, 2, 3 & 4 FOR DETAILS.



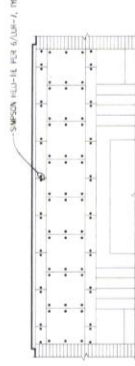
1 EAST EXTERIOR ELEVATION  
1/8" = 1'-0"



3 SOUTH EXTERIOR ELEVATION  
1/8" = 1'-0"



2 PARTIAL NORTH EXTERIOR ELEVATION  
1/8" = 1'-0"



4 PARTIAL EXTERIOR ELEVATION ABOVE EAST DOORS  
1/8" = 1'-0"

JEANNE MANOR  
HISTORIC REVIEW (LUR)

ENLARGED EXTERIOR ELEVATIONS

NOT FOR CONSTRUCTION

EMERICK ARCHITECTS

JEANNE MANOR  
JOB #: 1712

LUR-6

DATE: 03.17.17

W 17-136934 HZ