

Date: November 2, 2012
To: Interested Person
From: Hillary Adam, Land Use Services
503-823-3581 / Hillary.Adam@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 November 26, 2012.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 12-195316 HDZ, in your letter. It also is helpful to address your letter to me, Hillary Adam.

CASE FILE NUMBER: LU 12-195316 HDZ – EXTERIOR DOOR REPLACEMENT

Applicant: Julie Garver, 503-226-4368 / Innovative Housing Inc
219 NW 2nd Ave / Portland, OR 97209

Owner: Sarah Stevenson, / Innovative Rich LLC
219 NW Second Avenue / Portland, OR 97209

Site Address: 205 NW COUCH ST

Legal Description: BLOCK 18 LOT 1&4 POTENTIAL ADDITIONAL TAX, COUCHS ADD
Tax Account No.: R180201100
State ID No.: 1N1E34CA 08500
Quarter Section: 3029

Neighborhood: Old Town-China Town, contact Paul Verhoeven at 503-222-6072.
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, listed in the National Register of Historic Places on December 6, 1975.

Zoning: CXd – Central Commercial with Design overlay
Case Type: HDZ – Historic Design Review
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicant proposes to replace seven non-historic exterior doors with glazed wood doors similar in design to the building's original doors, some of which still remain.

Because the proposal is for non-exempt exterior alterations to a contributing resource in the Skidmore/Old Town Historic District, historic design review is required.

Relevant Approval Criteria:

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

- Design Guidelines for the Skidmore/Old Town Historic District
- River 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 October 17, 2012 and determined to be complete on **October 31, 2012**.

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 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).

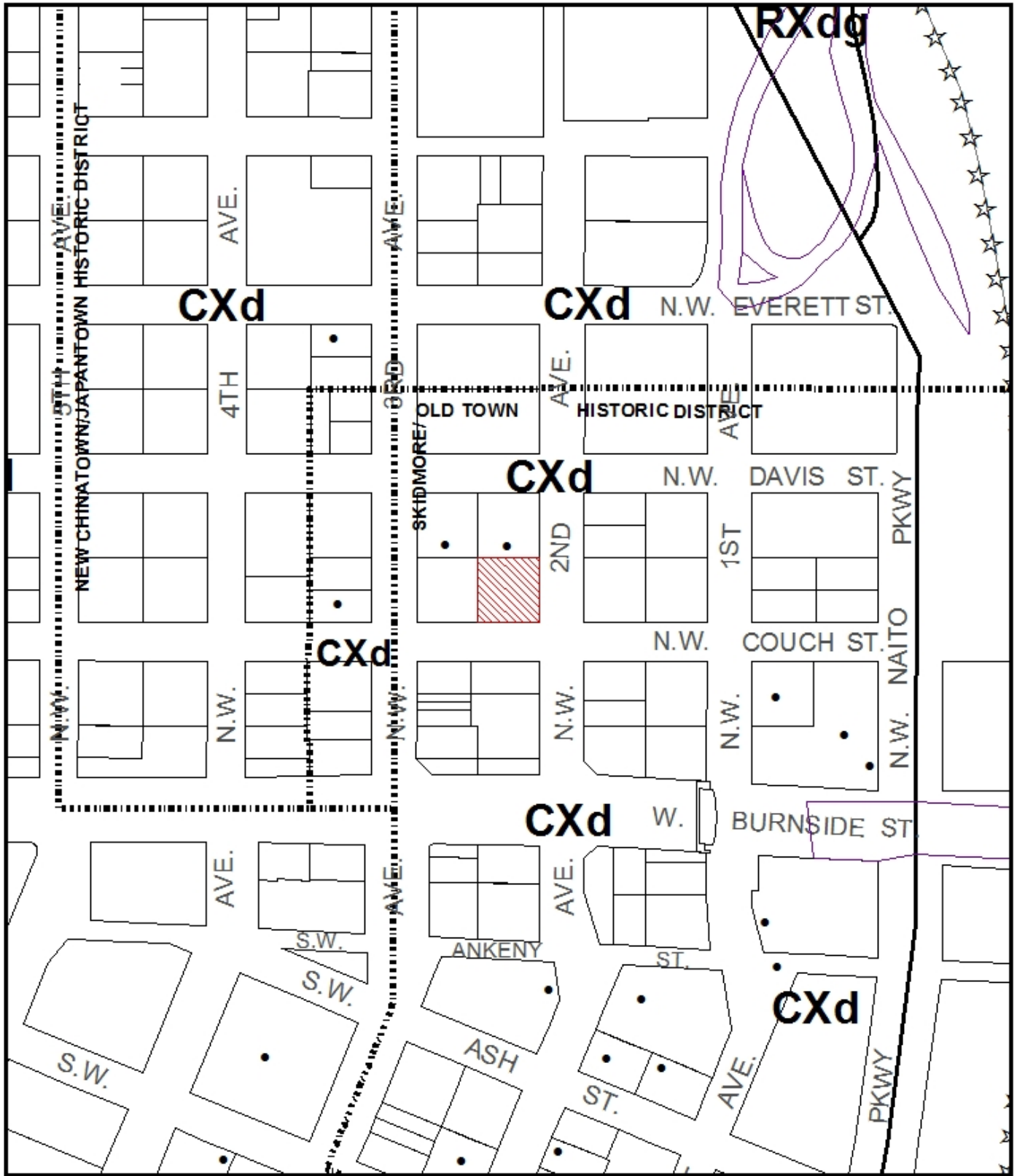
Enclosures:

Zoning Map

Site Plan

Existing Elevations

Proposed Door Cutsheet



ZONING

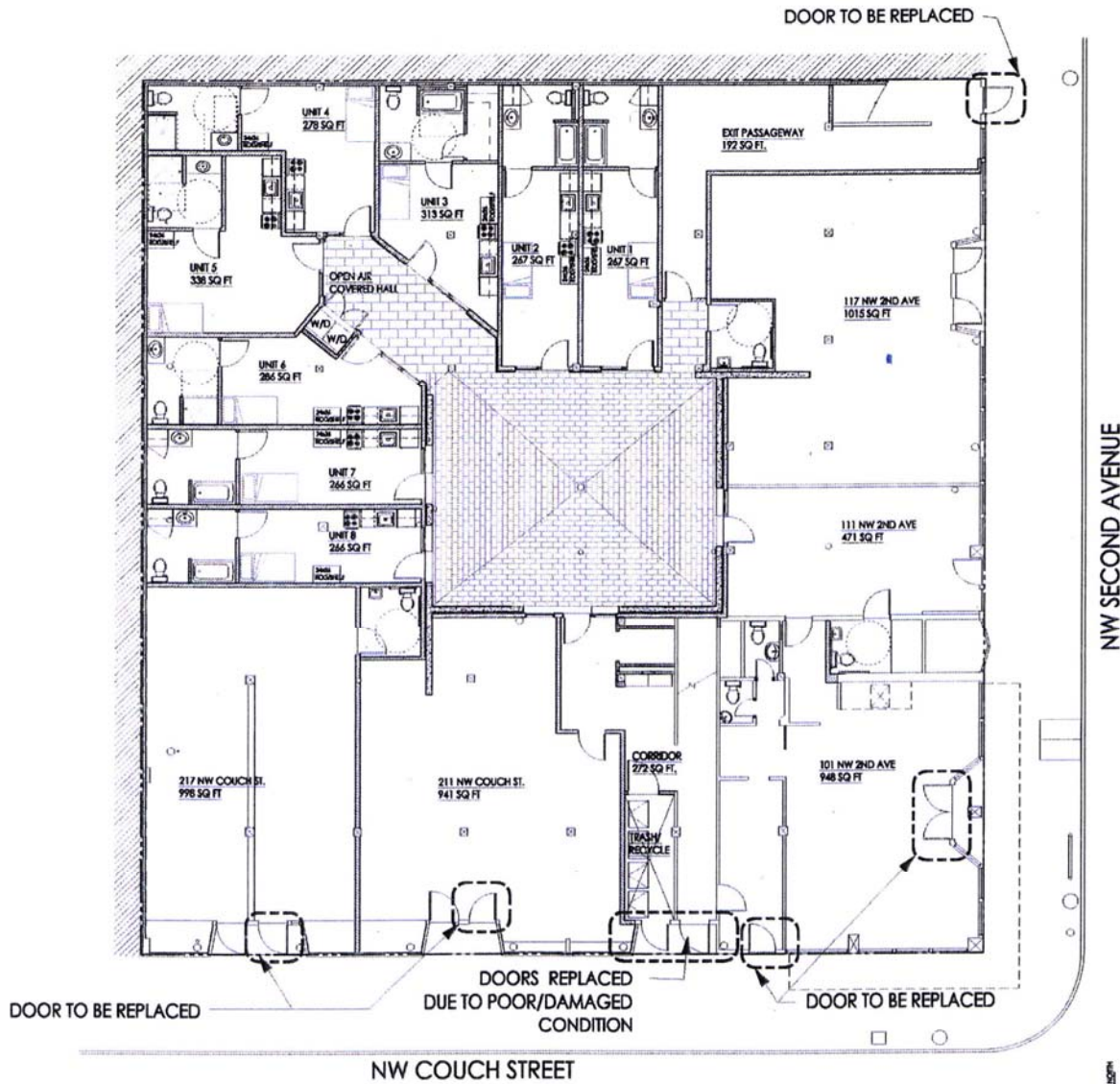
 Site

 Historic Landmark

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



File No.	LU 12-195316 HDZ
1/4 Section	3029
Scale	1 inch = 200 feet
State_Id	1N1E34CA 8500
Exhibit	B (Oct 19, 2012)



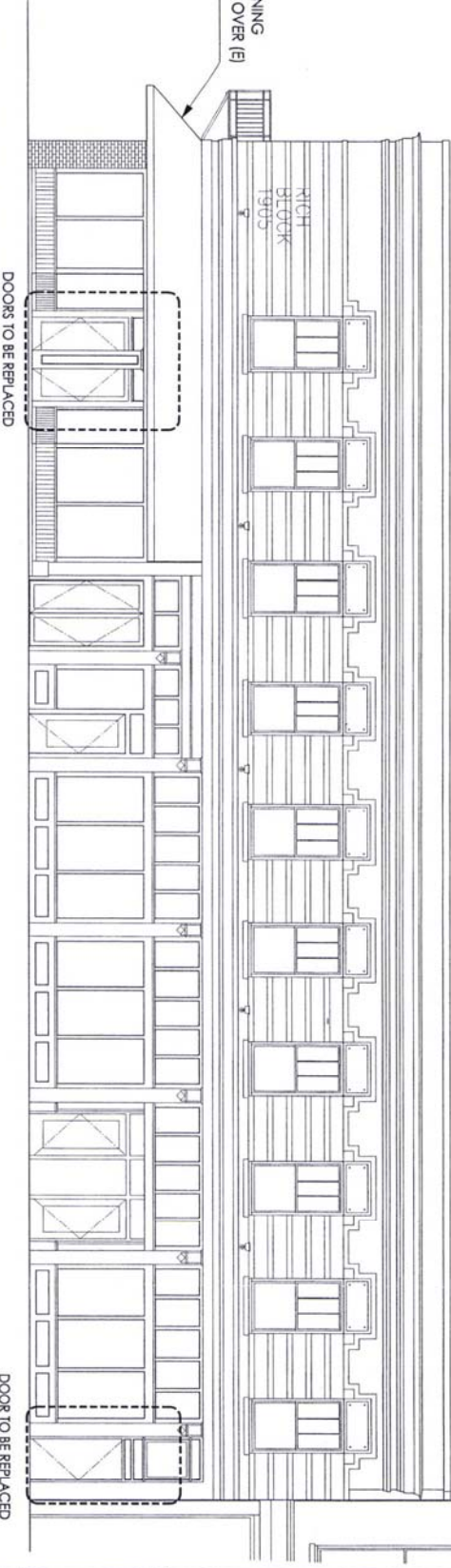
1 FIRST FLOOR/SITEPLAN
A2.1 SCALE: 1/16" = 1'-0"

<p>DATE: 04.13.12</p> <p>BY: DESIGN REVIEW SET</p>	
<p>DESIGN REVIEW SET</p>	
<p>INNOVATIVE HOUSING, INC. CREATING SOLUTIONS TO UNMET HOUSING NEEDS</p>	
<p>ORANGE ALLIANCE FOR AFFORDABLE HOUSING</p> <p>312 1/2 NW 11th Ave Portland, Oregon 97227 P: 503.277.8100 F: 503.277.5569</p>	
<p>FIRST FLOOR AND SITE PLAN</p> <p>THE RICH HOTEL 205 NW COUCH STREET, PORTLAND, OREGON</p> <p>DESIGN REVIEW STOREFRONT MODIFICATIONS</p>	
<p>DRAWN BY: DAW CHECKED BY: X</p>	
<p>Job Number: 11-06-3 RICH - DR</p>	
<p>A2.1</p>	

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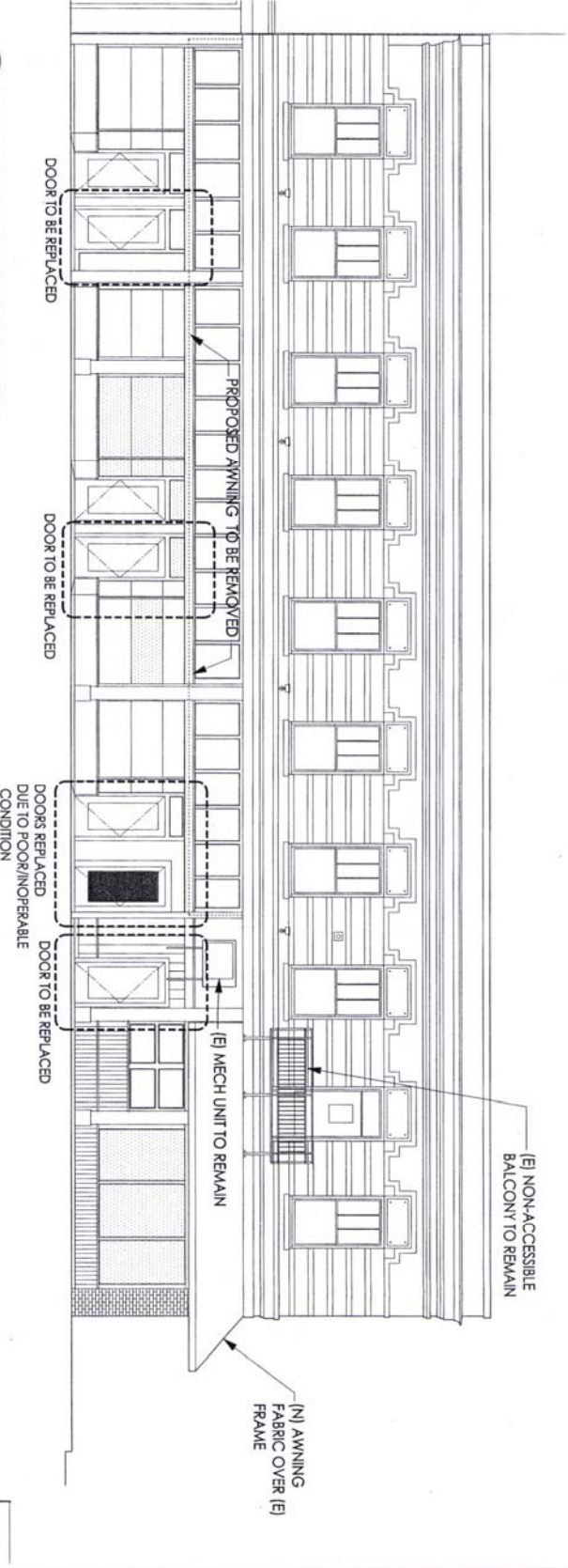
LU 12-195316 HDZ

2 EXTERIOR ELEVATION: NW SECOND AVENUE
SCALE: 1/8" = 1'-0"



LN 12-195316
HW

1 EXTERIOR ELEVATION: NW COUCH STREET
SCALE: 1/8" = 1'-0"



<p>200 Number One 11843 North Oak A3.0</p>	<p>EXTERIOR ELEVATIONS THE RICH HOTEL 205 NW COUCH STREET, PORTLAND, OREGON DESIGN REVIEW STOREFRONT MODIFICATIONS</p>	<p>architecture ORANGEWALLstudios planning 240 N Broadway Suite 202 p 503.227.8100 Portland, Oregon 97227 f 503.227.5569</p>	<p>DESIGN REVIEW SET</p> <p>INNOVATIVE HOUSING, INC. CREATING SOLUTIONS TO URBAN HOUSING NEEDS</p>	<table border="1"> <thead> <tr> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>DESIGN REVIEW SHEET</td> <td>07.26.13</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	BY	DATE	DESIGN REVIEW SHEET	07.26.13				
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DESIGN REVIEW SHEET	07.26.13											
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INNOVATIVE HOUSING, INC.
CREATING SOLUTIONS TO UNMET HOUSING NEEDS

architecture

ORANGEWALLstudios

planning

219 N.W. Second Avenue
Portland, OR | 97209
p. 503.226.4368 | f. 503.226.2509

240 N. Broadway Street | Suite 202
Portland, Oregon | 97227
p. 503.227.8100 | f. 503.227.5569

Thermal French Doors

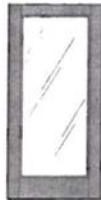
Doors are base priced
in width as:

- Standard Grade
- 6'8" Height
- 1 3/4" Thickness
- 3/4" Insulated Glazing (I.G.)

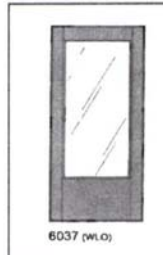
Note: Those doors or door
options not priced may be
available as a custom order.
Please call your Simpson
Representative for a quote.



6001



6002 (w.o.)



6037 (w.o.)



6082

Width:	6001	6002 (w.o.)	6037 (w.o.)	6082
2'0"	\$	\$	\$	\$
2'2", 2'4", 2'6", 2'8"	\$	\$	\$	\$
2'10", 3'0"	\$	\$	\$	\$
3'2", 3'4", 3'6"	\$	\$	\$	\$

Add For Options:

Option	6001	6002 (w.o.)	6037 (w.o.)	6082
Height: 7'0"	+\$	+\$	+\$	+\$
Height: 8'0"	+\$	+\$	+\$	+\$
Grade: Select	+\$	+\$	+\$	+\$
Glazing: P-516 or 032 Clear	+\$	+\$	+\$	+\$
Grey or Bronze	+\$	+\$	+\$	+\$
Reed or Glue Chip	+\$	+\$	+\$	+\$
Ceramic Frit	+\$	+\$	+\$	+\$
Frosted	+\$	+\$	+\$	+\$
Film Protected	+\$	+\$	+\$	+\$
Low E Argon	+\$	+\$	+\$	+\$
6'8" Beveled Glass	+\$	+\$	+\$	+\$
8'0" Beveled Glass	+\$	+\$	+\$	+\$
10 or 15 Lite Internal White Grid	+\$	+\$	+\$	N/A
Open	-\$	-\$	-\$	-\$

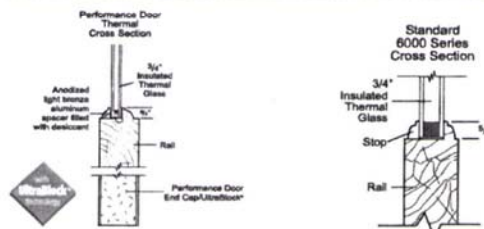
Performance: UltraBlock®	+\$	+\$	+\$	N/A
Packaging: Polybag	+\$	+\$	+\$	+\$
Carton	+\$	+\$	+\$	+\$

*Prefit Special Height & Width: +\$ (Max height: 2', max width 1/4')

Minimum Quantity (Per Size and Design):

LSQ:	6001	6002 (w.o.)	6037 (w.o.)	6082
Minimum	6	5	5	6
For Less Add	+\$	+\$	+\$	+\$

* Prefit special not available in Performance Series



Simpson

4/01

Cut sheet of proposed replacement door to be painted.