



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

Ted Wheeler, Mayor  
Rebecca Esau, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** July 22, 2019  
**To:** Interested Person  
**From:** Tanya Paglia, Land Use Services  
503-823-4989 / [Tanya.Paglia@portlandoregon.gov](mailto:Tanya.Paglia@portlandoregon.gov)

## **NOTICE OF A TYPE Ix 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 45 days, **we need to receive your written comments by 5 p.m. on 8/21/2019**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-183117 HR, in your letter. It also is helpful to address your letter to me, Tanya Paglia. You can also e-mail your comments to me at my e-mail address identified above. Please note that all correspondence received will become part of the public record.

### **CASE FILE NUMBER: LU 19-183117 HR – DOOR REPLACEMENT**

**Applicant:** Peter Nylen | Rhiza Architecture & Design LLC  
2127 N Albina Ave #203 | Portland, OR 97227  
[peter@rhizaaplusd.com](mailto:peter@rhizaaplusd.com)

**Owner:** Goldsmith Blocks LLC  
412 NW Couch St #220 | Portland, OR 97209

**Site Address:** 10 NW 5TH AVE

**Legal Description:** BLOCK 32 LOT 6&7, COUCHS ADD; LOT 6&7 BLOCK 32, COUCHS ADD; LOT 6&7 BLOCK 32, COUCHS ADD

**Tax Account No.:** R180202560, R180202560, R180202560, R180202560, R180202560, R180202560, R180202560

**State ID No.:** 1N1E34CA 11200, 1N1E34CA 11200, 1N1E34CA 11200, 1N1E34CA 11200, 1N1E34CA 11200, 1N1E34CA 11200, 1N1E34CA 11200

**Quarter Section:** 3029

**Neighborhood:** Old Town Community Association, contact Peter Englander at [treasurer@oldtownchinatown.org](mailto:treasurer@oldtownchinatown.org) or Will Naito at [planning@pdxoldtown.org](mailto:planning@pdxoldtown.org)

**Business District:** Downtown Retail Council, contact at [lfrisch@portlandalliance.com](mailto:lfrisch@portlandalliance.com), Old Town Community Association, contact at [chair@oldtownchinatown.org](mailto:chair@oldtownchinatown.org).

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

**Plan District:** Central City - Old Town/Chinatown  
**Other Designations:** Classified as Non-contributing Structure in New Chinatown/ Japantown Historic District

**Zoning:** **CXd**, Central Commercial with Design and Historic Resource Overlays  
**Case Type:** **HR**, Historic Resource Review  
**Procedure:** **Type Ix**, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

**Proposal:**

The applicant requests Historic Resource Review approval for alterations to the north façade of the Goldsmith Block building, which is classified as a non-contributing structure in the New Chinatown/Japantown Historic District. The project consists of removing an existing pair of sidewalk level solid metal doors (used to provide filling access to oil delivery trucks), a transom mounted louver, and concrete infill surrounding the existing openings. An in-swing aluminum storefront door with side light and transom window will be installed in the opening. As well, there will be a banner sign mounted adjacent to the door, matching in size and detail the existing banner signs for the building on Couch.

Because the proposal is for non-exempt exterior alterations to an existing building in a designated 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, Portland Zoning Code. The relevant approval criteria are:

- *Central City Fundamental Design Guidelines*
- *New China/Japantown Historic 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 June 24, 2019 and determined to be complete on 7/15/2019.

**DECISION MAKING PROCESS**

The Bureau of Development Services will make a decision on this proposal. After we consider your comments we will do one of the following:

- Approve the proposal;
- Approve the proposal with conditions; or
- 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 by making a request online or contacting me.

- Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. Copies of all information in the file can be obtained for the cost of making copies during the appointment.

- If you would like to request a copy of the file online, please visit <https://www.portlandoregon.gov/bds/54732>. The fee for this service varies based on the size of the case file and how long it would take to scan or copy documents.
- I can provide some information over the phone or through email.

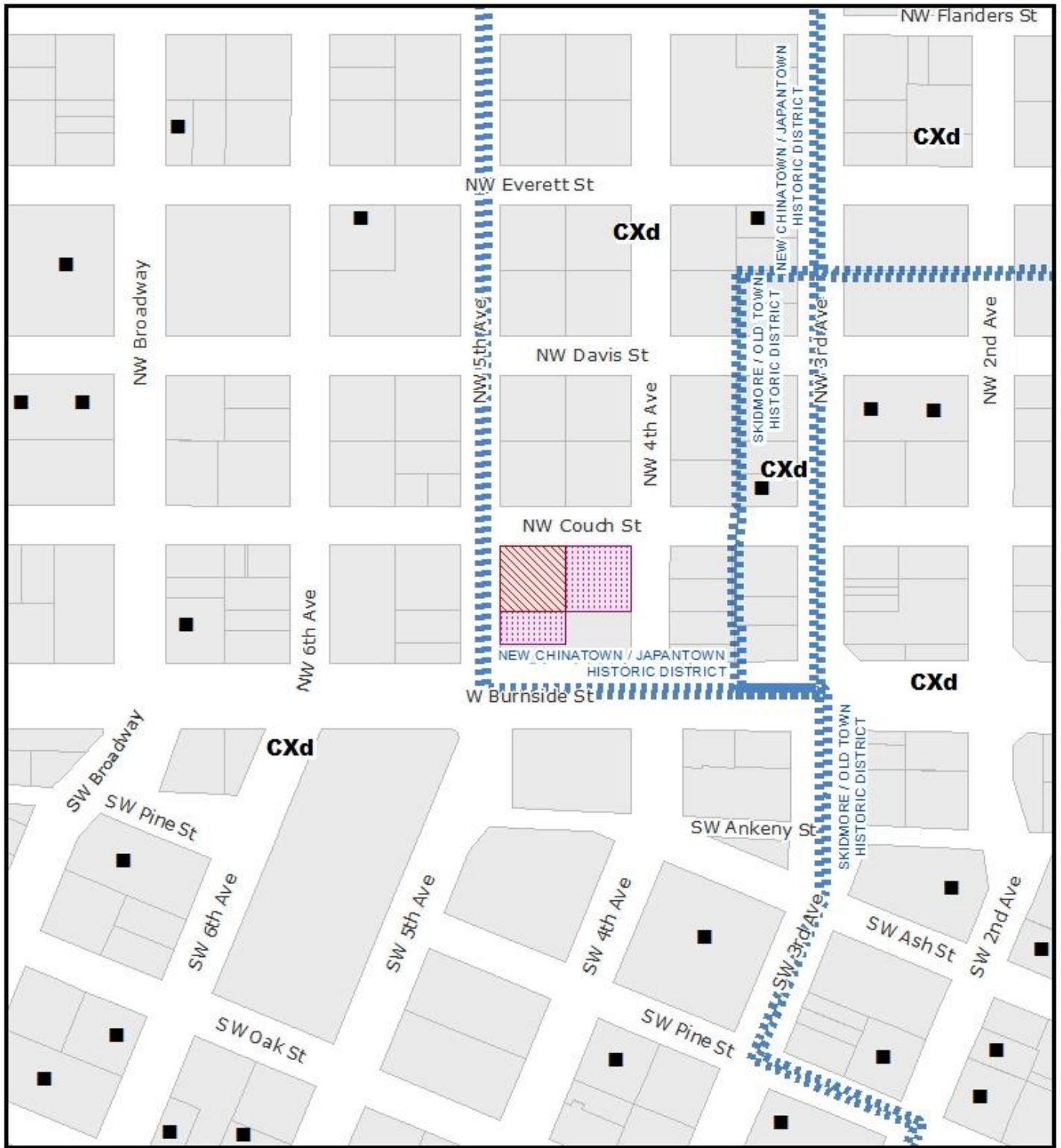
Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at [www.portlandoregon.gov](http://www.portlandoregon.gov).

#### **APPEAL PROCESS**

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may 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 North Elevation; Proposed North Elevation



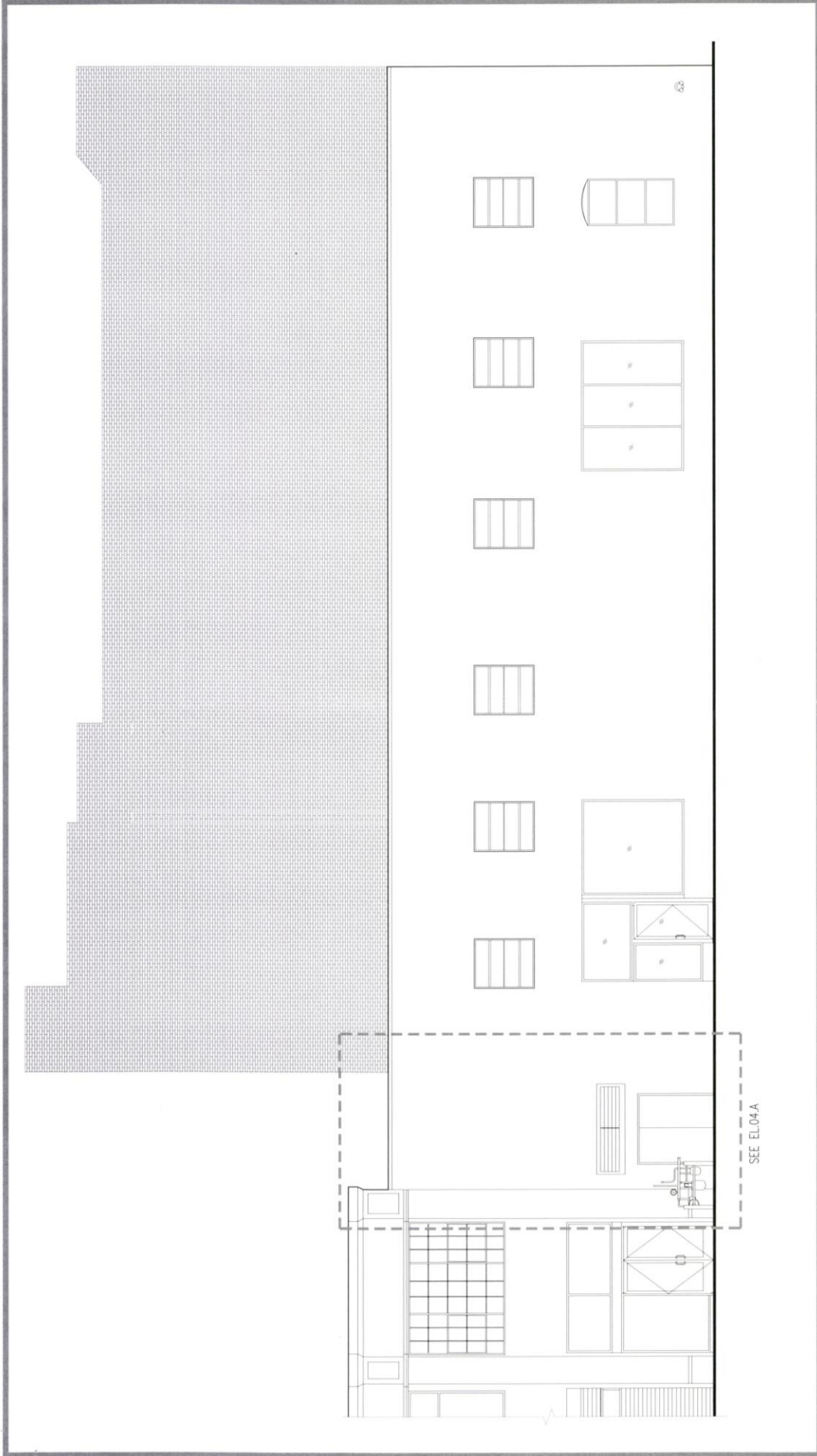
# ZONING



THIS SITE LIES WITHIN THE:  
 CENTRAL CITY PLAN DISTRICT  
 OLD TOWN / CHINATOWN SUBDISTRICT  
 NEW CHINATOWN / JAPANTOWN  
 HISTORIC DISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark

File No.	LU 19-183117 HR
1/4 Section	3029
Scale	1 inch = 200 feet
State ID	1N1E34CA 11200
Exhibit	B Jun 25, 2019



GOLDSMITH BLOCK

DATE: 06.14.19  
 TO: BOS STAFF  
 PROJ: BOILER RM. H.R.  
 SCALE: 1/8" = 1'-0"

EXISTING NORTH ELEVATION

HISTORIC REVIEW

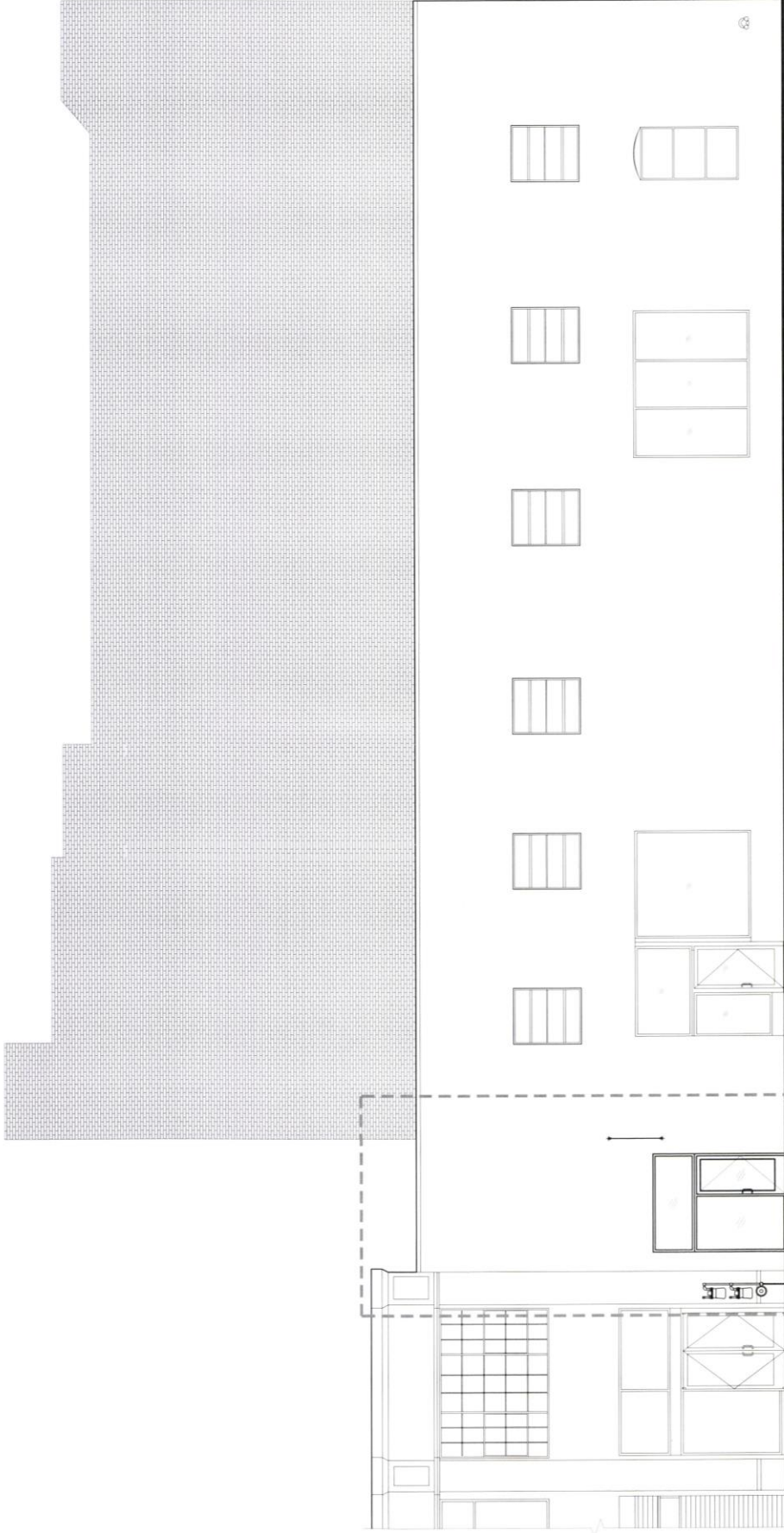
rhiza A+D  
 2127 N. Albina Ave #203  
 Portland, OR 97227  
 t. 503.281.6829

EL.02

19-183117 HR



SEE EL04-A



GOLDSMITH BLOCK

PROPOSED NORTH ELEVATION

DATE: 06.14.19  
 TO: BDS STAFF  
 PROJ: BOILER RM. H.R.  
 SCALE: 1/8" = 1'-0"

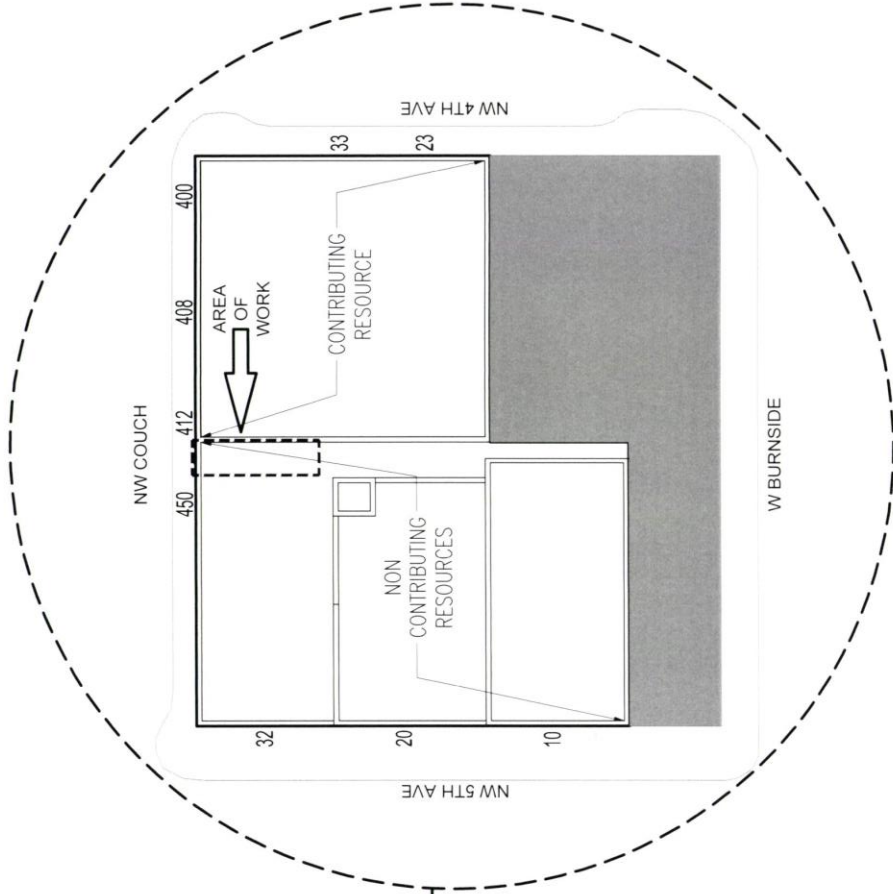
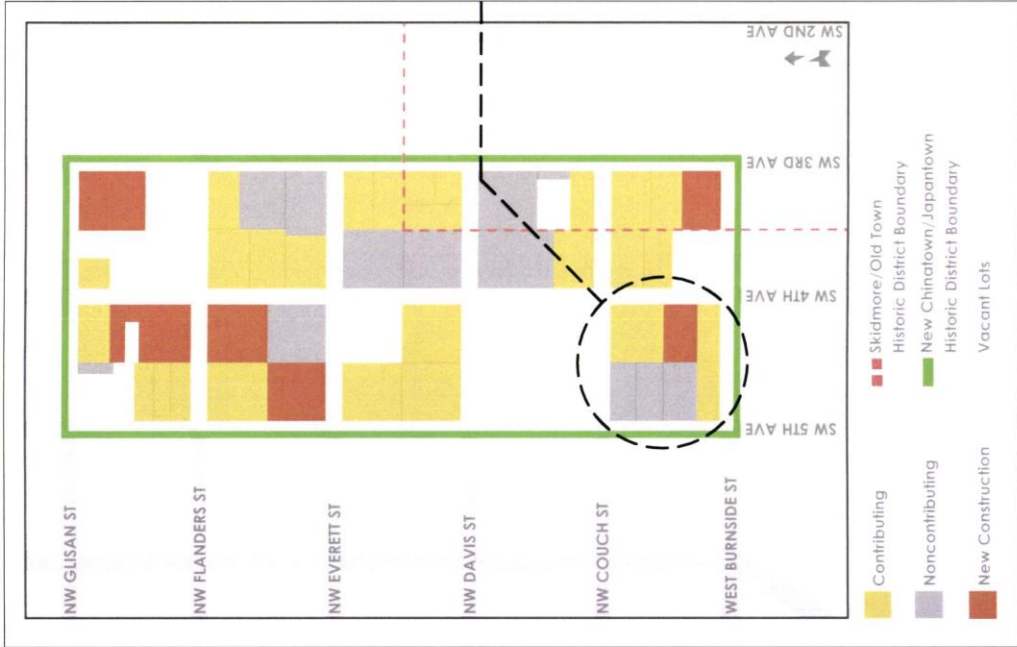
EL.03



HISTORIC REVIEW

rhizo A+D  
 2127 N. Albina Ave. #203  
 Portland, OR 97227  
 t. 503.281.6829

2019-183117 HR



VICINITY PLAN

GOLDSMITH BLOCK

DATE: 06.14.19  
 TO: BDS STAFF  
 PROJ: BOILER RM. H.R.  
 SCALE: N.T.S.

VP.01

HISTORIC REVIEW

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2019-183117 HR