



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: December 20, 2016
To: Interested Person
From: Arthur Graves, Land Use Services
503-823-7803 | Arthur.Graves@portlandoregon.gov

**NOTICE OF A PUBLIC HEARING ON A PROPOSAL
IN YOUR NEIGHBORHOOD**

CASE FILE: LU 16-270658 DM (PC # 16-262369)
**Demolition Review for a Contributing Garage at
1445 SE Division Street in the Ladd's Addition
Historic District**

ADVICE BY: Historic Landmarks Commission
WHEN: Monday, January 23, 2017 @ 1:30pm
WHERE: 1900 SW Fourth Ave., Room 2500A
Portland, OR 97201

REVIEW BY: Portland City Council
WHEN: Thursday, February 16, 2017 @ 2:00pm
WHERE: 1221 SW Fourth Ave., Council Chambers
Portland, OR 97204

It is important to submit all evidence to the Landmarks Commission.

Development has been proposed in your neighborhood requiring 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 are 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.

Applicant: Willie Dean | Ground Up Design Works | 608.658.3117
615 SE Alder St #303 | Portland, OR 97214

Owner: Elizabeth and Anthony Hunt
1445 SE Division Street | Portland, OR 97202-1139

Site Address: 1445 SE DIVISION STREET

Legal Description: BLOCK 3 LOT 7, LADDS ADD
Tax Account No.: R463300440, R463300440
State ID No.: 1S1E02DC 12600, 1S1E02DC 12600
Quarter Section: 3232
Neighborhood: Hosford-Abernethy, contact Michael Wietecki at mjwietecki@gmail.com

Business District: Division-Clinton Business Association, contact at 503-706-3730.
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.
Plan District: None
Other Designations: Contributing resource in the Ladd's Addition Historic District, listed in the National Register of Historic Places on August 31, 1988.
Zoning: R5: Single-Dwelling Residential with Historic Resource overlay
Case Type: DM: Demolition Review
Procedure: Type IV, following a public meeting before the Historic Landmarks Commission there will be a hearing before City Council. The Historic Landmarks Commission may offer comments or suggestions, in the form of a letter or testimony, to City Council. City Council makes the final decision on this matter.

Proposal:

The applicant requests Demolition Review approval for the demolition of a 1923 garage, listed as a contributing resource in the Ladd's Addition Historic District. The garage in question has already been demolished so approval of the demolition would be ex post facto. The homeowner intends to construct a new accessory dwelling unit (ADU) which would include the use of portions of the original garage's walls and roof, in the same location on the site, per the previously approved land use review (LU 16-103308 HR).

Type IV Demolition Review is required in order to obtain approval for demolition of contributing resources in historic districts.

Relevant Approval Criteria:

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

- 33.846 Historic Resource Review
- 33.846.070 Demolition Review

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 November 8, 2016 and determined to be complete on **Wednesday, November 30, 2016**.

DECISION MAKING PROCESS

The applicant and proponents have the burden of proof to show that each and every element of the approval criteria is satisfied. The Historic Landmarks Commission may offer comments or suggestions, in the form of a letter or testimony, to City Council, at the above-posted Historic Landmarks Commission meeting date.

The City Code requires City Council to hold a public hearing on the Demolition Review, and you will have the opportunity to testify at that hearing. City Council makes the final decision on this matter.

The Bureau of Development Services will be making a recommendation on this proposal; our report and recommendation will be available 10 days before the hearing. The Staff report will be posted on the Bureau of Development Services website. Look at www.portlandonline.com. On the left side of the page use the search box to find Development Services, then click on the Zoning/Land Use section select Notices and Hearings. Land use review notices are listed by the District Coalition shown at the beginning of this document. 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 <http://www.portlandonline.com/auditor/index.cfm?c=28197>

The neighborhood association, listed on the first page of this notice, may take a position on this application and may have scheduled 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.

We are seeking your comments on this proposal. Comments regarding this proposal should be sent directly to the Planning staff listed in this document. To comment, you may write to the Bureau of Development Services, 1900 SW Fourth Ave., Suite 5000, FAX your comments to 503-823-5630, email the planner at the above listed email address; or you may testify at the hearing. In your comments, you should address the approval criteria. Please refer to the file number when seeking information or submitting testimony. Written comments must be received by the end of the hearing. The applicant and Planning staff will be at the hearing to answer questions and respond to comments. The general order of appearance for oral testimony at the hearing is as follows: Bureau of Development Services staff report, applicant testimony, testimony of interested parties who wish to ask questions or testify, and applicant's rebuttal and closing comments. The Historic Landmarks Commission will discuss the proposal at the advisory hearing and decide whether or not to make a recommendation of support.

Prior to the conclusion of the hearing before City Council, any participant may request an opportunity to present additional evidence or testimony regarding the application. If such a request is made, the record will be held open for seven days to receive the new evidence and the record shall be held open for at least an additional seven days to provide the other parties an opportunity to respond to that new evidence.

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.

APPEAL PROCESS

City Council's decision may be appealed to LUBA. Failure to raise an issue, in person or by letter, by the close of the record by City Council on the Demolition Review may preclude an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to City Council, LUBA may not be able to respond to the issue you are trying to raise. In such a situation, an appeal to LUBA on that issue may not be allowed

Failure to raise an issue, in person or by letter, by the close of the record by City Council in this case may preclude an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to the Historic Landmarks Commission, they may not be able to respond to the issue you are trying to raise. In such a situation, an appeal to LUBA on that issue may not be allowed.

Thank you for any information you can provide to help us make this decision. Please call me if you have any questions. My name and number are on the first page of this notice.

HEARING CANCELLATION

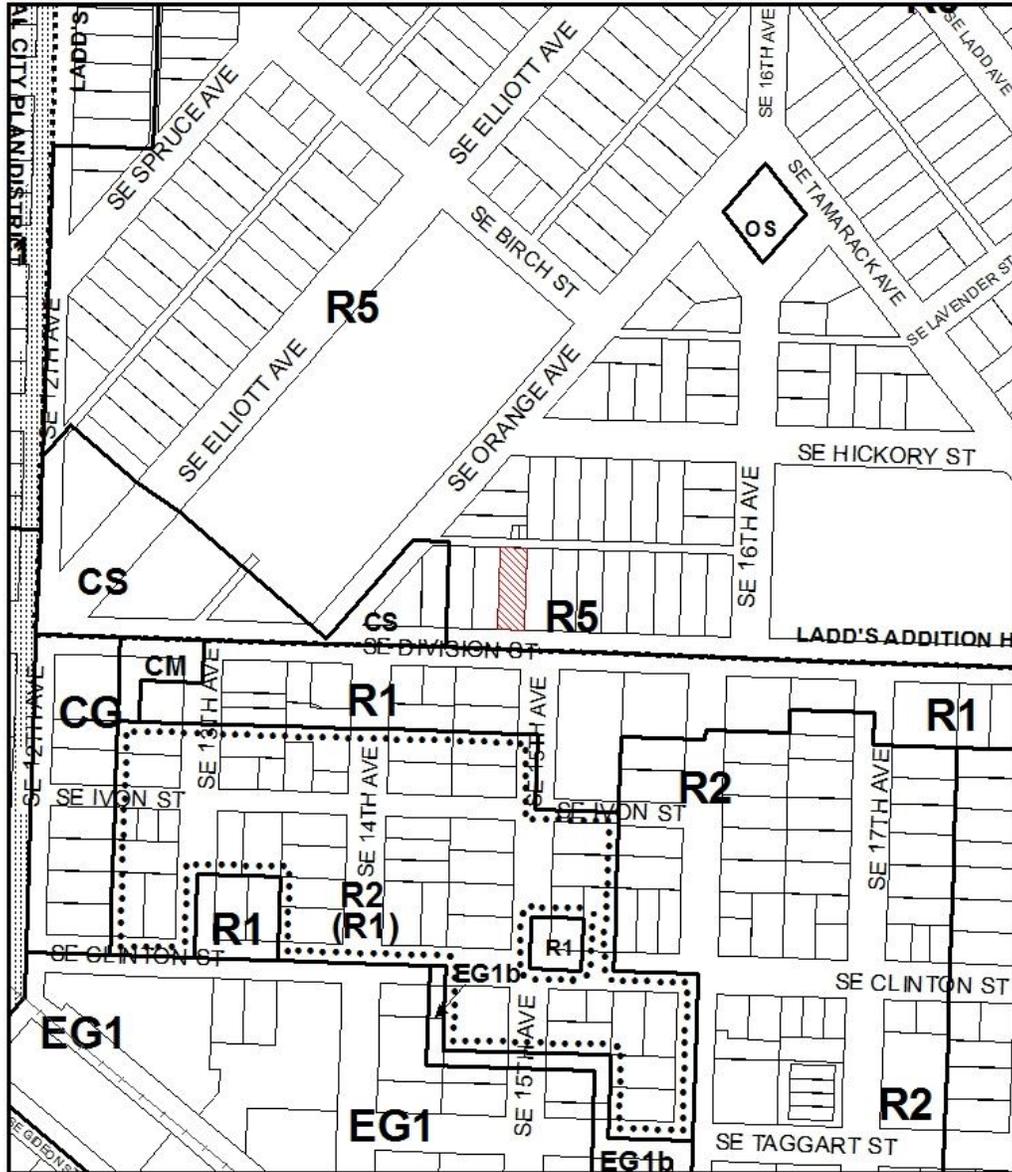
This public hearing will be cancelled if Portland Public Schools close due to inclement weather or other similar emergency. Check local television and radio reports for school closures. The hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent. Please call the Bureau of Development Services at 503-823-7617, for information regarding cancellations or rescheduling.

To attend the hearing, public transportation is available. Tri-Met buses stop near the BDS building at SW Fifth or Sixth Ave. at SW Hall St. and SW Harrison St. Call Tri-Met at 503-238-7433 (or www.trimet.org/schedule/allroute.htm) for routes and times. Hourly rated public parking is available a half block south of the building on Fourth Ave.

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



ZONING

Site

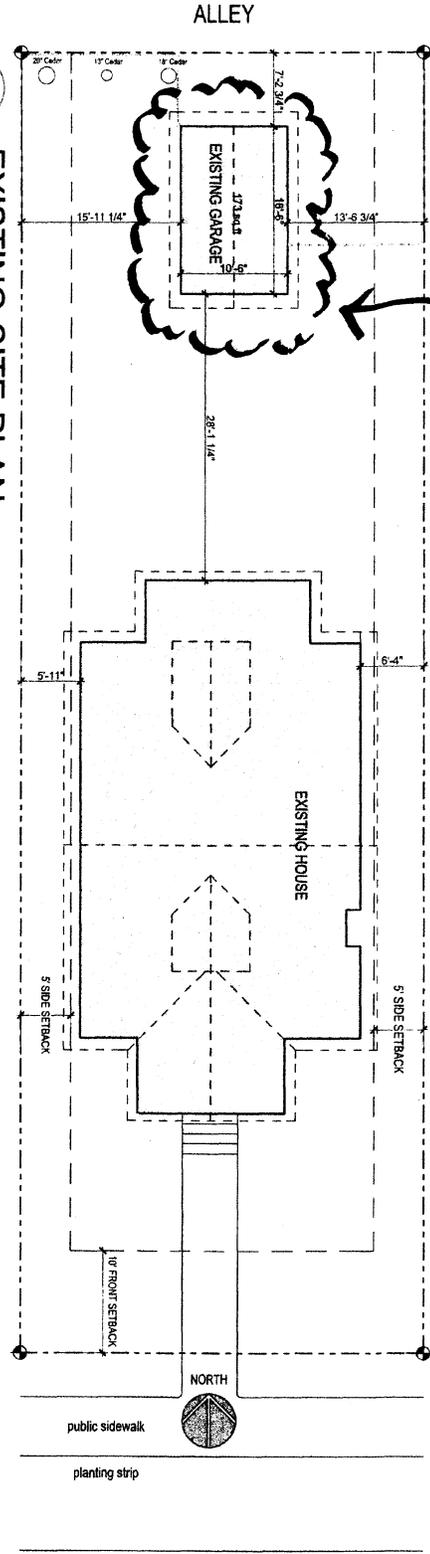


This site lies within the:
LADD'S ADDITION HISTORIC DISTRICT

File No.	EA 16-262369 PC
1/4 Section	3232
Scale	1 inch = 200 feet
State Id	1S1E02DC 12600
Exhibit	B (Nov 10, 2016)

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

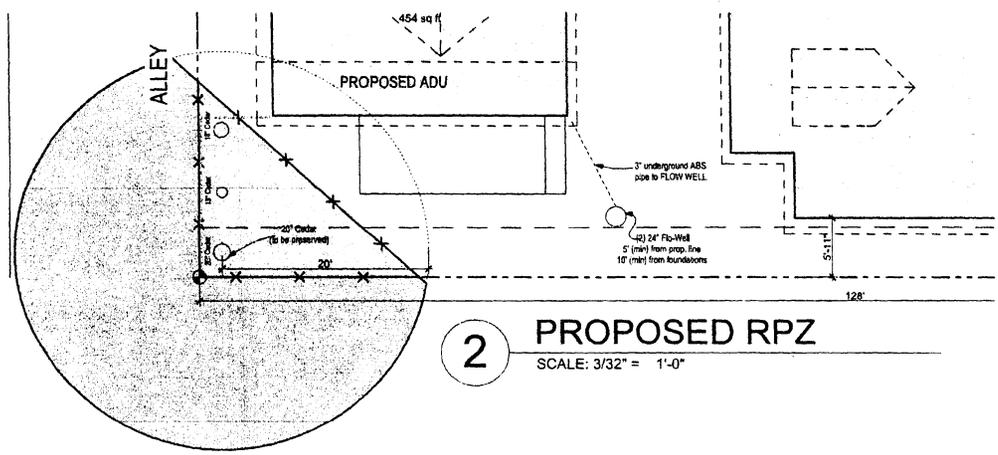
EXISTING SITE PLAN



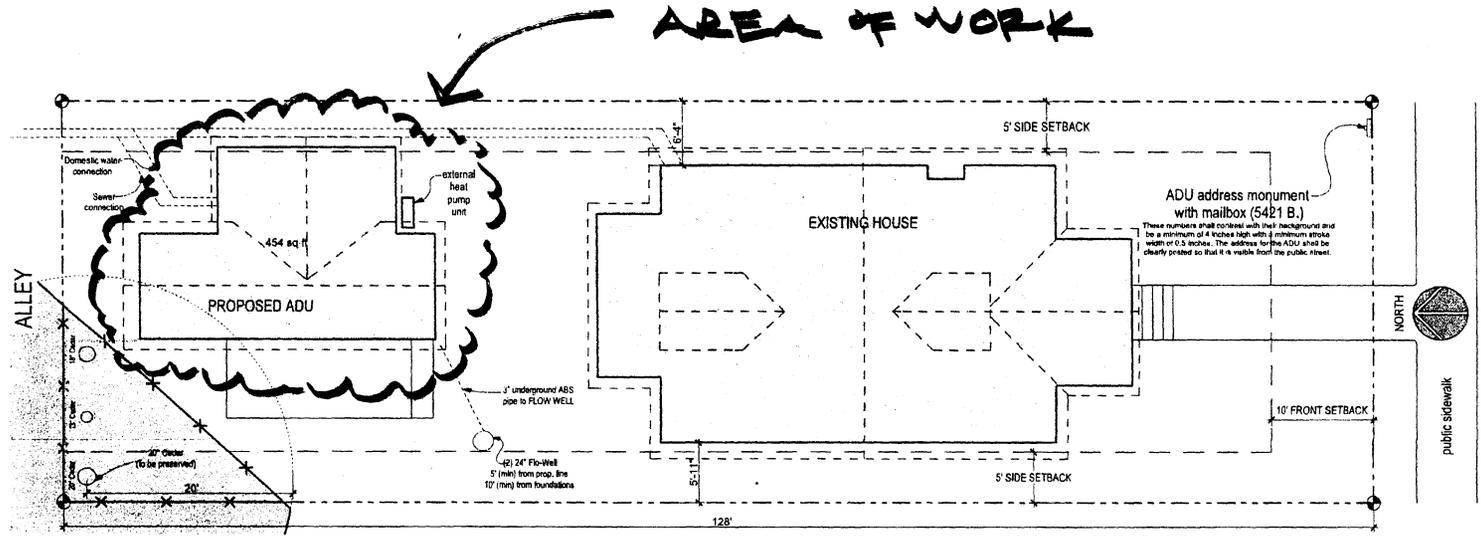
AREA OF WORK

SE DIVISION

DATE: 10/18/2016	SHEET NUMBER:	HUNT ADU	ROUND UP DESIGN WORKS RESIDENTIAL AND COMMERCIAL DESIGN TINY HOUSE FURNITURE ADU WILLIE DEAN 503-859-3117 WILLIE@ROUNDUPDESIGNWORKS.COM
REVISIONS	A-2	Suzi & Tony Hunt 1445 SE Division St Portland, OR 97202 Plotted On: 10/18/2016	
	SITE PLAN		



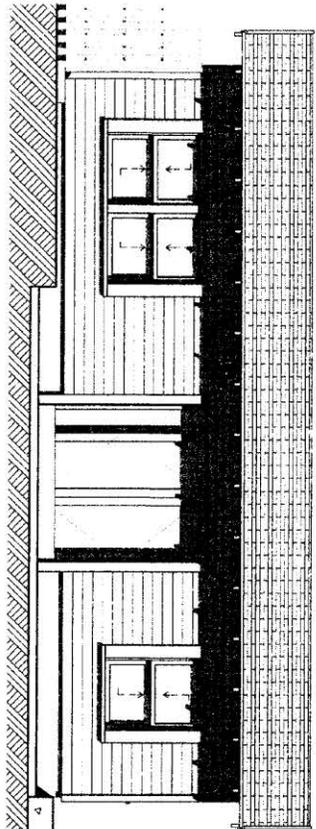
2 PROPOSED RPZ
SCALE: 3/32" = 1'-0"



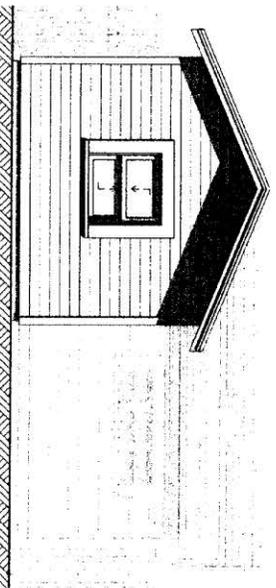
1 PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

AREA OF WORK

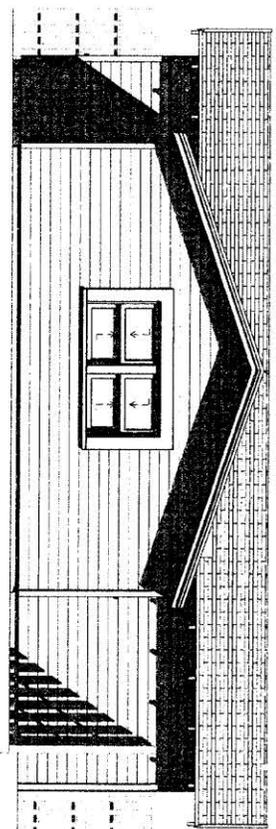
<p>SE DIVISION DATE: 10/18/2016 SHEET NUMBER: REVISIONS:</p>		<p>HUNT ADU Suzi & Tony Hunt 1445 SE Division St Portland, OR 97202 Plotted On: 10/18/2016</p>	<p>PROPOSED SITE PLAN A-3</p>
<p>GROUNDUP DESIGN WORKS RESIDENTIAL AND COMMERCIAL DESIGN 1000 NE MULTNOMAH ST PORTLAND, OR 97232 ADU</p>		<p>WILLIAMSON DESIGN GROUP, P.C. 1117 NE 11TH AVE PORTLAND, OR 97232</p>	



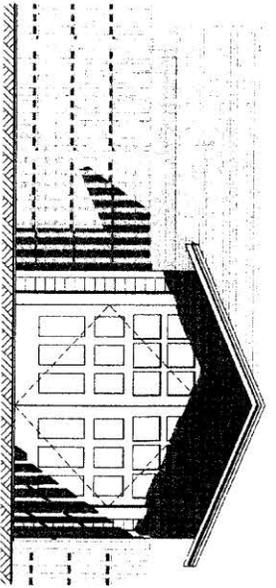
1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

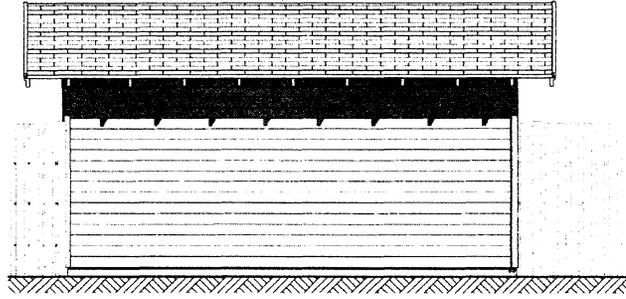


3 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

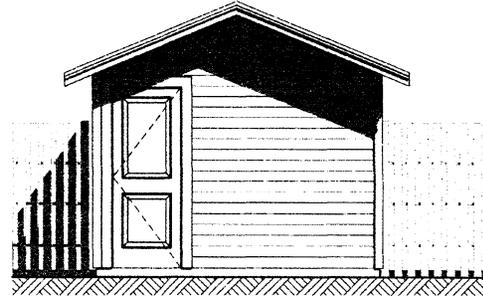
DATE: 10/18/2016	SHEET NUMBER:	HUNT ADU	GROUNDUP DESIGN WORKS RESIDENTIAL AND COMMERCIAL DESIGN TONY HUNT FURNITURE ADU
REVISIONS	A-8	Suzi & Tony Hunt 1445 SE Division St Portland, OR 97202 Plotted On: 10/18/2016	
	PROP ADU ELEV		WILLIE DEAN 408 488-3117 WILLIE@GROUNDUPDESIGNWORKS.COM



1

EXISTING WEST ELEVATION

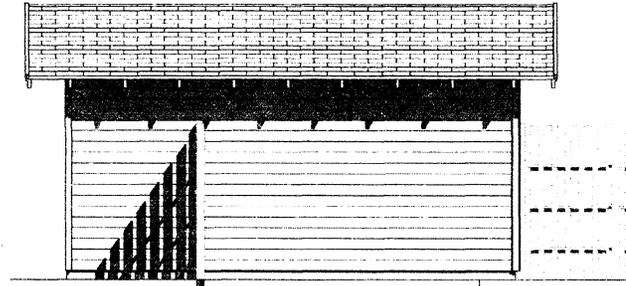
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2

EXISTING SOUTH ELEVATION

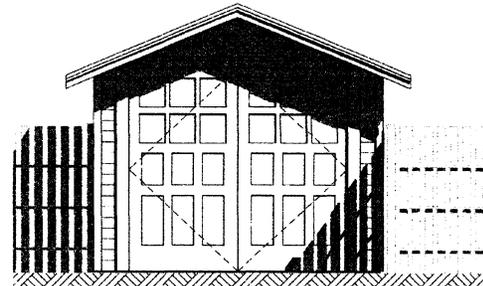
SCALE: 1/4" = 1'-0"



3

EXISTING EAST ELEVATION

SCALE: 1/4" = 1'-0"



4

EXISTING NORTH ELEVATION

SCALE: 1/4" = 1'-0"

GROUNDUPDESIGNWORKS
 ARCHITECTURAL AND INTERIOR DESIGN
 1701 NE 10TH AVE SUITE 100
 PORTLAND, OR 97232
 503.255.3117
 WWW.GROUNDUPDESIGNWORKS.COM

HUNT ADU

Suzi & Tony Hunt
 1445 SE Division St
 Portland, OR 97202
 Plotted On: 10/18/2016

DATE: 10/18/2016 SHEET NUMBER:

REVISIONS

A-7

EXIST GRG ELEV