

WILLIE DEAN  
GROUD UP DESIGN WORKS  
615 SE ALDER ST #303  
PORTLAND OR 97214

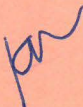
BUREAU OF DEVELOPMENT SVCS  
HEARINGS CLERK  
1900 SW 4TH AVE #5000  
PORTLAND OR 97201

ELIZABETH AND ANTHONY HUNT  
1445 SE DIVISION ST  
PORTLAND OR 97202-1139

EMAILED: Arthur Graves, Hillary Adam,  
Adam, Kathryn Beaumont, BDS Hearings  
Clerk; Tim Heron, Douglas Morgan,  
Kurt Krueger, Dawn Krantz, Robert  
Haley, Dawn Uchiyama, Elisabeth Reese  
Cadigan, Mari Moore Sara Drake.

Copies: Toni Anders, Meghaan Davis

CITY OF PORTLAND  
HISTORIC LANDMARKS COMMISSION  
1900 SW 4<sup>TH</sup> AVE SUITE  
5000/16  
PORTLAND OR 97201

LU 16-270658 DM  
ORDER MAILED: 02/23/16 



Portland City Auditor  
Council Clerk/Contracts Division

Auditor Mary Hull Caballero  
Council Clerk Karla Moore-Love

February 23, 2017

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

Elizabeth and Anthony Hunt  
1445 SE Division St  
Portland, OR 97202-1139

**RE: LU 16-270658 DM**

Consider proposal of Willie Dean, Ground Up Design Works, for Demolition Review, and the Bureau of Development Services Staff and Portland Historic Landmarks Commission recommendation for denial, for the demolition of a contributing garage in the Ladd's Addition Historic District at 1445 SE Division St (Hearing; LU 16-270658 DM)

To Whom It May Concern:

Enclosed is a copy of the Order of Council on LU 16-270658 DM. This Order must be recorded with the Multnomah County Recorder within 10 days of receipt of this letter. **Please send a check for \$46.00 made payable to the Multnomah County Recorder, indicating the file number on your check and SEND TO: The City of Portland, Office of the City Auditor, 1221 SW 4<sup>th</sup> Ave. Room 130, Portland, OR 97204-1900**

City Council's decision is the final review process available through the City. You may appeal this decision to the Oregon Land Use Board of Appeals (LUBA) by filing a Notice of Intent to Appeal with LUBA within 21 days of the date of decision, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have appeared orally or in writing during the City's proceedings on this land review. LUBA's address is: DSL Building, 775 Summer Street NE, Suite 330, Salem, OR 97301-1283. You may call LUBA at 1-503-373-1265 or visit LUBA's website ([www.oregon.gov/LUBA](http://www.oregon.gov/LUBA)) for further information on filing an appeal.

Yours sincerely,  
Mary Hull Caballero  
Auditor of the City of Portland

By:   
Karla Moore-Love, Council Clerk

Encl.



City of Portland  
1221 SW 4<sup>th</sup> Avenue, Room 130 | Portland, OR 97204 | (503) 823-4086





**NOTICE OF FINAL DECISION**

TO: All Interested Persons


DATE: February 23, 2017

RE: LU 16-270658 DM

Consider proposal of Willie Dean, Ground Up Design Works, for Demolition Review, and the Bureau of Development Services Staff and Portland Historic Landmarks Commission recommendation for denial, for the demolition of a contributing garage in the Ladd's Addition Historic District at 1445 SE Division St (Hearing; LU 16-270658 DM)

Enclosed is a copy of the Order of Council on LU 16-270658 DM adopting Staff findings and recommendation of denial of the demolition of a contributing garage in the Ladd's Addition Historic District at 1445 SE Division Street. If you wish to obtain a copy of the City Council's findings and decision, please contact Karla Moore-Love, Council Clerk by email at: [Karla.Moore-Love@portlandoregon.gov](mailto:Karla.Moore-Love@portlandoregon.gov) or at (503) 823-4086.

City Council's decision is the final review process available through the City. You may appeal this decision to the Oregon Land Use Board of Appeals (LUBA) by filing a Notice of Intent to Appeal with LUBA within 21 days of the date of decision, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have appeared orally or in writing during the City's proceedings on this land review. LUBA's address is: DSL Building, 775 Summer Street NE, Suite 330, Salem, OR 97301-1283. You may call LUBA at 1-503-373-1265 or visit LUBA's website ([www.oregon.gov/LUBA](http://www.oregon.gov/LUBA)) for further information on filing an appeal.

Yours sincerely,  
Mary Hull Caballero  
Auditor of the City of Portland  
By: 

Karla Moore-Love, Council Clerk

Encl.



**ORDER OF COUNCIL ON PROPOSAL OF WILLIE DEAN, GROUND UP DESIGN WORKS, FOR DEMOLITION REVIEW, AND THE BUREAU OF DEVELOPMENT SERVICES STAFF AND PORTLAND HISTORIC LANDMARKS COMMISSION RECOMMENDATION FOR DENIAL, FOR THE DEMOLITION OF A CONTRIBUTING GARAGE IN THE LADD'S ADDITION HISTORIC DISTRICT AT 1445 SE DIVISION STREET (HEARING; LU 16-270658 DM)**

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

**Owner:** Elizabeth and Anthony Hunt  
1445 SE Division St  
Portland, OR 97202-1139

**Site Address:** 1445 SE DIVISION ST

**Legal Description:** BLOCK 3 LOT 7, LADDS ADD

**Zoning:** R5: Single-Dwelling Residential with Historic Resource overlay

**Procedure:** Type IV, following a public advisory 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 single story accessory dwelling unit (ADU) in the same location as the garage that was demolished, with additional floor area proposed on the south and east elevations. The new ADU will be constructed using component pieces salvaged from the original garage, including wall and roof components, which are currently stockpiled on site. Approval of the replacement ADU has already occurred through the Historic Resource Review LU 16-103308 HR.

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

The hearing before the City Council was opened in the Council Chambers, 1221 SW 4<sup>th</sup> Avenue on February 16, 2017 at approximately 2:00 p.m., at the conclusion of the public hearing and after hearing public testimony, Council voted 5-0 to accept

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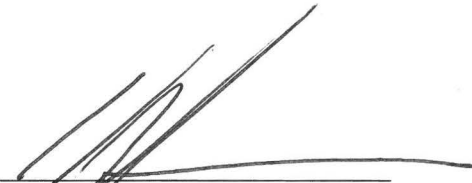
Portland Historic Landmarks Commission recommendation and to adopt Staff findings and recommendations of denial of the demolition of the contributing garage in the Ladd's Addition Historic District at 1445 SE Division Street.

## **DECISION**

Based on evidence in the record and adoption of the BDS Staff's Findings and Decision in **Case File LU 16-270658 DM** and by this reference made a part of this Order, **it is the decision of Council** to adopt Staff findings and recommendation for denial of demolition and deny the application for a Type IV demolition review of a 1923 garage, listed as a contributing resource in the Ladd's Addition Historic District.

## **IT IS SO ORDERED:**

2/23/17  
Date

  
\_\_\_\_\_  
Mayor Ted Wheeler  
Presiding Officer at Hearing of  
February 16, 2017  
2:00 p.m. Session