

SARAH CURTISS
STOEL RIVES LLP
900 SW 5TH AVE SUITE 2600
PORTLAND OR 97204-1268

RYAN B BUCHANAN
1609 SE 16TH AVE
PORTLAND OR 97214-2426

KEITH JENSEN
REDFISH CONTRACTORS LLC
PO BOX 13176
PORTLAND OR 97213

KIRK RANZETTA
HISTORIC LANDMARKS COMMISSION
1900 SW 4TH AVE SUITE 5000 / 16
PORTLAND OR 97201

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

BDS
ATTN: KELLY BURGOYNE
1900 SW 4TH AVE, STE 5000
PORTLAND, OR 97201

EMAILED: HILLARY ADAM, IAN EITHEISER, KELLY
BURGOYNE, DOUGLAS MORGAN, KURT
KRUEGER, DAWN KRANTZ, ROBERT HALEY, DAWN
UCHIYAMA, ELISABETH REESE CADIGAN, MARI
MOORE, SARA DRAKE, ANDERSON TONI, MAYA RINTA

LU 15-167566 DM
Order of Council mailed: 09/15/2015

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NOTICE OF FINAL DECISION

TO: All Interested Persons
DATE: September 15, 2015
RE: LU 15-167566 DM

Consider proposal of Sarah Curtiss on behalf of Ryan Buchanan for Demolition Review, and the Bureau of Development Services Staff recommendation of approval, for the demolition of a contributing garage in the Ladd's Addition Historic District at 1609 SE 16th Ave (Hearing; LU 15-167566 DM)

Enclosed is a copy of the Order of Council on LU 15-167566 DM adopting Staff findings and recommendations of approval for the demolition of a contributing garage in the Ladd's Addition Historic District at 1609 SE 16th Avenue. 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 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) 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.





September 15, 2015

Sarah Curtiss, Owner Representative
Stoel Rives LLP
900 SW 5th Ave Suite 2600
Portland, OR 97204-1268

Ryan B Buchanan, Owner
1609 SE 16th Ave
Portland, OR 97214-2426

RE: LU 15-167566 DM

Consider proposal of Sarah Curtiss on behalf of Ryan Buchanan for Demolition Review, and the Bureau of Development Services Staff recommendation of approval, for the demolition of a contributing garage in the Ladd's Addition Historic District at 1609 SE 16th Ave (Hearing; LU 15-167566 DM)

To Whom It May Concern:

Enclosed is a copy of the Order of Council on LU 15-167566 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 4th 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) 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 SARAH CURTISS ON BEHALF OF RYAN BUCHANAN FOR DEMOLITION REVIEW, AND THE BUREAU DEVELOPMENT SERVICES STAFF AND PORTLAND HISTORIC LANDMARKS COMMISSION RECOMMENDATION OF APPROVAL, FOR THE DEMOLITION OF A CONTRIBUTING GARAGE IN THE LADD'S ADDITION HISTORIC DISTRICT AT 1609 SE 16TH AVENUE (HEARING; LU 15-167566 DM)

Applicant: Sarah Curtiss, Owner Representative
Stoel Rives LLP
900 SW Fifth Ave, Suite 2600
Portland, OR 97204-1268

Ryan B Buchanan, Owner
1609 SE 16th Ave
Portland, OR 97214-2426

Site Address: 1609 SE 16th AVE

Legal Description: BLOCK 15 LOT 7&8, LADDS ADD

Zoning: R5 – Residential 5,000 with Historic Resource Protection overlay

Procedure: Type IV, following a public meeting before the Historic Landmarks Commission there was a hearing before City Council. City Council makes the final decision on this matter.

Proposal:

The applicant requested Demolition Review approval for the demolition of a 1925 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 garage with an upper level accessory dwelling unit to replace the demolished garage; approval of the replacement structure would occur through a separate Historic Resource Review.

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 4th Avenue on September 10, 2015 at approximately 2:00 p.m., at the conclusion of the public hearing and after hearing public testimony, Council voted 4-0 to adopt Staff findings and recommendations of approval for the demolition of a contributing garage in the Ladd's Addition Historic District at 1609 SE 16th Avenue.

DECISION

Based on evidence in the record and adoption of the BDS Staff's Findings and Decision in **Case File LU 15-167566 DM** and by this reference made a part of this Order, **it is the decision of Council** to adopt Staff findings and recommendation of approval of demolition of a 1925 garage, listed as a contributing resource in the Ladd's Addition Historic District, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of

plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE – Case File LU 15-167566 DM." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

B. The historic curb cut on the SE 16th Avenue shall be closed.

IT IS SO ORDERED:

SEP 15 2015

Date

A handwritten signature in blue ink that reads "Amanda Fritz". The signature is written in a cursive style and is positioned above a horizontal line.

Commissioner Amanda Fritz
Presiding Officer at Hearing of
September 10, 2015
2:00 p.m. Session