

# Realtor says two homes will be built; arborist to decide fate of cedar tree

## SOUTHWEST CORRIDOR PLAN

### HERITAGE TREE II

By KC Cowan  
The Southwest Portland Post

The enormous Northern Deodar Cedar tree on Southwest 33rd Avenue might still be cut down. It all depends on its root system.

The tree takes up a large portion of the corner of the southern end of the lot. The original house on the lot was torn down and the developer, Renaissance Homes, plans to build two new houses on the property.

Neighbors were afraid two houses would mean the cedar would have to be cut down. The controversy even led to a tree-sitter who vowed to do all she could to save the tree.

Now, there is a new for sale sign in front of the lot, and broker Brian Butler, of Windermere Realty, confirmed two 2,500 square-foot homes will be built on the property. However, he said it doesn't necessarily mean the cedar will be chopped down.

"We have a site plan and design that will allow us to save the tree," he said. "We'll have an arborist on the site when the foundation is dug and he will evaluate what the root system is like and if the tree can be salvaged."

Butler declined to name the arborist who will examine the root system and make that decision. The foundation is scheduled to be dug in early July. Butler added they now plan to set one of the homes farther back on the lot, which they hope will allow them to save the heritage tree.

"Our intent is if at all possible to keep the tree," he said.

In the meantime, Butler is already getting calls from people interested in the future homes, which are



Two homes will fit on this lot. But will there still be a heritage cedar tree on the corner? (Post photo by KC Cowan)

expected to sell for around \$774,000 and \$779,000. The market is very strong right now, and Butler says it is possible that someone will buy one of the homes before it is even built. There's even an incentive to do so.

"Right now, we're offering for qualified buyers a roughly \$50,000 incentive if someone comes in with a ten percent down payment," Butler said. "It's a good opportunity for a buyer with risk and vision to do that."

The down payment, plus signing a contract with intent to purchase will save a buyer a lot of money, because once the foundation goes up, so does the price—by another \$50,000.

Once the foundations are dug and the arborist advises the developer on whether or not the tree can be

saved, permits will be pulled, and contractors lined up. According to Butler, the two new homes should be finished by December or early January.

*Editor's Note: In May, The Post ran a front page story discussing the possible destruction of a heritage cedar tree in Multnomah Village some six feet in diameter. Neighborhood activist Sara Long, a City Council candidate, adopted the tree and said she would do everything possible to keep it from being cut down. But two large houses were scheduled to be built on the site and the future of the tree was in doubt. We asked reporter KC Cowan to follow-up on the original story and here is her update. You can read the original story online at [http://www.swportlandpost.com/pdf\\_files/swportlandpost\\_05\\_16.pdf](http://www.swportlandpost.com/pdf_files/swportlandpost_05_16.pdf).*

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for as much as half of that total through competitive grants but the other half must come from local, regional, and/or state sources.

Project partners are developing a funding plan. Voters may be asked to approve a region-wide funding measure that could include other transportation projects. "Those details aren't yet clear," Dobson replied, "and likely won't be until early 2018."

The next phase of environmental review and design work is scheduled for public meetings in September.

The profiles of the connecting projects can be found at <http://www.oregonmetro.gov/sites/default/files/SWCP-SIS-update-20160527.pdf>

## THE COUNTRY STORE

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"I call it the ultimate in recycling," said Antoinette, a trained graduate gemologist certified by the Gemological Institute of America.

With clients from 30 states and 10 countries, Antoinette's used to be tucked away in the back of the former Le Meitour Gallery which recently moved to the French Quarter.

Antoinette took classes for over ten years from the jewelry appraisers who have appeared on PBS's Antiques Road Show.

"I've missed being here more than I realized," she told *The Post*. "It's been wonderful that some of my old clients from the neighborhood have already come by to welcome me back."

Antoinette Jewelry is located at 7642 SW Capitol Hwy. and open Friday and Saturday 12 p.m.—6 p.m. and Sunday 12 p.m.—5 p.m. Additional information can be found online at [www.AntoinetteJewelry.com](http://www.AntoinetteJewelry.com).

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