



# City of Portland Historic Landmarks Commission

## Type III Land Use Review

### MEMORANDUM

**Date:** 2/3/2025  
**To:** Historic Landmarks Commission  
**From:** Tanya Paglia, Design / Historic Review Team  
 503-865-6518 | Tanya.Paglia@portandoregon.gov  
**Re:** LU 24-088091 HRM – Ukandu Loft  
 Type III Design Review – Monday, February 10, 2025

Attached is a drawing set for the Type III Historic Resource review scheduled on February 10, 2025. Please contact me with any questions or concerns.

#### I. PROGRAM OVERVIEW

Type III Historic Resource Review approval for a proposal to make exterior alterations to a non-contributing building in the South Portland Historic District. The existing building is located on a site at the intersection of SW 1st Ave and SW Porter St. The applicant, Ukandu, a non-profit serving families impacted by childhood and adolescent cancer, proposes to renovate an existing masonry building and build a two-story addition. The expanded building, to be named Ukandu Loft, will feature radically inclusive activity spaces for children, teens, and families; community spaces; therapy and counseling offices; outdoor community spaces; parking; and operational offices. The primary pedestrian entrance will be located on SW 1st Ave with garage and secondary access on SW Porter St.

#### II. DEVELOPMENT TEAM BIO

<b>Architect</b>	Ian Roll   Gensler
<b>Owner</b>	Jason Hickox   Ukandu
<b>Project Valuation</b>	\$1,686,838.21

#### III. HISTORIC REVIEW APPROVAL CRITERIA

- South Portland Historic District Design Guidelines (2022)
- 33.846.070 Modifications Considered During Historic Resource Review

#### III. MODIFICATIONS

Subject to the following approval criteria:

- A. The resulting development will meet the purpose of the standard being modified; *or*

- B. The preservation of the character of the historic resource is more important than meeting the purpose of the standard for which a modification has been requested.

Modifications requested:

1. Setbacks (33.130.215.B.2.b). Reduce the required side setback along the western property line from 10' to approximately 0' (the required minimum setback from a lot line that abuts an RM1 zone is 10').
2. Ground floor windows (33.130.230.B.3). Reduce the ground floor window requirement on the addition's SW Porter St façade from 25% of the ground level wall area to approximately 18%.
3. Minimum Landscaped Area (33.130.225) Reduce the minimum landscaped area for the site from 15% to approximately 10%.

#### **IV. STAFF RECOMMENDATION**

Staff found that the proposal with modifications meets the applicable Historic Resource Review criteria and modification criteria, therefore, the Staff Report recommends approval. From the SR conclusion:

The proposal is compatible with the site's context including the design of the existing building. The proposed design exhibits characteristics consistent with the Early 20th Century Commercial Style found within commercial areas of the district. In particular, it is consistent with characteristics of the existing building on SW 1st Ave and its contributing neighbor to the south, the Sydney Wallace Building. Within South Portland, buildings of this style are generally one or two stories with flat roofs with low parapets, constructed of wood, brick, or concrete, and feature relatively little applied decoration. Articulation and detailing are focused at window openings and the building base and cornice. Cues are taken from the contributing neighbor to the south with divided lights in glazing and contrasting metal detailing. Special care is proposed at the modified primary building entry along SW 1st Ave with a custom door fabricated from recycled building materials from the site. The alterations and addition prioritize the public realm with high-quality, tactile materials and detailing and human scale. The street frontages are highly glazed and will include landscaped frontage zones. The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and modification criteria and therefore warrants approval.

#### **V. CONDITIONS OF APPROVAL**

The standard three conditions of approval have been added. In addition, the following condition was added to ensure that the secondary entry will have more human scale, and contribute to the pedestrian realm with weather protection:

- D. The building shall include the entrance canopy detailed on Exhibit C-31 of the plan set and Exhibit A-7 (A1.02) of the appendix.

Note: the applicant has included additional garage door options. Staff has not included a condition of approval to require one of these alternates, however, they are available if HLC finds that they will improve the proposal's response to guidelines, and potential language for a condition of approval is:

*The garage door option with vertical patterning and windows included on Exhibit A-7 (A1.03) of the appendix shall be used instead of the option shown in the elevations and detailed in Exhibit A-7 (A0.11, A0.12, A0.13).*

## VI. PROCEDURAL NOTES

- Commissioners reviewed earlier versions of the subject proposal as part of a demolition proposal at the following meetings:
  - A voluntary Design Advice Requests (DAR) meeting, held on August 26, 2024, EA 24-056451 DA (Commissioners present: Commissioner Hamblin-Agosto, Vice Chair Moreland, Commissioner Moretti, Chair Smith). See the attached summary of Commission comments.
  - An advisory meeting, held on November 25, 2024 (Commissioners present: Commissioner Hamblin-Agosto, Commissioner Foty, Commissioner Moretti, Chair Smith). See the attached summary of Commission comments.
- The application was deemed complete on December 27, 2024.

Reference Materials: <https://efiles.portlandoregon.gov/record/17137248>

- Drawing Set dated 1/30/2025
- Summary Notes from the DAR held on August 26, 2024 (EA 24-056451 DA)
- Advisory Meeting Notes from the advisory meeting held on November 25, 2024 (24-077225 DM)



# City of Portland Historic Landmarks Commission

## Design Advice Request

### SUMMARY MEMO

**Date:** 9/16/2024  
**To:** Ian Roll, Gensler  
**From:** Tanya Paglia, Design & Historic Review Team  
503-865-6518 | Tanya.Paglia@portandoregon.gov  
**Re:** EA 24-056451 DA – 118 SW Porter St – South Portland Demolition & Addition to Adjacent Building  
Design Advice Request Memo – Monday, August 26, 2024

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Following, is a summary of the comments provided by the Historic Landmarks Commission at the August 26, 2024 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit: <https://efiles.portlandoregon.gov/Record/16947533/>.

These Historic Landmarks Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on August 26, 2024. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal land use review process [which includes a land use review application, public notification and a Final Decision] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired (Type IV procedure for Demolition Review of the existing house; and Type III procedure for Historic Resource Review of the proposed replacement building).

Please continue to coordinate with me as you prepare your Land Use Review Application(s).

*Encl:*  
Summary Memo

*Cc:* Historic Landmarks Commission  
Respondents

## Executive Summary.

- Commissioners expressed enthusiasm for the organization as a great asset to the neighborhood and city.
- One of four commissioners present did not find the case for demolition had been successfully demonstrated.
- Three of the four commissioners present indicated that with further information they could likely support demolition of the house.
  - One of the three commissioners that could likely support demolition noted that more effort needs to be put into exploring relocation of the house before demolition is pursued.
- The design of the new structure will be a factor in the approvability of the demolition. When a historic building is lost, it needs to be replaced with a building that will positively contribute to the character of the district and be compatible with the district. It should have a special feeling to it to compensate for that loss. The proposed design is not yet meeting these requirements.
- The proposed building addition needs to bring more activation to the streetscape and de-emphasize the garage entrance.
- Support for the Modification to the required 10' minimum setback along the western lot line if an improved ground level is proposed.
- For the proposed materials, there was a preference for something that has longevity to it such as brick, stucco, terracotta, etc. Given that the proposal is a commercial use and the justification for demolition, in part, may be due to the fact that it is not a residential use, there was not support for fiber cement board or shingles, which convey a residential style.
- Generally, there are no issues with the proposed scale and placement.

**Commissioners Present.** Commissioner Hamblin-Agosto, Vice Chair Moreland, Commissioner Moretti, Chair Smith (*Absent:* Commissioner Davis, Commissioner Foty; *Recused:* Commissioner Bronfman).

**Summary of Comments.** Following is a general summary of Commission comments which are broken down into two primary conversation topics: Demolition Review and Proposed Replacement Structure.

### Demolition Review

- All commissioners noted the organization is a great asset to the neighborhood and city.
- One of the four commissioners present did not find that the case for demolition had been successfully demonstrated. Refer to the comments immediately below and the additional items required for the Type IV Demolition Review submittal, see\*.
  - The area that eventually became this historic district was tremendously impacted by urban renewal in the 50s and 60s. Large portions of the neighborhood were decimated, and people fought to get this district listed and preserve what was left.
  - The 1977 Policy Plan and some of some of the Comp Plan Goals emphasize preserving and rehabilitating existing buildings/neighborhoods and fostering compatible development around them.

- To meet the demolition review approval, the proposal would need to clearly demonstrate that all other options for fitting the program on the site without demolishing the resource were exhausted before demolition was pursued.
- The commissioner is not yet convinced that the program can't be placed on the site without necessitating demolition or relocation. One example, putting the extra program as a vertical addition on the Loft building still appears to be a viable alternative.
- Contributing buildings are important enough that all alternatives need to be thoroughly investigated before supporting a demolition. These have not yet been sufficiently vetted by the applicant to prove this necessary argument.
- Three of the four commissioners present indicated that with further information they could likely support demolition of the house.
  - Public Good. Generally, the public good is enhanced by the project. While one historic resource and potentially one housing unit would be lost, the organization's proposed use of the site post-demolition, including support services for children with cancer and their families, will provide essential services for the community and meet equity- and inclusion-related policies of the relevant plans. The site's proximity to regional medical treatment facilities makes it an ideal location for the proposed use.
  - Historic Value of the House.
    - Design/Construction Rarity. The resource type and architectural style – a bungalow-style single-family house – are not especially unique to the district. This is not close to the last bungalow in the district.
    - Historic Significance. Because it is no longer used as housing as it was during the district's period of significance, the house has already moved away from its original role in the district (it has functioned as office space for more than 40 years).
    - Integrity. Some discussion that the property's integrity has been diminished – both the setting and the building itself including the addition to the front.
    - Impact on the District. The demolition of this single and greatly altered resource would not significantly impact the district.
  - Setting. Wedged between the Loft building and the Waldorf School, the house is no longer in its original single-family neighborhood context. It is isolated in being a small single-dwelling building form in an area with other types of uses predominating the area including on either side of it and across the street.
  - Scale. If the small house were preserved and additional stories were instead added to the Loft building next door, it would further diminish the house's relationship with the neighborhood and the brick building may visually dwarf the house.
  - Housing Use. While it could theoretically be turned back from office use to housing use, the structure has been altered significantly and changing back to a residential use would involve a lot of rehabilitation work.

*Note: With 4 commissioners present, 2 absent and 1 recused, there might not be as clear-cut a majority at the Type IV advisory hearing as at the Design Advice Request. It is therefore imperative that your land use application address the \* items below.*

- One of the three commissioners present who could likely support demolition noted that more effort should be put into exploring relocation of the house before demolition is pursued, see \*.
- Commissioners noted that the design of the new structure will be a factor in their final stance on demolition.
- The history of the house needs further exploration before a final decision can be made. Research into Lucretia Nasts should be done to understand the historic importance of the person and her house, see \*.

\* **Items required for the Type IV Demolition Review submittal.** The following items are required:

- Thorough investigation of all demolition alternatives for fitting the program on the site, including an addition on the existing adjacent Loft building.
- Efforts made to relocate the house.
- History of Lucretia Nasts.
- Documentation of additional coordination with the Neighborhood Association (including around relocation options).
- Developed design drawings for the proposed replacement structure.

### **Proposed Replacement Structure**

- When a historic building is lost, it needs to be replaced with a building that will positively contribute to the character of the district and be compatible with the district. It should have a special feeling to it to compensate for that loss. The proposed design is not yet meeting these requirements.
- Minimal detail was provided at the DAR. However, based on the information presented, the design for the replacement needs work in order to meet the expectations for a favorable vote for demolition. The current schematic design tries too hard to fade into the background, the top of the building needs articulation, and the ground level needs a more active frontage.
- The replacement design needs to be more intentional about reflecting the historic district and responding to the district's approval criteria. Consider some of the craft found in the district such as brick detailing, especially around windows.
- After the demolition, this becomes a commercial block, and architecturally, the proposed building should not try to draw any token remnants of the bungalow.
- The proposed building needs to bring more activation to the streetscape and contribute more to the public realm. Because of the large change in grade along Porter Street, the proposal is presenting a blank wall along the sidewalk level of the building.

- There is too a great an emphasis placed on the proposed garage. Recessing the section of the building at the garage entry would create a relief in the façade and help with the material change between old and new building volumes. Create a stronger header above the garage door and add decorative elements around the garage to create some pedestrian interest.
- Support was expressed for a modification to the 10' minimum setback along the western lot line so long as improvements are made to the building's ground level. Activating the building along the streetscape and making it architecturally more interesting for pedestrians are critical to meet the approval criteria.
- For the proposed materials, there was a preference for something that has longevity to it such as brick, stucco, terracotta, etc. Given that the proposal is a commercial use and the justification for demolition, in part, may be due to the fact that is it not a residential use, there was not support for fiber cement board or shingles, which convey a residential style.
- Generally, there are no issues with scale and placement. Keep the abutting Waldorf school building in mind to maintain that building's access to light where it has windows on the lot line.

### **Exhibit List**

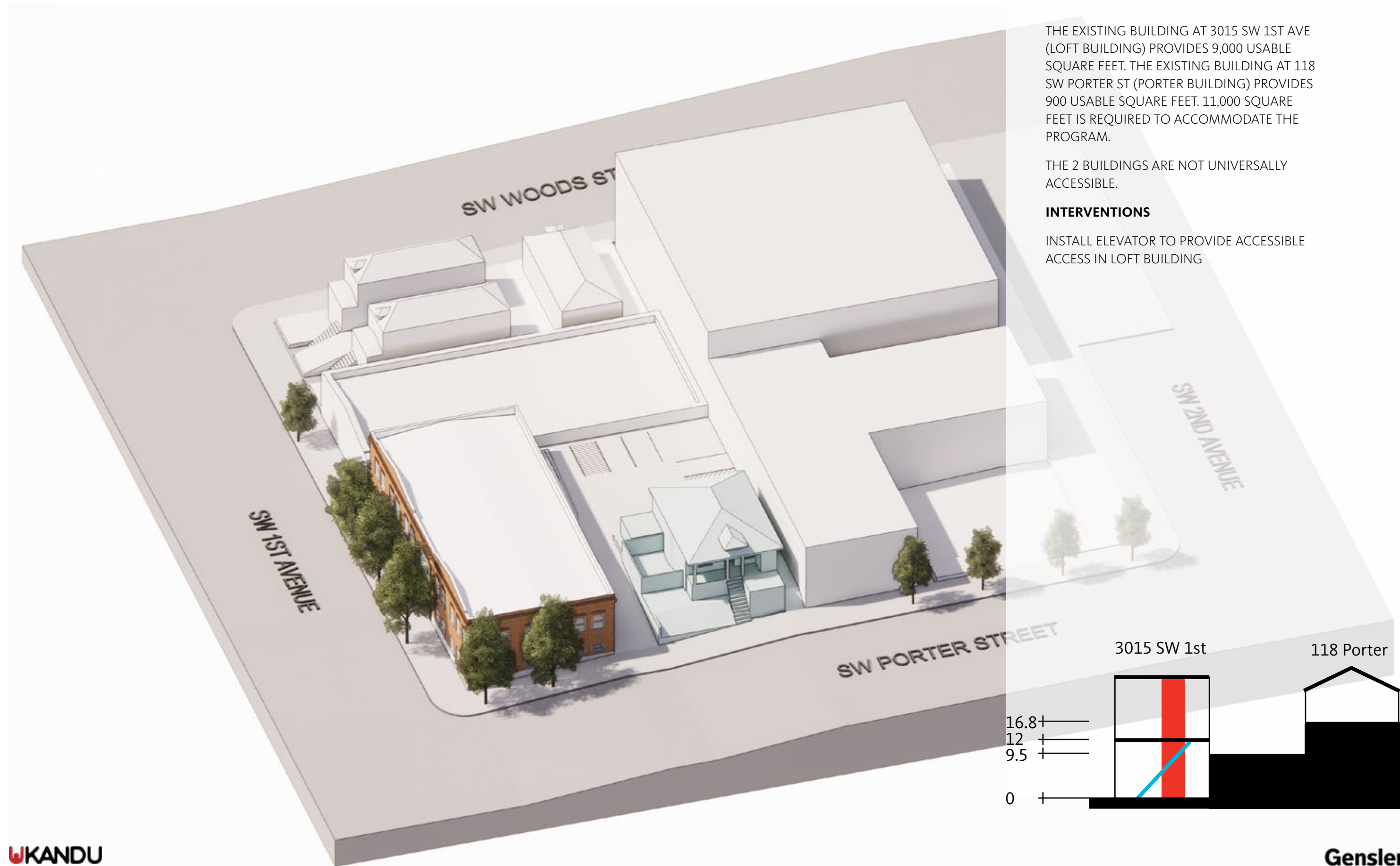
- A. Applicant's Submittals
  1. Applicant's project description
  2. Original plan set – NOT APPROVED/reference only
  3. Updated plan set – NOT APPROVED/reference only
- B. Zoning Map
- C. Drawings
  1. Cover Sheet
  2. Team Information
  3. Summary of Development Program
  4. Sheet Index
  5. Context Study
  6. Zoning Summary
  7. Context – Transportation and Open Space
  8. Site Context
  9. Cancer Treatment Community
  10. Context – Site Photos
  11. Context – Site Photos
  12. Context – Surround Building Photos
  13. Context – Site Photos
  14. Context – Site Photos
  15. Context Design
  16. Project Concept
  17. Project Design Drivers



18. Project Evolution – Program
  19. Project Evolution – Program Adjacencies
  20. Project Evolution – Site Feasibility Studies
  21. Project Evolution
  22. Project Evolution – Diagrams (attached)
  23. Project Evolution – Program
  24. Project Evolution
  25. Project Evolution – Diagrams
  26. Project Evolution – Program
  27. Project Evolution
  28. Project Evolution – Diagrams
  29. Project Evolution – Program
  30. Project Evolution
  31. Project Evolution – Diagrams
  32. Project Evolution – Program
  33. Project Evolution
  34. Project Evolution – Diagrams (attached)
  35. Project Evolution – Program
  36. Building Relocation
  37. Building Relocation
  38. Demolition Review
  39. Demolition Review
  40. Demolition Review
  41. Demolition Review
  42. Demolition Review
  43. Concept Design Continued
  44. Preferred Massing
  45. Preferred Massing (attached)
  46. Proposed Site Plan
  47. Proposed Floor Plans
  48. Proposed Elevations
  49. Proposed Materials Palette
  50. Proposed Modifications
  51. End Page
- D. Notification
1. Mailing list
  2. Mailed notice
  3. Posting instructions sent to applicant
  4. Posting notice as sent to applicant
  5. Applicant’s statement certifying posting
- D. Service Bureau Comments
1. PBOT
- E. Public Testimony
1. Josh Hoyt, 8/26/2024, [josh.hoyt@gearheadassociates.com](mailto:josh.hoyt@gearheadassociates.com)
- F. Other
1. Application form
  2. Staff memo to Historic Landmarks Commission, 8/21/2024
  3. Staff presentation, 8/26/2024
  4. Applicant presentation, 8/26/2024
  5. Attendee Testifier List, 8/26/2024

# TWO BUILDING CAMPUS

# C3.7 PROJECT EVOLUTION - DIAGRAMS

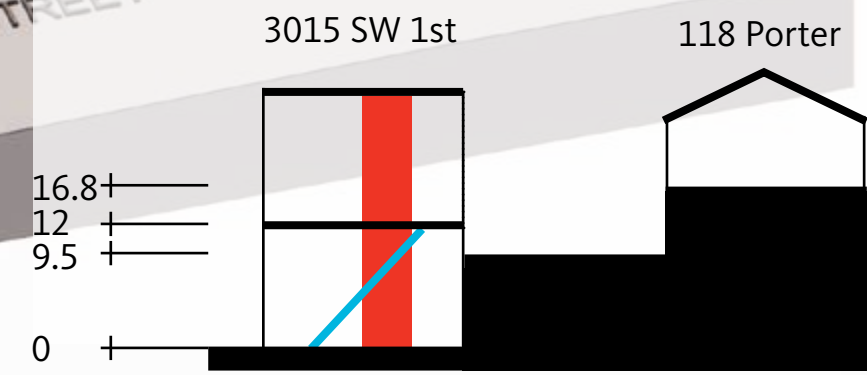


THE EXISTING BUILDING AT 3015 SW 1ST AVE (LOFT BUILDING) PROVIDES 9,000 USABLE SQUARE FEET. THE EXISTING BUILDING AT 118 SW PORTER ST (PORTER BUILDING) PROVIDES 900 USABLE SQUARE FEET. 11,000 SQUARE FEET IS REQUIRED TO ACCOMMODATE THE PROGRAM.

THE 2 BUILDINGS ARE NOT UNIVERSALLY ACCESSIBLE.

**INTERVENTIONS**

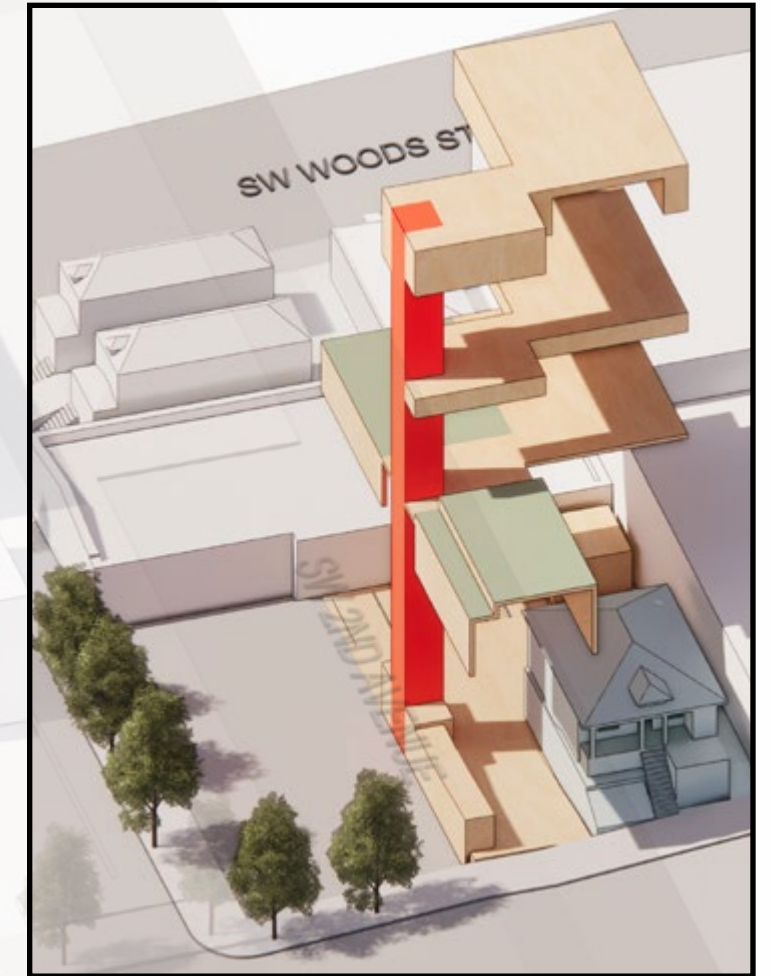
INSTALL ELEVATOR TO PROVIDE ACCESSIBLE ACCESS IN LOFT BUILDING



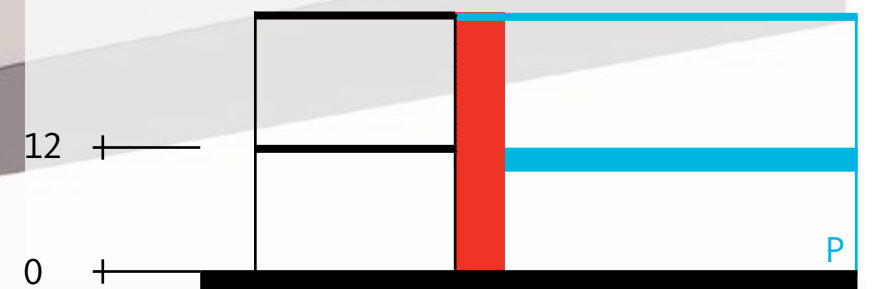


**INTERVENTIONS**

NEW BUILDING CONNECTS EXISTING BUILDING AT EACH LEVEL AND CREATES ACCESSIBLE OUTDOOR SPACE



3015 SW 1st





3D VIEW - NE CORNER



# City of Portland Historic Landmarks Commission

## Advisory Meeting

### MEETING NOTES

**Date:** 11/25/2024  
**From:** Tanya Paglia, Design & Historic Review Team  
503-865-6518 | Tanya.Paglia@portandoregon.gov  
**Re:** LU 24-077225 DM – 118 SW Porter St – South Portland Demolition  
Advisory Meeting Notes – Monday, November 25, 2024

Following, are notes of the comments provided by the Historic Landmarks Commission at the November 25, 2024 Type IV Advisory Meeting. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit: <https://efiles.portlandoregon.gov/record/17060982/>

#### Key Take-aways.

- Unanimous support for demolition approval: all four commissioners present found that the case for demolition had been successfully demonstrated.
- Recommended condition of approval for demolition approval: *land use review for the replacement structure must be approved and its appeal period must have passed before a demolition permit is issued.*
- Organization will be a great asset to the neighborhood and city and a clear public benefit has been successfully conveyed: the support to community and families from the organization is an overwhelming public good.
- The site's proximity to regional medical treatment facilities (OHSU and Randall Children's Hospital) makes it an ideal location for the proposed use.
- The bungalow does not have unique historic significance beyond its contribution to the fabric of the district – it is not architecturally rare or outstanding and its previous occupants were not associated with a significant person or underserved communities.
- The bungalow's integrity has been diminished by the erosion of its historic residential context.
- The integrity and continuity of the South Portland Historic District will not be significantly diminished by the demolition of this one resource.
- Additional information and answers to questions requested by commissioners at the DAR were provided by the applicant including research into the bungalow's history, exploration of house relocation, and additional attempts at coordination with the neighborhood.
- Alternative ways to fit the program on the site without demolition were thoroughly investigated before pursuing demolition.
- Commissioners do not recommend that relocation be required given economic burden on the non-profit organization.

- Mitigation measures for the demolition include:
  - A design that compensates for the loss of the charm and craft of the bungalow including detailing and classical features.
  - Sustainability measures with an emphasis on deconstruction, reclamation, and reuse of the materials of the bungalow.

**Commissioners Present.** Commissioner Hamblin-Agosto, Commissioner Foty, Commissioner Moretti, Chair Smith (*Absent:* Commissioner Davis, Vice Chair Moreland; *Recused:* Commissioner Bronfman).

## Summary of Comments.

### Generally

- The organization will be a great asset to the neighborhood and city.

### Public Benefit

- Clear public benefit has been successfully conveyed:
  - While one historic resource will be lost, the organization's proposed use of the site post-demolition, including support services for children with cancer and their families, is an overwhelming public good.
  - The organization will provide essential services for the community and meet equity- and inclusion-related policies of the relevant plans in a unique building designed to meet complex needs.
  - The new building will better meet the inclusive needs of the people it serves, providing mental health spaces in a smaller scale, non-hospital location.
  - The site's proximity to regional medical treatment facilities (OHSU and Randall Children's Hospital) makes it an ideal location for the proposed use.
  - Applicants have successfully made the case that this is the highest and best use of the site vis-à-vis the relevant plans and policies of the approval criteria.
  - On balance, the good that comes out of this building at this location outweighs the loss to the historic district.

### Value of Historic Resource

- The bungalow does not have unique historic significance beyond its contribution to the fabric of the district.
- It is not architecturally rare or outstanding and its previous occupants were not associated with a significant person or underserved communities.
- The bungalow's integrity has been diminished by the erosion of its historic residential context. It is now located adjacent to larger commercial and institutional buildings rather than other residential structures.
- The integrity and continuity of the South Portland Historic District will not be significantly diminished by the demolition of this one bungalow.

### Alternatives Analysis and House History

- Additional information and answers to questions requested by commissioners at the DAR were provided by the applicant including research into the bungalow's history, exploration of house relocation, and additional attempts at coordination with the neighborhood.
- A thorough investigation of alternative ways to fit the program on the site without demolition – including an addition on the existing adjacent Loft building – sufficiently demonstrated that the demolition and addition was required to meet the unique programmatic needs of the organization.
- Research requested at the DAR related to bungalow history shows that it does not have historic significance via an association with a significant person or an underserved community.
- Relocation of the house was explored, including attempts to work with the neighborhood to determine if the building might be wanted elsewhere in the district.
- Commissioners do not recommend that relocation be required. It would be an undue economic burden on the non-profit organization, and the house is not as architecturally or socially significant as other buildings that have been relocated.

### Mitigation

- While not an especially significant resource unto itself, the bungalow is part of the fabric of the district – every time you take away a building, the neighborhood loses some of its pleasant, walkable historic charm.
- The design of the addition can help compensate for the loss of the charm and craft of the bungalow. Adding detailing and classical features is an opportunity to give back to the block and make this something special.
- Sustainability is another form of mitigation. Among other sustainability features, deconstruction, reclamation, and reuse of the materials of the bungalow is recommended by the commission as a form of mitigation.

### Demolition Permit Issuance

- Zoning Code section 33.445.200 E.3 lays out rules for when a demo permit can be issued following a Type IV demolition review. It notes that a permit for a new structure may be a required as a condition of the demolition review. Commissioners noted:
  - Allowing a demolition without a permitted replacement could set a dangerous precedent.
  - A condition of approval would help protect against a repeat of the Yamaguchi Hotel where a historic resource was demolished without a replacement.
  - On the other hand, the subject bungalow does not have a comparable historic importance, and the Yamaguchi proposal did not include a replacement, whereas this one has plans well underway for replacing the demolished building with an addition to the Loft building.
- To a strike a balance, the following condition of approval for the Type IV demolition was recommended by commissioners as a safeguard that wouldn't slow the project down too much:
  - *A land use review for the replacement structure must be approved and its appeal period must have passed before a demolition permit is issued.*