

LU 24-077225 DM – In the matter of an application by Jason Hickox, Ukandu L.O.F.T. LLC, for a Type 4 Demolition Review for the property located in the South Portland Historic District at the address 118 SW Porter St

Applicant: Ian Roll
Gensler
811 SW 6th Ave, Ste 300
Portland, OR 97204

Owner / Agents: Jason Hickox
UKANDU L.O.F.T. LLC
601 SW 2nd Ave, Ste 2300
Portland, OR 97204

Owner: Thidwick Management Co
2905 SW 1st Ave
Portland, OR 97201

Site Address: 118 SW Porter St

Legal Description: BLOCK 77 E 2' OF W 46' OF LOT 1, CARUTHERS ADD;
BLOCK 77 TL 10200, CARUTHERS ADD; BLOCK 77 W 44' OF
LOT 1, CARUTHERS ADD

Zoning: **CM2** – Commercial/Mixed Use 2 base zone with Historic
Resource overlay

Case Type: DM – Demolition Review

Procedure: **Type IV**

Proposal

The applicant seeks approval to demolish a contributing (historically significant) house in the South Portland Historic District. The applicant, Ukandu, a non-profit serving families impacted by childhood and adolescent cancer, proposes to replace the house with an addition to the adjacent non-contributing building in order to create a campus at the site located at the intersection of SW 1st Ave and SW Porter St (118 SW Porter St/3015 SW 1st Ave). The expanded building will be named Ukandu Loft.

The total demolition of a contributing primary structure in a Historic District is subject to Demolition Review (per Portland Zoning Code 33.445.200.E.1) and it is processed through a Type IV land use review procedure (per Portland Zoning Code 33.846.080.B.3). The Type IV demolition review process involves:

- City Council hearing: City Council is the review body and makes the final decision.
- Historic Landmarks Commission advisory meeting: The Portland Historic Landmarks Commission has an advisory role.

Demolition review ensures the historic value of a building is considered and that there is an opportunity for the owner and community to consider alternatives to demolition. The replacement of the demolished house (an addition to the adjacent non-contributing building) will go through a Historic Resource Review which will be a Type III procedure decided by the Historic Landmarks Commission.

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 approval criteria of Title 33. The relevant approval criteria are:

- 33.846.080.C Approval Criteria

Procedural History

- This application was submitted on September 5, 2024, and deemed complete on October 8, 2024.
- A Notice of Proposal was mailed on November 20, 2024 to surrounding neighbors and neighborhood associations, and the site was posted on December 6, 2024.
- A public advisory meeting with the Landmarks Commission was held on November 25, 2024. Based on that meeting, the Landmarks Commission wrote a

letter to City Council in of support of the project and offered further advisory comments as testimony at the City Council hearing.

- The Staff Report and Recommendation to City Council recommending approval was issued prior to the hearing.
- The City Council held a hearing on the proposal on January 16, 2025, and unanimously voted to tentatively grant demolition review approval with the Portland Permitting and Development staff recommended conditions. City Council continued the matter to February 5, 2025, for adoption of findings and a final vote.

Decision

Based on evidence in the record and adoption of the Council's Findings and Decision in Case File LU 24-077225 DM and by this reference made a part of this Order, it is the decision of the City Council to approve demolition of a contributing house in the South Portland Historic District located at 118 SW Porter St.

The approval is per the approved plans, Exhibit C-1 through C-13, and subject to the following conditions of approval:

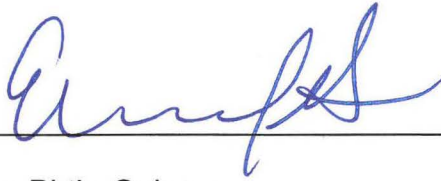
- A. A finalized demolition permit must be obtained to document the approved project. As part of the permit application submittal, the following development-related conditions (B through E) must be noted on the site plans or included as a separate sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 24-077225 DM". All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of permit submittal, a signed Certificate of Compliance form (<https://www.portland.gov/ppd/documents/design-and-historic-resource-review-approvals-certificate-compliance>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. The land use review for the replacement structure must be approved, and its appeal period must have passed, before a demolition permit is issued.
- D. The house must be deconstructed by a certified deconstruction contractor consistent with the city's deconstruction of buildings code chapter 17.106 with the goal of diverting most of the building materials from landfills. The materials shall be salvaged, reused, recycled, through sale to a local salvage building material retailer or donated to a local building material non-profit organization.
- E. No field changes allowed.

About this Decision. This land use decision is not a permit for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

IT IS SO ORDERED:

11 Feb 2025

Date



Elana Pirtle-Guiney
Presiding Officer and President of the Council at
Hearing
February 5, 2025, 9:30 a.m.



February 11, 2025

Ian Roll
Gensler
811 SW 6th Ave, Ste. 300
Portland, OR 97204

Jason Hickox
Ukandu L.O.F.T. LLC
601 SW 2nd Ave, Ste 2300
Portland, OR 97204

LU 24-077225 DM – In the matter of a proposal of Type IV Demolition Review approval for 118 SW Porter St, and Portland Permitting and Development staff recommendation for approval, for a contributing building in the South Portland Historic District

Enclosed is a copy of the Order of Council on LU 24-077225 DM. If you wish to obtain a copy of the City Council's findings and decision, contact the Council Clerk by email at councilclerk@portlandoregon.gov or at (503) 823-4082.

The Order of Council must be recorded with the Multnomah County Recorder within 10 days of receipt of this letter. Follow the instructions below to ensure compliance. The City Auditor's Office will submit the Order of Council to the County for recording.

1. Prepare a check for \$96.00 made payable to the Multnomah County Recorder, indicating the land use case file number on your check.
2. MAIL CHECK TO: City of Portland, Office of the City Auditor – Council Clerk, 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 201 High Street, SE, Suite 600,



Salem, Oregon 97301-3398. You may call LUBA at 1-503-373-1265, email at LUBA.Support@luba.oregon.gov, or visit the website (www.oregon.gov/LUBA) for further information on filing an appeal.

Yours sincerely,

Simone Rede

Auditor of the City of Portland

By: *Keelan McClymont*

Keelan McClymont, Council Clerk

Encl.

Cc: Thidwick Management Co.





NOTICE OF FINAL DECISION

TO: All Interested Persons

DATE: February 11, 2025

LU 24-077225 DM – In the matter of a proposal of Type IV Demolition Review approval for 118 SW Porter St, and Portland Permitting and Development staff recommendation for approval, for a contributing building in the South Portland Historic District

To Whom It May Concern:

Enclosed is a copy of the Order of Council on LU 24-077225 DM, approving demolition and adopting the findings. If you wish to obtain a copy of the City Council's findings and decision, please contact the Council Clerk by email at councilclerk@portlandoregon.gov or at (503) 823-4082.

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Yours sincerely,
Simone Rede
Auditor of the City of Portland
By: *Keelan McClymont*
Keelan McClymont, Council Clerk

Encl.

