



Historic Resources Code Improvement Project

Discussion Draft Overview

Historic Landmarks Commission
December 10, 2012



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



Today's Objectives

- Review draft code amendments
- Hear from community members
- Provide input on the draft code amendments



Project Overview

Goals

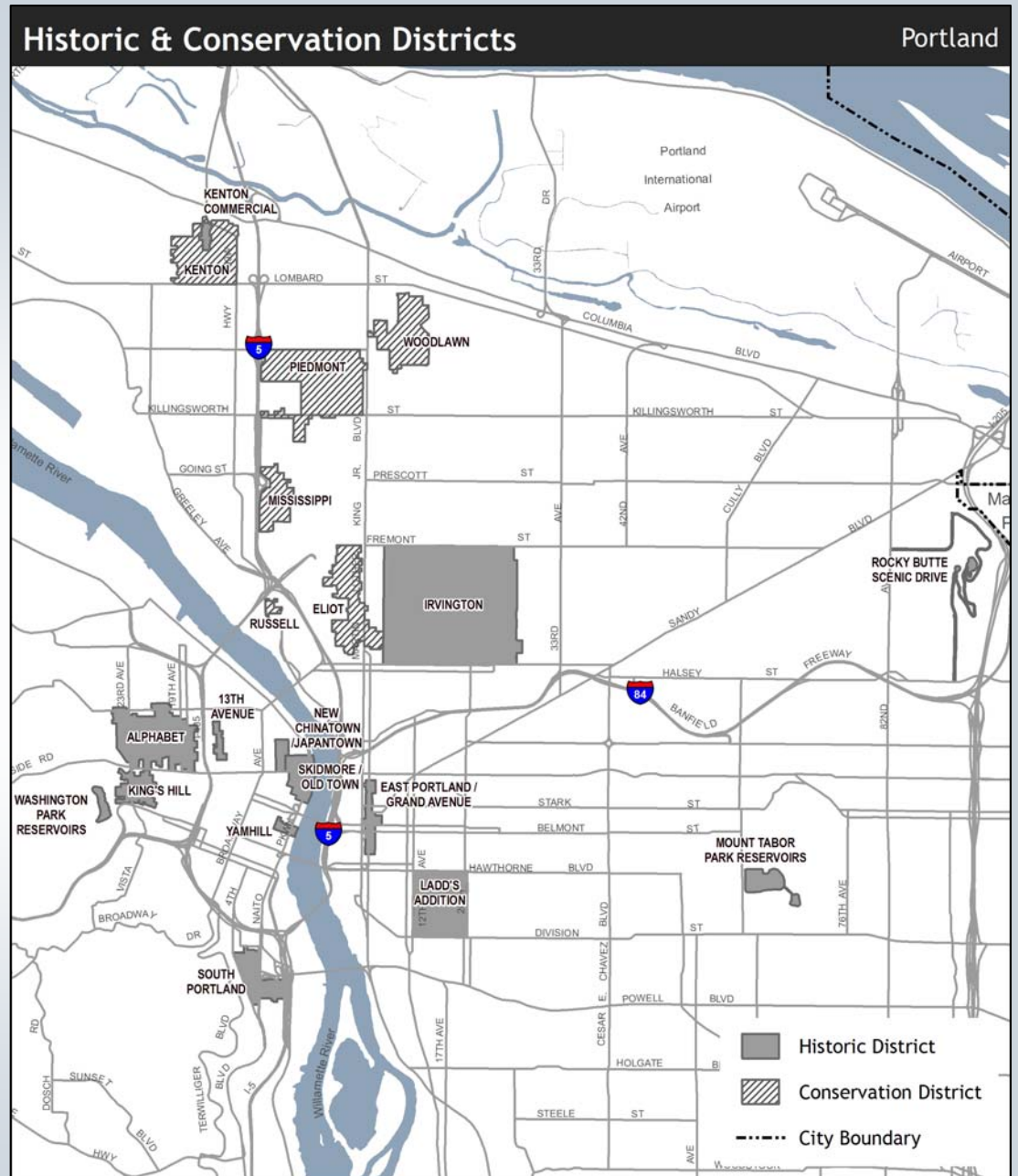
- Improve review process to preserve historic character
- Create a quicker, easier and more predictable process for proposals with minor impacts



Overview

Portland's Historic Resources

- 20 historic and conservation districts
- ~ 700 individual landmarks



Project Timeline

July - Aug 2012	Problem identification, research and background
Sept - Oct 2012	Develop alternative concepts
Nov - Dec 2012	Discussion Draft Historic Landmarks Commission hearing and recommendation on December 10
Jan 2013	Proposed Draft Planning and Sustainability Commission hearing and recommendation on January 22
Feb 2013	Recommended Draft City Council hearing and decision



Community Outreach

- Buckman, Irvington, Downtown Neighborhood Associations
- SeUplift, NE Coalition of Neighborhoods
- Development Review Advisory Committee
- Oregon Remodelers Association
- Portland Coalition for Historic Resources (includes neighborhood reps, Bosco-Milligan Foundation, Historic Preservation League of Oregon, AIA Historic Resources Committee)
- Historic Landmarks, Planning and Sustainability Commissions



Community Feedback

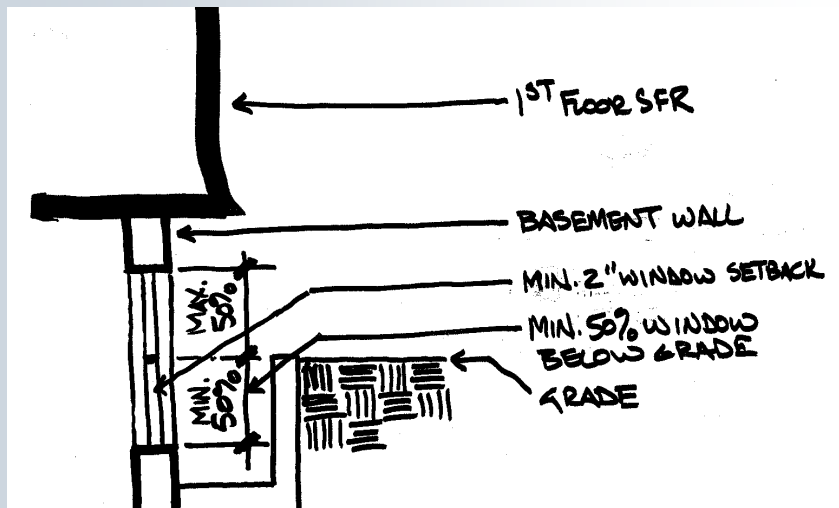
- General support for the project goals and draft code amendments
- Long list of other issues to address, including fees
- Desire to revisit proposals after implementation



Code Amendments

New Exemptions (all zones)

- Storm windows
- Below-grade windows



Code Amendments

New Exemptions (all zones)

- Accessibility Structures
- Fire Escapes
- Light Wells



Code Amendments

Clarified Exemptions (all zones)

- Repair
- Maintenance



Code Amendments

Existing Exemptions

- Fences/retaining walls
- Decks
- Rooftop mechanical equipment and solar panels



Code Amendments

Modified Procedures for HDZ Type I Reviews (RH - RF Zones)

- Shorter timeline
- Same notification requirements as existing Type I
- No local appeal (same as existing Type I)



Code Amendments

Accessory Structures (RH through RF zones)

- Current –
 - New construction <300 sf and alterations are exempt
- Proposed –
 - Exempt if <200sf
 - New type I procedure if >200sf



Code Amendments

Restoration (RH through RF)

- Current -
 - Value < \$396,200 = Type II
 - Value > \$396,200 = Type III

Proposed -

- New Type I procedure



Code Amendments

Additions and Alterations RH - RF zones

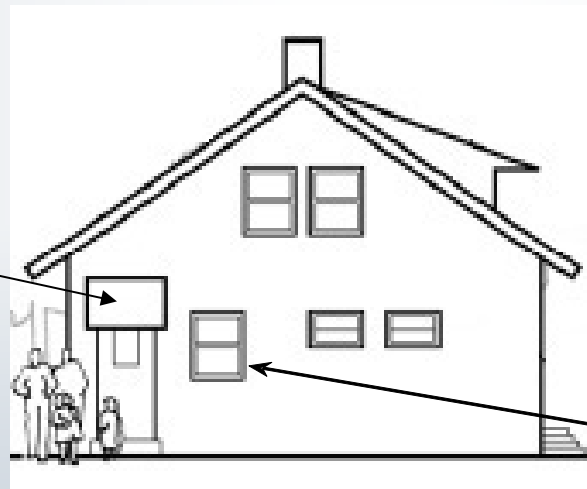
- Current -
 - Value < \$396,200 = Type II
 - Value > \$396,200 = Type III
- Proposed -
 - SF < 200 = Type I (contributing)
 - SF < 200 = Exempt (non-contributing)



Code Amendments

Alterations – 200 SF of cumulative impacts to wall area

Porch roof =
approx. 40 s.f.

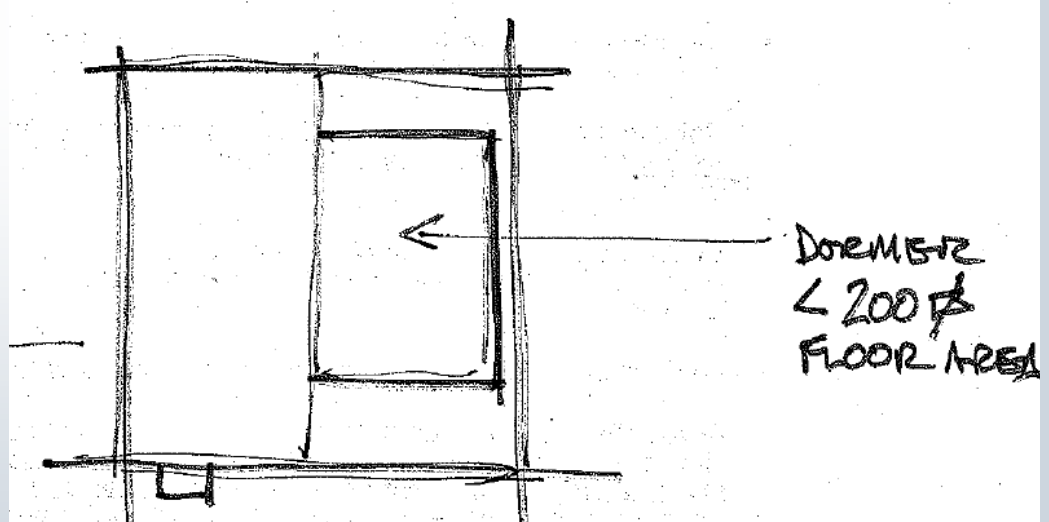
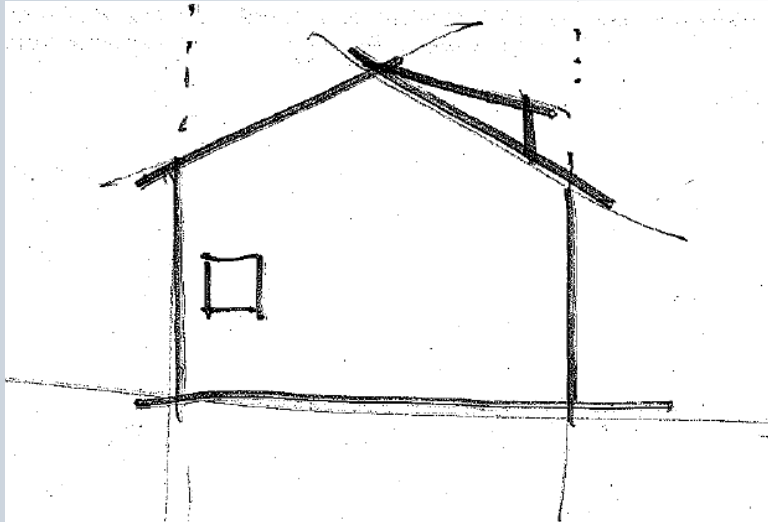


Window = approx. 15 s.f.



Code Amendments

Additions – 200 SF of new floor area



Key Questions

Contributing/Non-contributing structure
or
Street/Non-street facing
or
a combination?



New proposal:

- Exempt other alterations that are on the roof that are below the parapet e.g. skylights and window hatches



Next Steps

- Continue meeting with stakeholders and revise amendments
- Planning and Sustainability Commission Hearing - January 22, 2013 (tentative date)
- City Council Hearing - February (Exact date tbd)



Questions?

