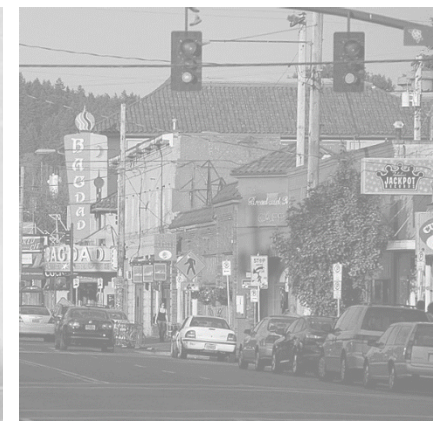




State of the City Preservation Report 2016

Portland Historic Landmarks Commission



Portland Historic Landmarks Commission



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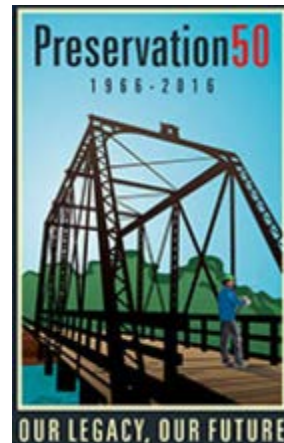
National Historic Preservation Act of 1966

- Signed into law by President Lyndon B. Johnson
- Reflected a broad coalition of groups (rural and urban)
- Established federal agency, state (SHPO), and local frameworks
- Preceded the passage of the National Environmental Policy Act by 3 years



If the preservation movement is to be successful...it must attempt to give a sense of orientation to our society, using structures, and objects of the past to establish values of time and place.”

With Heritage So Rich, 1966



Priorities and Goals

- State Preservation Laws: Goal 5 and Oregon's Owner Consent Law
- Historic Districts: Height, FAR and Compatible Design
- Residential Neighborhoods: Demolition, Character, Equity, and Affordability
- Development Pressure on Streetcar Commercial Nodes
- Seismic Retrofit Project for Unreinforced Masonry Buildings
- Sustainability and Stewardship



Current Preservation Issues

ISSUE

- DLCD Rulemaking Process to revise Goal 5 Rules
- Legislative Agenda
 - Repeal the Owner Consent Agenda



State Preservation Laws:
Goal 5 and Oregon's
Owner Consent Law


RECOMMENDATION

- Continue to support the City's Participation in the DLCD's Rulemaking Advisory Committee (RAC)
- Recommend rejecting any dramatic expansion of the definition of "property owner"
- Recommend rejecting any attempt to weaken local protections on past or future National Register listings

Current Preservation Issues

ISSUE

- Incompatible height allowances in Zoning Code
- Proposed FAR bonuses
- Lower level reviews for affordable housing projects



Historic Districts:
Height, FAR, &
Compatible Design

RECOMMENDATION

- Right Size Zoning in Historic Districts – protect district character
- Provide Clarity to Owners/Developers Through Refining Design Guidelines and Ensuring Consistency with Zoning Code
- Create Inclusionary Housing Incentive that doesn't put pressure on contributing buildings in historic districts

Current Preservation Issues

ISSUE

- Demolitions
150 to 400 residential demolitions per year
- Loss of Affordability
- Erosion of Neighborhood Character
- Wasteful

Residential
Neighborhoods:
Demolition, Character,
Equity, & Affordability

RECOMMENDATION

- Encourage retention of existing housing
- Design within a historic context
- Support the equitable creation of new historic districts



Time makes the high building costs of one generation the bargains of the following generation. – Jane Jacobs

Current Preservation Issues



ISSUE

- Incompatible new development
- Lack of recognition that these historic streetscapes retain integrity and have community value

Development
Pressure on Streetcar
Commercial Nodes



RECOMMENDATION

- Provide protections
- Incentivize rehabilitation
- Utilize Oregon Main Street Program
- Support creation of historic districts

Current Preservation Issues

ISSUE

- The requirements for seismic retrofits of historic resources require significant financial investment
- Lack of financial and regulatory incentives to offset costs

Seismic Retrofit Project for Unreinforced Masonry Buildings



RECOMMENDATION

- Regulatory flexibility
- Lobby for state incentives
- Pursue FEMA funding for pre-disaster mitigation



Current Preservation Issues

ISSUES

- Undervaluing the economic, social, and environmental benefits of historic preservation

Sustainability
&
Stewardship

RECOMMENDATION

- Lead by example
- Value preservation as a sustainability tool
- Be prepared – pre-disaster planning
- Incentivize



2017 Priorities & Goals

1

ADVOCATE

2

UPDATE

3

INCENTIVIZE

4

ENVISION

Priorities and Goals

- State Legislative Advocacy
 - Repeal “Owner Consent”
- Update the Historic Resources Inventory (HRI)
- Incentivize Historic Preservation
- City Government and the Neighborhoods Should Collaborate on a Common Vision for Historic Districts, Conservation Districts, and Individual Landmarks

