













# State of the City Preservation Report 2017

Portland Historic Landmarks Commission









#### Portland Historic Landmarks Commission 2017



Annie Mahoney Architect Maya Foty Preservation Architect

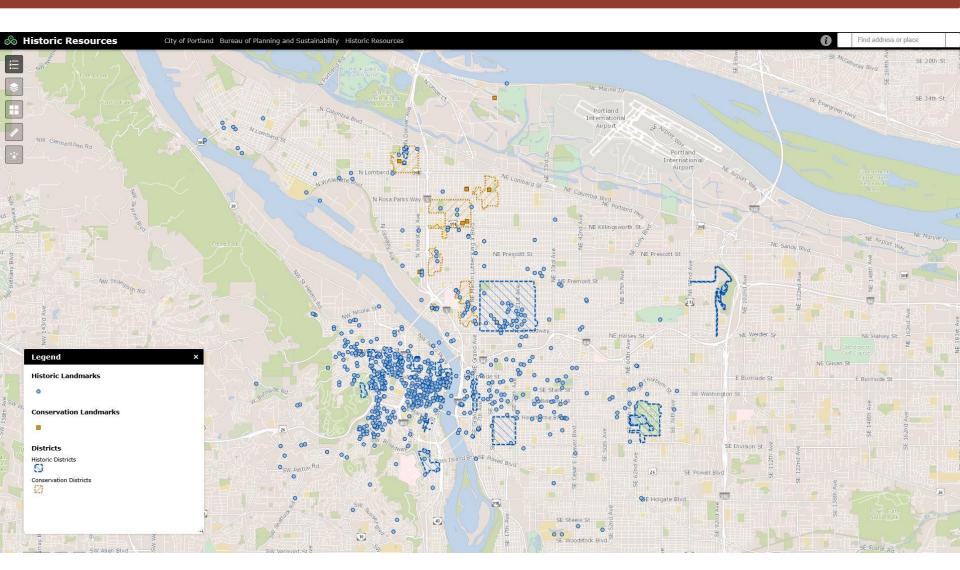
Chair Kirk Ranzetta Historian

Wendy Chung Attorney Matthew Roman Designer Vice-Chair Kristen Minor Planner / Architect Carin
Carlson
Historical
Architect

With special thanks to:

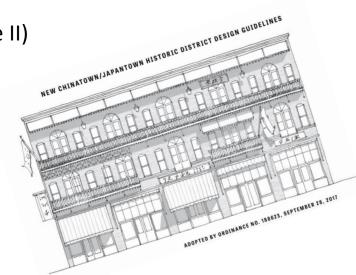
**BDS Design and Historic Review staff,** and to **Brandon Spencer-Hartle,** BPS Historic Resources Program Manager **Hillary Adam**, BDS Design Review Staff

## Portland's Designated Historic Resources



#### PHLC ACCOMPLISHMENTS

- New Chinatown/Japantown Historic District Guidelines
- Providing advocacy recommendations for the 2035 Comprehensive Plan, DOZA, RIP, HB2007, Goal 5 rule changes, and other ongoing legislative work
- Holding 26 public hearings (with assistance from staff) (1 Type IV; 11 Type III, 12 DARs,
   4 Type II Appeals, 7 NR nominations, 15 briefings, 1 work session: design guidelines)
- Commission Retreat with City Staff and Commissioner Eudaly's Chief of Staff
- Staff performed (71 Type 1 Cases, 53 Type Ix, 89 Type II)
- Semi-Quarterly Cross-Commission Chair Meetings
- Historic Resource Inventory Planning



#### <u>Issue</u>

- Inappropriately blamed as an obstacle to affordable housing
- Misunderstandings about opportunities for density in historic districts

"Historic districts in conflict with moves to boost density" -Portland Tribune March 28,

PUBLIC PERCEPTION

"New Rules Would Preserve a Ritzy Portland
"New Rules Would Preserve a Ritzy Portland
Preserve a Ritzy Portland

How Rules Would Preserve a Ritzy Portland

How Rules Would Preserve a Ritzy Portland

Willamette Week October 4, 2016

Neighborhood—And Block Apartments For LowNeighborhood—And Block Apartments For LowNeighborhood—Willamette Week October 4, 2016

Income Seniors"—Willamette Week October 4, 2016

## Recommendation

- 2035 Comp. Plan should include add'l zoning tools to promote adaptive reuse
- Update 1984 Historic Resources Inventory
- Incentives / tools for upgrading URM buildings
- Cultural Outreach and incentives for more modest-scale areas
- City Support of PHLC

#### Issue

- 1,442 demolitions (180 city blocks of housing) between 2012 and 2017
- Embrace historic preservation as an avenue for affordable housing
- Emulate Chicago's
   "100,000 bungalows" by
   developing policies to
   retain existing housing
   while supporting density



#### **Recommendation**

- City Council should work to develop policy solutions that respect the City's historical resources
- City Council should advocate for a rehabilitation tax incentive program that prioritizes the retention of housing thus reducing impacts to housing

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

#### <u>Issue</u>

- Proposed Historic
   District maximum
   heights give developers
   unrealistic expectations
- Not enough incentives for developers to keep and work with existing buildings



DEVELOPMENT
&
COMPATIBILITY

#### <u>Recommendation</u>

- Provide CC2035 Plan heights that are both closer to compatible and more uniform
- RIP size limits, historic incentives are a good start. We need more preservation incentives





#### Issue

- The loss of historical resources forecloses upon future opportunities such as heritage tourism and affordable housing
- Inadequate planning for disasters could lead to unnecessary loss of historic resources
- Reuse of an existing building is the most sustainable option





#### Recommendation

- Fund and support an update to the 1984 Historical Resources Inventory
- Help craft solutions for owners of URM buildings to obtain necessary seismic upgrades
- Ensure that historical resources are integrated into disaster preparedness planning

Demolition of the United Workmen Temple, September 2017

#### <u>Issue</u>

- Recent regulatory and legislative efforts to reduce protections were introduced in Salem through HB2007 and Goal 5 rule revisions.
- PHLC was unable to express its opinions directly with Salem





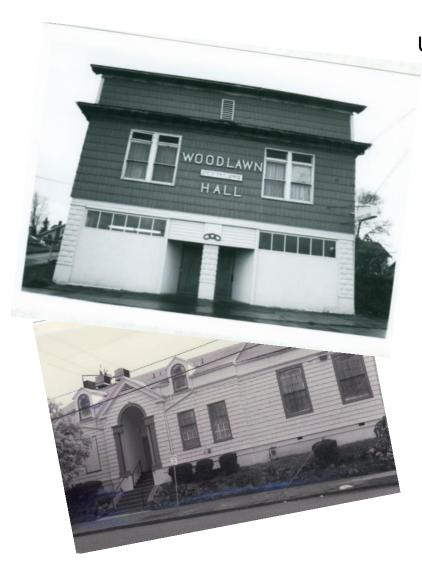
#### Recommendation

- Allow the PHLC to independently advocate on behalf of City's historic resources and fulfill our mission, rather than have Office of Gov't Relations speak for various City perspectives
- PHLC must take a more active role in countering myths and collaborating with other decision makers

## 2018 Priorities & Goals

- 1 ADVOCATE
- 2 UPDATE
- 3 INCENTIVIZE
- 4 EDUCATE
- 5 LEAD

## Priorities and Goals



#1 Update HRI



#### Priorities and Goals

#2

Broaden the historical stories of Portland to be more



Students from Russellville School, SE 102<sup>nd</sup> and Stark, 1923.

### Priorities and Goals

#3

Continue to advocate and incentivize the conservation of the city's built environment while accommodating density.





Thank you

Questions?