



City of Portland, Oregon
Bureau of Development Services
FROM CONCEPT TO CONSTRUCTION

Carmen Rubio, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
TTY: (503) 823-6868
www.portland.gov/bds

September 27, 2023

To: Mayor Wheeler
Commissioner Gonzalez
Commissioner Mapps
Commissioner Rubio
Commissioner Ryan

From: Rebecca Esau, Director *RE*
Bureau of Development Services

Regarding: Proposed Amendments to City Code Title 24.55.200 (Residential Demolition Delay – Housing Preservation)

I. RECOMMENDATION

Amend Section 24.55.200 (Demolition Delay – Housing Preservation) to delete reference to the Historic Preservation League of Oregon, dba Restore Oregon (Amend Code Chapter 24.55.200).

II. BACKGROUND

This ordinance amends Portland City Code (PCC) Title 24 Chapter 55.200 – Residential Demolition Delay – Housing Preservation, by removing reference to the Historic Preservation League of Oregon, dba Restore Oregon, from section 24.55.200.

PCC 24.55.200, Demolition Delay – Housing Preservation (Demolition Delay Ordinance), requires notice and a delay in issuing demolition permits for single family residences. Subsection 24.55.200(D)(1) requires the Bureau of Development Services to notify the Historic Preservation League of Oregon, dba Restore Oregon via mail within 5 business days of any completed application for residential demolition permits. Restore Oregon has requested to no longer receive these notifications.

In late 2014, the Bureau of Development Services (BDS) initiated discussions with the Portland City Council to revise the regulations governing the demolition of single-family housing units within Portland. Although initial outreach efforts were conducted, opposition from various neighborhood associations prompted the Council to request broader stakeholder engagement. Acting on this directive, BDS expanded its outreach to include, among others, Restore Oregon, an organization committed to preserving historically significant residences. Over time, the focus of subsequent revisions of the demolition ordinance has shifted toward asbestos and lead-based paint mitigation and enforcement. Additionally, the Bureau of Planning and Sustainability implemented

requirements to deconstruct instead of demolishing homes built through the 1940s, reducing the demolition pace of historically relevant structures. Combined, these efforts have significantly reduced the number of residential demolition permits for salvageable historical homes. This proposed ordinance, at the request of Restore Oregon, reflects an update attuned to the evolving landscape of preservation priorities and regulatory demands.