



First Church of Christ, Scientist. Portland, Photo Credit: Wikipedia



Hotel Addition to First Church of Christ, Scientist. Portland, Rendering Credit: HPA

PORTLAND HISTORIC LANDMARKS COMMISSION

STATE OF THE CITY PRESERVATION REPORT 2023

March 13, 2024

Portland Historic Landmarks Commission

The Portland Historic Landmarks Commission **provides leadership and expertise on maintaining and enhancing Portland's architectural and cultural heritage.** The Commission reviews development proposals for alterations to historic buildings and new construction in historic districts. The Commission also provides advice on historic preservation matters and coordinates historic preservation programs in the City.

2023 Commission Members



ANDREW SMITH, CHAIR – Commissioner Smith is an historical architect with more than 20 years of experience working on preservation and rehabilitation projects, including many utilizing historic tax credits. He holds a Master of Architecture from Tulane University, and practiced in St. Louis, Chicago and New Orleans prior to living in Portland.



KIMBERLY STOWERS MORELAND, VICE-CHAIR – Commissioner Moreland is the owner of Moreland Resource Consulting and has over 25+ years of public sector urban, historic preservation, community development, and urban planning experience. She worked as an Urban Planner for Portland, Tacoma, and Salem. She is actively involved with several cultural, historic preservation, and heritage boards.



PEGGY MORETTI – Commissioner Moretti is Executive Director Emeritus of Restore Oregon, a statewide nonprofit working to preserve, reuse and pass forward the places and spaces that reflect Oregon's diverse cultural heritage and make our communities inclusive, vibrant, livable and sustainable. Prior to leading that organization for 12 years, her earlier career was in the fields of marketing communications and business development.



CLEO DAVIS - is a social design artist who combines disciplines of cultural and creative arts while utilizing design, historic preservation, economic development and city policy. Cleo is currently engaged in work as a co-instructor of a Portland State University architecture studio looking at the creation of an Albina Monuments Plan, working with Albina Vision Trust on their Community Investment Plan, and running a design-oriented business, Soapbox Theory. Cleo also works as a spatial justice consultant with BDS.



MAYA FOTY – Commissioner Foty's experience includes numerous preservation projects on both the east and west coasts. With over 20 years' experience as a preservation architect working exclusively on landmarked properties, she specializes in projects with complex seismic and material conservation issues.



MATTHEW ROMAN – Commissioner Roman has 25 years of experience preserving Portland's architectural heritage both as a designer and through involvement in nonprofit organizations like Restore Oregon, the Architectural Heritage Center, the Pittock Mansion, and the Preservation Artisans Guild. (End of term Jan. 2024.)



KRISTEN MINOR – Commissioner Minor has spent over 25 years studying and shaping the built environment. She practiced architecture for 10 years, then spent 10 as an urban planner, and now works exclusively with historic and older buildings. (End of term Dec. 2023.)

The Historic Landmarks Commission (PHLC) was supported by **HILLARY ADAM** (moved to another position in Dec. '23), primary staff to the PHLC, an expert team from the Bureau of Development Services (BDS), and **KARA FIORAVANTI**, supervising manager of the Design and Historic Review team at BDS, as well as **BRANDON SPENCER-HARTLE**, our liaison from the Bureau of Planning and Sustainability (BPS).

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2023 STATS	<u>Commission Reviews</u>	1 Retreat with Staff and Commission
	4 Type III Historic Resource Reviews	2 Trainings
	0 Type III Appeals to City Council	6 Work Sessions
	0 Type III for Landmark Designation	<u>Staff Reviews</u>
	0 Type II Appeals	26 Type II Staff Level Reviews
	2 Design Advice Requests	8 Type IX Staff Level Reviews
	4 National Register Nominations	46 Type I Staff Level Review
	12 Briefings	

1.0 Message From the Chair

February 27, 2024

Dear Mayor Wheeler and City Council Members:

Since our last annual report, we have bid farewell to two very important Landmarks Commissioners. Kristen Minor and Matthew Roman both reached the end of eight very productive years on the Commission. Please join me in thanking them both for their dedicated service and boundless enthusiasm during their tenures. Over the past three months, we've welcomed two new Commissioners – Hannah Bronfman and Hugo Hamblin-Agosto – to fill those seats.

This Commission continues to focus on how retention and reinvestment in our existing built resources in general, and historic preservation in particular, can be key to our success moving forward. We urge City Council to:

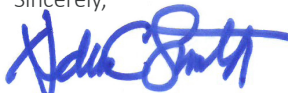
- Advocate at the State Legislature for Oregon to join 39 other states in the **creation of a state historic tax credit** – proven to be one of the most powerful tools for catalyzing housing conversions and urban revitalization;
- Prioritize deployment of additional revenue from the Portland Clean Energy Community Benefits Fund (PCEF) toward **retrofitting existing assets rather than investing in new construction**, in accordance with the community-driven values that created the Fund;
- Support current efforts underway among staff at several City bureaus to **ensure compliance with ORS 358.653** and streamline the consultation process between the City and the State Historic Preservation Office; and,
- Transition **Bureau of Development Services funding from a fee revenue model to one that includes General Fund dollars** to better ensure retention and consistency of planning staff.

In this report, we highlight a \$352,000 Congressionally Directed Spending award to establish a Legacy Business Program in the city, and the work being done at BPS to study and implement the Program. The Commission also celebrates several properties which achieved historic designation in the past year, including three new National Register listings with connections to BIPOC Portlanders: the Dr. John D. Marshall Building, the Beatrice Morrow Cannady House, and the Jim Pepper House.

Our annual watch list includes several items from last year: Downtown Portland, the Vista Bridge and unreinforced masonry building (URMs), and a return to the list by Centennial Mills. We also spotlight our 2023 Project of the Year: 1819 NW Everett Street, a planned conversion of the 1909 First Church of Christ, Scientist (most recently the Northwest Neighborhood Cultural Center) into an event center with an adjacent hotel addition. This thoughtfully designed project will fully restore the landmark building and ensure its viability for the future.

Finally, we thank you for the work you are doing to tackle the big issues that face Portland. We urge you to utilize the precious physical resources we already have, and to continue to lean on this Commission for advice and assistance when it comes to Portland's built environment.

Sincerely,



Andrew C. Smith, Chair

2.0 What We Do



The Portland Historic Landmarks Commission has a wide variety of tasks, goals, and collaborative partners. We are here as a resource for city officials and neighborhoods as well as applicants. We are professionals who believe in finding nuanced solutions that benefit all Portlanders, including future generations. Below is a list of some of the powers and duties afforded to the Commission by the Portland Zoning Code:

Make Recommendations to City Council

- Establishment, Amendment, or Removal of Historic Districts
- Adoption of New Design Guidelines for Historic Districts
- Type IV Demolition Reviews



Decide Land Use Applications

- Type III Reviews of New Construction in Historic Districts
- Type III Reviews to Establish or Remove Landmark Designations
- Type III Reviews of Alterations to Historic Resources
- Type II Appeals



Provide Advice

- Design Advice to Applicants for future Land Use Reviews
- Legislative Advice on Code Projects to the Planning and Sustainability Commission and City Council
- Policy and Design Advice to City Bureaus and Other Public Agencies on Capital Projects and Programs
- Collaborate with Portland Design Commission



Advocate

- Initiate and Coordinate Preservation and Outreach Programs within and outside of the City



Commission Highlights

The Historic Landmarks Commission (HLC) supports development and accepts the Housing and Regulatory Reform Project (HRRP) zoning changes to help increase housing production in the city. As these changes are significant, we think it will be important to track results of projects using the revised standards to see what outcomes we see from HRRP as a way to continue to improve processes. We support the goals of the HRRP and look forward to working with teams to create the best projects possible. ***We encourage City Council to promote and incentivize the reuse of existing buildings to aid in the production of new housing.***

The HLC also heard a briefing related to the return of the Thompson Elk Fountain back to its original location and on its original fountain base. ***We applaud City Council's leadership and also for providing funding for the fountain and Elk statue to be returned to its original location!*** It has been sorely missed.

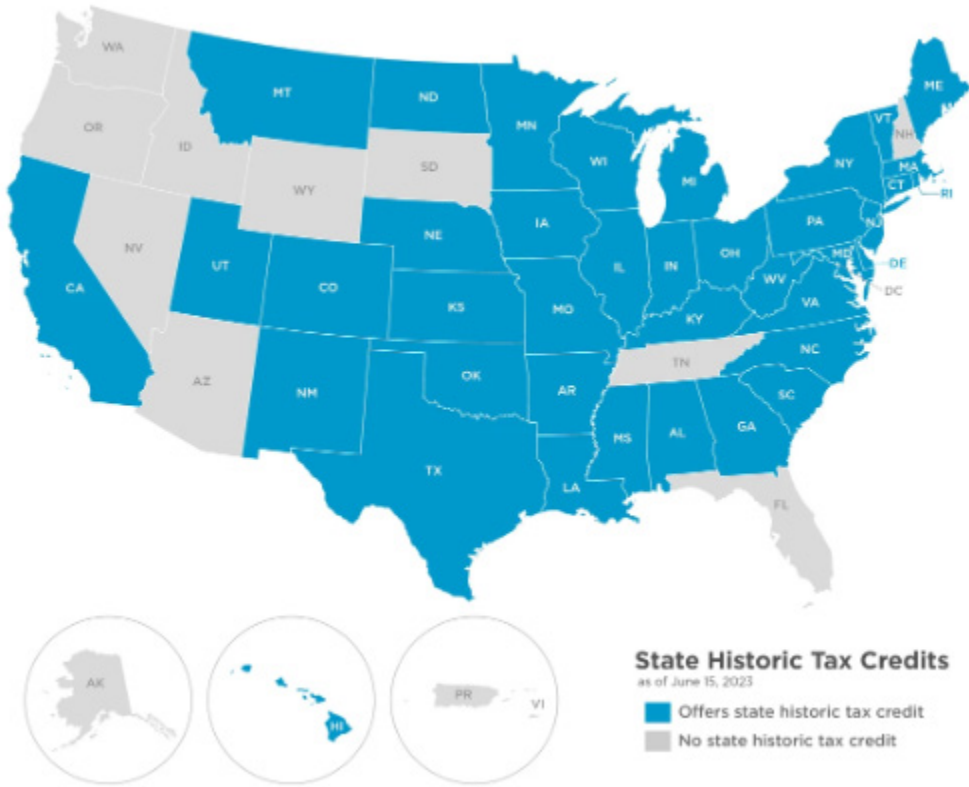
Another highlight was a briefing on Bureau of Planning and Sustainability's Historic Resources Program, the LGBTQ+Historic Sites Project, a multi-year effort to identify, document, and preserve historic resources associated with lesbian, gay, bisexual, trans, and queer+ histories.

3.0 Recommended Council Action Items

3.1 Lobby Salem for a Rehabilitation Tax Credit to Revive Downtown, Repurpose Existing Buildings for Housing, and Hit Emissions Reduction Goals.

With the expiration of the Special Assessment program, *Oregon is one of just a handful of states in the nation that provide NO economic incentives to rehab and reuse older, historic buildings.* We wring our hands over housing shortages, reviving downtown, and lowering carbon emissions, and fail to recognize a big part of the solution is right in front of us. Literally, BIG. Our largest renewable resource is our existing buildings.

We urge the City to prioritize and lobby for a state rehabilitation tax credit which has been proven effective in 39 other states. Such a tax credit (20% is typical) can be coupled with federal incentives to offset as much as 40% of rehabilitation costs. And we don't have to reinvent the wheel. The National Trust for Historic Preservation has published a virtual roadmap with data and analysis on what provisions make for the most effective outcomes.



3.0 Recommended Council Action Items

Case in point:

Since taking effect in 2019, the ***Illinois Historic Preservation Tax Credit Program (IL-HTC)*** has created thousands of jobs, prevented unnecessary building material waste, encouraged millions of private investment in historic places and brought needed affordable housing to market places. According to Quinn Adamowski at Landmarks Illinois, 99% of the housing units developed using the IL-HTC are affordable. Because the program makes both economic and environmental sense, it was extended for another five years and increased from \$15 million to \$25 million.

Passage of a state rehabilitation tax credit is the single most important thing we could do to repurpose more buildings and significantly advance our goals to:

- Create more workforce and affordable housing.
- Revitalize downtown by closing the funding gap for conversions of commercial buildings to residential uses.
- Lower carbon emissions in amounts equal to pulling thousands of cars off the road.
- Dramatically reduce landfill waste.
- Seismically retrofit more buildings to improve public safety.
- Retain places that embody our diverse cultural heritage and neighborhood character.

For more information:

<https://savingplaces.org/state-historic-tax-credits>



The Mayer Building, located at 1130 SW Morrison, is an example of an older commercial building that may be suited to residential conversion. Photo credit: Loopnet

3.0 Recommended Council Action Items

3.2 Portland Clean Energy Fund - Allocation to Retrofit and Reuse Projects

The Historic Landmarks Commission was pleased to learn of the projected \$540 million of unanticipated additional revenue from the Portland Clean Energy Community Benefits Fund (PCEF) announced in December 2023. This additional revenue represents a unique opportunity for Portland to raise the bar ever higher in its response to the current climate emergency. The Commission recognizes that spending these valuable dollars must be done so in accordance with the community-driven values that created the Fund.

In addition to investing in cleaner and better transportation systems, climate resilience technologies, and caring for our urban forest, ***we urge City Council to prioritize retrofitting existing assets rather than investing in new construction whenever possible.*** Deploying PCEF dollars to improve thermal performance, upgrade lighting, modernize mechanical systems, and incorporate renewable energy sources presents can maximize sustainability outcomes when such funding also stewards the retention of embodied carbon in existing city assets. With so few financial incentives available for the rehabilitation of existing buildings, pairing PCEF dollars with the Commission’s desire to see existing buildings preserved and reused presents a unique opportunity to invest in our city’s existing built infrastructure.

This far-reaching approach can apply to both historic and non-historic existing buildings, including residential properties, maintenance facilities, police/fire stations, as well as our cultural and recreational buildings such as community centers, the Arlene Schnitzer Concert Hall, and the Keller Auditorium.



Keller Auditorium with the Keller Fountain Park in the foreground

3.0 Recommended Council Action Items

3.3 Come into Compliance with ORS 358.653

“Any state agency or political subdivision responsible for real property of historic significance in consultation with the State Historic Preservation Officer shall institute a program to conserve the property and assure that such property shall not be inadvertently transferred, sold, demolished, substantially altered or allowed to deteriorate.” -ORS 358.653(1)

Under Oregon Revised Statute 358.653, the City of Portland is required to protect City-owned properties which are listed in – or eligible for listing in – the National Register of Historic Places. Although many City-owned properties, such as City Hall, are listed in the National Register, countless other properties are eligible for listing but have yet to go through the designation process. These include properties managed by PBOT, BES, PWB, PP&R, and OMF. In order to be compliant with this state statute, it is the City’s responsibility to confer with the Oregon State Historic Preservation Office (SHPO) to determine which City-owned properties are eligible for the National Register. When activities are proposed that would affect a listed or eligible historic property, the City must initiate consultation with the SHPO to determine:

1. If any planned disposition or physical changes will have negative impacts to property’s historic character-defining features;
2. If impacts to the property’s historic features can be minimized in the planning and execution of the project; and,
3. If impacts to the property’s historic features cannot be minimized, which mitigation measures are required to offset the negative impacts to the property’s historic features.

The ORS 358.653 requires consultation every time a listed or eligible historic property will be transferred, sold, demolished, or altered, with SHPO concurrence required before work can be cleared to proceed. Violation of the ORS 358.653 consultation process risks project delays, stop work orders, or potential legal challenges. **The HLC is pleased to hear that City staff working across multiple bureaus (BPS, PBOT, BDS, and BES) are actively coordinating to ensure City compliance with ORS 358.653 and have set in motion a work group to better operationalize and streamline the City-SHPO consultation process.**



Pittock Mansion

3.0 Recommended Council Action Items

3.4 Permanent Funding for BDS Staffing

The Bureau is almost entirely funded by fee revenue. ***The City needs to change the funding model and diversify how the development review, permitting, and inspection functions are funded.*** Fee revenue fluctuations are felt first when there's a downturn and results in staff layoffs. If these functions were funded by both fee revenue and the General Fund, the timing difference of when they fluctuate would help smooth out some of the financial volatility resulting from changes in the construction industry.

For a Commission like the Historic Landmarks Commission, retaining talented Bureau of Development Services staff to support its mission and charge by City Council is absolutely critical. Many of the projects that come before HLC involve careful navigation of how to interpret and apply high level design criteria and still encourage creativity and robust development. Having staff with a fundamental understanding of land use codes and how to apply them in the wide variety of cases that come to the City is extremely important. It takes years of on the job training to develop the required body of knowledge. It also takes years for the staff person in that position to garner the trust of the preservation community as well as the clients, developers, architects, contractors that must work with BDS staff to the HLC.

4.0 Preservation Successes in the City of Portland

4.1 Legacy Business Program Community Engagement Begins

Since the pandemic, many legacy businesses in Portland have struggled and were forced to close their doors. Since 2020, the Portland Historic Landmarks Commission has advocated for the City Council staff to study and financially support the implementation of a Legacy Business Program designed to support the City's vulnerable legacy businesses.

Today, we celebrate the notice of intent from the Congressionally Directed Spending (CDS) to award \$352,000 to the Bureau of Planning and Sustainability to support the scoping and development of a Legacy Business Program in Portland.

The Legacy Business Program will provide relevant resources to businesses that meet specific criteria for a legacy business to remain economically viable and, if needed, protect their older buildings. The Program will support the ongoing operation and preservation of institutions that have achieved historic significance. The Portland Historic Landmarks commends Brandon Spencer-Hartle, BPS, Historic Resource Manager, who successfully sought the CDS funds supported by Senator Merkley and Wyden.

“In recent years, retail services, fraternal clubs, and culturally specific restaurants and bars that historically served under-represented communities have been among the most vulnerable to involuntary displacement in the city,” said Commissioner Rubio. “This program will provide a menu of resources and protections to support the ongoing operation of diverse institutions.”

Studying, analyzing, and bringing forward recommendations related to legacy business preservation will deepen the City's understanding of the long-term needs and vulnerabilities of institutions that have historically served under-represented communities. Portland's project follows similar efforts in San Francisco, San Antonio, and elsewhere that aim to protect living intergenerational historic resources from displacement and/or closure.

The next step includes working with BPS to coordinate with interested parties to design a project approach that best represents and responds to the needs of Portland's longstanding small businesses and other community-serving institutions. Opportunities for community participation and feedback will be provided in 2024 and 2025. The project is expected to conclude in late 2025, at which time the City will consider implementing one or more programs designed to protect historically significant legacy businesses.



South Park Blocks

4.0 Preservation Successes in the City of Portland

4.2 Historic Designation Reviews

2069 NW OVERTON STREET

HLC heard this Type III Historic Designation Review to designate the property at 2069 NW Overton Street as a Conservation Landmark at the request of the owner. The proposed resource is a 2 1/2 story wood framed structure constructed in 1902 in Craftsman Style sited on a 5,000 SF lot in the Northwest Plan District. A Conservation Landmark is a type of historic resource designation to signify a building, portion of a building, structure, object, landscape, tree, site, or place that the City has designated for its special archaeological, architectural, cultural, or historical merit.



2069 Overton Street

CONTRIBUTING RESOURCE AT 2137 NE 9TH AVENUE

On October 31, 2022, a Contributing Resource in the Irvington Historic District, formerly located at 2137 NE 9th Avenue, was lost due to fire. At the request of the property owners, staff approved: 1. the relocation of a house located at 1606 NE 9th Avenue to the newly vacant parcel at 2137 NE 9th Avenue, and 2. the designation of the relocated house as a Contributing Resource in the Irvington Historic District. The relocated and newly designated Contributing Resource is a 2½-story shingle-clad house with rusticated stone front porch, columns, and chimney.



1601 NE 9th before relocation



1601 NE 9th after relocation to 2137 NE 9th Avenue and renovation

4.0 Preservation Successes in the City of Portland

4.3. National Register Nominations: Dr. John D. Marshall Building, Jim Pepper House

DR. JOHN D. MARSHALL BUILDING NATIONAL REGISTER NOMINATION

The one-story, Modern Movement commercial building at 2337 N Williams Avenue was constructed for Dr. John D. Marshall in 1952, one of a small number of Black physicians working in Portland during the early postwar era. The building is significantly associated with Black-owned businesses, professional offices, and community programs. Early in its history, Dr. John D. Marshall used the building to serve African American families in the Lower Albina area as a dental clinic. The period of significance for the Dr. John D. Marshall Clinic at 2337 N Williams Avenue (historically 2337-2343 N Williams Avenue) spans 1952 to 1979, from its construction for Dr. John D. Marshall through the end of its association with the Portland chapter of the Black Panther Party (BPP).



Dr. John D. Marshall Building

JIM PEPPER HOUSE NATIONAL REGISTER NOMINATION

The Jim Pepper House, located at 10809 NE Fremont Street in Portland's Parkrose neighborhood, is associated with Indigenous jazz artist Jim Pepper, of Kaw and Muscogee Creek heritage. He was an innovator of jazz-rock fusion and world music. Pepper is internationally renowned for his compositions melding popular jazz music with rock, folk, and mainly traditional Native American music. He was posthumously granted the Lifetime Musical Achievement Award by First Americans in the Arts (FAITA) in 1999 and was inducted into the Native American Music Awards Hall of Fame in 2000.



Jim Pepper House

5.0 Project of the Year: 2023

1819 NW Everett St

Current Architect: Ankrom Moisan

Current Owner: Founders Developments

Previous Architect: Hartshorne Plunkard Architecture

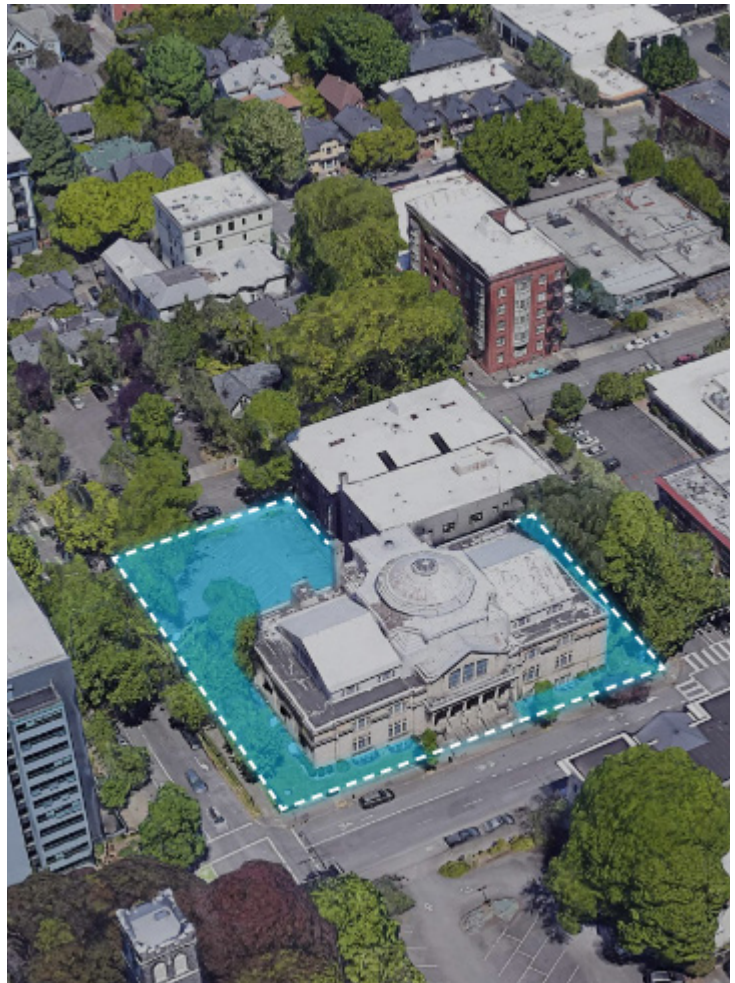
Previous owner: Gaia Ventures I, LLC

5.1 1819 NW Everett St : Project of the Year

Historic Landmarks Commission unanimously approved the conversion of the former First Church of Christ Scientist Historic Landmark into a club with restaurants, spa and bar, and construction of a new, detached, six-story hotel on a vacant parcel within the Landmark boundary.

The site is a 30,000 square foot L-shaped parcel located in the Alphabet Historic District, the Northwest Plan District and the Northwest District Pedestrian District. The southern portion of the site is developed with the existing First Church of Christ Scientist Historic Landmark. This individually listed Landmark building was built in 1909 to be the first permanent home of the earliest Christian Scientist congregation in Portland. The northern portion of the site is approximately ten thousand square feet. It is currently developed as a surface parking area.

The two-part proposal included the restoration of the existing First Church of Christ Scientist Historic Landmark building, and the construction of a new freestanding hotel on an existing surface parking lot within the Landmark boundary. While the new hotel is designed to complement the Landmark, it is clearly differentiated from the Landmark in architectural style, material, fenestration pattern and massing. The HLC applauds the developer and design team for such a successful design that restores this Landmark to its former glory and also designing an addition that fits into the neighborhood and is respectful of the church design.



Aerial of Proposed Project Site looking NE

5.0 Project of the Year



3D Perspective From the Intersection of NW Everett St. and NW 19th Ave



3D Perspective From the Intersection of NW 19th Ave and NW Flanders St.

6.0 HLC 2023 Watch List/Losses

6.1 Centennial Mill

Crown Mills, which subsequently became known as Centennial Mills, was operated as a flour mill on Portland’s waterfront between 1910 and 2000. Originally built by Balfour-Guthrie & Company, a Liverpool-based exporter, Centennial Mills was once one of the largest such facilities in Oregon and the last major flour milling operation in downtown Portland. Milling grain was among Oregon’s earliest and most significant industrial endeavors, and the wheat trade became Oregon’s single largest export during the early 20th century. The most recent proposal includes demolition of all of the historic structures on site. These buildings are character-defining features of the Portland waterfront. Their removal will continue to add to the erosion of Portland's unique architectural character.

We look to City Council to lead the effort to support new designs that retain as much historic character and industrial context as possible along this uniquely important river frontage.



Centennial Mills, early 1900's



Centennial Mills, current condition



Centennial Mills site, proposed redevelopment

6.0 2023 Watch List

6.2 Vista Bridge

The Vista Avenue Viaduct was designed in 1926 by Fred Fowler, a 1912 graduate of the University of Oregon. It was listed on the National Register of Historic Places in 1984. The Vista Avenue Viaduct replaced the Ford Street Bridge, which had been designed to carry street cars and foot traffic. The Ford Street Bridge was dismantled and relocated to outer Southwest Portland where it is still in use as the Terwilliger overpass, straddling the Interstate Freeway 1-5. The total cost to erect Vista Bridge in 1926 was \$197,000.³² In order to finance a bridge that met the aesthetic and architectural standards of the residents, the citizenry raised approximately half the money. The City paid one-quarter, and the Portland Electric Power Company (owner of the Ford bridge) paid the remaining quarter.

The bridge is a reinforced, poured in place, concrete structure, 489 feet between abutments with grand views of Mount Hood and downtown Portland. Unfortunately, the bridge became a destination for suicide, with the first incident possibly occurring shortly after its 1926 opening. From 2004 through 2011, 13 people died by suicide by jumping. In 2013, temporary 9-foot-high suicide fences were installed which have since prevented other tragedies. However, in addition to negatively impacting the visual integrity of the bridge, the temporary fences allow garbage and leaves to gather behind them, causing water to stand and further deteriorate the bridge through the buildup of organic matter. It is our understanding that the Portland Bureau of Transportation (PBOT) has sought funding from the Oregon Department of Transportation on multiple occasions to address the fences as well as other concerns but has yet to be successful. The Commission is happy to extend its advocacy and expertise to PBOT to aid in their efforts to secure funds and address maintenance issues in order to find a way to preserve both human life and the structural and visual integrity of the historic bridge. ***We look to City Council to support efforts to fund a condition assessment and design studies to find a permanent solution that makes the bridge safe, reverses the structural deterioration caused by the temporary fence, and is more compatible with the historic character of the bridge.***

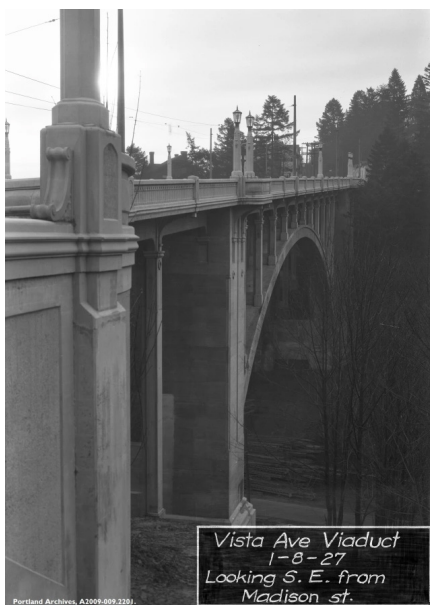


Photo Credit: National Register Nomination



Photo Credit: Peggy Moretti

6.0 2023 Watch List

6.3 Unreinforced Masonry (URM) Buildings

Portland has approximately 1,650 unreinforced masonry (URM) buildings, which use stone or brick masonry for structural walls. **These structures house more than 7,000 residential units in approximately 250 buildings** and many others have civic or educational uses. While some of these buildings are designated as historic resources and represent a valuable part of the City's cultural heritage, many are not designated. They are churches, schools, apartment buildings, storefront buildings and located in some of our most densely populated urban cores.

Because URM buildings are very fragile in a seismic event, the City has been exploring ways to ensure upgrades for URM. In 2019, the Portland Bureau of Emergency Management formed a URM work group comprised of representatives of URM building owners, URM building tenants, and other subject matter experts charged with further evaluating reasonable seismic retrofit requirements, and developing recommendations for standards, financing options, incentives, tax strategies, and timelines for a seismic retrofit program for Class 3 and Class 4 URM buildings. Two Landmarks Commissioners sat on this work group. The work group was dissolved in the wake of the COVID-19 crisis and the subsequent civil rights protests and has not been reconvened.

It is of paramount importance that the City continues its efforts to find ways to incentivize building owners to upgrade their URM Buildings and to help identify funding sources to defray the costs. As of January, 2023 the city of Seattle is moving ahead with plans to adopt a mandatory earthquake retrofit ordinance for the city's 1,100 URM. The ordinance would require building owners to retrofit URM properties that are prone to collapse in the event of an earthquake. In 2021 Seattle City Council passed Resolution 32033 which declared its intent to adopt the ordinance which will also include a resource program to support URM building owners and tenants with the required retrofits. **In the Fall of 2024, the HLC asks the City to renew its commitment to finding solutions, such as grants or passage of the Rehabilitation Tax Credits mentioned earlier, to aid in the retrofit of these buildings.**



Central City Concern's Medford Hotel, which comprises 61 SRO units. It is a URM building.

6.0 2023 Watch List

6.4 Downtown

With the end of the pandemic in sight, every effort should be made to make downtown welcoming both to the people that work there and to out of town visitors. This includes making the sidewalks safe for pedestrians, making sure trash is cleaned up and trash cans are available at all blocks. **Consider grants for business to help clean off graffiti** and keep their sidewalks near their businesses clean from trash. Ensure that public spaces such as parks are safe and clean.

Thank you Commissioner Rubio for introducing an Ordinance to expedite removal of graffiti from personal property!



Photo Credit: <https://www.viator.com/Portland-tourism/How-to-Spend-1-Day-in-Portland/d5065-t26665>

Portland Historic Landmarks Commission

The State of the City Preservation Report 2023

March 13, 2024





Historic Landmarks Commission



Recommended Council Action Items

Lobby Salem for a Rehabilitation Tax Credit



Recommended Council Action Items

Allocate Portland Clean Energy Fund (PCEF) to Retrofit & Reuse Projects



Recommended Council Action Items

Compliance with ORS 358.853



Recommended Council Action Items

Permanent Funding for BDS Staffing



Preservation Successes in the City of Portland

1601 NE 9th Street
Before and After relocation

Preservation Successes in the City of Portland

Legacy Business Program Community Engagement Begins



Preservation Successes in the City of Portland

2069 NW Overton Street



Preservation Successes in the City of Portland

National Registers Nominations

- Dr. John D. Marshall Building



Preservation Successes in the City of Portland

National Registers Nomination
Jim Pepper House





Preservation Successes in the City of Portland

National Registers Nomination

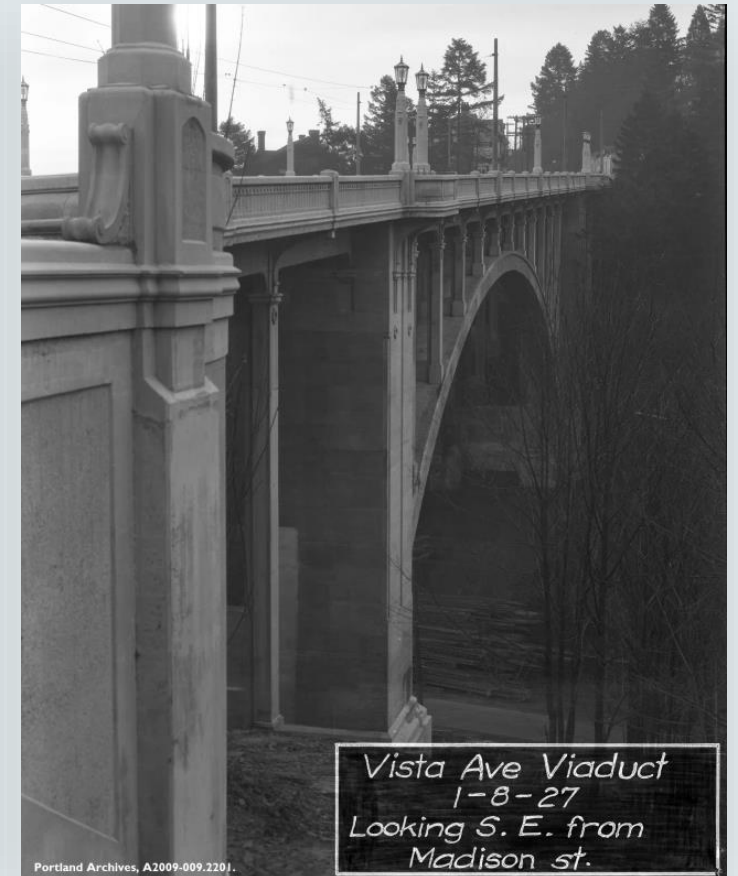
Beatrice Morrow and Edward Cannady House

2024 Watch List/Losses: Centennial Mill



2024 Watch List/Losses:

Vista Bridge



2024 Watch List/Losses:

Unreinforced Masonry (URM) Building



2024 Watch List/Losses:

Downtown





Hotel Addition to First Church of Christ, Scientist, Portland, Rendering Credit: HPA



Aerial of Proposed Project Site looking NE



Project of The Year

1819 NW Everett Street



Thank You!