



Historic Resources Code Improvement Project

Proposed Draft Overview

Planning and Sustainability Commission
January 22, 2013



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



Today's Objectives

- Review draft code amendments
- Hear from community members
- Make recommendation to City Council



Project Overview

Goals

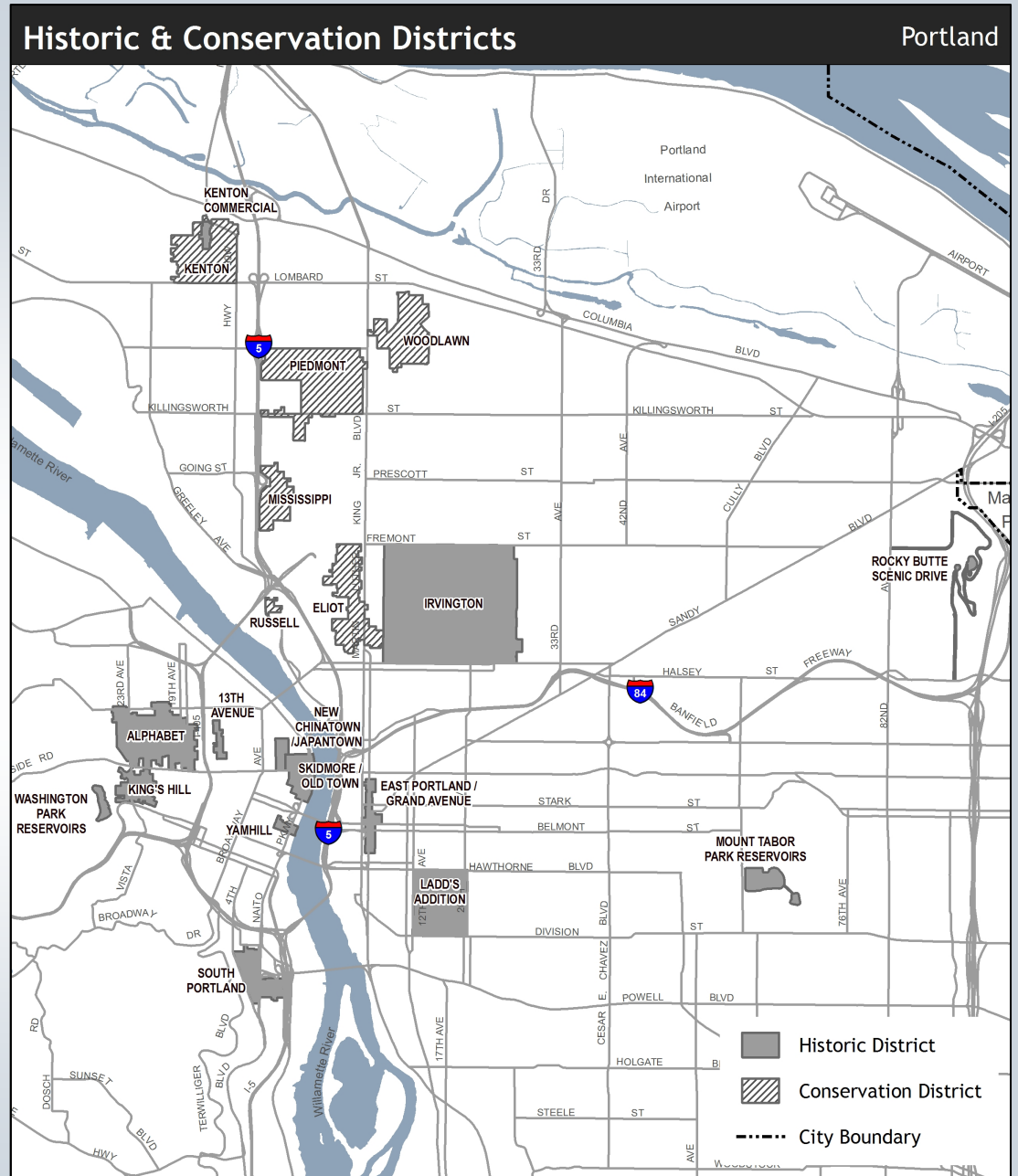
- Improve review process to preserve historic character
- Create a quicker, easier and more predictable process for proposals with minor impacts



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



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



Contributing and Non-contributing Resources



Existing Procedure Types

Procedure Type	Decision Maker	Days to Decision	Notice	Appealable at local level	Appealable to LUBA	Historic Review Examples
Type I	Staff	30-45	Property owners within 100 ft of site and Associations	No	Yes	Signs < 150 sq ft
Type II	Staff	56	Property owners within 150 ft of site and Associations within 400 ft of site	Yes	Yes	Exterior alterations > 150 sq ft and < \$396,200 to a structure that is not an individual landmark
Type III	Local review body (e.g. landmarks)	103	Property owners within 400 ft of site and Associations within 1000 ft of site	Yes	Yes	Exterior alterations > \$396,200 to a structure that is not an individual landmark



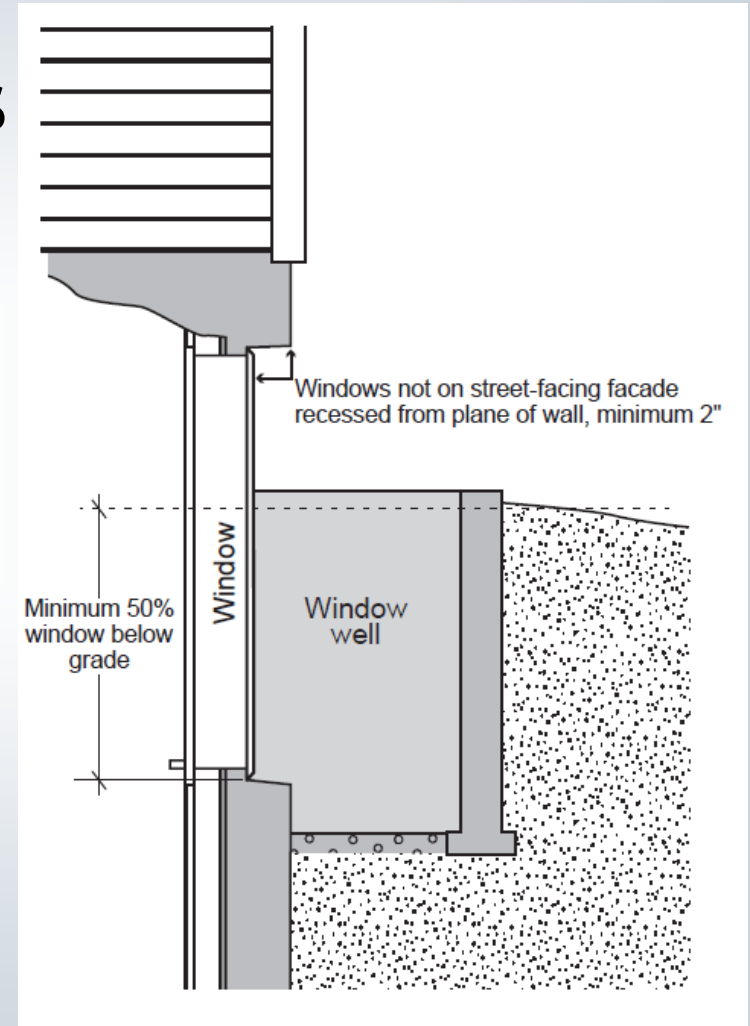
Existing Exemptions

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



New Exemptions (all zones)

- Skylights and roof hatches
- Storm windows
- Below-grade windows



New Exemptions (cont)

- Accessibility Structures
- Fire Escapes
- Light Wells



Clarified Exemptions (all zones)

- Repair
- Maintenance



New Type I Procedure (r zones)

Procedure Type	Decision Maker	Days to Decision	Notice	Appealable at local level	Appealable to LUBA	Historic Review Examples
Type I (existing procedure type, proposed to be renamed “Type 1x”)	Staff	30-45	Property owners within 100 ft of site and Associations	No	Yes	Signs < 150 sq ft
Type I (revised procedure type for Type I reviews in RH to RF zones)	Staff	14-21	Property owners within 100 ft of site and Associations	No	Yes	Restoration; accessory structures and exterior alterations of less than 150 sq ft
Type II	Staff	56	Property owners within 150 ft of site and Associations within 400 ft of site	Yes	Yes	Exterior alterations > 150 sq ft and < \$396,200 to a structure that is not an individual landmark
Type III	Local review body (e.g. landmarks)	103	Property owners within 400 ft of site and Associations within 1000 ft of site	Yes	Yes	Exterior alterations > \$396,200 to a structure that is not an individual landmark



Accessory Structures (R zones)

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



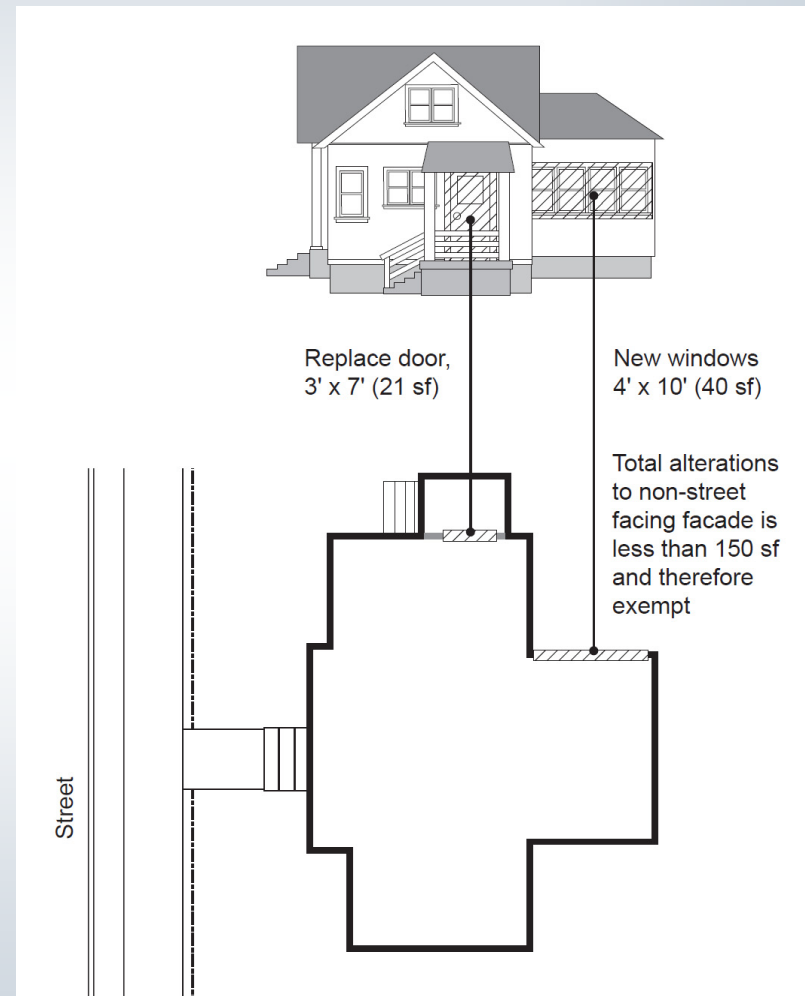
Restoration (R zones)

- Current -
 - Value < \$396,200 = Type II
 - Value > \$396,200 = Type III
- Proposed -
 - New Type I procedure



Facade Alterations (R Zones)

- Current -
 - Type II or Type III
- Proposed -
 - Exempt = SF < 150; non-contributing structures, non street-facing facades
 - Type I = SF < 150; contributing structures, all facades; non-contributing structures, street-facing facades



Staff Recommendation to PSC

Staff recommends that the PSC take the following actions:

- Amend Proposed Draft as shown in January 22, 2013 staff memo;
- Adopt Proposed Draft;
- Recommend that City Council adopt Report and amend Zoning Code as shown in Report; and
- Direct staff to continue work to clarify and refine the Report and Code language.

