

State of the City Preservation Report 2017 Portland Historic Landmarks Commission



Portland Historic Landmarks Commission 2017



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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



Current Historic Preservation Issues

lssue

- Inappropriately blamed ٠ as an obstacle to affordable housing
- Misunderstandings • about opportunities for density in historic districts

"Historic districts in conflict

with moves to boost density"

"New Rules Would Preserve a Ritzy Portland

Neighborhood—And Block Apartments For Low-

Income Seniors" – Willamette Week October 4, 2016

-Portland Tribune March 28,

PUBLIC PERCEPTION

- 2035 Comp. Plan should include add'l zoning tools to promote adaptive reuse
- Update 1984 Historic **Resources Inventory**
- Incentives / tools for ٠ upgrading URM buildings
- Cultural Outreach and incentives for more modest-scale areas
- **City Support of PHLC**

Current Historic Preservation Issues

<u>Issue</u>

- 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

Current Historic Preservation Issues

<u>lssue</u>

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

DEVELOPMENT & COMPATIBILITY

- 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





Current Historic Preservation Issues

<u>lssue</u>

- 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

RESILIANCY & SUSTAINABILITY



Demolition of the United Workmen Temple, September 2017

- 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

Current Historic Preservation Issues

<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

ADVOCATING FOR OUR HERITAGE



- 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



Priorities and Goals







Priorities and Goals

#2

Broaden the historical stories of Portland to be more inclusive of under represented communities.



Students from Russellville School, SE 102nd 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?