

**From:** [Stephanie Whitlock](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** SPHDDG Testimony  
**Date:** Friday, October 28, 2022 12:00:25 PM  
**Attachments:** [image001.png](#)  
[BMFAHC Letter\\_South Portland HD Design Guidelines\\_20221025.pdf](#)

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Please see attached written testimony on the South Portland Historic District Design Guidelines project.

Stephanie Whitlock  
Executive Director  
PH: 503-231-7264

**Architectural Heritage Center**

[www.visitahc.org](http://www.visitahc.org)  
701 SE Grand Avenue  
Portland, OR 97214





October 27, 2022

Portland City Council  
1221 SW 4th Ave.  
Portland, OR 97204

Dear Mayor Wheeler and Portland City Commissioners,

The non-profit Bosco-Milligan Foundation (owner and operator the Architectural Heritage Center) strongly encourages preservation and good stewardship of Portland's historic districts, historic buildings, and public landscapes. The foundation compliments the advisory committee, the city staff, and the consultants for their good work on South Portland Historic District Design Guidelines. We believe these guidelines will help preserve the historic architectural context of this important neighborhood.

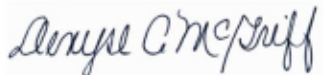
The primary change since our testimony to the Portland Historic Landmarks Commission concerns guidelines for buildings of three to five stories. Given the district zoning, we can expect heavy development pressures for buildings in this size range. The new guidelines for buildings of three to five stories are a good start. We believe they can be improved by adding recommendations that would:

- Encourage that proportions of new windows be comparable to proportions in nearby historic buildings;
- Consider keeping ground-floor retail heights similar to those nearby historic buildings, and try to avoid long-running frontages of ground floors with 16-foot heights;
- Encourage a variety of sizes for ground-floor openings;
- On mixed-use buildings, encourage a narrow central bay as a lobby and entrance to upper floors.

While we are pleased that these guidelines have come to fruition, it is discouraging to think it has taken more than twenty years to promulgate them for the South Portland Historic District. The Architectural Heritage Center encourages the City Council to undertake the creation of new historic district design guidelines for districts where none exist, and to update existing guidelines as needed.

Once these guidelines are approved, we encourage the Landmarks Commission, Bureau of Development Services, and the City Council to pay close attention to them. Nothing is gained if well-crafted guidelines are ignored or minimized in practice.

Sincerely,

A handwritten signature in black ink that reads "Denyse C. McGriff". The signature is written in a cursive style.

Denyse C. McGriff  
President, Board of Directors

A handwritten signature in black ink that reads "Stephanie Whitlock". The signature is written in a cursive style.

Stephanie Whitlock  
Executive Director

**City Council Meeting - Wednesday November 2, 2022 2:00 p.m.**

<b>Agenda No.</b>	<b>First Name</b>	<b>Last Name</b>
926-01	Fred	Leeson
926-02	Valeria	Tapia
926-03	Jim	Gardner