



State of the City Preservation Report 2022

Portland Historic Landmarks Commission

INTRO

PORTLAND HISTORIC LANDMARKS COMMISSION

What we do:

Decide Land Use Cases: Type III and Type II Appeals

Make Recommendations to City Council

Provide Advice: Applicants and Public Agencies


Advocacy and Outreach






THE PAST IS THE FUTURE

THE HIDDEN COST OF DEMOLITION & RECONSTRUCTION



126 METRIC TONS OF CARBON


Renovating a 1,500 SF older home instead of tearing one down and replacing it with 3,000 SF of new construction, reduces CO2 emissions by 126 tons.



1,383 METRIC TONS OF CARBON


Renovating a 10,000 SF commercial building versus replacing it with a 20,000 SF structure, which uses more energy-intensive materials, reduces CO2 emissions by 1,383 tons.

RENOVATION & REUSE PREVENT EMISSIONS



44,048 GALLONS OF GAS

A savings of 126 tons of embodied CO2 is roughly equivalent to preventing the emissions from 44,048 gallons of gasoline.



464,127 GALLONS OF GAS

The carbon savings for a commercial building is equivalent to preventing the emissions from 464,127 gallons of gasoline.

LOOKED AT ANOTHER WAY...



93 CARS OFF THE ROAD


The average car uses 474 gallons of gasoline per year. Renovating just one older home, vs. demolishing/replacing it, equates to taking 93 cars off the road for an entire year.




1,028 CARS OFF THE ROAD

Renovating an existing commercial structure makes an even bigger impact as its renovation equates to taking 1,028 cars off the road for an entire year.

DO THE MATH: IT REALLY ADDS UP!



From 2016-2020 in Portland, over 823 houses were demolished. That's equivalent to annual emissions from **76,480 cars!**



Over the same five years, 376 of Portland's commercial structures were razed. That's equivalent to annual emissions from **386,528 cars!**

MEETING EQUITY, HOUSING, ECONOMIC DEVELOPMENT AND CLIMATE GOALS

- Impact to Portland:
 - Equates to taking hundreds of thousands of cars off the road
 - Faster & often cheaper than new construction
 - Retains diverse cultural heritage, community roots





THE PAST IS THE FUTURE



MEETING EQUITY, HOUSING, ECONOMIC DEVELOPMENT AND CLIMATE GOALS

- Impact on downtown revival:
 - Older, historic buildings best suited for conversion to housing
 - Floor plate configuration provides access to light, ventilation
 - Far less environmental impact
 - Economic incentives needed to fast track
 - Support state legislation to create tax credits, seismic offsets



RECOMMENDED COUNCIL ACTION ITEMS



LOWER ECONOMIC BARRIERS TO RESTORATION AND REUSE

- Support pending state legislation
- Incentives for retention and creation of housing
- Incentives for seismic retrofitting
- Policies that reward reuse and discourage demolition

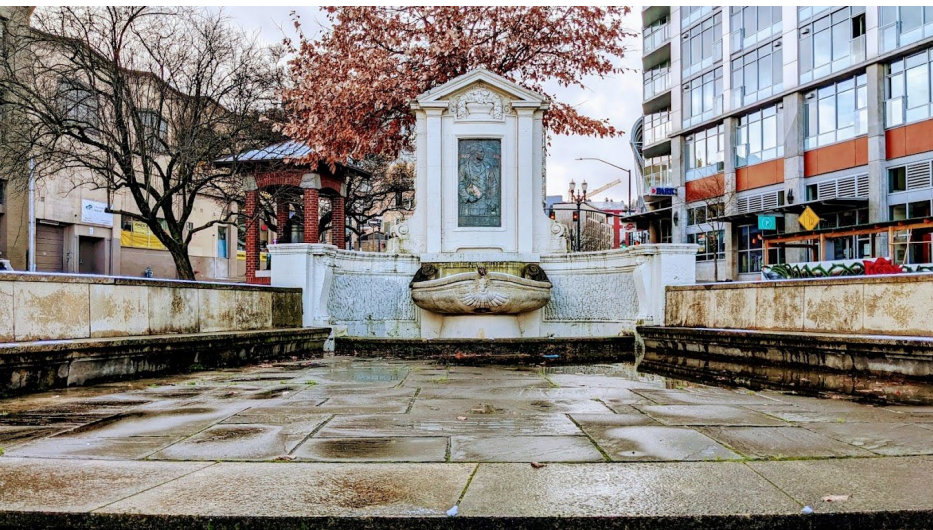


RECOMMENDED COUNCIL ACTION ITEMS



LEADING BY EXAMPLE

- Comprehensive Plan Policy 4.51: 'Maintain City-owned historic resources with necessary upkeep and repair.'
- Proper stewardship begins with understanding the full breadth of assets we have.





RECOMMENDED COUNCIL ACTION ITEMS



CITY-WIDE COMPREHENSIVE CULTURAL RESOURCE MANAGEMENT PLAN

- Inequitable history of resource inventory
- Recent City support for designating BIPOC resources
- A comprehensive approach is needed





FEDERAL AND STATE LEGISLATION



- HR 2294: Historic Tax Credit Growth and Opportunity Act
- SB 149: Extend Special Assessment to 2031
- SB 154: LRO to Study Maximum Assessed Value
- HB 2079: LRO to Study State Historic Tax Credit and Preservation Grant Program



PRESERVATION SUCCESS STORIES



LEGACY BUSINESS PROGRAM

- Programs already in Seattle and San Francisco
- Congressional award of \$352,000 to BDS to develop a Portland program





LANDMARKS COMMISSION 2023 WATCH LIST



MONUMENTS

- Portland Monuments Project
- Landmarks Commission participation and support





LANDMARKS COMMISSION 2023 WATCH LIST



VISTA BRIDGE

- 'Temporary' fences create visual and physical impact
- Assessment and design study needed for permanent solution





LANDMARKS COMMISSION 2023 WATCH LIST



UNREINFORCED MASONRY (URM) BUILDINGS

- 1,650 URMs, including 7,000 residential units across approx. 250 buildings
- Renewed commitment from the City is needed



DOWNTOWN

- Central City Expediting Group



"COMMUNITY PRESERVATION" SUCCESS STORIES



TAKING OWNERSHIP PDX



- Anti-displacement work, helping property upkeep
- Uses volunteer labor and materials

REBUILDING CENTER – HOME RETENTION PROGRAM

- Teaches maintenance skills to BIPOC homeowners/ renters
- Prioritizes material donations for BIPOC-owned projects



2022 PROJECTS OF THE YEAR



STREET ROOTS

Owner:
Street Roots

Architect:
Holst Architects





2022 PROJECTS OF THE YEAR

ALBINA LIBRARY

Owner:
Multnomah County Library

Architect:
LEVER Architecture



QUESTIONS?



Thank you

THANKS SO MUCH to invited speakers:

Chandra Robinson (LEVER Architects)

Kaia Sand (Street Roots)

Randal Wyatt (Taking Ownership PDX)

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OUTFRONT 080121



HOPE

street roots



LVA

LIVE YOUR VOICES



Self-actualization

Esteem

Love/belonging

Safety

Physiological

