

DESIGNATION

mandatory ^{disclosure}
inclusion in a HD,
at time of
Real Estate
Transaction.
Similar to disclosure
of energy audit.

HELP LOWER
INCOME
NOT RICH
ORGANIZE
FOR HD

• Balance
Social/w/ Architectural
criteria A + B
in Districts!

Not Working
Process of becoming
a Historic District.
Unclear rules and voting
requirements and qualifications
→

Owner
consent
is bad -
design process
broken

People who want
designation
need to get
notified ^{these are the people who have change}
& Not people
who don't want!
This is the key
problem with designation

What is Not:
How significance is
Defined.
Plenty of areas that
have social-cultural
significance like
Albany/Saratoga/schools
are threatened.

Oregon
requirement for
owner consent
for historic
designation needs
to be reconsidered.

SHPO
HD nomination
process needs
clarification
for its rules
for resolving
objections

PROPERTY OWNER IF
SHOULD NOT BE FORCED
INTO HAVING THEIR
BUILDING BECOME A
HISTORIC RESOURCE
WITHOUT THEIR
CONSENT.

Developers
influence in
Historic Districts,
concerned about
potential code
changes for
Developer benefit

No renters,
people of color,
or people of limited
means are EVER
at the table!

Denier badly needed
housing opportunity
HOUSING

HISTORIC
BOUNDARIES
NEED TO
BE MORE
POROUS,
FLEXIBLE.

"Implied Consent"
Onus of requiring
those opposed to
file notarized objection
should require 50%+1
of those who approve
of historic districts

DEAD PEOPLE
should not be
counted in
voting for
Historic District
should not be
counted

Historic Districts
need to be created
thru supermajority
of residents - not
owners - Notarized
objections are ridiculous!

ALTERATIONS AND ADDITIONS

⌘
COST OF
HISTORIC REVIEW
PROCESS FOR
ALTERATIONS +
ADDITIONS

Reduce fees
to \$550 for
type II

Reduce
fees for
type 2

What Not Allowed
Alterations to
Consequence &
Non-Consequence
Buildings

SIMPLIFY
HRR DOCUMENT
+ APPLICATION
PROCESS.
• PHOTOS, SKETCHES,
CUTS/SECTIONS INSTEAD
OF ARCHITECTURAL
DRAWINGS

1. Not working -
Review of non-street
facing facade
Such as window openings
2. Not working -
Solar panel
review

HISTORIC DESIGN
REVIEW IS TOO
COSTLY, TIME
CONSUMING AND
SUBJECTIVE TODAY.
CITY COUNCIL IS NOT
A GOOD ARBITER OF
THESE DECISIONS

Current code
disincentivizes
preservation
through costs -
both for review
and for listing.

BDS Fees
are too high.
For type II,
fees should be
lowered to
\$550

Historic districts
need to be
more flexible
wrt ~~important~~
changes that have
other social benefits
eg solar panels, etc

RELAX RULES
FOR:
• SOLAR PANELS
• 2ND ENTRY DOOR
• NON-WOOD MATERIAL
THAT LOOKS
ORIGINAL

Property owners
should be able
to opt out of
design review.

* Ability to address
repairs for sellers
including:
① Installing handrails &
lifting step stair aprons
② Replacing non-functional
windows that don't open/shut
or lack safety & security concerns

is design
review required
by state law?
what about enforcement
and assistance?

Voluntary Compliance
in m + D
(VS)
cost + fee
compliance
(will state allow?)

District-specific
design guidelines
have worked well in
S. Portland Historic
District

Fix loopholes
in B-2
exemption

~~Design review may~~
Design review may
prevent use of
superior or prettier
materials (e.g. energy
efficient windows, solar
panels)

Correct
B-2 exemption
loophole

Minor
Alterations
should be allowed
more easily, major
additions should
be held to a higher
standard and not
be exempt from the historic
review process

Knowledgeable volunteers
have provided use-
ful architectural
advice to neighbors
planning to remodel

Historic review
guidelines are inherently
subjective, so how well
they work depends on
how rigorously (or not)
they are interpreted
and applied by planners
and Landmarks Comm.

Major concern -
Lack of ability to
get answers when
buying into a
historic district
regarding planned
remodels
② existing corrections
for historic district
complaints

need more
flexibility
for windows
not facing
the street

NATIONAL HISTORIC
REHABILITATION / PARK SERVICE
CRITERIA FOR ALLOWING
DESIGN/RENOVATION
CHANGES ARE TOO STRICT -
ONE SIZE DOES NOT FIT
ALL ACROSS RANGE OF
HISTORIC SIGNIFICANCES
OF DIFFERENT TYPES
OF PROPERTIES -
FOR EXAMPLE, CHANGING
"OUTSTANDING BUILDING
FAÇADE" IS QUOTE
IMPOSSIBLE TO MOVE
AND REPAIRS REQUIRE
EXTENSIVE WORK.

I would love if historic
storefronts, lodges, and
community centers
within historic districts
had the flexibility to
be developed more densely
by maintaining the street-
side facade and otherwise
built upward when possible

No way to readily
let people living in
a district know
what it means to
be in a district.
They end up being
surprised when they
try to remodel.

DEMOLITION

Demolition review is very effective

Garages should not be subject to demolition review. Encourage 401s.

demolition review is working!

Demolition Review -

DECONSTRUCTION MANDATE IS NOT FAIR REACHING ENOUGH AND NEEDS TO BE UPDATED TO ALL STRUCTURE PRE-WWII.

DEMOLITIONS ARE NOT BEING MONITORED. DEMO CONTRACTORS ARE CUTTING CORNERS AND NOT DOING THEIR DUE DILIGENCE TO PLAY BY THE RULES. ESPECIALLY REGARDING LEAD + ASBESTOS ABATEMENT.

Concerns about Demolition of Building

Demolitions should be much more difficult to get

CITY COUNCIL REFUSED A REZONING OF EAST OAKLAND TO STOP DEMOLITIONS. HISTORIC DISTRICT WAS THE LAST AVENUE OF PROTECTION. THE NEIGHBORHOOD CITY SHOULD REZONE MORE TO PROTECT.

The city should not use demo. review on any structure that is not M + of itself, historic.

Protection of lower level designation

What's Not Working
• Weather neighborhood are abusing their National Historic District process to get demolition review + thereby prevent infill + redevelopment

Demolition protection a must.

Demolition review is critical to the protection of historic resources

Protection of properties OUTSIDE districts

What works:
Protection of significant resources.
Required review for Demolition.
Design review

Demolition of good homes by developers who then overbuild on lots. Slightly increases density but not affordability. Beautiful homes being demolished.

Demolitions, HOME + historic homes + one story are being demolished to make room for multi-story buildings. Built 5 feet from the property lines + being built.

Demolition review is prohibitive. Sometimes a building, although historic, may be in too bad of condition to be restored.

Incentives Preservation

give a bonus for the owner of historic building to ensure preservation

(1) Preserve neighborhood identity by history
(2) Develop good influencing city + state policy on historic preservation + what are the incentives against this type of demolition?

Working
Historical Districts are stopping demolition of homes that are inhabitable and affordable

There should be local input in a national historic district what city council decision can be

In my historic district there is much more affordable. STOP DEMOLITIONS to save our most affordable housing

Stop demolishing useable buildings! Rehab instead!

Demos taking away smaller homes, where will be the homes to house the poor? I am a large home where all my children are grown. The smaller homes are being

NEW CONSTRUCTION

Keep taller heights
in central city &
along corridors
(6 stories on corridor)
and w/in 1/2 mile of
transit LRT stations
in zone Council
can zone and allow
density over a district

Problem:

Design Advice is a
great idea, but
decisions are actually
made at the DAs,
before significant
public involvement.

Does corner lot
design review give
priority to
omitting driveway
cut additions?
How can we have
a meaningful con-
versation w/out DR?

Not working:

Insufficient info
for developers who
want to build in
historic districts
so they don't get
too far with
incompatible design.

Design guidelines
particular to each
HD, very important

Now on study

Setbacks within
some set mean to
surrounding structures

It is unconscion-
able that we
are losing hundreds
of housing units
in central city as
MLC rejects bldg.
that meet code bts.

Not working:

Base zone allows
Height + FAR increas-
ment with historic
preservation +
compatibility
(for new construction
+ additions)

Heights of new
buildings ~~are~~ allowed
in keeping with
surrounding ~~buildings~~
neighborhood,

COMMUNITY BENEFIT

Need for housing should provide HLC's "feelings" of height when higher code allows much more density. Not

~~Problem:~~
In Historic Districts often the zoning is more intense than the character of the district. Developers just look at base

Historic buildings provide huge economic benefit (like NW 23rd) and provide some of our most affordable housing per sq. foot (Kings Hill, West End, + Alphabet Dist)

Historic districts can create travel/tourism benefits

Community benefits & owner benefits

~~Historic~~
Historic Districts + supporters are deemed racist and opposed to advancing affordable housing and density

Concern for the process

Retention of character/story sense of place

How can we consolidate green space if we are preserving early 20th-century garage locations? Consolidation means more room for trees?

Not sure if historic districts will ever make much contribution to affordable housing. Middle

Too many historic buildings throughout Portland (not in HOs) are being demolished. Special tax assessment program for rehabilitation was great!

~~Big and small~~
His town area are not fully walkable - This helps cut car dependence almost all the new houses are

~~incentivize~~
Incentivize SRO ADUs

Please - stop destroying this beautiful city. The pace of the demolition is maddening & it no longer feels like home. You will drive away the long-time residents - all for greed.

Can we shift this conversation to prioritize the conservation of green space, even if it means changing building facades?