



Bureau of Planning and Sustainability
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MEMO

DATE: January 10, 2013
TO: Planning and Sustainability Commissioners
FROM: Jay Sugnet, Senior City Planner
CC: Susan Anderson, Paul Scarlett, Joe Zehnder, Tim Heron
SUBJECT: Historic Resources Code Improvement Project

A hearing is scheduled for January 22, 2013 at 6 pm on the *Proposed Historic Resources Code Improvement Project Zoning Code Amendments*.

This project proposes amendments to the Zoning Code making it easier for property owners to make minor home improvements in the City's historic and conservation districts. Property owners in these districts are concerned about the fees and time involved for historic resource treatment review. Fees for small home remodeling projects start at \$900, and the design review process can take from 6-8 weeks. The fees, in some cases, can be more than the cost of the job itself. As a result, some property owners decide to make exterior home improvements without going through historic review, while others decide not to make improvements at all.

The attached amendments propose to improve the historic regulations and help preserve the historic character of Portland while creating a quicker, easier to understand and more predictable review process for proposals with minor impacts on historic resources. The proposal also documents the process, background research, and a summary of community feedback to date.

Throughout the summer and fall of 2012, City staff met with stakeholders to generate ideas and solutions for a package of manageable code amendments. There is more work to do after this process is complete to address the long list of problems identified by stakeholders. Although the amendments may fall short of some expectations, it promises to benefit many homeowners in the City's historic and conservation districts. Additionally, the amendments may allow the Bureau of Development Services to reduce historic review fees for smaller projects in the near future.

If you have any questions, please contact me at (503) 823-5869 or jay.sugnet@portlandoregon.gov.



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