



Historic Resources Code Improvement Project

Recommended Draft Overview

Portland City Council
February 27, 2013



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.





Today's Objectives

- Review recommended code amendments
- Hear from community members



Project Overview

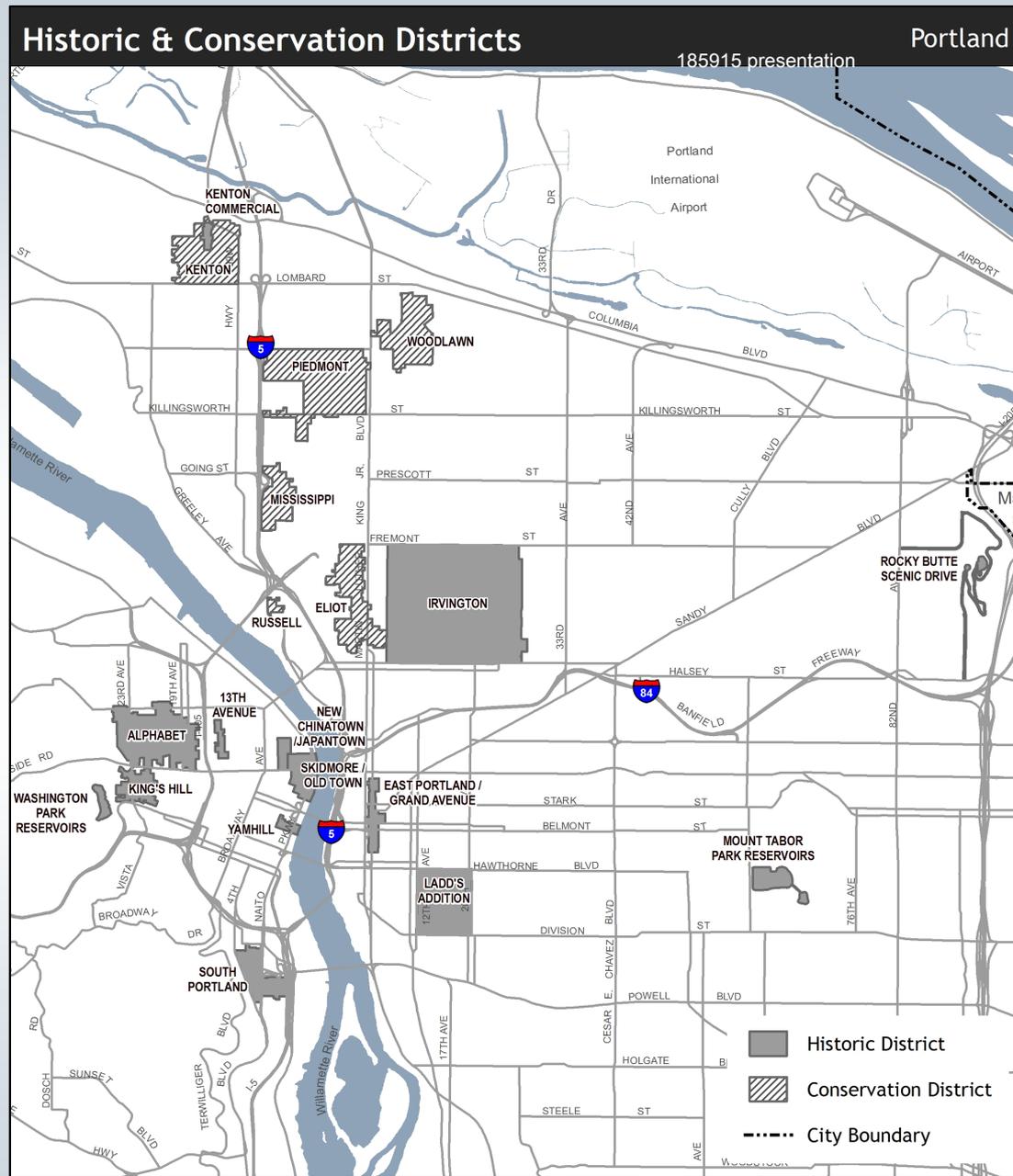
Goals

- Improve review process to preserve historic character
- Create a quicker, easier and more predictable process for proposals with minor impacts

Overview

Portland's Historic Resources

- 20 historic and conservation districts
- ~ 700 individual landmarks





Project Timeline

July - Aug 2012	Problem identification, research and background
Sept - Oct 2012	Develop alternative concepts
Nov - Dec 2012	Discussion Draft Historic Landmarks Commission hearing and recommendation on December 10
Jan 2013	Proposed Draft Planning and Sustainability Commission hearing and recommendation on January 22
Feb 2013	Recommended Draft City Council hearing



Community Outreach

- Buckman, Irvington, Downtown Neighborhood Associations
- SeUplift, NE Coalition of Neighborhoods
- Development Review Advisory Committee
- Oregon Remodelers Association
- Portland Coalition for Historic Resources (includes neighborhood reps, Bosco-Milligan Foundation, Historic Preservation League of Oregon, AIA Historic Resources Committee)
- Historic Landmarks, Planning and Sustainability Commissions



Community Feedback

- General support for the project goals and code amendments
- Long list of other issues to address, including fees
- Desire to revisit proposals after implementation





Recommended Proposal

1. Clarifying definitions
2. New exemptions
3. New review procedure





1. Clarifying Definitions

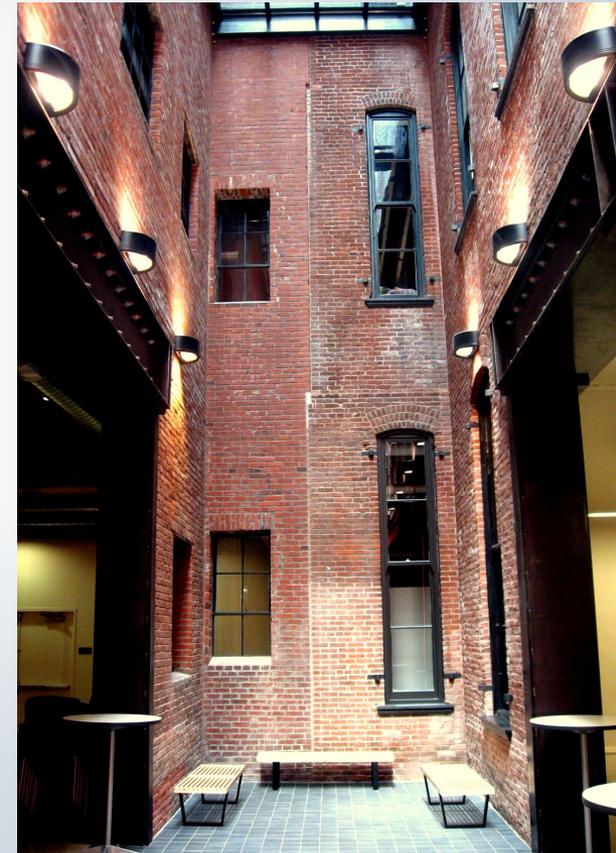
- Repair
- Maintenance
- Restoration





2. New Exemptions

- Accessibility Structures
- Fire Escapes
- Light Wells





2. New Exemptions (cont)

- Skylights and roof hatches
- Storm windows
- Below-grade windows





3. New Type I Procedure (residential zones)

Procedure Type	Days to Decision	Notice	Appealable at local level	Historic Review Examples
Type I (existing)	30-45	Property owners and Associations within 100 ft of site	No	Signs < 150 sq ft
Type I (new)	14-21	Property owners and Associations within 100 ft of site	No	Restoration Accessory structures Exterior alterations < 150 sq ft
Type II	56	Property owners within 150 ft Associations within 400 ft	Yes	Exterior alterations > 150 sq ft and < \$396,200
Type III	103	Property owners within 400 ft Associations within 1000 ft	Yes	Exterior alterations > \$396,200



3. New Type I Procedure Accessory Structures

- Current -
 - New construction <300 sf is exempt
- Recommended -
 - Exempt if <200 sf
 - New type I procedure if >200 sf





3. New Type I Procedure Restoration

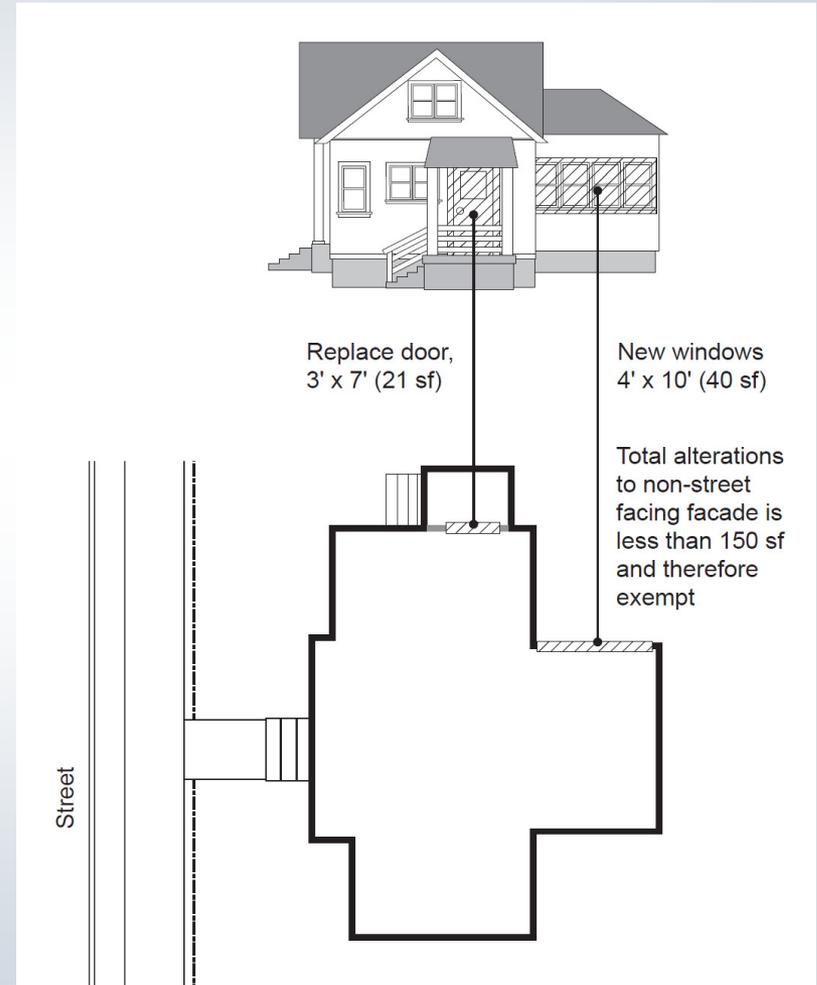
- Current -
 - Type II or III review
- Recommended -
 - New Type I procedure



3. New Type I Procedure Facade Alterations

185915 presentation

- Current -
 - Type II or III review
- Recommended -
 - New Type I procedure





PSC Recommendation

- Amend Zoning Code as shown in Report
- Adopt commentary as legislative intent
- Amendments would be effective May 1st

PSC Recommendation

- Fund BDS development of user-friendly handouts
- State when fee reductions will be determined and implemented
- Direct BPS and BDS to return to PSC in one year for evaluation



Contributing and Non-contributing Resources





Existing Procedure Types

Procedure Type	Decision Maker	Days to Decision	Notice	Appealable at local level	Appealable to LUBA	Historic Review Examples
Type I	Staff	30-45	Property owners within 100 ft of site and Associations	No	Yes	Signs < 150 sq ft
Type II	Staff	56	Property owners within 150 ft of site and Associations within 400 ft of site	Yes	Yes	Exterior alterations > 150 sq ft and < \$396,200 to a structure that is not an individual landmark
Type III	Local review body (e.g. landmarks)	103	Property owners within 400 ft of site and Associations within 1000 ft of site	Yes	Yes	Exterior alterations > \$396,200 to a structure that is not an individual landmark



Existing Exemptions

- Fences/retaining walls
- Decks
- Rooftop mechanical equipment and solar panels

