

TITLE 33 AMENDMENT - HISTORIC & CONSERVATION DISTRICTS

IF YOU WISH TO SPEAK TO CITY COUNCIL, PRINT YOUR NAME, ADDRESS, AND EMAIL.

NAME (print)

ADDRESS AND ZIP CODE

Email

✓ Paul Falsetto	AIA - Historic Resources Committee	
✓ Cathy Salbraich	Bosco-Milligan Foundation Architectural Heritage Corp	
✓ Barb Christopher	- Irvington Community Assoc	
✓ Tim Askin	- Buckman Land Use Committee	
✓ Linda Nettekoven	- Hosford Abernethy Land Use	
✓ Tanya Murch	- NW Alphabet District	
<del>Linda Nettekoven</del>	→ H PLO	
✓ BRANDON SPENCER	HARILE	
✓ Richard DeWolf	- Areaform Contractors	
Wade Verner		
Jason Kersten		
Karl Scharr		
✓ Dean Gussald	Irvington	

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NAME (print)	ADDRESS AND ZIP CODE	Email
✓ NANCY OBERSCHMIDT	1507 SE ALDER 97214	nancyoberschmidt@gmail.com
✓ Susan Lindsay	625 SE 17 <sup>th</sup> 97214	lindsay.s@plx.edu

February 25<sup>th</sup>, 2013

Dear Mayor Hales and Members of the Portland City Council,

My name is Christine Yun, and I live at 1915 SE Alder St. in the Buckman neighborhood. I am also the chair of the Buckman Historic Association. I have lived in the neighborhood for 11 years, and if I had to give you 3 attributes to describe my neighborhood, they would be historic, quirkily diverse and vulnerable. I've had it impressed upon me many times that due to the low percentage of owner occupied properties and the abundance of social services facilities, that Buckman has been often seen as the "dumping ground" for the central city. Now we are vulnerable to having our historic neighborhood slowly chipped away by encroaching development pressure. By making it easy for people to preserve their homes instead of walking away and selling to a developer, you will play a vital role in preserving Portland's character. I have heard so many visitors and new residents exclaim over and over how Portland's greatest resource is its well-preserved neighborhoods. Please help us keep it that way.

Thanks,  
Christine

## Historic District Code Improvement

### Comments Dean Gisvold 2/27/13

Mayor and Commissioners -

My name is Dean Gisvold. I reside at 2225 NE 15th in Irvington. I am on the ICA Board and have been the chair of the ICA Land Use Committee for the last 5 years. As such, I have reviewed every application, over 100, for historic design review submitted in the Irvington Historic District since its formation in October 2010. For almost 2 and a half years, I have worked with members of the BDS staff on the application and interpretation of the historic district design review regulations, which you have under consideration today. I am here today to make two recommendations, two changes to the material you have before you.

First, I strongly recommend that the new Type I reviews should have a local review component, in other words, the neighborhood or the applicant should have the right to appeal a staff decision to the Landmarks Commission. As drafted, the local appeal right has been eliminated, arguably, according to BDS, to streamline the type one process and to save money. In my experience, neither argument holds up in practice. During the two and one half years, Irvington has had over 100 applications, two of which have been appealed by the ICA to Landmarks. We would have appealed more, but we were able to work out acceptable compromises with staff and with the homeowners, due in part to the fact that the appeal right existed.

The first appeal involved a disagreement with a staff interpretation of the historic district regulations. The Commission sided with the neighborhood, thereby changing the interpretation. Without local appeal, I'm not sure what our remedy would be-complain to BDS and/or the City Council.

The second appeal involved a "compromise solution agreed to by the staff" which was not acceptable to the neighborhood. We appealed the staff decision to Landmarks and the Commission sided with the neighborhood. Two appeals out of more than a 100 applications, less than 2% over a two and half year time period. There was a third appeal but that was an appeal by an applicant to Landmarks, and the Commission ruled in favor of the neighborhood. **In reality, as you can see, the right of appeal has not generated significant staff time and expense.** The neighborhood has also developed a review process by which we can respond quickly to applications, which I am sure would be the case with the new Type one reviews. **Please add the right of appeal to the type I review.** Second, is the issue of street-facing facades. You have heard the Coalition recommend a new definition. I fully agree. The staff proposal before you makes no practical sense.

**Please make the change recommended by the Coalition.**

Thank you.



## ***PORTLAND COALITION FOR HISTORIC RESOURCES***

*Position on the Historic Resources Code Improvement Project  
Zoning Code Amendments (HRCIP)*

*February 21, 2013*

### ▪ ***Who We Are***

- **Portland Coalition for Historic Resources (PCHR)** – is a collaboration of representatives from heritage organizations, businesses, neighborhood associations and property owners within Historic and Conservation Districts, working to protect Portland’s historic resources.

### ▪ ***HRCIP Purpose and Goals***

- Encourage historic preservation by making the historic review process more understandable and less onerous for property owners within Portland’s Historic and Conservation Districts (includes over 8,800 properties).
- The revised process should be less expensive to implement, and this efficiency is to be reflected in lower application fees.

### ▪ ***Benefits of the HRCIP***

- Clarifies and expands exemptions from historic design review.
- Creates a “new Type I” to provide a quicker and more direct review process.
- Simplifies the review process for “Non Contributing Properties”.
- Enhances key definitions for better understanding by homeowners, and fixes code language.

### ▪ ***PCHR Endorses the Planning & Sustainability Commission Requests to Council***

- The P&S Commission encourages the Bureau of Development Services to promptly create a user friendly handout explaining how historic resources are regulated, in direct response to repeated concerns that the regulations are too complex for the general public to understand.
- The P&S Commission would like it clearly stated when and by how much any potential fee reductions could be implemented, which was a common theme for all testers.
- The P&S Commission directs the bureaus to return to their respective Commissions a year after implementation to evaluate the success of code amendments in achieving the project goals.

### ▪ ***PCHR Recommends City Council Enact the Following:***

- **Approve** the Historic Resources Code Improvement Project Zoning Code Amendments, **to be effective 60 days after Council adoption** for Incorporation during construction season 2013.

#### *Adopt Council Resolutions for the following:*

- Direct BDS to list **fees for the “new Type I” reviews not to exceed \$250**, effective 60 days after Council adoption.
- Direct **BDS to produce user guides** that describe acceptable strategies for remodel work commonly undertaken on historic properties.
- **Change the language defining “Street Facing Façade”** to read as follows: “any part of the building that is on the side facing the street”.
- **Add the “CS zone”** to those zones currently addressed with the “new Type I”.
- **Incorporate annual reviews** by both the Landmarks and the Planning & Sustainability Commissions to assess the successes and challenges of the Historic Design Review process.

*emailed to  
council  
2/25/13  
pw*

185915

**Moore-Love, Karla**

**From:** Craig and Tammy Lewis [caltam1@netzero.com]

**Sent:** Sunday, February 24, 2013 7:32 PM

**To:** Moore-Love, Karla

**Subject:** HRCIP Amendments

To Members of the City Council,

I wish to voice my support for the proposed amendment to the city's Historic Resources Code. My family and I are 12 year residents of a "non-contributing" home within Ladd's Addition. We are currently involved in a design review case that we never anticipated even after being aware of the code and having hired an architect . It has become an emotional strain beyond our imagination. We believe the proposed amendments do much to clear up the verbose maze that it is the current code. We specifically support the measures that address "non-contributing" homes within historical districts. These measures acknowledge the fact that most if not all are listed as "non-contributing" due to changes made prior to the establishment of the historic district, mostly by prior owners. The measures also acknowledge that to bring these "non-contributing" properties back into a contributing state for their owners to enjoy the same tax incentives of "contributing" structures, those changes (many quite substantial) would have to be paid for out of the current owners' pockets.

I consider myself a preservationist but perhaps a progressive one rather than a radical. I want my neighborhood to retain its historical character but I also believe people living in museums is an impractical concept. Therefore, I also support the practical concept of "street-facing versus non-street facing" facades. This concept strengthens the notion that a backyard is a private space for the homeowner and family to enjoy, and not a public space open for public scrutiny.

Finally, while I do support the aforementioned changes--there still exists an enormous communication gap between the standards and the homeowners who must adhere to them. Some of the frustration people like myself have had could be avoided or alleviated by 1) Formally informing home-buyers, prior to purchase, the impact and important facts regarding a purchase in a historical district. 2) Making the nomenclature easy for all to understand. 3) Keeping the residents of districts informed and updated regarding changes in the process. If not improved upon, this can only lead to further frustration rather than more efficient government. Thank you for your time.

Sincerely,

Craig Lewis  
1842 SE Hazel St.  
Ladd's Addition  
Portland, OR 97214