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STATE OF THE CITY PRESERVATION REPORT

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

NAME (print)

ADDRESS AND ZIP CODE (Optional)

Email (Optional)

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(to assist Cathy)

no

spoke Kirk Rauzetta
Date 11-18-15

11 SW Columbia, PDX, OR

219 NW 2nd Ave Pdx. OR 97209



✓ Sarah Stevenson

Name

Address

Email

~~Christe White~~

~~111 SW Columbia
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~~cwhite@raderwhite.com~~

Land Use and Design

Review Committee

Old Town/Chinatown Community Association

November 18, 2015

Mayor Charlie Hales
Commissioner Nick Fish
Commissioner Dan Saltzman
Commissioner Amanda Fritz
Commissioner Steve Novick
1221 SW 4th Avenue
Portland, Oregon 97204

Re: Design Review Guidelines for Skidmore and New Chinatown/Japantown Historic Districts

Dear Mayor Hales and Commissioners Fish, Saltzman, Fritz, and Novick,

We are writing on behalf of the Old Town Chinatown Community Association Land Use and Design Review Committee to applaud the important work of the Historic Landmarks Commission and strongly support its priorities and goals for 2016, especially the development of historic design guidelines.

Old Town Chinatown straddles two National Historic Districts, the Skidmore Historic District and the New Chinatown/Japantown Historic District. These two districts are home to many historic buildings and form the epicenter of Portland's rich multicultural history. Our Community Association, along with many neighbors and stakeholders, is working hard to revitalize and bring the district back to life. One critical component of that revitalization work is ensuring that future development is compatible with the existing historic fabric of our neighborhood and, to do that, we desperately need historic design guidelines in place.

The Skidmore Historic District Design Guidelines are outdated. Efforts were made to update them, but the process stalled. We are very pleased to hear that this process is moving forward again and that revised guidelines should be complete in the first quarter of 2016. Along with the Landmarks Commission, the Old Town Chinatown Community Association thanks Council for its support of these guidelines and looks forward to their adoption in early 2016.

On a similar note, we strongly advocate that the City forge ahead on historic design guidelines for New Chinatown/Japantown. This small historic district does not have any historic design guidelines, but needs them as new development is being courted, encouraged, and celebrated in our neighborhood. We embrace new development, but do not want to disrespect or overshadow our historic heritage with incompatible design. Just as importantly, developers need direction and certainty regarding the type of design that will be approved within these districts. The Old Town Chinatown Community Association thanks the Landmarks Commission for recognizing New Chinatown/Japantown as an important, although endangered, resource for our City and urges Council's support for design guidelines that will help preserve this place and honor the communities who built it. We understand that PDC is providing funds for the development of historic design guidelines for this district, which will take some of the burden off City staff and allow for a faster process. Given this additional resource and growing development pressures on the neighborhood, we urge the City to expedite these design guidelines and have them in place no later than the end of 2016.

We have previously written to request that you to include funding in the City's annual budget for a preservation professional at the Bureau of Planning Services. We thank you for hearing our pleas and dedicating funds to hire a preservation planner who will be critical to moving forward on historic design review guidelines and supporting other important work of the Landmarks Commission.

The Landmarks Commission plays a crucial role in protecting the historic fabric of our community. We thank those Commissioners who dedicate their time to preserving places that tell stories about people and community. And we thank you, our City Council, for your time and commitment to preserving and celebrating what makes Portland special.

Sincerely,



Zachary J. Fruchtengarten, Co-Chair
Old Town Chinatown
Land Use and Design Review Committee



Sarah J. Stevenson, Co-Chair
Old Town Chinatown
Land Use and Design Review Committee

11/18/15

Testimony to City Council

Re: Landmarks

One of the reasons Jan and I moved to Portland 3 years ago was my interest in historic architecture. Having renovated and restored over 500,000 square feet of local and national landmark buildings, I was attracted to not only the major landmarks we all know, but to the historic character of Portland's neighborhoods.

Neighborhoods here are named after a mountain, a creek or even water fowl. But we moved into one named for an idea: Sunnyside.

I soon discovered a gap in the recognition of historic Sunnyside structures since the HRI was completed in the 80's. I could not find an updated accounting of these 133 properties, so I set off to examine them myself. In addition, by looking at every single residential property, I documented not only the HRIs, but over 300 additional residences that I feel could be considered as an historic resource. Dropped into a database, I can now search and group them using over 50 different categories. In my opinion, these are the properties that make up the residential fabric of Sunnyside.

Many of these are also the properties that are most vulnerable to demolition. No tax, fee, or appeal process can ever bring them back once they are gone.

And so, in addition to my "historical survey", I have added to this database underlying lot line information. Now, by combining the 2, and with current data on market values, I can predict which of these properties is most likely to be demolished.

This study, called "Inventory of Significant Residential Properties", has been presented to city staff with 2 more presentations scheduled. If our pilot proposal is funded, it will be expanded to 4 other neighborhoods, and can be utilized by all parties; owners, neighborhood associations and developers, to potentially chart a course, other than demolition, and help maintain the affordability of housing.

Thank you for your time

Michael Molinaro, AIA

4007 SE Taylor St

Portland, OR 97214

molinaroarchitect@gmail.com

Inventory of Significant Residential Properties

Sunnyside, Portland Test Case
Michael J. Molinaro AIA
2015



Sunnyside house, SE Yamhill. HRI listed.

RECENT TEARDOWNS of Portland's residential properties and the subsequent "lot splitting" in order to create multiple structures on a former single lot has angered many Portland residents.

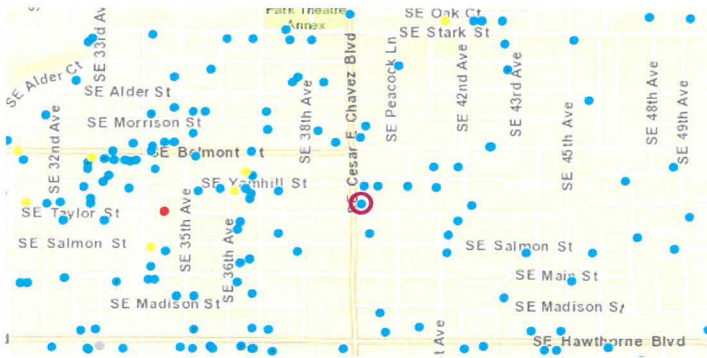
The Historic Resources Inventory (HRI) listings of the 1980's include the obvious architectural masterpieces, most of which are easy to spot. It also includes other culturally significant properties of the "who slept here" variety.

THIS STUDY emerged as a practical tool which expands the knowledge base of residential properties listed on the HRI to also include properties that contribute to the "fabric" of the neighborhood.

This expansion of the significant list is limited to observable characteristics which contribute to the body of properties known as "significant."

After gathering visual images and documenting the architectural characteristics of a particular property, a database was compiled of over 400 properties within the Sunnyside neighborhood. This database allows sorting by over 50 categories, such as date of construction, style, address, micro-neighborhood, etc. Imagine being able to visualize all the properties constructed in 1915, all on one screen.

ENTER THE 2035 COMPREHENSIVE PLAN. The published Portland Growth statistics and available Building Land Inventory indicate that Sunnyside is slated to add an additional 300-plus single family homes in the next 30 years. As Sunnyside has one of the highest densities in Portland at 19 persons per acre, available open land is scarce. These new houses would inevitably be placed on large lots through lot division, or through the process known as lot confirmation using Underlying Lot Lines (ULL-L).



Oregon Historic Sites Map, Sunnyside



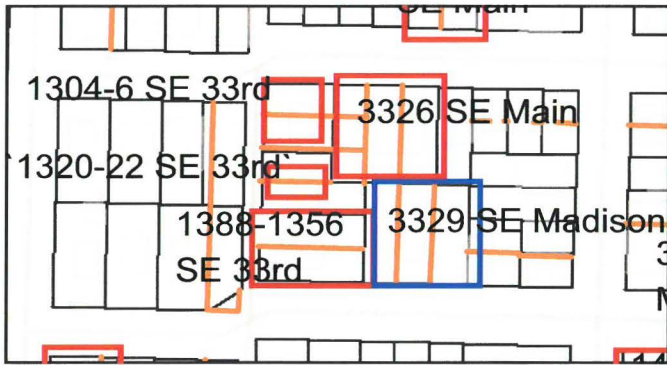
Sunnyside house, SE Yamhill. Not HRI listed.

An examination of these ULL-L in Sunnyside revealed approximately 100 such properties. Photographed, researched and completed in their own database and combined with the information from the significant properties already compiled, it is now clear to distinguish the significant and other properties that are vulnerable for demolition and infill with more than one house.

This tool can be used by developers, homeowners and Neighborhood Associations alike to assess the impact of possible teardowns due to lot splitting. It also establishes a new baseline of significant properties for future identification and possible inclusion in the HRI inventory.

The proposal is to obtain funding in order to identify 4 additional neighborhoods and undertake a pilot study.

Michael Molinaro—molinaroarchitect@gmail.com
 Maryhelen Kincaid—jamasu88@msn.com
 Ben Earle—ben.earle@comcast.net
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Sunnyside detail ULL-L, from portlandmaps.com.

PROPERTY ID	ADDRESS #	ADDRESS STREET	HOUSE SIZE SQ FT	LOT SIZE SQ FT	ZONING	MARKET VALUE 2014	YEAR BUILT	HRI	OTHER SIGNIFICANT	OWNER	OWNER ADDRESS	ZILLOW ESTIMATE
R202038	547	SE 49TH	1,976	9,240	R5	\$548,720.00	1910			SMALL RAYMOND H & MARILYN G	7631 SE THOMPSON RD MILWAUKIE OR 97222-1970	\$550,680.00

Individual Property Data Sheets

Lot Plan

PROPERTY ID	ADDRESS #	ADDRESS STREET	HOUSE SIZE SQ FT	LOT SIZE SQ FT	ZONING	COUNTY MARKET VALUE 2014	YEAR BUILT	HRI	OTHER SIGNIFICANT	OWNER	OWNER ADDRESS	ZILLOW ESTIMATE
R159327	522	SE PEACOCK	1,576	6,800	R2.5	\$460,540.00	1924			ERNSTROM HENRY E & MURIEL K	522 SE PEACOCK	\$478,695.00
R280339	525	SE 34TH	2,577	6,700	R5	\$600,550.00	2002			DAVIS DENIS & DAVIS, HEIDE	525 SE 34TH AVE	\$733,218.00

Data base of significant and ULL-L properties

A common issue heard by DRAC, the Demolition Task Force, Council testimony, neighborhood meetings and information shared with City Council and their staff is that there are houses in neighborhoods that are significant, and some have the potential to be saved but neighborhoods don't have the capacity to deal with the process in place. There are currently no tools to do that, and the tools we have been trying to use are not adequate. Neighborhoods are frustrated. We don't have the right tools to accomplish what people believe are "significant" houses. How do we get the "desired future outcome" of saving those significant houses?

I believe I have discovered a tool that would assist neighborhoods and save some houses from demolition. It identifies houses that are significant and possible targets for demolition because of their lot configurations. It uses a variety of data resources, one of which is the HRI, which is in great need of revision.

The Historic Landmarks Commission report mentions the work of the Demolition Task Force, and how it addressed the issues demolition, notification and the appeals process, and urges for the continuing funding to support compliance. 6 appeals have been filed, 3 were granted the extension, and no houses have been saved. A group of concerned neighborhood land use activists involved with those 6 appeal cases, with the help of Restore Oregon, has created a tool kit of best practices for filing an appeal and extending the delay period for a total of 95 days. To appeal at this stage when the developer has already invested considerable sums of money in plans and contracts is not the best way to save a house. The appeals process frustrates everyone, even the Hearings Officer.

The HRI is currently the only reference point for neighborhoods to "determine" significance, and by all accounts it is outdated, and one of those not so good tools. And while I agree the HRI needs to have the "start over" button hit, I believe the project we are proposing *would* save houses, is ready to go now, and would enhance the work of any future efforts of the HRI. Quoting the Landmark Commission's report "*A revised historic resource inventory would bring the city's interest to maintaining neighborhood livability to the forefront and would allow neighborhoods to explore their historical identities. Through a grass-roots and well-planned inventory effort....*" We are there now, we just need to help the neighborhoods in their efforts.

We have presented this project to Paul Scarlett, and Commissioner Saltzman's staff. We are scheduled to present it to staff from the Mayor's office, Commissioner Novick's office and Susan Anderson and Joe Zehnder of BPS. We think it could augment the work being proposed by the HLC for the new position of Historic Preservation Planner in BPS. But this project doesn't focus solely on historic.

And while this hearing is about the HLC and HRI, our project can enhance those efforts by having a broader look at neighborhood livability and significance. This project will give neighborhoods, developers and landowners the tool to start the conversation before the demo permit is filed. It will be non-regulatory. It will not create a fine or tax or charge. It will be preemptive and help preserve neighborhood character, and those houses deemed significant. It is a positive approach to saving houses, by laying groundwork for future work to preserve the historic residential structures we don't even know about.

This is an opportunity to do what Paul Hawken suggests in his quote:

"Good management is the art of making problems so interesting and their solutions so constructive that everyone wants to get to work and deal with them."

Thank you,

Maryhelen Kincaid
2030 NE Blue Heron Dr
Portland



SAVING HISTORIC PLACES

November 18, 2015

**Letter of Testimony re. State of Preservation in Portland
Portland City Council**

My name is Peggy Moretti and I'm the Executive Director of Restore Oregon, a non-profit that works statewide to preserve and pass forward Oregon's historic places, and promote livable communities.

We're here to endorse the report given by the Portland Landmarks Commission, and reiterate the need for an **updated historic resources inventory**. You cannot manage assets if you don't know what you have and where they are.

We would also like to note these additional observations and recommendations:

On the positive side, very good things have taken place in the preservation arena – all of which enrich the city culturally and economically:

- The restoration and the 511 Building and its reuse for PNCA;
- The transformation of Washington High School as creative office space and an events venue;
- And the revival of the Erickson Saloon and Fritz Hotel as much-needed mixed income housing in Old Town.

All of these projects illustrate preservation at its best, and received the 2015 DeMuro Award from Restore Oregon. Other projects such as the Society Hotel in the Skidmore Landmark District, and the proposed infill project next to the New Market Theater, suggest the District is on the rise.

However on the negative side,

We remain in the midst of a demolition epidemic that is chewing away at the character of many older Portland neighborhoods. Restore Oregon receives copies of all residential demolition requests and we are on pace to lose over 400 single-family houses this year. Only **9%** of them will be replaced by something that adds meaningful density.

Some small steps of progress have been made, such as defining demolition and establishing a minimum delay period, but we need much more. The market has created financial incentives for demolition. We need to balance that out a bit with some dis-incentives.

The demolition epidemic now appears to be spreading to downtown with the pending application to demolish the popular Lotus Café building and the iconic United Workman's Temple. It is absurd that these significant buildings could come down with absolutely no public input. My colleague Brandon Spencer-Hartle, is going to speak in more detail about the contradictory loophole that is allowing this to happen.

But what a loss this would be to the historic fabric of our city! And we should not be rewarding property owners for letting their buildings sit there and decay... and then claim it cannot be saved.

We would be in a better position to see buildings like the Workman's Temple restored and repurposed – and districts like Japan Town/China Town revived – if these things were in place:

More CARROTS & STICKS:

Financial incentives for seismic retrofitting, and the flexibility to do upgrades in phases. It is this cost, on top of rehabilitation, that often keeps historic buildings sitting fallow.

A state historic rehab incentive. Restore Oregon brought forward the Revitalize Main Street Act in the last legislative session – and we appreciate the City's support – though we couldn't get it funded. We need to keep the pressure on. A 20% rebate for historic rehabilitation would have an enormous impact, especially for smaller historic buildings that don't attract the attention of deep pocketed developers. It could also be applied to seismic upgrades.

Lets explore more ways to offer flexibility, fee waivers, and expedited processes for projects that seek to rehab or incorporate a historic building into a new development.

On the flip side, **How about an ordinance prohibiting demolition-by-neglect?** A number of cities have one.

A tax on demolition. It should hurt a little to throw away the materials, craftsmanship, and history embodied in these buildings and fill up our landfill.

Meaningful delay periods to seek alternatives to demolition. We're not just losing someone's private property; we're losing community history and character, craftsmanship and materials, and huge amounts of embodied energy that will take decades to offset by the replacement building.

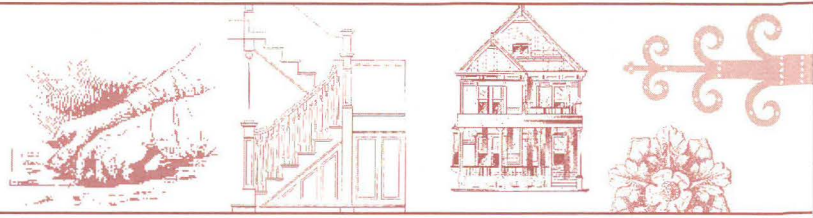
And we need CLARITY about what we want our older neighborhoods and commercial districts to look like:

The **design guidelines for Skidmore Old Town** have been sitting on a shelf for far too long. Its time to approve them – and move quickly to create **similar guidelines for Japan Town/China Town**, so that compatible development can be planned and moved through the review process in a timely manner.

Restore Oregon appreciates the many ways that the City has asked us to participate in planning and advisory committees. We look forward to continuing to contribute practical ideas to preserve our best historic assets while we also build for the future.



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www.visitahc.org



November 18, 2015

TO: Portland City Council

FROM: Cathy Galbraith, Executive Director – Bosco-Milligan Foundation/Architectural Heritage Center

RE: Landmarks Commission – Annual Report to City Council

Thanks to the leadership of the late Art DeMuro, it's been a pleasure to come here each year for the annual **Landmarks Commission Report to City Council**. But this year - - today - - there is an emergency as damaging to Portland as any earlier Urban Renewal activities. Our building heritage is being erased as never before and it won't stop without your leadership and action.

The Landmarks Commission report calls out the need to take specific actions that we support; specifically the long-delayed Design Guidelines for **Skidmore/Old Town** need to be adopted, after years of deliberate delays and it's permitted building heights need to be re-visited; the need for financial incentives for **seismic upgrades for vintage and historic buildings** should be immediately developed and implemented.

The "Epidemic of Demolitions" continues to rage through Portland's building heritage. The Commission's report quotes BDS staff as concluding that "*The City is balancing the concerns of the various stakeholders.*" I disagree. Only demolitions of houses in low-density zones are subject to the 30-day delay. But – as many demolitions are happening in other zones, with no delay or review, simply because of the city's determined zoning designations; the loss of vintage buildings is severely undercounted as a result. To presume that that all of the vintage housing in these zones will be wiped away by their owners is a dated planning concept.

The status of the **Portland Historic Resources Inventory** is a particular problem, as is clearly described in the Landmarks Commission report. Although considered "finished" in the early 1980s, unlike all other Oregon cities, Portland never formally evaluated and adopted its inventory. (I was the Oregon City Planning Director at that time, and we did that evaluation and adoption.) In 1995, with the Oregon Legislature's adoption of "owner consent" policies for Goal 5 resources, the city of Portland ceased all HRI reviews and designations, even though those hearings were about to begin for the Albina Community Plan neighborhoods. (I was on the 8 - person Task Force that had just spent 7 months evaluating the HRI in Albina.)

The result is that the Portland Historic Resources Inventory is essentially voluntary, since requests for removal happen immediately and without question. You can only imagine the disbelief I hear from my professional colleagues around the U.S., when they find out how meaningless the HRI is for protecting Portland's building heritage. (Note: Even Los Angeles County has recently adopted a historic preservation ordinance that does not require owner consent.)

In 2010, BPS engaged us to update and create a database of our continuing **Cornerstones African-American Building Heritage** documentation, which we started in 1993. The updated database was to be used in the North/Northeast Quadrant Plan, to identify and protect African American historic resources. Nothing was done after we provided the update. (Note: we found that 10 of the 1,284 identified buildings had been demolished, between 1998-2010.)

More recently, we've been working to determine impacts of the "Epidemic of Demolitions" on these same resources. A preliminary review shows that **at least 12 of the African American historic resources have been demolished, between 2012 and August, 2015, accelerating in 2015.** All of them are/were outside of low-density residential zones. (We are completing the documentation and I'd like to return with the formal findings.) What does this say about the expressed public interest in equity, equal opportunity, social justice, and inclusiveness? How do you feel when all evidence of your building history is erased? Surely, we can and need to do better.

Finally, to return to the Landmarks Commission's report, and specifically the "**Watch List**": 6 of the 9 identified buildings are publicly owned. If we expect the private sector to do its part to preserve our building heritage, the public sector needs to accept its same responsibilities. Instead we risk "*Demolition by Neglect*", which we're already seeing at Centennial Mills and the Multnomah County Courthouse, and now the shortcomings of Memorial Coliseum. Somehow, the deteriorated conditions of these buildings become the fault of the buildings themselves, instead of the disregard by their public-sector owners.

I know that you all care about our beloved city of Portland and believe that most of you care about our building heritage, which is what defines Portland's distinct and envied physical and social character. Unless we take deliberate steps to better protect our building heritage, we risk looking like any other city, squandering the very qualities that make Portland such a desirable place to live, work, raise a family, and establish and operate a business.



SAVING HISTORIC PLACES

Code Loophole Undermines City's Historic Resource Protections, Violates State Law

On November 5, the Bureau of Development Services removed two historically significant downtown buildings from Portland's Historic Resource Inventory. Their removal from the Inventory—approved on the day the requests were made and without notice or public hearing—was a prima facie violation of state statute and circumvented the City's long-established demolition delay provision for historic resources.

Restore Oregon urges City Council to fast track adoption of an ordinance restoring demolition delay provisions to Historic Resource Inventory properties to 1) comply with state law and 2) provide meaningful opportunities for the preservation community to advance alternatives when the demolition of a historic resource is proposed.

An ordinance eliminating subsection 33.445.510(B) from the City's zoning code would close this loophole.



APPLICABLE CODES AND STATUTES

The Historic Resource Inventory is an official resource of the Portland Historic Landmarks Commission, accepted and adopted by the Commission on October 10, 1984. Comprised of approximately 5,000 structures and objects, properties listed in the Inventory are defined as Historic Resources by the Zoning Code (PCC 33.910).

The Zoning Code explicitly requires a 120-day delay for applications to demolish properties listed in the Historic Resource Inventory. According to PCC 33.445.810, "demolition delay allows time for consideration of alternatives to demolition, such as restoration, relocation, or architectural salvage."



The Ancient Order of United Workmen Temple (top) and Hotel Albion (bottom) were removed from the Historic Resource Inventory November 5 to make way for demolition.

A provision of Oregon’s 1995 “owner consent” law (ORS 197.772) states that “No permit for the demolition or modification of property removed from consideration for historic property designation ... shall be issued during the 120-day period following the date of the property owners refusal to consent.”

Despite clear language in the code and in statute, a package of code amendments adopted in 2002 contained a provision that allows owners of Historic Resource Inventory properties to request same-day removal from the Inventory. This provision is in direct conflict with the statute and Portland’s demolition delay requirement.

In 2015, 11 properties have been removed from the Historic Resource Inventory without the required delay.



The John Bridges House, 1423 SW Columbia, was removed from the Inventory and demolished in 2014

REQUESTED COUNCIL ACTION

Restore Oregon urges adoption of an ordinance that strikes the following from Title 33:

33.445.510 Removal of Historic Resource Inventory Listing

- A. Automatic removal of listing in the Historic Resource Inventory. When a resource listed in the City’s Historic Resource Inventory is demolished or destroyed by causes beyond the control of the owner, its listing in the Inventory is automatically removed.
- B. ~~Requests for removal. A resource listed in the City’s Historic Resource Inventory will be removed from the Inventory if the owner sends a written request to the Bureau of Development Services. The resource will be removed from the Inventory on the date that the Bureau of Development Services receives the request.~~
- C. Removal after demolition. When a resource listed in the City’s Historic Resource Inventory is demolished, after either approval of demolition through demolition review or after demolition delay, its listing in the Inventory is automatically removed.