State of the City Preservation Report 2009 Submitted by the Portland Historic Landmarks Commission February 25, 2009

Existing Historic Preservation Community Assets

A proper beginning for review of Portland's historic preservation status is to acknowledge our existing current assets that provide the foundation for future planning and policies.

- Portland Historic Landmarks Commission. We have a highly qualified and dedicated volunteer commission which represents a broad cross-section of skills including architecture, development, land use planning, legal, history and transportation. Our historic design review procedures include design review guidelines, voluntary Design Advice Request opportunities, Type 2 and 3 design review applications, Type 4 demolition denial authority and review/acceptance of National Register nominations.
- **Special Assessment Incentive**. 15-year freeze of assessed valuation reduces operating expenses for historic properties to help offset restoration costs which typically run high.
- Supportive Preservation Organizations. Education, outreach and advocacy efforts are critically important. In Portland we are lucky to have the Bosco-Milligan Foundation/Architectural Heritage Center, which is highly involved, the Historic Preservation League of Oregon, which is a passive organization that is contemplating resurrection and the presence of avid individual preservation activists throughout our many historic neighborhoods.

2001-2008 Landmarks Commission Activity Summary

• # of Type II HDZ/HDZM Cases Reviewed by Staff

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2001 = 65 2005 = 77

2002 = 65 2006 = 99

2003 = 63 2007 = 98

2004 = 48 2008 = 91
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• # of Type II Appealed to Landmarks Commission

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2001 = 0 2005 = 0

2002 = 1 2006 = 3

2003 = 2 2007 = 3

2004 = 0 2008 = 2
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• # of Type III HDZ/HDZM Cases before Landmarks Commission

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2001 = 1 2005 = 7

2002 = 3 2006 = 5

2003 = 3 2007 = 17

2004 = 2 2008 = 10
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• # of DAR Cases before Landmarks Commission

2005 = 5

2006 = 2

2007 = 7

2008 = 2

• Type III Cases Appealed to City Council and Result

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00-7233	1415 NW Hoyt – Commission approved staff recommendation – Council
	upheld PHLC decision on all except one of the issues/conditions.
06-132367	2317 NW Irving (parking garage). Commission approved staff
	recommendation, Appeal filed to Council, but then applicant withdrew case
	which voided appeal.
08-108274	809 SW Alder – Commission approved staff recommendation. Council upheld
	PHLC except for wood vs. aluminum window issue.
08-121424	2311-2317 NW Irving (same parking garage again). Commission approved staff recommendation. Council upheld PHLC – now appealed to LUBA
	1

• National Register Nominations—Please see attached Exhibit A for a complete inventory of new nominations.

2001 = 14	2005 = 14
2002 = 12	2006 = 9
2003 = 5	2007 = 14
2004 = 8	2008 = 8

Future Preservation Objectives

I. Sustainable Preservation

As Portland officially adopts public policies, contemplates new initiatives, reorganizes bureaucratically and builds a center for sustainability, it is crucial that the embrace of sustainability includes historic preservation principles and priorities. Historic preservation must be recognized as a centerpiece of sustainability and elevated as a core principle. The concept of destroying historic resources or threatening historic districts to make room for new green buildings must stop and be replaced with principles that promote and acknowledge resource efficiencies resulting from adaptive reuse through historic preservation. Accordingly, preservation should have a presence in the Oregon Sustainability Center and financial incentives should be created similar to those for green initiatives. A small first step was a proposal from the Landmarks Commission to the City to establish a new policy for salvaging historic materials discarded by other city bureaus and state agencies. We ask the Mayor and City Council to direct the new Office of Planning and Sustainable Development to investigate how Sustainable Preservation policies can be incorporated into its work.

II. Central Portland Plan

As the City pursues generation of the new Central Portland Plan, we see many opportunities to incorporate historic preservation policies within such an effort.

- 1. Address density conflicts with historic preservation where historic neighborhoods and National Register and Conservation Districts can be protected from the encroachment of density and scale priorities.
- 2. Seek consistency between historic design review guidelines and Planning codes so that property owners and developers can have similar expectations for acceptable development proposals.
- 3. Encourage cooperation between the Landmarks Commission and the Planning Commission so that Central Portland Plan recommendations can be supported by both.
- 4. Aggressively address surface parking lots and their impact on neighborhood development patterns.

III. Historic Resource Inventory Update

Update of the antiquated Historic Resource Inventory that informs the public as to relative significance of our local resources. The current inventory is inaccurate and over 20 years old. It is particularly incomplete on the eastside where re-development activity is picking up momentum. The inventory needs to be electronically available to the public, perhaps through location on portlandmaps.com. Of particular importance is the inclusion of the dozens of Portland Public Schools properties that will soon be the subject of much discussion.

IV. Heritage Schools

Some of the most significant historic buildings in our community are publicly owned—our public schools. These buildings are not only architecturally valuable but nearly all serve as valued memorials for our citizenry and cornerstones of our historic neighborhoods. Portland Public Schools has invested laudatory effort and expense to analyze its current facilities and the desires of the community. In so doing, there is great support for pursuing a goal of preservation of these landmarks. Many of these structures have suffered from either budgetary-mandated maintenance shortfalls or functional but insensitive improvements. We would like to support this effort to save our historic schools and facilitate it. PPS does not have access to the traditional historic incentive tools available to private development. Therefore, public/private partnerships can increase options. Also, reuse and redevelopment of these fabulous neighborhood icons will contribute heartily to Portland's sustainability thrust.

Portland State University also possesses some fine landmarks. We would like PSU to inventory these important structures and formalize a policy to retain them and reinvest in them.

V. Special Assessment Renewal Term

One of the most valuable incentives for reinvestment in historic properties is the 15-year freeze of assessed valuation of National Register properties. Especially in light of the loss of many urban renewal programs to further support preservation activities, Special Assessment must be protected and expanded. We are advising a special task force appointed by the state legislature that is recommending a program for offering a 15-year renewal term for commercial properties. You will be asked by the local municipality to support or oppose adopting such a renewal term option. We are working to refine the program to maximize the benefit to historic property owners and also protect the public by ensuring that valuable investment is directed properly into these properties.

VI. Update of Historic Design Guidelines

You are familiar with the process as it relates to Skidmore/Old Town. You may not be familiar that many other districts including Lair Hill, Yamhill, Ladd's Addition, East Portland/Grand

Avenue and NW 13th Avenue, have antiquated historic design guidelines that no longer adequately protect historic neighborhoods but also do not fairly serve applicants who seek clarity and direction for their projects. We request funding and staffing to update these Guidelines as is being done in Skidmore/Old Town.

VII. Heritage Tourism

Historic preservation is oft times painted as inconsistent with economic development. However, nothing could be further form the truth. Many communities across the country—Boston, Philadelphia, Chicago, San Francisco, Sacramento, to name a few, do an excellent job of promoting their historic resources as sights and experiences for out-of-towners. We would like Travel Portland and related interests to maximize the potential of marketing our historic landmarks and districts as destinations worth visiting and financially supporting. Especially in the year of Oregon's 150th anniversary, there are many opportunities available for us to showcase the heritage of our state's most significant city.

VIII. Threatened Landmarks List

We wish to alert you to significant landmark quality properties that we feel are threatened by neglect, potential demolition, long-term vacancy, and/or misguided code revisions. Much as the National Trust has its Ten Most Endangered List, we offer you the following:

- 1. Centennial Mills—While PDC has selected a project developer and allocated public funds to help subsidize such a project, the buildings sit vacant and in fragile and deteriorating condition as they await reinvestment and probably a revival in the economy. Properties in this condition demand attention to stabilize them and preclude further deterioration. Is that happening? Additionally, the plan selected includes demolition of a substantial portion of this complex. The story of the mill does not stand alone; it is the inter-relationship of the multiple buildings and the interwoven milling functions that makes it important. To destroy half the buildings is to destroy half the story.
- 2. **U.S. Customs House**—Perhaps one of the City's most significant architectural gems, we should continue to monitor the General Services Administration's disposition process to ensure the transfer of this treasure into the hands of a user once again after years of vacancy and under-utilization.
- 3. **Portland Public Schools**—As mentioned earlier, we need to emphasize the public's wish and interests in sustainable sensitive reinvestment in these landmark-quality buildings. Washington High School and Jefferson High School top our list of property concerns. The impending loss of the AE Doyle designed Riverdale School is an example of an undesirable and irreversible outcome that we do not wish to repeat.
- 4. **Skidmore/Old Town**—A March 19, 2009 positive vote on the newly proposed Design Guidelines and the Cast Iron Resolution will support our only National Historic Landmark District. However, a concurrent positive vote on the Planning Code Amendments threatens the historic integrity of this treasured district as well as this nationally significant designation of distinction.
- 5. **Northwest Cultural Center**—Physical deterioration combined with financially-limited ownership causes us concern.

- 6. **Simon Façade**—Skidmore/Old Town Code Amendment proposal could doom this landmark structure within both the Skidmore/Old Town and Japantown/Chinatown Historic Districts.
- 7. **PSU Historic Buildings**—Ditto the above Portland Public Schools concern.
- 8. **The Brooklyn Roundhouse and Locomotives**—The roundhouse, near SE Holgate and 18th Avenue, is threatened by Union Pacific Railroad yard expansion, and the locomotives (three city-owned, of which two are on the National Register and in operating condition) are threatened by neglect and indifference/unawareness. Four different volunteer organizations are engaged in their preservation, but this may not be enough.
- 9. **Union Station**—Owned by the city, it is built on wooden pilings and has leaky roofs and windows and many major maintenance issues. It's an iconic and much-beloved National Register-listed building that lacks certain funding.
- 10. Union Pacific Railroad Albina Smokestack—Located in the Union Pacific Railroad's Albina yard and on the National Register, we have heard that Union Pacific wished to remove it.
- 11. **Portland Gas and Coke Building**—This 1910 icon on St. Helen's Highway south of the St. John's Bridge is on a Superfund site.
- 12. **Morris Marks House/Dori Court Apartment**—This late 19th century Italianate house at 1134 SW 12th and the adjacent apartment building are both low-scale buildings in an area of the city zoned for high rises. The owners are interested in redeveloping the property but to move the two structures is expensive and not an easy solution.

IX. Archeology

The City of Portland should develop a central, coordinated approach, a strategic plan, to manage its heritage resources or for ensuring it is in compliance with federal, state and local laws and regulations regarding the identification and proper treatment of historic and cultural districts, properties, objects and other archaeological resources that may be affected by City undertakings.

Development of a strategic plan would entail:

- Conducting an assessment of City of Portland compliance with Federal and state heritage laws and regulations (e.g. Section 106, Section 4(a)) over the past five years to ascertain what the city has and is currently doing to be compliant, which bureaus are involved and how much money is being expended. This will provide crucial information for planning and coordination.
- Developing a strategic plan to identify important themes in Portland's history to guide setting preservation priorities and developing guidelines for determining resource significance within the city. The plan would need to be developed in coordination with a community advisory group. Ongoing consultation with the region's Native American tribes would also be necessary. This community guided plan would assess the range of heritage resources within the City of Portland and evaluate their economic, social, and educational potential. A review of current heritage-related work will identify threats, needs and opportunities for heritage resources and identify the city's administrative structures needs to be in compliance with federal, state and local law.

• Assembling and developing a series of archaeological/historical GIS overlay maps of the City of Portland as part of the strategic plan that visibly portray the themes, locations of types of resources, potential locations, potential threats, etc., developed in the strategic plan. Much of this information probably exists but is scattered across Federal and State agencies, city bureaus and universities, among other places.

X. Streetscape and Right of Way Design Guidelines

Streetscape treatments in historic districts are effective when adapted to enhance the character of each historic district rather than a one-size fits all. Streetscapes include everything extending from building setback on one side to building setback on the opposite side of the street. Borrowing from existing streetscape guidelines for various districts across the nation, this would include defining sidewalk furniture including benches, trash receptacles, tree grates, landscape elements, awnings, type of signs (maybe no wall signs painted on buildings...), lighting, sidewalk design (including preservation of existing material, contractor stamps and horse rings or scoring replication), pedestrian retrofits, etc. Standard and non-standard treatments need to be spelled out so that they are not inserted into districts without consideration by the Commission. These elements can significantly enhance or detract from the overall character of an historic district.

XI. Administrative

The Landmarks Commission needs to move forward with multiple administrative efforts to maximize its effectiveness.

- 1. Fill current commission vacancy
- 2. Central coordination between Landmarks and city agencies (PDC, PDOT, Parks and Recreation, etc.)
- 3. Cooperation with SHPO
- 4. Inter-staff coordination between BDS and OPSD
- 5. Landmarks Commission/Planning Commission Communication and Cooperation

Budget Request

- 1. History Resource Inventory Update —as earlier described.
- 2. There are multiple historically-significant neighborhoods that would like the protection and honor that goes with National Register designation. Money has been requested to help defray some of these costs for neighborhoods like Irvington, Buckman, Laurelhurst, Brooklyn and Reed that very much wish to pursue this course.
- 3. Part-time or full-time staff is needed for historic preservation matters—educating property owners as to the review process, use of complicated financial incentives and programs, coordination with land use chairs in historic neighborhoods. Your current Landmarks Commission volunteers the equivalent of over \$150,000 of time to the city's historic preservation matters. Additional paid assistance would be helpful.
- 4. Commissioner training. Currently there is none offered.

EXHIBIT A

		EXHIB	ATIA	= 7
8403 Peterson, J.H., Machine Shop 8408 Clarke-Mossman House 2897 Martin, George W. & Hannah, - John B. & Minnie Hosford, House	8362 Balfour-Guthrie Building 8363 Tannler-Armstrong House 8398 Armstrong, Alfred J & Gloria, House 8399 Irvington Bowman Apartments 8400 Lynch, Matthew J and Florence, House & Garden 8401 West Coast Woods Model Home 8402 Henry C. Keck House-Mt. Olivet Parsonage	8357 Hines, Pierre Rossiter and Charlotte, House 8358 Portland Railway, Light and Power Sellwood Division Carbarn Office and Clubhouse 8361 Cobbs, Frank J. and Maude L., House	5295 Armbruster, Frederick, Cottage 5399 Wilson-Chambers Mortuary 5401 Mount Hood Masonic Temple 5442 Bowman, John and Ellen, House 5466 Miller, Fred O., House 8863 Kenton Commercial Historic District 5511 Nicolai-Cake-Olson House 5512 Nelson, Otto W. and Ida L., House 5514 Meier & Frank Delivery Depot 5516 Costello, James C. & Mary A., House 5838 Portland Garden Club	National Register Nominations ID NO. HISTORIC NAME 5221 Villa St. Rose 350 Laurelhurst Park 43 Van Vleet, Lewis and Elizabeth House
Rose City Classic Car Emporium	Portland Rubber Stamp Co. Norton Apartments e		Little Chapel of the Chimes Mount Hood Masonic Lodge #157	COMMON NAME Rosemont School & St. Rose Industrial School
1626 NW THURMAN ST 1625 NW 29TH AVE 2004 NE 9TH AVE	731733 SW OAK ST 4420 NE ALAMEDA ST 509 NE PRESCOTT ST 18251835 NE 16TH AVE 337 SW KINGSTON AVE 7211 N FOWLER AVE 53 NE THOMPSON ST	2393 SW MILITARY RD 8825 SE 11TH AVE 2424 SW MONTGOMERY AVE	502 NE TILLAMOOK ST 430 N KILLINGSWORTH ST 5308 N COMMERCIAL AVE 1719 NE KNOTT ST 2329 NE THOMPSON ST 1903 NE HANCOCK ST 203 SE 15TH AVE 1417 NW EVERETT ST 2043 NE TILLAMOOK ST 1845 SW MILITARY RD 1132 SW VISTA AVE	ADDRESS 597 N DEKUM ST 101 SE 39TH AVE 202 NE GRAHAM ST
11/6/2002 1/13/2003 1/27/2003	9/12/2002 9/24/2002 10/7/2002 10/7/2002 10/7/2002 10/7/2002 11/6/2002	7/24/2002 7/24/2002 8/29/2002	4/30/2001 6/27/2001 6/27/2001 6/27/2001 6/27/2001 9/3/2001 9/5/2001 9/5/2001 9/14/2001 10/23/2001 10/30/2001 6/21/2002	DATE LISTED 1/19/2001 2/16/2001 3/9/2001

EXHIBIT A

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5401 Mount Hood Masonic Temple 8548 Campbell Court Hotel 8865 USS Blueback (SS 581) 8889 Bohnsen Cottages 8890 Pacific Hardware & Steel Co. Warehouse	8522 Failing Office Building 4106 Pearson Mortuary Building 5442 Bowman, John and Ellen, House 8524 Kern, Grace, House 8547 Jorgensen, Victor and Marta, House	8518 Tarpley, Louis and Bessie, House 8519 Costanzo Family House 8520 G. G. Gerber Building 8521 Smith, Alfred H. and Mary E., House	8476 Lewthwaite, Alexander and Cornella, Residence 8478 Lombard Automobile Buildings 8479 Spokane, Portland & Seattle Railway Steam Locomotive 700 8480 Enterprise Planing Mill 8481 Fisher, Raymond and Catherine, House 8482 Mallory Hotel 2258 Seufert House 8484 Sellwood Branch YMCA 8485 Grand Central Market Building 5399 Wilson-Chambers Mortuary 8512 Lane-Miles Standish Printing Plant 8514 Alan & Barbara Goldsmith House 8515 Baruh-Zell House 8516 Swetland Building 424 Lone Fir Cemetery	ID NO. HISTORIC NAME
Mount Hood Masonic Lodge #157 Martha Washington Hotel	Gevurtz Bldg./Gasco Bldg./620 SW 5th Bldg.		Mount Crawford Cemetery	COMMON NAME
5308 N COMMERCIAL AVE 1115 SW 11TH AVE 1945 WATER AVE 2412 SW VISTA 2181 NW NICOLAI ST	620 SW 5TH AVE 301 NE KNOTT ST 1719 NE KNOTT ST 1740 SW WESTPOINT CT 2643 SW BUENAVISTA DR	2520 NW WESTOVER RD 811 SW BROADWAY DR 210 NW 11TH AVE 1806 SW HIGH ST	134 NW 8TH AVE 50 SE YAMHILL ST 1625 NE MARINE DR 729 SW 15TH AVE 1511 NE KNOTT ST 1436 SE SPOKANE ST 808 SE MORRISON ST 430 N KILLINGSWORTH ST 1539 NW 19TH AVE 4140 SW GREENLEAF CT 3131 SW TALBOT RD 500 SW 5TH AVE 2115 SE MORRISON ST	ADDRESS 1715 SW MONTGOMERY DR
5/29/2008 7/14/2008 9/18/2008 9/12/4/2008 12/4/2008 12/31/2008	11/20/2007 12/13/2007 1/9/2008 2/6/2008 5/28/2008	9/12/2007 9/12/2007 9/26/2007 9/26/2007	2/13/2006 3/20/2006 4/6/2006 4/6/2006 6/30/2006 10/12/2006 1/23/2007 1/23/2007 4/16/2007 4/16/2007 4/16/2007 8/16/2007	DATE LISTED 2/6/2006

EXHIBIT A

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8470 Elliott House 8471 Jeffrey, Oliver & Margaret, House 8472 Jones Cash Store 8473 Palestine Lodge 8474 Harrison Court Apartments 8475 Pipes Family Residence 2933 McAvinney Fourplex	8468 Northwest Fence and Wire Works Building 8469 Cardwell-Holman House	8466 Malarkey, Herbert & Elizabeth, House 8467 Auto Freight Transport Building of Oregon	8463 McDougall-Campbell House 8464 Woerner, Louis & Elizabeth, House 8465 Pfunder, Louis, House 4113 Hibernian Hall	8460 Hotel Alder 8461 Reed-Wells House 8462 Mount Tabor Park 1541 Bruening, Henry C & Wilhelmina, House 2546 Boschke-Boyd House	8449 Portland Buddhist Church 8450 Mount Tabor Park Reservoirs Historic District 8451 Washington Park Reservoirs Historic District 8459 Kline Moses and Ida. House	ID NO. HISTORIC NAME 8446 Peck Bros., and Bartle Tire Service Company Building 8447 New Imperial Hotel 8448 St. John's Signal Tower Gas Station
Elliott-Sullivan House Pipes, Martin Luther & Mary C., House		1717 SW ELM ST East Side Terminal; Eastbank Commerce 1001 SE WATER AVE Center	American Legion Hall/Grace Collins Community Center/Wonder Ballroom	Jack London; Century Plaza Williams Park	Mount Tabor Park Reservoirs 1, 5, and 6 Washington Park (City Park) Reservoirs 3 & 4	COMMON NAME Imperial Hotel; Hotel Lucia Hellman's Service Station, Hellman's Golden Eagle, Hellman's Chevron, Lombard Flowers
2022 N WILLAMETTE BLVD 3033 NE BRYCE ST 111 SE BELMONT ST 6401 SE FOSTER RD 1834 SW 5TH AVE 3045 NE 9TH AVE 2004 NE 17TH AVE	400 NE 11TH AVE 827 NW 25TH AVE	1717 SW ELM ST e 1001 SE WATER AVE	3846 NW I HURMAN SI 2815 NE ALAMEDA 2211 SW VISTA AVE 128 NE RUSSELL ST	521533 SW 4TH AVE 2168 NE MULTNOMAH ST 6325 SE DIVISION ST 5919 N WILLIAMS AVE 2211 NE THOMPSON ST	312 NW 10th AVE 6325 SE DIVISION ST 2403 SW JEFFERSON ST 2233 SW 18TH AVE	ADDRESS 900 SW 13TH AVE 400 SW BROADWAY AVE 8302 N LOMBARD ST
10/31/2005 10/31/2005 10/31/2005 10/31/2005 11/2/2005 2/2/2006 2/6/2006	8/17/2005	8/17/2005 8/17/2005	6/20/2005 6/23/2005 6/23/2005 8/4/2005	9/23/2004 9/23/2004 11/1/2004 11/27/2004 2/25/2005	2/18/2004 2/18/2004 2/18/2004 9/23/2004	DATE LISTED 3/13/2003 11/19/2003 12/9/2003