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MEMO

DATE: January 22, 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 - amendments

Staff is requesting the Commission consider additional amendments at the hearing scheduled for January 22, 2013 at 6 pm on the *Proposed Historic Resources Code Improvement Project Zoning Code Amendments*. These are minor amendments based on continued conversations with the Historic Landmarks Commission and the Portland Coalition for Historic Resources.

Both the Historic Landmarks Commission and the Coalition prepared written testimony on the proposed code amendments. The letters are included in your packet. Below is the staff recommendation in response to specific amendment requests:

1. **Radon mitigation systems** on non-street facing facades. Pages 26 and 30 (33.445.230.B and 33.445.320.B). Staff recommendation - add an exemption for radon mitigation system components on non-street-facing facades. These systems include a small mechanical fan unit and vent pipe that removes hazardous radon gas from basements. This exemption is particularly important for historic and conservation districts in Northeast and North Portland, where high radon levels pose a health risk.
2. **Wall vents.** Pages 34 and 42 (33.445.320.B and 33.445.420.B). Staff recommendation - change the exemption from 6 to 12 inches to increase flexibility for venting new types of high-efficiency furnaces.
3. **New floor area.** Pages 32, 40, 64 and 66 (33.445.320.B.3.b(2), 33.445.420.B.3.b.(2), Table 846-3 and 846-4). Staff recommendation - strike the language on floor area. Additions typically have a much greater exterior façade area than building footprint. This address some concerns that the 150 square foot threshold of floor area is too large.



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4. **Historic Resource Treatment Review.** Staff recommendation - strike the word “treatment” from Historic Resource Treatment Review throughout the document.

Additional staff recommended amendments:

5. **Vents.** Pages 34 and 42 (33.445.320.B and 33.445.420.B). Add language to exemption for residential structures of three units or less in any zones. The current exemption applies only in residential zones and with this amendment, it will apply to residential structures in non-residential zones also.

6. Move **definitions** for repair and maintenance from Historic Resource-Related Definitions to the general definitions category, as the definitions apply to other parts of the code and not just historic resources.

7. Correct typos and improve graphics in the Recommended report to City Council.

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