State of the City Preservation Report 2014

PORTLAND HISTORIC LANDMARKS COMMISSION

July 2014

Message from the Chair

Current Commissioners

Brian Emerick, Chair, Architect

Jessica Engeman, Vice-chair, Historian (Developer)

Harris Matarazzo, Law

Paul Solimano, Archaeology

Carin Carlson, Public At Large (Preservation Architect)

Kirk Ranzetta, Architectural Historian

Caroline Dao, Public At Large (Neighborhood Advocate)

We are pleased to present our annual report from the Portland Historic Landmarks Commission.

Our City is blessed with a rich history that chronicles the growth of a frontier town into one of the most livable urban centers in the nation. Our incredible growth at the turn of the 19th century, resulted in a dense historic fabric driven by the 'hub and spoke' street car development. Today, we continue to be national leaders in public transportation, and what were once small town where the old streetcars stopped, are now the commercial centers of our many neighborhoods. This rich fabric links our magnificent natural setting, cultural diversity and complex history together into the Portland we love. Our commission is charged with guiding and protecting our collective interest in preserving our history.

C.E.S. Wood's timeless quote on our oldest public art piece, the Skidmore Fountain, reads 'Good Citizens are the Riches of a City'. A century and a half later, I am proud to say that core value is still going strong on our Landmarks Commission. We have an incredible dedicated body of professionals, who volunteer countless hours at the highest level to help us carry out our City's mission in preservation. Our panel includes, Architects, Developers, Historians, Lawyers, Archaeologists, and Informed Citizens. We share a passion for working toward the collective good and leaving this place we love better than we found it. In that, we share in the efforts of not only our other inspired citizens, but of the tradition of those who went before us to make this such a special place we all call home.

We ask for Council's continued support in helping us to carry forward our mission.

Brian Emerick, AIA
Chair of the Portland Historic Landmarks Commission

Accomplishments

2013 at a glance

15 public hearings:

6 Type III Cases reviewed

2 Type II Appeals reviewed

3 Design Advice Requests

6 National Register nominations

8 briefings provided by City bureaus - including Planning and Sustainability and Portland Water Bureau

staff level reviews:

56 Type I Cases reviewed (effective May 1, 2013)

46 Type II Cases reviewed

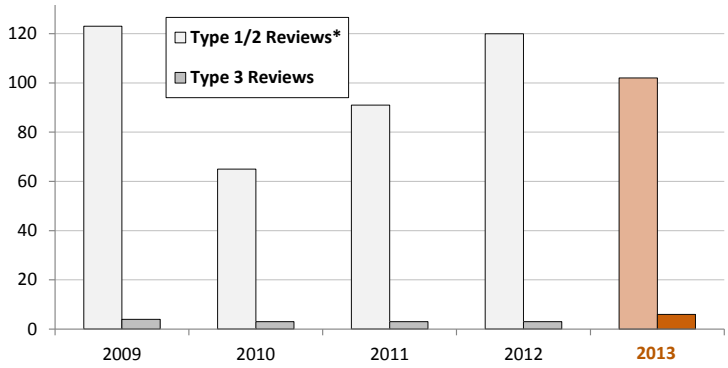
2 Commission/staff retreats

Quarterly Chair meetings with the Design Commission and Planning and Sustainability Commission

Compatible Additions/Infill Training Session with the State Historic Preservation Office

2035 PLAN AND WEST QUADRANT PLANNING EFFORT. For the past year the Landmarks Commission has been heavily involved in the 2035 Portland Plan update. Specifically we have focused on the West Quadrant Plan, where our densest collection of historic districts exists including the Skidmore Old Town, Chinatown, Yamhill, 13th Avenue, and Alphabet Historic Districts. Outside of these district boundaries are many more historic properties, including the West End, which has a fantastic collection of unprotected resources. Our Chair has served on the West Quadrant Strategic Advisory Committee helping to provide thoughtful guidance as the plan moves forward, working with both City Planners and the greater group. Additionally, we have met with City Planners to provide input on the newer Southeast Quadrant plan, which is now underway. Two important takeaways from working on this process have been first, we need to update our historic property inventory, which primarily dates to the 1980's, so that we know what resources we have. Second, we do not have updated design guidelines, or in some cases, any guidelines at all, in even our most important historic districts. We will talk more about these points under our priorities for the upcoming year.

HISTORIC RESOURCE CODE IMPROVEMENT PROJECT AND NEW TYPE 1—IT'S WORKING! Last year, our address to Council included the celebration of the recent passage of the new Type I Historic Review process for minor alterations in historic districts. This was a multi-year effort between Landmarks, BPS, BDS, the community, and City Council to help streamline review and minimize fees levied on our citizen stewards of historic resources. It is with pleasure that we can report the program has been a great success. In the first year of adoption, 87 cases were reviewed



* Type 1 cases were introduced in 2013. Prior years are all Type 2.

Historic Design Review cases over the past five years. The introduction of the new Type I, as well as new exemptions impacted the number of cases in 2013.

under this new process, saving more than $87,000 in homeowner fees and allowing staff to be more efficient with their time and resources.

SUCCESSFUL COLLABORATION WITH PUBLIC AGENCIES. We commend the agencies that have engaged in the collaborative process we seek for all publicly-owned historic resources. Agencies such as the Portland Water Bureau have taken full advantage of progress briefings and collaborative design discussions early and throughout their planning phases, which we hope have been positive experiences. We welcome continued collaboration with these agencies, and encourage others to view the Commission and the public forum we provide as integral to their public process and utilize our expertise to benefit their projects.

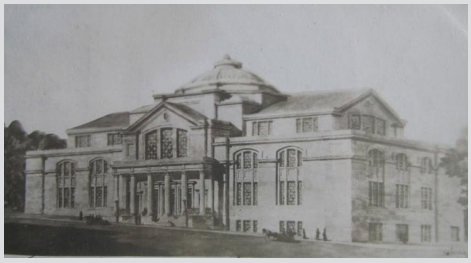
CLG GRANT FUNDS CHIPPING AWAY AT UPDATING THE HRI. In collaboration with Bureau of Planning and Sustainability staff, we have been putting our limited Certified Local Government (CLG) grant funds to work, most recently focusing on a survey of unreinforced masonry buildings on the east side. See the upcoming year's priorities for further details.

Preservation Highlight

Northwest Neighborhood Cultural Center

NW 18th Ave and Everett St

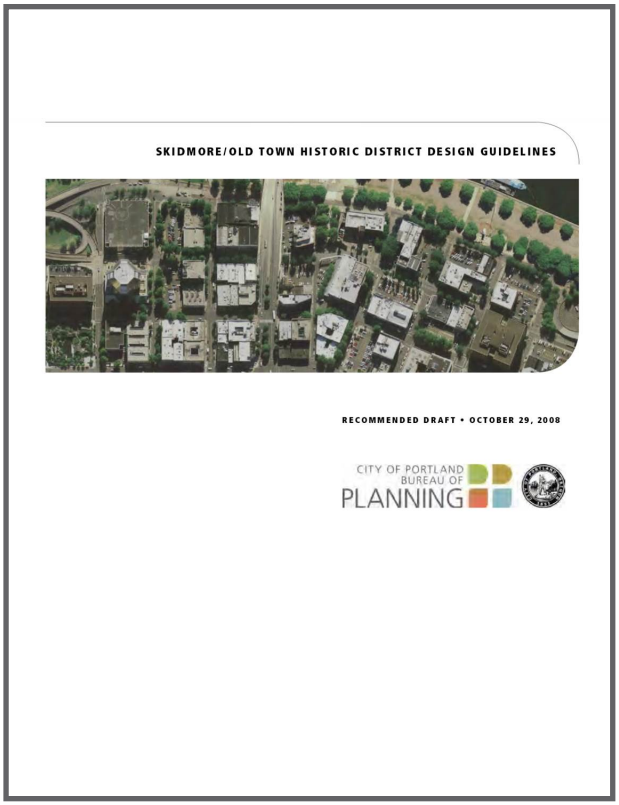
The Northwest Neighborhood Cultural Center was designed by S.S. Berman, built in 1909 and was the first Church of Christ, Scientist built west of the Mississippi. Occupying the building since 1993, the Northwest Children's Theater & School (NWCT) is wholly committed to sustaining and expanding its programming and keeping the Cultural Center available to the community. Working in partnership with the building's owners, NWCT is leading, managing and fund-raising for a series of Capital Reinvestment projects, Fire Marshall upgrades and interior and exterior rehabilitation projects. To date work has included interior improvements, mechanical and fire / life-safety upgrades, and chimney repair and replacement. Current efforts include an exterior envelope assessment with recommendations outlining a path forward for repairs and maintenance. ADA upgrades to the parking lot and building interior are in the planning stage.



2014 Priorities & Goals

PRIORITY 1 - DESIGN GUIDELINES

Portland has fifteen designated historic districts – most of which have design guidelines that are outdated or no guidelines at all. Investing a modest amount in the vision we want to achieve is of paramount importance and will provide greater certainty for developers who will be coming before the Landmarks Commission with proposed projects in these districts. Minimizing risk is a key component of incentivizing protection and revitalization of our historic resources and encouraging the kind of development the City wants to see.


SKIDMORE/OLD TOWN HISTORIC DISTRICT DESIGN GUIDELINES

RECOMMENDED DRAFT • OCTOBER 29, 2008

CITY OF PORTLAND BUREAU OF PLANNING

2008 Revised design guidelines draft for Skidmore/Old Town Historic District

Skidmore Old Town - We have already invested a great deal in creating a benchmark set of guidelines for our most important historic district to be used as a template for those to follow. Unfortunately, these have been sitting on the planning shelf since 2008 waiting for adoption. The West Quadrant Plan is calling for those to be polished and implemented as an action plan in the next year. We would ask for Council's support when those come forward.

New Chinatown - Japantown - This historic district has the greatest potential for development, but also faces the greatest challenges. Among these is a lack of a clear vision. We have no guidelines at all in this district and are required to review proposals as part of the Central City Fundamental Design Guidelines. PDC is proposing $57 million in investment in the Old Town/Chinatown neighborhood over the next five years, matched by what is expected to be a much larger private contribution. Design Guidelines for Chinatown have been included in the recommendations for action as part of the West Quadrant SAC plan and we ask for Council's immediate support in funding this effort.

Future Districts - After getting these first two priorities accomplished, we would like to begin a citywide update of the district guidelines so that they are consistent in terms of policy and approach, and relevant to the 2035 planning efforts underway.

PRIORITY 2 - UPDATE HISTORIC RESOURCE INVENTORY

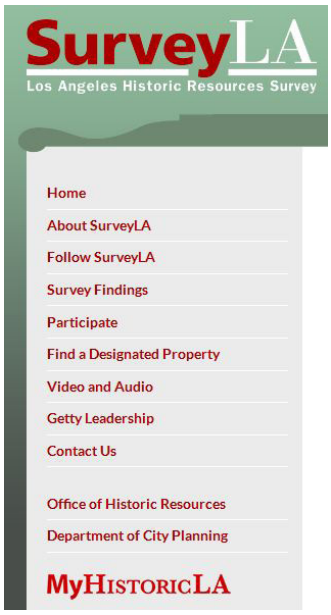
The first comprehensive city-wide survey was conducted in 1984. Since that time, the city has engaged in more modest efforts to identify historic resources. Several innovative studies completed from 2010-2013 as a result of Certified Local Government matching grants, such as the East Portland Historic Survey Project, Modern Historic Buildings Survey Project, and the Portland URM Building Survey Project, have successfully addressed issue-specific information needs that related to planning priorities. The URM study, in particular, sets the stage for future work in the area of disaster planning as well as economic development issues for unreinforced masonry buildings located throughout the city.

Due to projected population growth and increases in density, however, the strain on the city's historical resources will only increase and become more diffuse across commercial centers as well as neighborhoods. In response to actual as well as potential changes to areas of the city, several neighborhoods have initiated privately-funded survey efforts and National Register nominations in order to improve zoning protections. While the Irvington Historic District was successfully listed in 2010, the Buckman neighborhood National Register effort failed due to property owner objection in 2013. As these initiatives are privately funded, the City has limited control of the outcomes of these efforts.

In order to instill predictability in the historic preservation planning process, harness neighborhood resources and interest, leverage City historical resource survey initiatives, and comport with the recommendations in the Portland Plan (2012),

Downtown Portland, 1935

the Landmarks Commission makes the following recommendations to initiate a multi-phase, multi-year historic resource survey initiative:



Survey LA – the Los Angeles Historic Resources Survey – is Los Angeles' comprehensive program to identify significant historic resources throughout the vast city.

The success of Survey LA was the focus of a May 12 feature story on the national PBS News Hour.

- Developing a multi-year approach to historic resource surveys in neighborhoods most likely to be affected by increases in density, development, and population growth using the following tools:
  - Brief neighborhood historic context statements;
  - Architectural survey guidelines;
  - Public outreach and education; and
  - Hand-held data collection platforms that citizens can easily use
- For FY 2015, initiate a collaborative neighborhood historic resource survey effort that serves as a pilot project for future projects;
- For FY 2016-2020, utilizing the lessons learned in the 2015 survey effort, implement a neighborhood-by-neighborhood architectural survey initiative that is managed by the City.
- Neighborhood survey priorities will be based upon priorities identified in the Portland Plan (2012).
- No historic resource designation would be pursued and thus no owner notification would be required.

Previous efforts to estimate costs associated with a comprehensive survey are based upon efforts in Los Angeles, Detroit, and Seattle, as well as Bellingham. A figure of $2.5 to $3 million was advanced based upon a presumption that there are approximately 200,000 structures or buildings situated within the city (PMA 2012; PHLC 2011). In order to minimize costs the Landmarks Commission proposes:

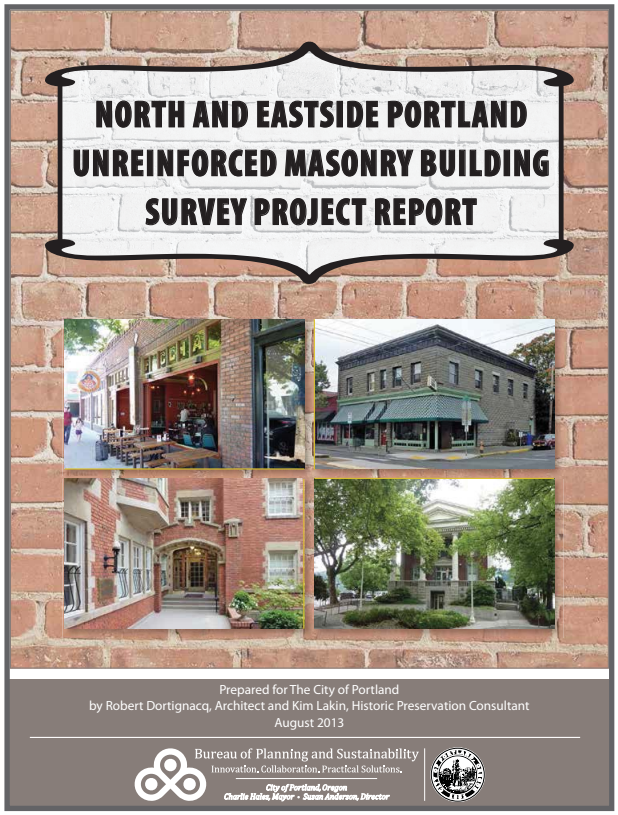
- Use innovative survey methods that place a priority on identifying concentrations of historic resources (as opposed to individual buildings);
- Utilize hand-held survey data collectors (such as i-phones/i-pads) ;
- Leverage in-kind neighborhood resources and local grant sources,
- Utilize the expertise of existing preservation partners within the city such as the Bosco Milligan Foundation, AIA, Portland State University, and the University of Oregon;
- Mine existing property information databases and the HRI;
- Utilize GIS mapping and historic plats; and
- Coordinate with existing city staff and the Landmarks Commission.

The Landmarks Commission requests $20,000 from the City General Fund to initiate the neighborhood survey as a pilot for future neighborhood survey efforts.

PRIORITY 3 - SEISMIC UPGRADES

The city is experiencing incredible pressure for density in Eastside neighborhoods right now, which in turn puts pressure on our historic buildings. Most of these are not listed as Historic Landmarks and therefore have no protection whatsoever. If they are not found feasible for redevelopment, they will be demolished. In order to balance our goals for density, we need to be mindful of our authentic historic cores that define the unique identity of Portland's many diverse neighborhoods. We ask Council's support in implementing policy that helps us find additional protection for these resources and also allows for more flexibility in how they are treated from a code perspective.

Last year, the Landmarks Commission used our Certified Local Government (CLG) State Historic Preservation Office Grant to study the issue of unreinforced masonry buildings on the eastside of Portland with the goal of understanding the magnitude of this issue and how well city policy that encourages upgrades is working. The product of this was an excellent report titled *North and Eastside Portland Unreinforced Masonry Building Survey Project Report* prepared by BPS staff and an outside consultant.



Survey of unreinforced masonry buildings conducted in 2013, funded by CLG grant

Target survey sample areas included St. Johns, Foster/Lents, and Westmoreland. The findings showed that our traditional historic cores in these neighborhoods have a number of unreinforced buildings and that almost none had been upgraded as a result of policy. More surprising, however, was the discovery that the City is not maintaining records on when things do get upgraded that are incorporated into the original seismic survey records. Maintaining an accurate City database is critical to understanding trends and policy impacts over time and we would request Council's support in making this a priority, possibly combining it with the Historic Resource Inventory update.

The lack of upgrades happening to unreinforced buildings outside the Central City points to a key issue facing some of our most treasured resources. The economics simply do not make sense based on the current rental rates for market rate development. Without more flexibility in the code, or public funding support, mandatory seismic upgrades triggered by change in use or new City policy, likely means the buildings impacted will not be feasible to save.

PRIORITY 4 - PUBLIC AGENCY COOPERATION

We have continued to engage the Portland Development Commision on preservation issues and opportunities. On the positive side, we had our annual meeting with Patrick Quinton, which Ed McNamara also attended earlier this year. This continues to be a good forum for communication on our largest scale shared goals and interests. From that, we have reestablished a liaison relationship inside PDC and we communicate on a quarterly basis. Our Chair sat on the Grove Hotel selection committee for this important gateway project into Chinatown, which we are very excited about. We do, however, still have concerns with the management and stabilization of publicly-owned historic properties. Following our Council address last year, the Mayor toured the old Blanchet House and the Fire Station No.2 in Chinatown with us last winter. Both are in extremely poor shape and risk being lost by policy that is allowing for demolition by neglect. This is a poor example for the City to set with our own publicly-owned resources and should not be allowed.

We are encouraged, however, by PDC's Old Town/Chinatown 5-year Action plan which, with the Mayor's support, proposes $57 million in investment in this critical neighborhood. While we are extremely supportive of this initiative, the neighborhood boundaries included by the policy are very broad and we would like to see investment focused primarily on the historic districts and critical resources within. Given this public investment, updated design guidelines are more critical than ever. We want to help ensure the investment is prioritized in ways that contribute to long term goals and values, and that developers have assurances of what to expect when they go to Landmarks Commission with their projects. We again ask for your support on helping us get design guidelines in place, and also to prioritize public projects that lie within the historic districts before going outside these boundaries.

SW Front between Ankeny and Ash, 1929

PRIORITY 5 - PRESERVING NEIGHBORHOODS

With the ever increasing desirability and livability of the Portland area, infill is inevitable to meet the supply and demand of the population's housing needs. Along with this shift in supply and demand, comes higher land and home values which has resulted in something of an epidemic of demolitions to make way for newer housing. City of Portland demolition permit data confirms the furor over this uptick in teardowns. In 2013 alone, the City received over 200 residential demolition permit applications.

This epidemic of single-family home demolitions erodes the character and culture of our neighborhoods, promotes and accelerates gentrification, creates a negative environmental impact, and disincentivizes historic preservation. Priorities in addressing this issue include:

UNDERSTAND the greater impact of these demolitions through data collection

COMMUNICATE the effects of demolition to raise awareness and promote preservation

MITIGATE the impact of demolitions using methods that make preservation more attractive and disincentivize demolition

The Landmarks Commission, with the support of City Council, would like to begin exploring ways to understand, communicate, and mitigate impacts to our neighborhoods including:

- Support documentation of our historic resources through updating the Historic Resource Inventory, including our residential neighborhoods.
- Introduce a public process that allows for review and delay of demolition of a structure greater than 75 years old until the updated HRI is complete.
- Adjust the local zoning code so that we can experience a reduction in speculative increases in land value which currently allows for new, larger construction and split lots.
- Introduce residential design guidelines that promote the use of high quality design and materials when replacing a Landmark or contributing structure.
- Incentive and encourage rehabilitation and adaptive reuse over new construction as part of our City's sustainability strategy - reuse of existing buildings is a significant step in meeting Carbon reduction goals.

Portland Historic Resource Watch List

Every year the Historic Landmarks Commission generates a Watch List to highlight key historic properties in the City that are being neglected, are in danger of demolition, or are at risk of irreversible damage or alterations. While certainly not an all-encompassing inventory of threatened historic buildings in Portland, this list represents significant properties in need of attention and advocacy. Many are publically-owned, as we feel resources owned and managed by our public agencies should be held to a high standard of stewardship and responsibility. Many of these properties are also highly unique and one-of-a-kind, for which Portland would suffer a great loss if they were to be demolished or altered without sensitivity to their historic significance.

It is our hope that inclusion in the list will raise awareness and will serve as a catalyst for preservation efforts and greater stewardship. Our goal for each of these properties is to see them removed in future State of the City Preservation Reports and featured as success stories of rehabilitation and reuse.

1. NEW CHINATOWN / JAPANTOWN HISTORIC DISTRICT is a small, but culturally-significant historic district at the north end of downtown. It is a neighborhood that is challenged by many surface parking lots and new construction building heights that are out of scale with the historic resources. The Landmarks Commission supports PDC's efforts to strategically improve the vitality of the neighborhood; however, we have voiced concern that any action plan must be compatible with historic preservation goals, including the targeted infusion of public funds in this neighborhood. This district is especially in need of Design Guidelines, which would create greater developer certainty when planning a new development or rehabilitation project in the neighborhood.

2. THE ORIGINAL BLANCHET HOUSE has been vacant since 2011 when the neighboring PDC-owned Kiernan Block (aka the Dirty Duck Tavern) was demolished to make way for the new Blanchet House. PDC has an option to purchase the late-1800s Blanchet House but intends to request a two-year extension. They are currently undertaking a development analysis to understand the feasibility of redeveloping this building and in conjunction with the adjacent surface parking lot. Landmarks has requested to review the study when it is complete. We remain concerned that this historic resource, which is critical to the northern end and Steel Bridge gateway to the Chinatown District, will be ultimately demolished if it continues to remain vacant and poorly maintained.

3. PORTLAND FIRE DEPARTMENT ENGINE HOUSE #2 has been featured on the Landmarks Commission Watch List for many years. Owned by PDC, the Landmarks Commission has been highly concerned that this property would soon be subject to demolition by neglect. PDC has stated that they anticipate issuing a competitive solicitation

2013 WATCH LIST UPDATES

Northwest Cultural Center
See Preservation Highlight

511 Federal Building
After years of uncertainty, the 511 Federal Building has moved from the Landmarks Commission's threatened list to a top spot on Portland historic preservation and reuse success stories. The six-story, 135,000 square foot building, which has housed a range of federal agencies since it opened in 1919, was designed by Lewis Hobart. Designated surplus by the federal government, private and public investment, including from the PDC, is allowing extensive restoration. When completed in 2015, the building will house the Arlene and Harold Schnitzer Center for Art and Design for the Pacific Northwest College of Art's Master in Fine Arts program. The newly renovated building will anchor the north park blocks as well as link the Pearl District and Old Town/Chinatown.

Memorial Coliseum
The Office of Management and Finance issued solicitations and selected two teams to review and refine design work concurrent with a business plan analysis. OMF is making fire and life safety improvements as previously identified.

Skidmore/Old Town
The West Quadrant Plan is calling for the revised design guidelines to be polished and implemented as an action plan in the next year.

Chinatown gate

seeking a development partner by mid-summer 2014. Landmarks has communicated the importance of requiring the retention of the historic Fire Station as a proposal prerequisite. As the solicitation date of the proposal continues to be pushed out, the Landmarks Commission is concerned that the property continues to degrade and will likely go through another winter without a new roof, which it badly needs. It is critical that this resource be stabilized to prevent further damage while redevelopment options are considered.

Engine House #2

4. PORTLAND PUBLIC SCHOOLS owns a significant collection of historic school buildings that are beloved by their neighborhoods and are important to the fabric of the city as a whole. However, they have no formal historic designation and, therefore, most are not subject to the protections and public process provided by land use review. The School District is currently undertaking the modernization of several of these schools—including Roosevelt and Franklin High Schools—following its successful bond measure. The Landmarks Commission is pleased that PPS has the ability to upgrade its facilities; however, we are concerned that the designs for the additions planned to these historic schools are incompatible and out of context. The Commission has requested that PPS present their plans in voluntary Design Advice sessions, which will allow our group of experts to provide the School District with feedback on their modernization plans and provide guidance on appropriate ways to upgrade these campuses into leading-edge facilities while respecting buildings of historic significance and the larger neighborhoods in which they reside.

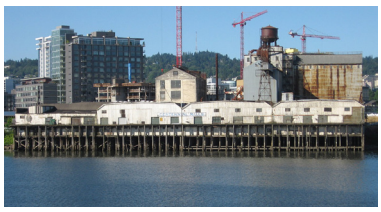
Franklin High School

Roosevelt High School - proposed addition rendering

5. MULTNOMAH COUNTY COURTHOUSE'S future is uncertain and, given the size and significance of this building, it remains of real concern to the Landmarks Commission. In 2013, the decision was made to build a new courthouse at a new site due to structural concerns, code deficiencies, and operations issues associated with the current building. The historic courthouse, which is nearly 105 years old, is a significant landmark in downtown Portland, comprising an entire city block. It will take creativity, advocacy, and significant political will to return the historic courthouse building to a viable new use.

Multnomah County Courthouse

6. CENTENNIAL MILLS is the last remaining and intact historic waterfront mill complex in Portland, complete with wharves, grain elevators, and water towers. This highly significant property is owned by PDC and they are currently negotiating a Disposition & Development Agreement with Harsch Development, slated for execution in summer 2014. Concurrently, PDC has stated that they anticipate moving forward with technical analysis related to federal permitting and structural concerns. The forward momentum on the redevelopment and reuse of this property is promising; however, the Landmarks Commission has requested that PDC and the developer share their concepts for feedback and design advice. While this property is not listed in the National Register and therefore is not subject to historic regulation per the zoning code, as a publically-owned building, PDC should be utilizing its Commission of historic preservation experts to ensure appropriate stewardship of one of the City's most important historic resources.



Centennial Mills

Portland Gas and Coke Building

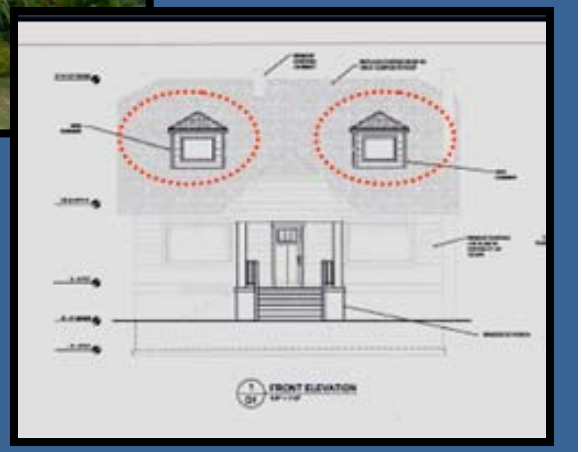
Morris Marks House

7. PORTLAND GAS AND COKE BUILDING, located on NW St. Helens Rd, is a significant historic building on an environmentally contaminated site. After many years on our Watch List, owner NW Natural announced plans for demolition in 2013. Advocates of preserving the 101-year-old building rallied and NW Natural has agreed to postpone demolition and consider viable options for preservation, however, options are few, costly and the future of the Gas & Coke Building remains uncertain.

8. MORRIS MARKS HOUSE is a two-story house located on SW 12th Avenue and one of the best examples of Italianate architecture in the city. Its context has changed dramatically since its construction in 1880, as the neighborhood is now zoned for high rises. This has placed significant development pressure on the site, causing the house to sit vacant for years without investment and placing it under constant threat of demolition. The Morris Marks House has been featured on this Watch List for many years and, despite postponed demolition and talk of relocation to a residential context since 2010, to our knowledge no action has been taken and the building still remains in jeopardy.

PORTLAND HISTORIC LANDMARKS COMMISSION

Portland Historic Landmarks Commission



May 12, 2014 Retreat

Type 3 HLC Projects Reviewed 2008 – 2010: 17*

*Does not include Appeals or DARs

2008 [10] 120 Type 1+2s	2009 [4] 123 Type 1+2s	2010 [3] 65 Type 1+2s
• Honeyman Hardware • ABC 6-story Couch Park • Meier & Frank Building Renovation • Alder Park Hotel remodel • SW Gibbs St mixed-use, multi-dwelling project • ABC parking garage • Ladd Carriage House move • Rocky Butte Bollard review • 1510 NE Hancock 5-story – APPEAL • 1920 NW Johnson – 6-sotry mixed-use–WITHDRAWN • Irvington Garage/ADU – APPEAL • Ankeny Restrooms	• Ankeny Sq Restrooms • 5 NW Front Ave - Made in Oregon • 88 NW Davis/Globe Hotel Rehabilitation • 1624 NE Hancock/ Westminster Presbyterian Church	• Historic Kiernan Building *[T-4]* • 1860 SE Ladd Ave - APPEAL • 1569 SE Elliott Ave - APPEAL • 2211 Park Pl, Washington Park Condo windows • 5 NW Front Ave - Made in Oregon

Type 3 HLC Projects Reviewed 2011 – 2013: 13*

*Does not include Appeals or DARs

2011 [3] 91# Type 1+2s

- Blanchet House of Hospitality
- Globe Hotel –APPEAL
- Globe Hotel
- Olds, Wortman & King Department Store

47 Type 1+2s in Irvington HD alone ~ 52%

2012 [4] 120# Type 1+2s

- New 3-story in ABC
- Memorial Coliseum
- 2 New 5-stories in ABC
- King's Hill Townhomes

- Solar Awnings – APPEAL
- IHD Rear Add – APPEAL
- IHD Exterior Violation – APPEAL
- IHD Exterior Bldg Lights – APPEAL
- NE 17th & Schuyler DAR

43 Type 1+2s in Irvington HD alone ~ 36%

****3 appeals were in Irvington***

2013 [6] 102# Type 1+2s

- Wash HS HL nomination
- Broadway Apartments
- Irvington Row Houses
- Lair Hill Townhomes
- Yamhill Market Building

- APPEAL – Klickitat windows
- APPEAL – Birch remodel

56 "new" Type 1's per HRCIP, $250 < 150SF alteration

HISTORIC LANDMARKS COMMISSION
2013 HEARING INFORMATION

The Commission met "15" times during 2013 with a Retreat on February 25, 2013
Election of Officers on February 25, 2013

# OF TYPE 1 CASES REVIEWED BY STAFF:	**"56"**
Effective May 1, 2013 – Historic Resource Code Improvement Project	
# OF TYPE 2 CASES REVIEWED BY STAFF:	**"46"**
# OF TYPE 2 CASES REVIEWED BY HLC (APPEALS)	**"2"**
LU 12-117519 HDZ – Exterior Building Lights	(01/14, 2/22, 4/22)
LU 13-113608 HDZ – Birch Alterations	(12/09)
# OF TYPE 3 CASES REVIEWED BY HLC:	**"6"**
LU 12-205893 HL – Washington HS Historic Landmark Designation	(01/14)
LU 12-180238 HDZM – Broadway Apartments	(3/25, 4/22)
LU 13-114076 HPR HDZ – Washington HS LLC	(4/8)
LU 12-215057 HDZ – Irvington Row	(4/8, 5/13)
LU 13-106801 HDZM – Lair Hill Townhomes	(06/10)
LU 13-185512 HR – Yamhill Market Building Rehabilitation	(10/28)
# OF TYPE 4 CASES REVIEWED BY HLC:	**"0"**
# OF DAR'S REVIEWED BY HLC:	**"3"**
EA 13-180770 DA – Yamhill Market Building Rehabilitation	(08/12, 9/23)
EA 13-200312 DA – Washington Park Reservoirs	(10/14)
EA 13-2000130 DAR – SW Barbur & SW Hooker Apts	(10/28)
# OF BRIEFINGS:	**"8"**
Portland Comprehensive Plan Update – BPS	(02/11, 11/4)
Portlands Downtown West End Pre-1935 Historic/Old Building Inventory	(05/13)
Halprin Open Space Sequence Natnl Register of Historic Places Designation	(06/24)
Portland Unreinforced Masonry Building (URM) Project	(07/22)
Washington Park Reservoirs Historic District	(07/22)
Amands Fritz and Paul Scarlett – Visit	(08/12)
CC2035 West Quadrant Plan	(08/12)
Multnomah County Courthouse Discussion	(10/28)
NATIONAL REGISTER NOMINATION REVIEWS:	**"6"**
National Register Nomination for Buckman Historic District	(1/24)
Harry A. and Ada Green House	(6/10)
Andrew J. and Minnie J. Brooks House	(6/10)
Ernest Haycox Estate	(6/10)
Rinehart Building	(9/23)
Salvation Army Building	(9/23)