

Buckman Phase I - A National Register Historic District Nomination **The Buckman Historic Association and Bosco-Milligan Foundation**

Meeting Date: **October, 25th, 2011 6:30-8:30**

Location: Hinson Church at 1137 SE 20th Room 206

Minutes: by Shelley Zucker, volunteer

1. **Welcome:** Over view of the application process for a National Register Historic District: Christine Yun
 - a. Power Point “*Why we Have a Historic Design Review*”

2. **Ian Johnson:** Historian, **Oregon State Historic Preservation Office**
Ian.Johnson@state.or.us 503-986-0678
 - a. All notes are on the handout available on side table. His role is to process paperwork and make sure all needed info is available.
 - b. National Register Process
 - i. Property must be 50 years with historic appearance/integrity and historically significant.
 1. Proposed boundaries for Buckman Historic District are based on the historical story of Buckman being a working class community.
 - ii. There are no national regulatory laws, but local/city regulations.
 - iii. Benefit for homeowners: Oregon Special Assessment (freezes assessed valuation, for 10 years, with the intent that money saved will be spent in rehabilitating the property). To qualify, property must be part of a National Register district and make application.
 - iv. Investment Tax credit are available for multi-family buildings and commercial buildings.
 - c. Timeline: Where we are in the process.
 - i. He has looked at properties and deems the proposed district viable.
 - ii. Next, the nomination report will be written.
 - iii. Ian will help review paperwork needed for submission to the National Register. Is the info sufficient? He and agency will provide feedback/comments.
 - iv. Meeting next June, 2012. Then, 90 days to submit to the National Register.
 - v. Federal agency has 45 days to accept or oppose district. Listing of the district, proposed for Fall, 2012.
 1. Do properties in the boundaries meet the NPS/NR

standards?

- vi. Two forms are available to support or oppose the district. They are available on the side table. Comments and suggestions are welcomed from now to next fall.

d. Objection Rules

- i. In order to stop the district, 50% of property owners +1 must get a notarized objection form submitted by June 2012.
 - 1. Objections are counted based on each property owner having one vote.
 - 2. Public owners (schools/libraries/trusts) don't get any votes.
- ii. Properties w/in a district are all in or all out of the national registry

- 3. **Cathy Galbraith**: Executive Director, **Bosco-Milligan Foundation**, fiscal 501-C-3 non-profit sponsor. Foundation owns and operates **Architectural Heritage Center**, 1883 historic building, at 701 Se Grand. They do many public historic preservation education programs like walking tours and neighborhood histories.

a. Why Buckman as a historic District?

- i. The most effective way to determine destiny of neighborhood.
- ii. There has been a lot of demolition, construction, changes in rules. All of these affect the future of Buckman neighborhood.
- iii. The current proposed boundaries are based on a section of Buckman that is the oldest part of the neighborhood.
- iv. Irvington became a district in fall, 2010 and has a higher socio-economic housing development structure. Buckman has a large number of properties that have historical significance and is worthy of a district
- v. Preventing some of the potentially incompatible intrusive new construction will help protect the character of the neighborhood.

4. **Buckman Historic District Presentation:**

- a. **Tim Askin, lead consultant.** PowerPoint may be available for reference.
 - i. Volunteered over 1,000 hours on current efforts.
 - ii. Overview of historic nature of district.
 - iii. Over 80 of houses built prior to 1936. Over the years, many of rentals were owned and managed by women. Tim went over the history of the neighborhoods. Oldest residential area in Portland.
 - iv. 1840's Portland was established on the West side. With the railroads in the 1870's the east side became more viable.
 - v. Development patterns on the inner SE were done by small scale builders /homeowners. Stokes and Zeller built about 10% of the residential properties in inner SE between 1895-early 1900's. They retained ownership of most (about 75%) of what they build.
 - vi. Survey Results and Boundary. About 75% of properties in the boundaries are contributing. Streetscape includes trees, horse

rings, etc.

vii. Architectural Property Types-overview of slides, with triplets and Victorian-era, Bungalows, etc.

viii. Design/Demolition Review

b. **Khris Soden**, Volunteer and amateur historian. He likes to focus his work on understanding who lived in the houses.

i. He reviewed the historical highlights of a few buildings

1. James Wills-Polhemus House, SE 16th and Pine.

2. Clarence True Wilson Investment Property/Richard L. Zeller Home. SE Ankeny St.

3. Simon Benson's Rented Home, SE 17th and Morrison. Neighbor's house was owned by Disney and his sister lived there.

5. Linda Nettekoven: Acting chair of Hosford-Abernethy Neighborhood Association

a. Lives in Ladd's Addition National Register Historic District, which is an evolving neighborhood. She has been part of 3 major project/design reviews.

b. Things that work well:

i. Powell/Division/Hawthorne are major corridors.

1. Being able to weigh in on development is a huge benefit to being part of a historic district.

ii. City staff was helpful in reviewing plans.

c. Things that are difficult

i. Additional fees.

ii. Some project applications get fail because they alter the front facade too much.

6. Liza Mickle and Shawn Woods: Bureau of Planning and Sustainability

lmickle@ci.portland.or.us 503-823-7666

Tim Heron 503-823-7726 tim.heron@portlandoregon.gov (senior design review)

a. Overview of Historic Design Review Process. The PowerPoint presentation will be online.

i. Outcome for property owners is subject to design review.

ii. Why we have historic design review? Goal?

1. To ensure overall character of district is maintained over time.

iii. Types of projects requiring review.

1. Usually any exterior changes to buildings. New construction/ADUs/windows/addition

2. Interior is not reviewed.

3. Repairs are not reviewed; No review of Paint Colors.

iv. How will decisions be made?

1. Buckman will have general guidelines under City of Portland guidelines.
 2. See: www.portlandonline.com/designguidelines
- v. Minor (new windows) and Major Reviews (demolition) are based on the project's value.
- vi. Application Materials are required including:
1. Land use review/ plan/drawings/etc.
- vii. Fee's (range from \$1,050-\$4,753). Fees are adjusted annually. Fees went up about 8% last year, voted on by City Council. Fees are charged whether the application is approved, approved with conditions, or denied.
1. See fee chart available on side table.
- viii. Review process takes 53 days (window replacement/etc) - 104 days (demolition/building a new house)
- ix. Can do a 3 year plan for the design review.
- x. Eclectic changes likely may not pass review.
1. Architectural changes that affect the historical nature of the property will be difficult to approve.
 2. Review will look at the effect of the proposed project on the district as a whole.

7. Comments, Question and Answer:

- a. Portland development and design review fees are higher than other cities of similar size, and all Oregon cities and counties.
 - i. There is a growing organized movement to have City Council reduce the fees.
 - ii. Some cities charge a flat fee (like \$38) or very small fees.
- b. Review process won't be influenced by a property being contributing and non-contributing.
- c. It isn't likely that Buckman will have specific design guidelines any time soon.
- d. Conservation Districts were mostly initiated during the Albina Community Plan. There is no ability to deny demolitions, only a waiting period. Conservation districts don't provide the level of protection as was intended for their purpose, too weak.
- e. Concern was raised by the undemocratic nature. Why can't folks vote on it? Review costs (fees) to homeowners are the biggest deterrent.
- f. Where are we in the process? Currently writing the nomination, will be filed in March. Comment and objection process begins tonight. In March, the city will send out notification and voting/objections specifics. About 135 days later, there will be a ruling. The Landmarks Commission will have another public meeting and will take public comments. The Commission will submit their recommendations to the state.
- g. Concern with the process order. Christine described the long history of the process that began in 2006 with many absentee landlords. Many new

luxury condos were being developed. Concern was raised at Buckman Neighborhood Association meetings. In 2007, there was a large public meeting with over 80 people and lots of support at the outreach meeting. At that time, there was a lot of new development and people didn't have much voice. During the downturn, development has slowed.

- h.** Interest in learning the history of one's house... Liza mentioned there was some info online, as well as programs at the Architectural Heritage Center.
- i.** What is the benefit for a historic district?
 - i.** 10 year property assessment freeze, if you apply and it gets approved.
- j.** Why go with a historic district instead of rezoning the district?
 - i.** Metro goals are to increase density throughout the region, and Portland is a strong part of the region. Rezoning the Buckman neighborhoods extensively would be an uphill battle.
 - ii.** Easier to develop the historic district and accomplish multiple goals.
- k.** Are their fines for doing alterations without the review process? There needs to be a filed complaint. If you get caught, then you may be required to remove the alteration.
- l.** What is the average increased percentage of construction costs for properties in a historic district? Is there national average? No one knows of such a figure.
- m.** Equity issue for a working class neighborhood? Folks in the neighborhood that don't have funds to pay fees cannot be required to do repairs (windows/porches). Will being in a historic district disproportionately affect owners' abilities to do improvements/fixes, etc. (more than affluent historic districts)? Response: Repair is more often better and less expensive than replacements.
- n.** Why not delay application process until fees are addressed?
 - i.** The protection should be put in place when the threat isn't as high, when people aren't dealing with many new development proposals.
 - ii.** If we delay two years, then we'd have to start the entire inventory and research process over from scratch.
- o.** On March 21st there is a Mayoral Candidates Forum, following Council Candidate Forums. Will ask all candidates running for Portland public office about their views about historic preservation in Portland and the Design Review fees have been singled out as unreasonably high. Cathy G. mentioned again that there is a growing movement to get the fees reduced and we should be part of it.
- p.** For non-contributing and new construction, what criteria will be used? For most properties, it will be based on the "Secretary's Standards for Rehabilitation" and the zoning code (historic character/design of house and neighborhood/height scale/massing/bulk/setback, etc.) Can request a modification during historic design review, like setbacks, for \$500. Potentially, you can have cost savings over an adjustment/variance which

costs more.

- q. What is the overall income of Buckman owners? Are we in a situation where the fees in the neighborhood would be cost prohibitive? This area is in 4 census tracts. Tried to look into it, but 2010 data isn't useful yet.
- r. Amanda commented about new development on 20th and Morrison. The impact is huge for owners. The only way to protect a neighborhood is to have a historic district in place.
- s. Lots of literature was available on the side table.
- t. **Meeting was adjourned.** Followed by private interactions and comments.