

DATE: January 31, 2015
TO: Ad Hoc Landmarks Ordinance Review Committee
FROM: Franny Ingebritson

SUBJECT: Response to Jeff Vercauteren's January 27, 2015 MEMORANDUM: Overview of Proposed Revisions to Draft Ordinance

Committee Members:

All preservation ordinances are grounded in preservation principals and practices. Mr. Vercauteren is misleading this committee by trying to suggest that the preservation ordinances in the cities he cites encourage the demolition of landmark and contributing/historic buildings within historic districts in order to provide space for new construction. Mr. Vercauteren has taken language out of context and crafted a message that misrepresents the meaning of the section he cites. Most historic districts have parcels of land with non-historic uses such as parking lots. One can also find non-contributing/non-historic buildings within the boundary of an historic district. Accidents happen—fires, tornados, sink holes. These are the parcels of land where new construction is anticipated. New construction would be anticipated but would have to comply with design and visual compatibility standards of the given ordinance.

His compatibility references also needs serious review and probably the others as well.

2. Primary Issues.

a. Purpose and Intent.

- "Encouraging new development to sensitively incorporate historic structures and artifacts."
Portland Ord. 33.846.030(A).

This statement is found in two sections of the Portland Ordinance.

1. 33.846.030(A) which refers to Portland's Historic Designation Review.
2. Portland Ord. 33.445.010 Purpose: Historic Resource Overlay Zone

The Historic Designation Review is a process for the City of Portland to designate Historic Landmarks, Conservation Landmarks, Historic Districts, or Conservation Districts. This review does not affect a property or district's listing on the National Register of Historic Places. These provisions promote the protection of historic resources by:

- * Enhancing the city's identity through the protection of the region's significant historic resources;
- * Fostering preservation and reuse of historic artifacts as part of the region's fabric; and
- * Encouraging new development to sensitively incorporate historic structures and artifacts.

Portland Ord. 33.445.010 Purpose: Historic Resource Overlay Zone

This chapter protects certain historic resources in the region and preserves significant parts of the region's heritage. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region's citizens in their city and its heritage. Historic preservation

beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties. Portland Ord. 33.445.010.

- "To ensure complementary, orderly, and efficient growth and development." Lexington Ord. 13-1(a)

Purpose 13-1(a) In order to promote the economic and general welfare of the people of Fayette County and of the general public, and to ensure the complementary, orderly and efficient growth and development of Fayette County, it is deemed essential by the Lexington-Fayette Urban County Council that the qualities relating to the history of the county, and a harmonious outward appearance of structures which preserve property values and attract tourists and residents alike, be preserved. It is the finding of the Lexington-Fayette Urban County Council that the individual nature and character of this county cannot be properly maintained or enhanced unless its distinctive historic districts, landmarks, sites, neighborhoods, areas, places, structures, improvements, geological and archaeological sites are preserved. Lexington Ord. 13-1(a).

- "To insure the harmonious, orderly and efficient growth and development of the municipality." Charleston Ord. 54-230

Sec. 54-230. Purpose of Creating of Districts.

In order to promote the economic and general welfare of the city and of the public generally, and to insure the harmonious, orderly and efficient growth and development of the municipality, it is deemed essential by the city council of the city that the qualities relating to the history of the the city and a harmonious outward appearance of structures which preserve property values and attract tourists and residents alike be preserved; some of these qualities being the continued existence and preservation of historic areas and buildings; continued construction of buildings in the historic styles and a general harmony as to style, form, color, proportion, texture and material between buildings of historic design and those of more modern design; that such purpose is advanced through the preservation and protection of the old historic or architecturally worthy structures and quaint neighborhoods which impart a district aspect to the city and which serve as visible reminders of the historical and cultural heritage of the city, the state, and the nation. Charleston Ord. 54-230.