

540 Portland Avenue Project Timeline

Fall 2019 – Allison Suhan Eggers, HP Staff, met on site with applicant about potential project.

February 10, 2020 – Pre-application review at HPC. Pre-applications are for feedback on a proposal. No decisions are made. Applicant came in with two options and HPC recommended the project have the covered porch on the rear façade to better relate to the architectural rhythm of Summit Avenue. Commission feedback: This is a very sensitive design. The porch design is preferred. This is an elegant solution to a difficult site.

(February – August – Covid-19 pandemic started and applicant worked on application proposal.)

August 29, 2020 – HPC application for 540 Portland Avenue submitted via email and scheduled for September 21, 2020 HPC meeting

September 12, 2020 – neighbors stated they didn't know anything about the project and requested a meeting with the applicant.

September 14, 2020 – HP Staff notified applicant that neighbors are requesting the HPC meeting be postponed to talk about the design. Applicant postponed and was rescheduled to be heard by HPC on October 5

September 22, 2020 – Applicant met with 18 neighbors (George Gause, HP Staff, in attendance)

September 25, 2020 – Applicant met with neighbors

September 26, 2020 – Applicant met with neighbors

September 27, 2020 – Applicant sent revisions to design based on discussion with neighbors. Changes were explained and highlighted in yellow in the application

October 5, 2020 – Public hearing at HPC.

From adopted minutes of October 5 meeting minutes: "Commissioners commended the thoroughness of the applicant's submission. Commissioners acknowledged and appreciated neighbors' concerns, but noted that the project meets all the criteria they are charged with addressing."

HPC approved 5-0. Support: 0 people spoke, 14 letters were received; Opposition: 1 person spoke, 1 letter was received

Heritage Preservation Commission Decision: Approved, Vote: 5-0 (motion: Nelson, second: Wagner)

October 19, 2020 – Appeal of HPC approval filed by William Garman ("Gar") Hargens and Mary ("Missy") Staples Thompson.

November 18, 2020 – Appeal heard at City Council meeting. Laid over to December 2nd.

December 2, 2020 – Appeal heard at City Council meeting. Laid over to December 16th and remanded for rehearing of testimony at HPC.

December 14, 2020 – HPC reheard 540 Portland. Support: 0 people spoke, 14 letters were received
Opposition: 5 people spoke, 6 letters were received.

Motion to approve the application was denied 2-5. A motion to deny the project with a statement that the intent “Intent of denial is not to deny the project, but to get the developer and neighborhood together” and recommend that the applicant communicate with the neighborhood on any revision of the project was passed 5-2.

December 16, 2020 – Appeal was withdrawn by Councilmember Thao at City Council meeting.

December 23, 2020 -- Neighbors emailed Carlos Perez requesting scheduling a meeting.

December 28, 2020 – Appeal of the HPC denial from Carlos Perez received.

December 30, 2020 – Carlos Perez responded to neighbor’s request for meeting. He asked that meetings be sponsored by HPC staff to make sure meeting minutes are recorded properly and they can be used for the commission’s review. He ensured that they would be notified of any future meetings and also the neighbors that submitted letters of opposition, so everybody that wants to express their opinion can be heard.

(HPC Staff would not have scheduled meeting between the applicant and the neighbors until the appeal period had passed and in this case, after the holidays to ensure more participation.)

January 27, 2021 – Appeal to be heard at City Council meeting.