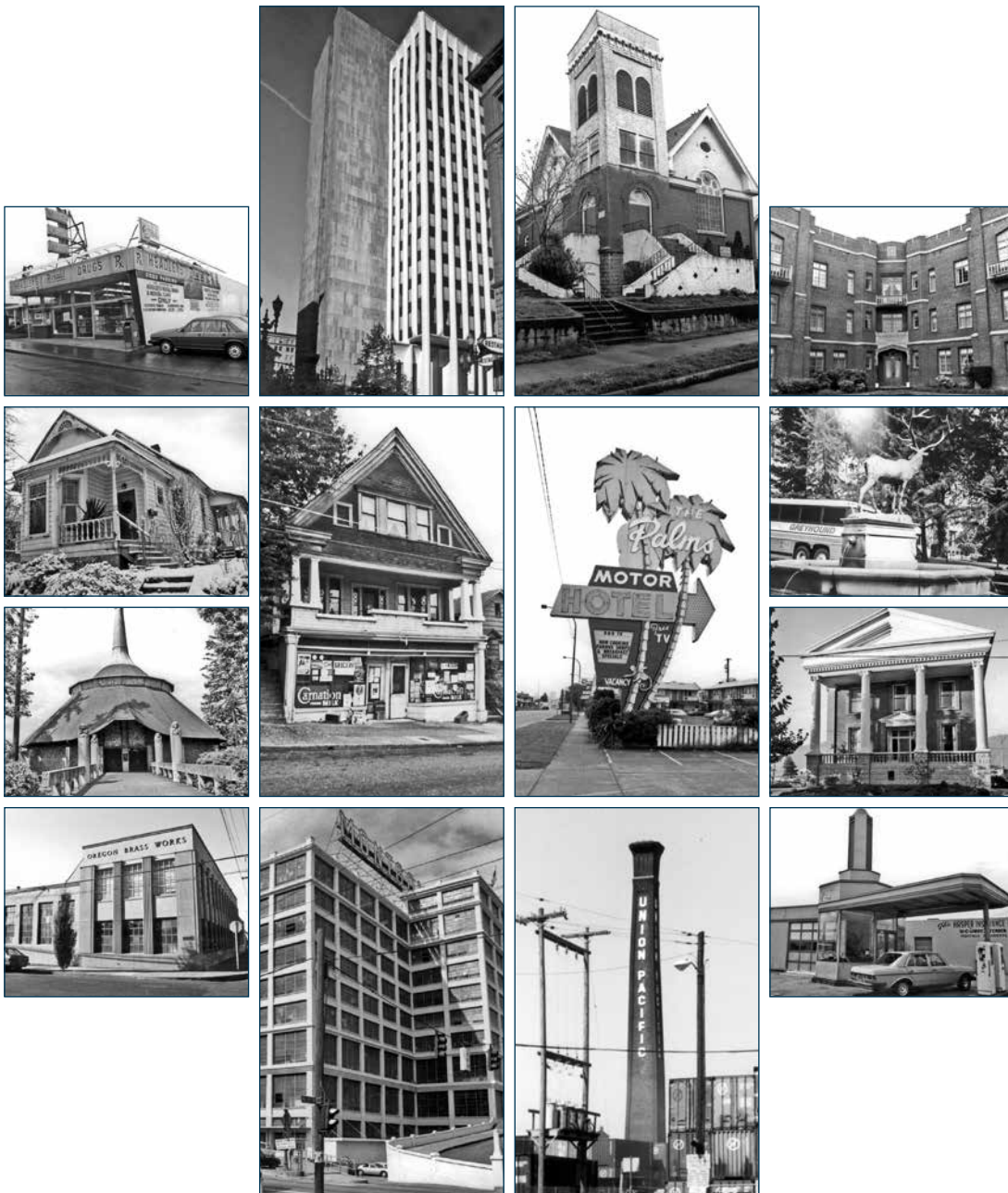# Updating the Historic Resource Inventory

Actionable recommendations for documenting historic and cultural resources to advance a more inclusive, diverse, and accessible historic preservation program for Portland, Oregon.

February 2018

Acknowledgements

Contents

Part I: Project Background

Introduction

In 1979, the Portland City Council approved an ambitious project to survey and inventory potential historic resources across the city. This Historic Resource Inventory (HRI) was intended to identify historic places as a first step in the eventual designation and protection of the City's most significant resources. In addition to establishing eligibility for historic designation, the HRI was also intended to create a baseline understanding of which buildings, structures, sites, objects and districts were of the greatest value to the community so that they could be meaningfully considered in land use planning processes. The Historic Landmarks Commission adopted a 5000-property HRI in 1984. At the time of its completion, the HRI was regarded as a comprehensive and advanced planning tool. Except for a few voluntary historic designations that have occurred since, the HRI has not been updated in 33 years and is in dire need of modernization if it is to contribute meaningful value to citizens, City staff and decision-makers in this period of growth and change.

The rationale for surveying and inventorying historic resources is much the same today as it was three decades ago, but there are now many more interrelated and complex reasons to gather and cross-reference data about our built environment. The documentation of historic resources for use by a broad public, academic researchers, development teams, planners, elected leaders and others was an important objective of the 1984 HRI and it would be equally important for any future updates to it. Updating the HRI with a contemporary understanding of the broad diversity of significant historic resources would help move Portland back into the forefront of thoughtful planning built upon tenets of citizen engagement, social justice and smart growth.

The Bureau of Planning and Sustainability (BPS) retained the project team in the spring of 2017 to provide an implementation plan to the City of Portland for updating the 33-year-old HRI. This report serves as a roadmap for arriving at a more comprehensive, equitable and meaningful citywide inventory of significant historic resources. The pages that follow include background on the 1984 HRI, an overview of state and national best practices, and a slate of recommendations ranging from necessary zoning code amendments to a translation guide for migrating antiquated data into a database and mapping application that the public can access with ease. Following the recommendations provided in this report, the City will be able to advance a much-needed update to the citywide HRI that is inclusive of the significant historic and cultural resources that represent the contributions of a broader range of Portland's residents and the varied geographies they occupied.

What is the HRI?

The Historic Resource Inventory (HRI) is the product of a citywide survey of potentially significant historic resources that have been documented for their eligibility for historic designation. Listing in the HRI is not a designation, but a determination of historic significance based upon initial research and documentation. Last updated in 1984, the HRI is a public resource that provides information about the city's most important architectural, cultural and historic places.

Executive summary

Portland is experiencing significant changes in its built environment, the demographics of its people, and its understanding of the past. With demolition activity at an all-time high, a heightened awareness of the region's seismic risk, and a growing recognition of the contributions of historically underrepresented communities, Portlanders from all walks of life are keenly aware that their city is changing. And while planning for change has long been part of Portland's ethos, the city has fallen behind in its commitment to preserving the diverse stock of historic resources that contribute to Portland's unique sense of place. To ensure that Portland does not inadvertently lose those places that ground and give meaning to its many communities, the City has a rare opportunity to celebrate the past while planning for the future.

Following 10 years of repeated recommendations from the Historic Landmarks Commission, meaningful changes to State administrative rules in 2017, and the forthcoming adoption of the 2035 Comprehensive Plan, Portland is poised to renew its commitment to historic preservation through an inclusive citywide update to the Historic Resource Inventory (HRI). Last updated in 1984, the HRI was designed to be a planning and public education tool to provide elected leaders, city planners, development teams and the broader public with accessible information about the city's most historically

Constructed in 1892, this Richardsonian Romanesque building originally served as a club and administrative center for the Ancient Order of United Workmen fraternal order, which provided insurance benefits to its worker members. The club sold the building 10 years after its construction, and over the ensuing 125 years it experienced a wide range of uses and tenants and survived three fires. The Temple was determined to be a Rank II resource in the 1984 HRI, but was demolished in 2017.

and culturally important places. Unlike designated historic landmarks and districts which are voluntarily listed by willing owners, the HRI is intended to be a comprehensive, consistently maintained list of significant historic resources that are designated or eligible for designation. Now 33 years old, Portland's HRI has languished behind those of counterpart cities and fails to provide decision-makers and citizens with the adequate information to plan for and support change.

With support from the historic preservation community, the bureaus of Planning and Sustainability and Development Services and the City Council, the City of Portland can commence a phased update of the HRI as soon as 2018. Although many technical and administrative tasks will need to be completed by City planning staff and the Historic Landmarks Commission, the long-awaited HRI update can only be launched if City Council supports the following:

1. Amending the Zoning Code to include a regulatory framework for maintaining and updating the HRI.

2. Allocating funding for the Bureau of Planning and Sustainability to hire a HRI Administrator within the Historic Resources Program.

3. Providing initial seed funding to survey and inventory a pilot group of properties in underrepresented communities and areas experiencing growth and change.

Portland is on the precipice of advancing an inclusive, diverse and accessible historic preservation program through a citywide update to the Historic Resource Inventory. With the commitment of staff resources within the Bureau of Planning and Sustainability and the support of the City Council, Portland can commence development of a complete and meaningful record of the city's significant historic resources.

Historic Resource Survey, inventory, designation and protection

Goal 5 of Oregon's statewide land use system provides a highly-structured framework for the identification, designation and protection of historic resources. Within this structure, the City of Portland's zoning code recognizes numerous classifications of historic resources significant to the history of the city and its different communities. Some historic resources have been designated and are subject to land use protections, while others have only been identified as potentially eligible for designation and protection. A resource may carry more than one classification, such as a property that was identified as significant in an historic resource survey and subsequently designated as both a Local Landmark and National Register resource.

Portland applies land use protections to designated historic resources, which include National Register properties and districts, local Historic Landmarks and Districts, and Conservation Landmarks and Districts. Protections include demolition review, historic resource review (i.e. design review) and demolition delay, depending on the nature of the resource and its designation classification. Properties determined significant in an historic resources survey and adopted onto the citywide inventory are not considered designated, but are subject to a 120-day demolition delay to allow opportunities to save or relocate the property before it is lost. Oregon's owner consent for historic designation law, which is unique in the nation, provides property owners the opportunity to refuse local historic designation. This owner consent law creates an important distinction between properties that have been designated and those that have not. The sections below briefly describe how historic resources are identified, designated and protected in Portland and in Oregon.

Survey and inventory

The vast majority of Portland's older buildings are neither designated nor included in the adopted Historic Resource Inventory (HRI) of significant places identified through a previous historic resource survey. Historic resources that have been determined significant and/or designated are largely located in the central city and inner ring neighborhoods. The vast body of potentially significant social, cultural, ethnic, industrial, historic and architectural resources citywide can best be documented and understood through a process called historic resource survey and inventory.

Surveying historic resources consists of in-the-field evaluations of the physical integrity of individual resources as well as preliminary research on the architectural, cultural and historic significance of the resources. Following the survey process, identified resources are evaluated by applying established criteria to determine historic significance. Once determinations of significance are made, resources (both those determined significant and those not determined significant) may be added to a city inventory of historic resources through a land use adoption procedure. Resources determined to be significant and added to an inventory are considered likely candidates for future historic designation.

National Register of Historic Places

Local Historic Landmarks and Districts

Local Conservation Landmarks and Districts

Historic Resource Inventory Rank I, II, III

Historic Resource Inventory Unranked

Properties not Inventoried or Designated

The City of Portland currently recognizes several classifications for historic resources, including designated landmarks and districts and undesignated properties on the HRI.

The Federal Secretary of the Interior's Standards for Preservation Planning sets forth best practices for the identification and documentation of historic resources. These best practices have been translated into minimum requirements by the Oregon State Historic Preservation Office (SHPO) for implementation at the local level. Requirements cover survey aspects ranging from minimum professional qualifications to the range of data expected to be recovered from field and archival research. Two types of historic resources surveys are recognized by the SHPO: reconnaissance level survey (RLS) and intensive level survey (ILS).

The RLS provides a high-level study of a broad group of historic resources by recording basic information about the exterior of buildings, such as addresses, height, building materials, architectural styles and potential eligibility for listing in the National Register either individually or by contributing to a potential historic district. This level of survey is sometimes called a windshield survey and establishes the minimum amount of information that may be included in the SHPO's statewide Oregon Historic Sites Database. Information collected through a RLS is generally assembled in a final survey report with a brief context statement and property-by-property spreadsheet.

The ILS provides a detailed look at one or more historic resources, recording information collected from a detailed physical examination of each building and archival research about the building's property and ownership history. An ILS may be used as a basis for ascertaining eligibility for local designation or nomination to the National Register and offers the opportunity to understand more about a resource's potential historic significance than afforded by a RLS.

Although SHPO recognizes only the RLS and ILS as accepted survey methodologies, there are distinctive benefits of approaching local survey and inventory processes with a hybrid of the two. While the ILS expects a copious amount of documentation and research, the RLS's minimum expectations for research generally prove inadequate for determining historic significance, providing local governments with some challenges and opportunities in developing parameters for minimum survey expectations.

Results from a RLS, ILS, or a hybrid of the two survey methods can serve as the basis for determining significance and adopting resources onto the local inventory. Best practice recommendations are provided by the SHPO in a publicly accessible document called Guidelines for Historic Resource Surveys in Oregon.

Designation and protection

A significant historic resource may be designated on the National Register of Historic Places by the National Park Service or as an Historic Landmark/District or Conservation Landmark/District by the City of Portland. While including a resource in an inventory and noting its significance is not a prerequisite for designation, it is often an initial step in the designation process. Because of Oregon's owner consent law, properties may not be individually designated without the support of the owner and districts may not be formed without the consent of a majority of property owners.

Portland's Historic Resource Inventory

A history of the 1984 Historic Resource Inventory (HRI)

The HRI project began in 1979 when the City of Portland's Planning Bureau (now Bureau of Planning and Sustainability), following the Portland Historic Landmarks Commission's approval, began a citywide inventory historic and architecturally significant resources to support the City's land use and preservation goals. The project was designed to serve as a resource for identifying and evaluating properties eligible for future landmark designation or other recognition. The HRI was positioned for reference use by the Historic Landmarks

Commission, Planning Commission, City Council and the Oregon State Historic Preservation Office (SHPO). The HRI was also intended to satisfy the requirements of the Land Conservation and Development Commission's requirements pertaining to Goal 5 of the statewide land use planning system. At the time, Goal 5 aimed to ensure open space, protect scenic and historic areas and natural resources for future generations, and promote healthy and visually attractive environments in harmony with the natural landscape character.

After four years of survey, research and evaluation, the HRI was completed in 1984. The final list of resources adopted by the Historic Landmarks Commission included approximately 5000 properties of architectural, historic and cultural significance. City staff, experienced consultants and citizen volunteers together researched, photographed and ranked each surveyed resource according to its relative historic significance. Author and historian Virginia Guest Ferriday coordinated the project, serving as a liaison between the many levels of City staff and volunteers collaborating on the project. An architectural historian, historian and ten neighborhood committees were appointed to select properties which they determined to be most significant. Architectural historian Alfred Staehli conducted a fifteen-month-long windshield survey, which consisted of driving every street in Portland in search of properties that exhibited architectural significance. Historian William F. Willingham conducted a literature search, examining local histories for significant people and events that shared a connection with properties under consideration. The ten neighborhood committees noted properties of either historical or architectural significance in their areas. Planning Bureau staff performed basic research on the history of each property, obtaining information such as date of construction, original use, previous owners and tenants and the original architect. No overarching historic context statement was developed; rather, project participants aimed to create a flexible document that would lay a foundation to build upon in the future.
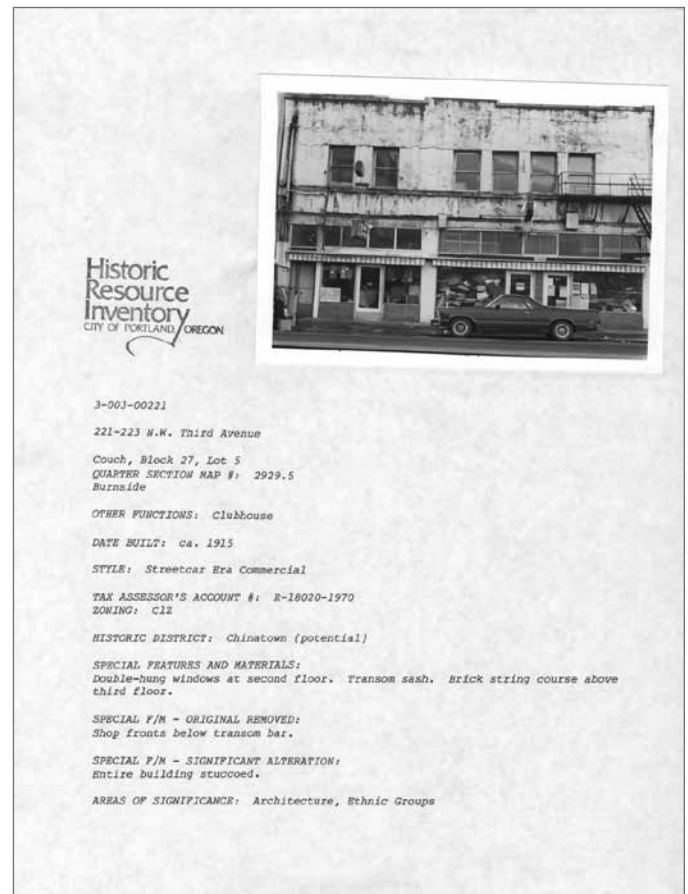
All records included in the 1984 HRI were described on a standardized form that included a photo, general property information and a significance ranking.

Planning Bureau staff assigned a preliminary significance ranking to each surveyed property based on the information gathered in the research phase. A technical advisory committee reviewed the draft rankings for all properties and the ten citizen advisory committees subsequently reviewed the rankings for properties located in their communities. Planning Bureau staff then averaged the decisions made by the various reviewers to assign a final rank to each property. A high ranking in the Inventory did not necessarily precipitate historic designation, nor did a low ranking or lack of ranking mean that a property could never achieve historic designation. Rather, the ranking convention was developed to convey relative determinations of significance and likely eligibility for historic designation. Rankings were as follows:

Rank I	Properties deemed immediately eligible for Local Landmark status or nomination to the National Register because of their essential historic importance and retention of architectural integrity. 75 properties were classified as Rank I.
Rank II	Properties that retained a high level of integrity and played a crucial role in the community's overall development. 690 properties were classified as Rank II.
Rank III	Properties that did not themselves retain a high level of architectural integrity but were deemed culturally significant or likely eligible for designation as part of an historic district. Approximately 2800 properties were classified as Rank III.
Unranked	Properties that featured limited integrity, were built in the recent-past, and/or exhibited potentially significant features but could not be determined eligible for historic designation. 1500 unranked properties were included in the HRI.

The Portland Historic Landmarks Commission accepted and adopted the Historic Resource Inventory on October 10, 1984, as a resource to use when considering landmark designation or other recognition for an inventoried property. Although conducted as a comprehensive effort, Portland's HRI was intended to be updated and expanded over time.

In 1991, updates to the Portland Zoning Code applied a 150-day demolition delay period to Rank I, II, III and unranked properties to provide modest protections for inventoried properties. This provision governed that no permit for demolition or modification would be issued during the 150-day period following the date of the property owner's request to demolish the property. In 1995, the Legislature passed ORS 197.772, a law requiring owner consent for local historic designation. This law specifies that properties under consideration for designation should have only a 120-day demolition delay.

In 1996, the Portland Zoning Code was amended to comport with the ORS 197.772 owner consent law. Amendments reduced the demolition delay period to 120 days, removed demolition delay for unranked properties on the HRI, required owner consent for future listing in the inventory, and recognized inventoried properties in the Zoning Code's definition of historic resource. Further Zoning Code changes in 2002 revised the demolition delay process again to allow properties to be immediately removed from the HRI upon owner request, allowing a loophole that circumvented the 120-day demolition delay period and effectively made the HRI a voluntary list. From 2002 to 2016, over 100 property owners removed their properties from the HRI without delay or justification beyond property owner desire. In 2017, the Zoning Code was revised to require a 120-day demolition delay period for ranked HRI properties following an owner's application to demolish or remove the resource from the HRI. HRI removal remains a by-right option for property owners who no longer wish to be included on the list.

Existing components of the Historic Resource Inventory

1984 Identified Properties binders

The 1984 Historic Resource Inventory was first published on paper and placed in three-ring binders to create ten volumes of Identified Properties. These volumes included Local Landmarks, National Register resources and all properties that were ranked during the inventory process. The 1500 properties that did not receive a rank were not included in this initial publication.

Each volume had a map on the front indicating the area of the city covered by the volume. The binders also contained quarter section maps and a list of featured properties associated with each map. Each property's inventory sheet provided its corresponding quarter map section number for reference. Details about the property that were current in 1984 — like the property's name and use, site address, neighborhood association and coalition, and owners and tenants — were also included. Inventory sheets also bore historic information about the property, such as its original date of construction, architect, original address, previous owners and tenants, and previous names and uses. Information about the property's significance included a statement of its relevance, the original score breakdown determining the property's rank, and a short description of the property's unique architectural features and materials. Each inventory sheet also contained a brief bibliography of the sources used to collect information on the property.

To search for a property in the 1984 HRI, users would need to find the binder for the specific geographical quadrant where the resource was located. Properties listed in the volumes were each identified by a nine-digit master file number, the first digit of which indicated the property's geographical quadrant. The user would then use the first digit of the master file number to determine where the property's record was located in that binder. The addresses in each geographical quadrant were arranged alphanumerically, listing named streets first and numbered streets second.

In response to the complicated organization of the original HRI, the Bureau of Planning later produced a revised version of the HRI that utilized street names and quadrant only, which expanded the set to 26 binders. The Oregon Historical Society and City Archives were issued these updatedbinder sets as well. A spiral-bound edition of the Inventory titled Selected Properties was also produced that contained only the most important properties listed in the HRI and was meant to serve as an expedient reference. The Oregon State Historic Preservation Office is the only known party that possesses an original version of the 1984 binder set with original photographs. The City of Portland Archives and Records Center retains the original photographic negatives and notes from the project.

1984 digital database

An electronic HRI file was created with the Identified Properties volumes in 1984 by transferring the information from the volumes to a Microsoft Excel spreadsheet through a data dump. Information in the original volumes, as well as information collected from tax assessor records and other City sources, was directly copied into this file without verification of accuracy. Each inventoried property has a record in the digital Inventory, including the 1500 properties that did not receive a rank. The spreadsheet contains 5158 rows of properties and 91 columns of data categories.

In addition to the information copied from Identified Properties, the spreadsheet contains property value information gathered from Multnomah County tax assessor records including the building's square footage, acreage, original building permit number, land and building values, property code number, type of land use, tax code and any dates or prices of sale. It is assumed that this information was added to the spreadsheet in a

few updates after 1984, but the date(s) of the additions are not clearly identified. Other information included was collected from the (then) Buildings Bureau's microform and card files as well as inventory and nomination forms from the Oregon State Historic Preservation Office and the National Register of Historic Places. The spreadsheet also contains a second set of bibliographical references, in addition to the original set, that were used to compile this expanded information.

The spreadsheet data has since been incorporated in the Bureau of Planning and Sustainability's GIS database. In response to initial recommendations from this team, in 2017 these database records were reviewed and updated to reflect demolitions and removals from the HRI that have occurred since 1984. The updated records are intended to provide a data set that can be more publicly-accessible and user-friendly than the electronic spreadsheet, but which will need further management as described in the recommendations section of this report.

Oregon State Historic Preservation Office inventory standards

As described in an earlier section, the SHPO provides guidelines for the minimum amount of information that an inventory project should collect for each property surveyed. Minimum survey information should include the current and historic building name, a site address, location coordinates and a cursory description of the property's physical characteristics. According to the SHPO guidelines, a survey should also contain researched historic information that includes the property's original date of construction, information about previous and current owners and tenants, and the names of the original architect and contractor if available. In addition, architectural information should include a description of significant features, materials, style, an identification of plan type and significant alterations made to the resource over time.

The 1984 HRI meets many of these minimum survey standards, but much of the information is now outdated. Most notably, the scoring method that was used to rank the significance of each property in 1984 is now obsolete and does not comply with SHPO's current evaluation of eligibility standards. Likewise, the HRI does not possess the minimum requirement of two photographs of the building and a field map of the site. Each listing features only one photograph, and the field maps present in the 1984 HRI are inadequate compared to other modern inventories; for example, the mapping technologies of comparable cities — like Los Angeles and Austin — incorporate interactive formats using GIS software that can facilitate a large variety of user needs and best display the minimum information required by the SHPO.

Notable deficiencies in Portland's HRI

Portland's existing Historic Resource Inventory data is largely inaccessible, outdated, incomplete and inconsistent. As such, the HRI has not been made readily available in a format that can serve its original purpose or provide the public with valuable information. Portland's

HRI contains a great deal of information that could be of use to planners, property owners and researchers, but due to its poorly maintained state, it has been a neglected and subsequently underused resource. However, many of these deficiencies can be remedied with relative ease.

Accessibility

It is very difficult for interested persons to find a complete copy of the 1984 Inventory today. The public can only access scans of the original inventory sheets by searching for properties through the SHPO's Oregon Historic Sites Database and downloading PDF documents for those records that have corresponding attachments. The only version of the HRI available on the City of Portland's website for public access is a Microsoft Excel spreadsheet that is neither user-friendly nor easily searchable.

The digital Inventory's file format does not display its large body of data in a way that allows for an easy, visual comparison of properties or quick access to an individual property's record. The columns in the spreadsheet are titled with incomprehensible acronyms. No legend or explanation exists to clarify the more obscure acronyms, without which much of the data is rendered unintelligible. The lack of explanation creates a language barrier for users, preventing them from utilizing the information.

Because much of the data listed in the spreadsheet is poorly organized and consists of textual commentary that cannot be configured into searches, even users adept at Excel would be unable to organize a majority of the data in a way that allows for easy comparison. Despite Excel's organizational capabilities, the spreadsheet, at most, serves as a tool for storing the HRI's vast amount of information but cannot provide a convenient method for assessing it. Similarly, the process of searching for a property in the printed volumes is complicated and time-consuming. To date, no navigable version of the HRI exists for public use.

Outdated Data

Much of the basic information in the HRI — such as building function, name and location — has evolved since 1984. In addition, many owners have carried out major alterations to their properties, sold them, or removed them from the Inventory. Many properties that were once considered significant no longer exhibit the same features that upheld their integrity many years ago, and many properties that were once considered too young to be ranked have transcended the fifty-year mark (a dateline used by the National Park Service and the SHPO to assess initial eligibility).

Likewise, the HRI has not been consistently updated to accommodate annexations of new land. Much of modern Portland was outside the City's boundary at the time the HRI was created. For example, very few resources east of 82nd Avenue were inventoried because it was unincorporated Multnomah County at the time. Additionally, many of the neighborhood associations that existed in 1984 have morphed and multiplied to become what they are today. Myriad communities citywide have yet to be recognized for their contributions to the city's broader historical narrative due in part to the relatively young age of the resources at the time the HRI was conducted in 1984.

In addition, public and professional understanding of architectural and cultural significance have greatly changed since the 1980s as societal and political interests — such as ethnic and gender awareness — have evolved in recent decades. Portland's appreciation for certain building characteristics and architectural styles has evolved as well. In 1984, a greater emphasis was set on aesthetically attractive architecture than on less-attractive buildings and structures which may have more meaningfully contributed to the development of the city. As a result, many properties were not inventoried in 1984 principally because they did not categorize as visually memorable resources.

Finally, the 1984 HRI's criteria for rating significant architecture are outdated by the Oregon SHPO's current standards. The Inventory's system of averaging many scored categories is no longer viewed as a metric for determining whether or not a property is eligible for designation. The Oregon SHPO's evaluation of eligibility process utilizes a system that assigns a designation status to identified properties, determining their specific potential for eligibility rather than listing them in a quantitative hierarchy of rank.

Incomplete data

The method of survey and evaluation used in 1984 resulted in an inventory that did not encompass all resources with potential significance. Only two historians were responsible for establishing the list of significant properties and investigating their histories. Many significant properties could have been overlooked in both the windshield survey and the literature search. Although the properties were verified by their individual neighborhood committees, the windshield survey and literature search gave investigative priority to staff members' preferred properties rather than the list of properties which the neighborhoods had recommended for ranking.

Inconsistencies

Many inconsistencies have accumulated between the various versions of the HRI publications and the City's electronic file. Over time, some copies of the HRI were revised by hand, but it is not clear who made these changes or when. Some of the versions of the binder sets have been reorganized for various reasons, primarily to expedite the process of searching for a property.

Rankings were not completed by the time the Inventory was finalized and published as a hardcopy, so the electronic file contains more information about the rankings than the Identified Properties volumes do. Many properties in the digital file are also missing categories of information that were included for other properties without an explanation as to why. There is also no explanation for why many of the more obscure categorical columns exist or what their data represent. These inconsistencies and the lack of explanation for their cause create a challenge for data comparison and comprehension, especially for the interested public.

Survey and inventory since 1984

Since 1984, at least 33 historic resource survey and survey-like projects have been completed in Portland, most of which were conducted by City, state and federal agencies. While these surveys have informed public projects ranging from new transit lines to school retrofits and resulted in some individual historic resource designations, the results of these surveys have never been adopted into the larger HRI. As such, the survey results are not easily accessible to the public nor are they able to inform broader city planning processes. Although much of the data from these previous surveys is now out-of-date, there may be opportunities to revisit this previous work for inclusion into a larger citywide inventory.

Why update the HRI now?

The change Portland is experiencing today cannot be understated. Record numbers of single-family houses, dating to the 1920s and before, are being demolished for replacement by high-end dwellings. Classic commercial buildings on transit corridors are being adapted or razed for multifamily housing and creative retail establishments. Vacant land has become almost non-existent in the central city, leading to the demolition of landmark-worthy buildings to make room for new development. Gentrification continues to displace communities of color and underrepresented Portlanders of various backgrounds, and waves of new residents are largely unfamiliar with the ethnic and cultural significance of the communities where they reside. Portland is changing. And historic preservation is a tool that can guide that change in a thoughtful and informed way. There is no better tool than a revived HRI to collect the stories of Portland's past and to provide grounding for the city's future. This report identified five primary reasons to update the HRI:

1. Expand Historic Preservation Equity.
2. Inform Land Use Planning.
3. Combat Gentrification.
4. Prepare for Resilience.
5. Comply with Local, State and Federal Requirements.

Expanding historic preservation equity

The City of Portland's Comprehensive Plan includes a bold policy for advancing a more inclusive historic preservation program:

Policy 4.53. Preservation Equity. Expand historic resources inventories, regulations and programs to encourage historic preservation in areas and in communities that have not benefited from past historic preservation efforts, especially in areas with high concentrations of under-served and/or under-represented people.

Portland's existing inventory of historic resources, those included in the 1984 HRI and those that have been voluntarily designated since, are heavily weighted toward the central city and architectural landmarks associated with Euro-American Portlanders. An updated historic resource inventory with a new public database and mapping application could more comprehensively tell Portland's story and provide plentiful opportunities for public education into the future.

Celebrating the full spectrum of historic resources

Currently, there are only a small handful of HRI properties and just one designated historic resource east of I-205. Broad swaths of outer southeast, northeast, north and southwest Portland are similarly underrepresented on the inventory, with only a sprinkling of identified and designated historic resources located in those communities. Because much of East Portland was not incorporated in 1984, it is no surprise that the HRI failed to include these geographies. Furthermore, because of the more recent age of resources in outer neighborhoods, it is also unsurprising that these areas were not significantly represented in the 1984 HRI. However, during this period of growth and change in Portland, documenting the significance of a much wider spectrum of Portland's built environment would provide a deeper understanding of the city's architectural, cultural, ethnic, historic and social histories.
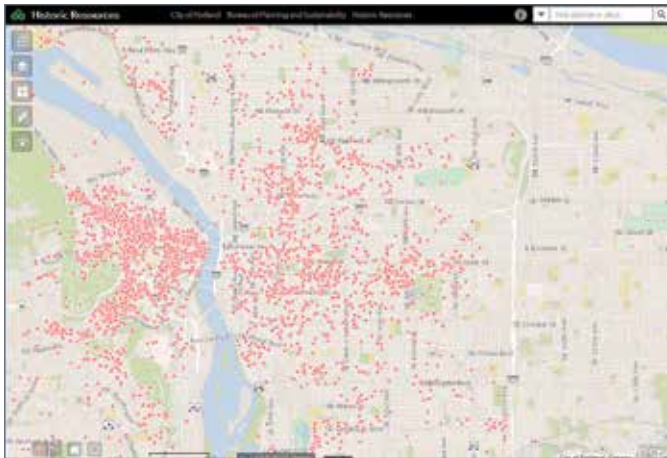
The 1984 HRI included a diversity of resources across the city's neighborhoods. However, with annexations, the passing of over three decades and a growing recognition of the contributions of underrepresented Portlanders, the HRI has become an incomplete record of Portland's most significant historic and cultural places.

In recent decades, the broader historic preservation field has come to embrace a more inclusive spectrum of historic resources; now Portland has an opportunity to demonstrate its commitment to equity by recognizing the historical contributions of the city's diverse communities and celebrating historic places that carry the most meaning for Portland's different communities. Using local and national best practices in survey design and implementation, future survey efforts would be able to meaningfully engage underrepresented communities in the planning process, documenting historic resources that have been previously overlooked and/or under explored by past professional surveys.

Enabling broad educational opportunities

The City of Portland manages the protection of historic resources because they provide current and lasting public benefits. However, without ready access to the information needed to understand what makes places significant, the public cannot fully appreciate, learn from and steward historic resources. The creation of an historic resources database and mapping application is critically important for connecting the broader public with an understanding of historic resources.

Once information about Portland's significant and designated historic resources is collected and made publicly available, countless opportunities exist for educational institutions, students, preservation professionals, neighborhood associations and the public to use the database for research. It is not unreasonable to imagine the database being used for walking tours, design inspiration, homeowner research and university projects. Additionally, the database could serve as the basis for a citywide plaque program to link physical historic resources with the wealth of information about the resource that will be contained in an online format.

Informing land use planning to accommodate growth

Planning for growth

An up-to-date citywide inventory of significant historic resources would help both City decision-makers (top-down model) and neighborhood residents (bottom-up model) collaboratively plan for growth across the City of Portland while accommodating and honoring historic resources. The majority of Portland's projected growth in residential units over the next 20 years is predicted to occur in already-developed parts of the city. There are few vacant sites left within city boundaries, and where vacant land is available, it is not always ideal for residential growth. Economic pressure has continued to build on existing structures, especially in established close-in neighborhoods comprised of relatively modest structures from the late 1800s and early to mid-1900s. The result has been a large number of demolitions, especially of older single-family residences, in recent years. Without an updated HRI, the City lacks the information needed to accurately assess how older neighborhoods should best absorb residential units and how historic resources can be stewarded for future generations.

Assessing growth and capacity from the City perspective

The City's 2035 Comprehensive Plan includes, and is partly based on, a data-driven analysis known as the Buildable Lands Inventory (BLI). The BLI uses a methodology which, unfortunately, gives short shrift to older properties. The calculations used to determine which lots throughout Central City were redevelopable included properties with improvements valued at less than half the value of the land (See 2011 Central City Development Capacity Study, Adopted October 2012: BLI Appendix B, p. 6). Why would the City label these properties potential demolition targets based only on the value of the property? In Portland, which has very high land values, this calculation does not serve as the best or only indicator of which properties should be replaced to provide more capacity. Also, it is precisely those older developments where rents may be the most affordable. Even more troubling, the BLI then assumes that a higher density on a redevelopable lot must be achieved by an older building being torn down and replaced, rather than adapted for denser use (BLI Appendix B, p. 7). The BLI fails to consider the possibility of greater efficiency within existing buildings and/or adding to an existing building. These assumptions misrepresent the utility of older buildings and result in the skewed perspective that additional density or capacity can only be created on increasingly rare vacant lots or by the wholesale replacement of older buildings. Because new developments are priced to include not only the construction cost, but also the lost improvement value of the demolished building, prices for new development are necessarily (and demonstrably) much higher for the renter or purchaser than would be the case for a preserved or adapted existing building. An updated HRI could inform the BLI by serving as a meaningful tool for smart redevelopment. Rather than target older buildings for demolition, this tool could create a more accurate assessment of the significant architectural and cultural resources that should be prioritized for adaptive reuse and preservation.

Assessing growth and capacity from the neighborhood perspective

An updated HRI would help to accurately assess the capacity of neighborhoods to absorb growth by tracking the number of dwelling units in a structure and on a property. This baseline data could be compared with infrastructure capability, zoning and other information to arrive at a more accurate assessment of which models of development would be most compatible with existing historic resources. The HRI would identify character-defining features of different parts of the city, such as patterns of architectural styles or prominent materials, to inform the development process so that infill could best respond to unique geographical historic contexts. This important information could then be used to incentivize growth within the existing pattern of a neighborhood, preventing wholesale change and providing additional rationale for retaining older, affordable housing. With an updated HRI, neighborhood residents could more successfully advocate for incentives and policies to guide growth in a way that is consistent with the character of historic neighborhoods, as well as provide development teams with inspiration for new construction projects.

Managing growth to benefit environmental health and sustainability

Preservation is regarded as the most sustainable, affordable and environmentally conscious method of development. Preserving and adaptively reusing historic properties allows for the retention of building materials and decreases the level of hazardous demolition debris and carbon emissions spent on delivering new materials to the site. The updated HRI could help to minimize the environmental and health hazards that accompany new construction by providing easy access and information about rehabilitation options for historic properties. Furthermore, when buildings are razed, the HRI will provide valuable information on which architectural elements are worthy of salvage and how best to approach a sensitive strategy for whole-building deconstruction.

Striking a growth-preservation balance

Development of the Urban Growth Boundary (UGB) put Portland at the forefront of planning. Tension between growth out and growth up has been continuous since that time and has been exacerbated during our recent period of economic prosperity. The urgency to make better decisions about how and where to accommodate growth has possibly never been greater, and recently some voices have begun denouncing preservation as an enemy of affordable housing. Portland benefits from a diversity of housing options, including those missing middle options between high-rise apartments and single-family homes. Preservation, whether of

designated historic structures or ordinary older and affordable buildings, keeps many of these missing middle options available. Utilizing an updated HRI to increase our knowledge of existing historic housing stock will allow housing advocates, City staff and neighborhood leaders to compromise on acceptable growth strategies that add density, without missing the best opportunities for reuse. Without historic resource data and thoughtful collaboration, decision makers will never be able to fully understand and advance the best models of accommodating Portland's future growth.

Combating gentrification through documenting the significant histories of underrepresented Portlanders

Gentrification has and continues to have a major impact on specific Portland neighborhoods. A 2013 study of gentrification commissioned by the Bureau of Planning and Sustainability (See *Gentrification and Displacement Study: implementing an equitable inclusive development*

strategy in the context of gentrification by Lisa K. Bates, PhD) identified a neighborhood typology of gentrification risk, finding that neighborhoods in the close-in eastside and North Portland have experienced the greatest loss of vulnerable residents.
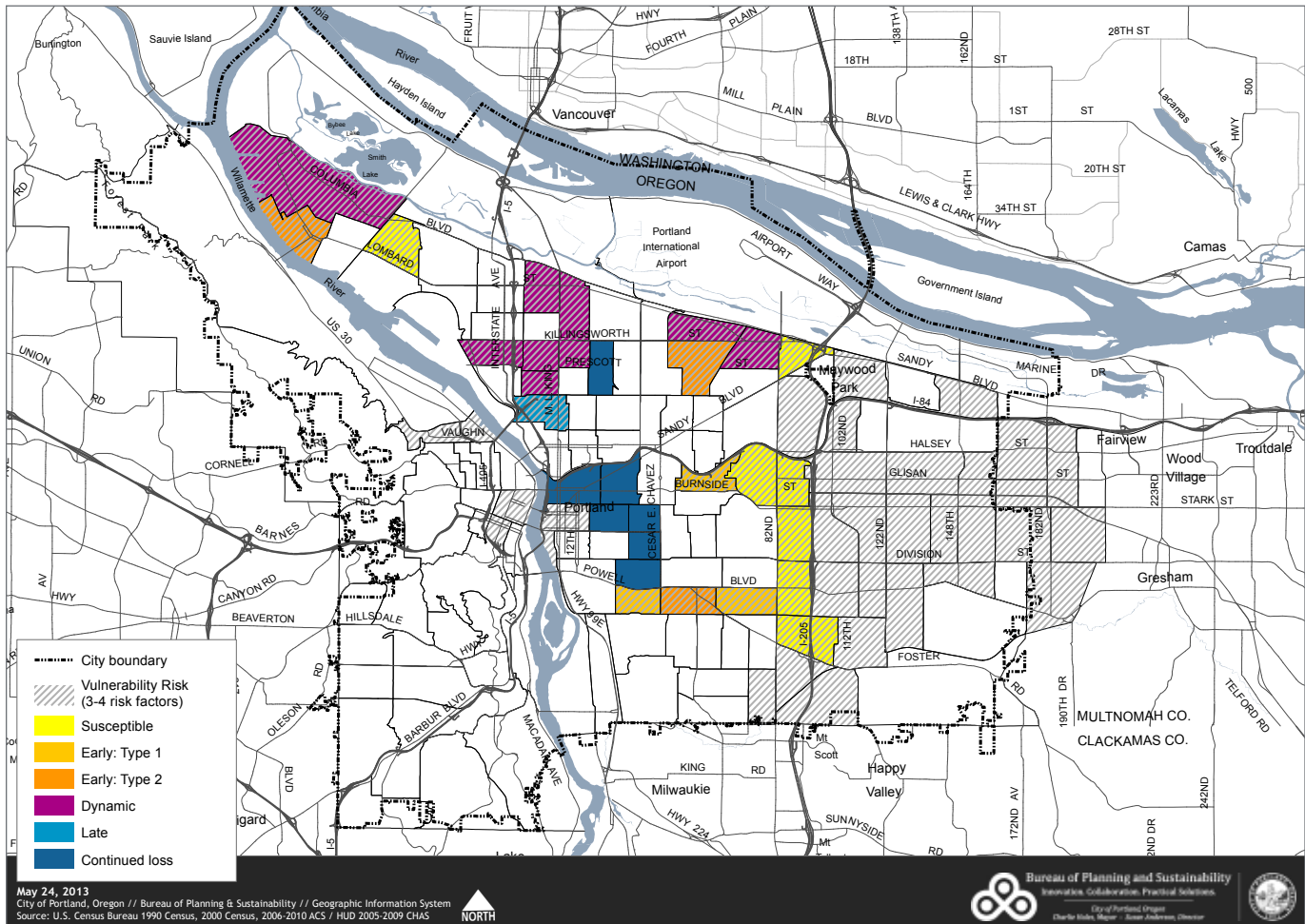
The *2013 Gentrification and Dispacement Study* identified different typologies of gentrification risk in Portland's neighborhoods.

Comparing gentrified and gentrifying areas (dark blue and lighter blue on the map) with a map of the City's historic resources illustrates three significant details:

1. Designated historic districts (Ladd's Addition, Irvington) on the east side have not experienced noticeable gentrification.

2. Conservation districts have been highly gentrified.

3. The areas experiencing the highest rate of gentrification are middle southeast neighborhoods.

A new HRI could help prevent and decrease gentrification and displacement by honoring the history of diverse communities, providing better public information about ethnic and cultural historic resources and empowering communities to focus preservation efforts on their most valued places. An updated and comprehensive HRI would furthermore provide a foundation for strengthening and creating new conservation and historic districts and provide funding information and links to other resources to aid in the preservation and rehabilitation process.

It is important to remember that the 1984 HRI is an inadequate tool to limit gentrification or promote intentional growth strategies because it is itself an inconsistent and unreliable resource. Although the 1984 HRI is an expansive record that still provides significant value to the community and city planners, it includes no neighborhoods east of 82nd Avenue, it includes few properties with industrial uses, it underrepresents properties important to the history of cultural and ethnic groups, and most importantly, it has not been significantly revised in 33 years. An updated HRI will be critically important if historic preservation is to be used as a tool for combating gentrification and the potential loss of community institutions.

Limiting gentrification by City policies and incentives

The Bureau of Planning and Sustainability's 2012 Vulnerability Assessment aims to locate the neighborhoods that are most susceptible to gentrification and provide options to strengthen these communities. Many of the areas that the Vulnerability Assessment found to have high vulnerability to gentrification possess a moderate to high number of designated and inventoried historic resources, while

the BLI determined that these same properties were not meeting their full developmental capacities. This connection between the assessments' findings conveys an opportunity to adaptively reuse some historic properties in order to support the needs of areas that struggle with displacement but are expected to absorb growth.

The new HRI could help the City develop smarter policies that incentivize private developers and property owners to rehabilitate significant historic properties in order to provide or retain more affordable and diverse housing options that would reduce the pressure for displacement in these identified areas. Furthermore, a revised HRI would help the City better identify which geographic areas should be targeted for preservation incentives directed at developers and property owners to support the continued occupancy of lower-income, vulnerable populations. The mapping functionality of a new HRI could help the City develop incentives for increasing density in mixed-use neighborhoods, especially along neighborhood corridors, to relieve some of the pressure on older residential neighborhoods.

The new HRI would assist in advancing new policies regarding housing and gentrification that the City has adopted in the 2035 Comprehensive Plan. For example, the new Inventory would "Encourage plans and investments to protect and/or restore the socioeconomic diversity and cultural stability of established communities" (see Policy 5.14 in Chapter 5: Housing of the 2035 Comprehensive Plan) because measures could be put in place to incentivize the retention of culturally significant properties. Likewise, the new HRI would help to "Encourage development of a 'regional balance' strategy to secure greater regional participation to address the housing needs of homeless people and communities of color, low- and moderate-income households, and historically under-served and under-represented communities throughout the region" (see Policy 5.45 in Chapter 5: Housing of the 2035 Comprehensive Plan) because it provides a forum for members of Portland's diverse communities to collaborate in determining and celebrating the aspects of their neighborhoods that contribute to their collective heritage and identity. It would also provide all Portland residents with a tool for understanding their neighborhoods' economic and residential needs, and to participate in creating development plans that uniquely address these needs from a bottom-up perspective.

Identification of future Conservation and Historic Districts

This report is limited to the purposes and methods for modernizing and updating the HRI, so that it can be a powerful and accessible tool for homeowners, planners, researchers and others. However, there are related historic resource designation issues which should be concurrently considered by the City. One of these is the revival of local conservation districts, the last of which were created in 1993. For the first time since 1995, Portland is in a position to enable neighborhoods to access and perhaps to better define this designation due to recent statewide land use planning Goal 5 rule changes which reduced the owner consent threshold for conservation district designation from unanimous owner consent to majority owner consent. Following the 1995 passage of Oregon's unique owner consent law (ORS 197.772), all local jurisdictions in Oregon stopped the practice of designating local and conservation districts. A new program for local conservation and historic districts should be explored now so that concentrations of significant historic and cultural resources can be considered for designation and protection.

Whether or not a neighborhood and/or City leaders choose to designate concentrations of historic resources as conservation or historic districts, the updated

HRI could create new locally-based relationships or common purpose by fostering an appreciation of cultural backgrounds and history related to specific neighborhoods. Ultimately, the shared information and the solicitation of stories and information by older residents would help neighborhoods define what it is they value about their community. The shared information will help to support pride of place among and within various communities.

Homeowner and business owner resources

Many cities provide incentives and subsidies to promote the rehabilitation of older and historic properties with the intent of strengthening existing communities. For example, the City (or State) could consider providing a tax credit or rebate to those owners or developers that rehabilitate their historic properties to provide affordable housing.

The new HRI could provide targeted information for those properties that might be most deserving of resources to help with expensive upgrades, especially seismic retrofits. Funding information included within the HRI could be easily updated and added to over time by the City. The HRI might also show homeowners and commercial property owners whether they are allowed to create new rental units on their properties, and if so under what conditions.

Preparing for resilience

In the Pacific Northwest, we must plan for and expect various natural disasters. A major earthquake is considered the most potentially devastating and most probable natural disaster, but an era of climate change also foreshadows a frequency of floods, drought and other intense weather patterns. Planning for disaster preparedness and post-disaster recovery often requires the prioritization of a community's most valuable resources. Having a system in place to consistently and reliably assess damage on the ground and provide information back to a central gathering point could be a tremendous asset in the case of a natural disaster. A GIS-based system with excellent data storage and integration may be ideal as this central hub of information because it handles a large volume of property information already, and because it is easy to access. An updated HRI database would strengthen the City's ability to communicate with FEMA, preservation partners and other stakeholders which historic resources have been identified as significant. The

presence of this information would greatly expedite state and federal environmental compliance, support local preservation efforts and improve post-disaster outcomes. An updated HRI could reasonably serve as the host system for post-disaster assessment, as well as directly support disaster preparedness and post-disaster resilience plans.

Reinforcing architecture and infrastructure

There are three major ways that an updated HRI can increase Portland's readiness for disaster. The first is by encouraging owners of significant historic resources to undertake seismic rehabilitation measures, by providing direct access to necessary information and financial resources specific to brick and mortar work. The HRI could provide access to information about funding sources as they change over time, displaying new programs, incentives and timelines for grant applications. For example, owners of income-producing properties listed on the National Register can access the

noncompetitive Federal Rehabilitation Tax Credit that provides 20 percent of the cost of a rehabilitation back in income tax credit. Unbeknownst to most, a 10 percent rehabilitation tax credit is also available to income-producing properties constructed before 1936 that are not on the National Register, but may be on an HRI.

The new HRI could provide information about how to apply for these programs to simplify the due diligence process for property owners so that they would be more willing and able to rehabilitate their historic properties. The database could also provide a hub for residents to organize community-based funding models to help support rehabilitation projects within their neighborhoods.

Available information about the structural status of buildings in a neighborhood can be a powerful motivator, galvanizing communities to prepare for potential disasters. A neighborhood may publicly celebrate seismic retrofit successes and provide encouragement to owners that have not yet undertaken seismic upgrades to neighborhood buildings. The HRI could serve as an educational tool for residents to learn about potentially vulnerable buildings in their neighborhoods and serve as a model to encourage other communities in Oregon and in the region to update their inventories, employing GIS-based information and seismic retrofit tracking in preparation for an earthquake or similar disaster event.

Support for citywide disaster preparedness plans

The second area in which the updated HRI can support Portland's disaster preparedness is at the citywide level. The Federal Disaster Mitigation Act of 2000 specifies the level of disaster preparedness and planning each State must have in place prior to any Federal requests for disaster assistance. Portland, as the largest population center in Oregon, is a critical piece of the 2013 Oregon Resilience Plan developed by the Oregon Seismic Safety Policy Advisory Committee. Yet up to now, Portland has demonstrated little integration of historic and cultural resources into our comprehensive mitigation planning. A new HRI will strongly enhance Portland's ability to understand and document its vulnerability to natural and manmade hazards.

In 2016, Portland completed its Mitigation Action Plan — the second comprehensive update to the City's Natural Hazard Mitigation Plan (NHMP), which is to be reviewed every 5 years. A new HRI would help Portland's new mitigation plan meet the standards of the most recent

Oregon Resilience Plan (2013). In order to comply with this plan, Portland needs an inventory, compiled within five years, that includes an initial seismic screening of each building and updates to the existing inventory. More detailed evaluations should be completed for those buildings identified by the initial screening to be the most susceptible to damage from an earthquake (see page 100 of the Oregon Resilience Plan). The new HRI could not only become this inventory plan, but could also help to catalyze the seismic screening process of each building by providing a background of construction information — including the materials, methods of construction, architects and construction companies involved, and construction dates of each property. Records of construction information could be added to HRI records, helping owners and decision-makers determine which properties should be updated prior to a disaster situation. A list of vulnerable buildings attained from the new database could be cross-referenced with the Oregon Structural Specialty Code (2014), which classifies buildings according to four distinct occupancy risk categories based on the buildings' impact on life safety in the event of a seismic disaster. From this, the City can help to develop a priority list of significant yet vulnerable properties to identify those that should receive rehabilitation assistance first.

In addition, a new HRI database could help to provide more accurate data to reevaluate inundation studies, such as Portland's Seismic Earthquake Scenario and DOGAMI's earthquake projection maps. The new Inventory would offer more detailed structural information for each property so that the vulnerability of each individual resource could be assessed rather than generalizing the impact that historic properties would have in an earthquake scenario as a whole. The new database could generate maps with specialized filters for the assessment of different types of properties that can then be overlaid with flood maps, maps displaying the scope of past disaster events, USGS maps, and/or DOGAMI's earthquake projection maps to determine critical areas of concern in Portland. This would help to begin preparation efforts in these specific areas prior to a disaster, and to know which areas will need the most aid during a disaster event.

Financial assistance and resilience programs

A new HRI could better support and encourage Federal and private relationships for external support in the case of a disaster. In 2013, Portland sought a $1 million Rockefeller Foundation grant to join a global 'resiliency' network, but was unable to secure the grant because the city's needs did not appear to exceed the needs of the other cities that applied. The new Inventory could help Portland with its application to resiliency networks in the future, and possibly to the next 100 Resilient Cities program. The creation of a new well-organized, multifunctional HRI would fulfill a basic application requirement for many disaster relief programs (including FEMA) and would exhibit Portland's level of preparedness to effectively utilize federal relief grant funds. Strengthening relationships with external networks is beneficial in seeking outside aid when internal city services are hindered by a disaster. By providing an online platform for discussion about disaster mitigation and preservation tactics, the database could support public outreach efforts to create better connections outside Portland proper.

Resources often have to be protected in an order of priority when funding is limited. Typically, FEMA recognizes a hierarchy that prioritizes the most historically significant properties that are listed in or eligible for the National Register first, resources that are locally designated or recognized as significant at a city level second, and all resources older than 50 years or those that achieved exceptional significance in less than 50 years third.

A tool for communication

A new HRI database has the potential to be a useful tool for emergency services, preservation emergency response teams and the general public in the case of a disaster situation. It could provide an emergency contact list for preservation specialists, architects, construction companies, city officials or project managers associated with the property in case additional information or expertise about the building is needed to handle an emergency. For example, the database could connect local emergency responders with the City's historic resource preservation network in the event that specialized assessment of a property is needed to continue an emergency response effort. Preservation response teams could then utilize the information provided by the database to assess and treat historic structures before further damage occurs.

Assessing damage and restoring historic properties

After caring for the immediate needs of citizens after a disaster, the most pressing concern for the City will be to send out assessment teams to all affected areas of Portland. Seeing documentation of, and recording the conditions from the ground will be critical for decision-makers, both in assessing further safety concerns and in determining priorities for clean-up and for repair. The new HRI is proposed to incorporate a tested method of incorporating field photos and data into a GIS-based system. This information can be easily stored, sorted, updated and compared. Some data entry fields could be added to the system post-disaster, but damage assessment could easily be performed using mobile device interfaces and the new database.

The new HRI would help to restore historic resources that have been damaged by disaster events by providing quick access to necessary information so that the sensitive reconstruction of compromised historic properties can begin sooner. First, the new database would help to expedite the federal Section 106 Review process — or any review process for that matter — for historic properties after a disaster, if it can provide quick access to construction details and a history of alterations and renovations for resources that have been damaged. Oregon's 2013 Resilience Plan brings to light the dilemma that the City faces after a disaster when the duration of the Section 106 review process conflicts with the immediate need to stabilize structures and protect them from further deterioration. An updated HRI may provide a mechanism for development an improved and streamlined relationship with SHPO and FEMA for facilitating the Section 106 review process.

Similarly, the new HRI would be especially useful in identifying important details of the preservation plan for each resource — such as who is responsible for maintaining the resource, potential funding that could pay for the property's rehabilitation, the resource's historically significant features, the names of architects and construction companies that worked on previous renovations of the resource, and elements of the resource that have been rehabilitated or that still need to be rehabilitated. Supplemental technical drawings, characteristic descriptions and photographs could be included as well to assist in the restoration of damaged properties. The database could also provide the contact information of preservation specialists associated with each property to quickly muster a team to aid in the stabilization and restoration of the resource. Florida — a

state whose vulnerability to hurricanes has strengthened its emergency response plan — suggests that an inventory should include contact information such as the name, address, phone number and area(s) of expertise of professionals that could contribute to a preservation response team.

Furthermore, disaster may pave the way for the rehabilitation of historic resources to a higher safety level, beyond cosmetic restoration. The new HRI could include information about structural code updates for each property that could be integrated into the rehabilitation process after a disaster. Taking advantage of this opportunity would be cost-effective and would also prepare the property and its surrounding community for disaster situations in the future.

Remembering lost historic properties

The new database will serve as a record of properties that were destroyed in disasters (or by other means) by providing information about the people, neighborhoods, events and time periods associated with them. The new HRI will allow Portland to document evidence of the impact that demolished properties had on the city's history for the purpose of future analyses. Documentation of the changing city will provide unlimited potential for future research and sense of place, even if resources are unfortunately lost. In addition, Portland residents will be able to participate by contributing their personal stories and photographs of each property, bringing the community closer together through a shared sense of history recorded for posterity.

Compliance with Federal, State and Local Requirements

Federal program expectations

Since 1996, the City of Portland has been a Certified Local Government (CLG) participating in the National Park Service's network of local jurisdictions committed to preserving significant historic places. While it is a federal program, the CLG program in Oregon is administered by the SHPO, with Portland's participation managed by BPS. As a participating local government, Portland is eligible to receive modest biannual grant funding to pay for a defined preservation project, such as a National Register nomination or neighborhood survey. Participating local communities are expected to assist with the survey of historic resources to inform the State's master database of historic resources. The City would better meet its expectations as a CLG by advancing an update to the HRI.

Federal preservation regulations such as Section 106 of the National Historic Preservation Act and Section 4(f) of the Department of Transportation Act apply to certain activities where federal funding, licenses, or permits have the potential to negatively affect resources that are listed in or eligible for listing in the National Register of Historic Places. For example, when a federally-funded road widening project is implemented, special attention must be given to known historic resources. For larger federal projects, it is not uncommon for the implementing agency to proactively conduct a historic resource survey of the project's affected area to identify designated and significant historic resources. A new historic resources database and updated HRI could both provide useful information for these federal projects and serve as a local

receptacle for the research and documentation that occurs as part of the projects, so that federally-funded scholarship is neither underutilized nor forgotten.

Oregon Land Use Goal 5

In January 2017, the Land Conservation and Development Commission adopted changes to the administrative rules for complying with Statewide Planning Goal 5, Natural Resources, Scenic and Historic Areas, and Open Spaces (OAR 660-023-0200). The adopted rules clarify that historic resource survey and inventory is not tantamount to historic designation, a critical distinction in the context of Oregon's owner consent law. This clarification allows jurisdictions to survey and inventory historic resources without receiving owner consent or allowing for owners to voluntarily remove their property from an inventory. Because of the change in State rules, historic resource data can now be collected from areas that were not surveyed before and old data can be re-surveyed and updated, with the data serving as a credible reflection of historic significance. This Goal 5 change was necessary for Portland to update the HRI and overcomes the primary obstacle that the Bureau of Planning and Sustainability has faced since 1995 in regard to updating the HRI.

Other relevant changes in the recently-adopted Goal 5 rules have to do with the process of inventorying resources. Those changes can be summarized as requiring local governments to use the Oregon SHPO's requirements for surveys, encouraging local governments to provide opportunities for community-wide

participation as part of the inventory process, and making evaluations of significance for resources on the inventory based on the National Register Criteria for Evaluation, historic context statements and historic preservation plans. These evaluations of significance may be made or approved by a local planning or landmarks commission or by the City Council. Criteria for determining historic significance of a resource under the Goal 5 rules are:

A. Significant association with events that have made a significant contribution to the broad patterns of local, regional, state, or national history.

B. Significant association with the lives of persons significant to local, regional, state or national history.

C. Distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values or represents a significant and distinguishable entity whose components may lack individual distinction.

D. A high likelihood that, if preserved, would yield information important in prehistory or history.

E. Relevance within the local historic context and priorities described in the historic preservation plan.

Criteria A through D are familiar to preservation professionals and researchers, as they parallel the categories under which a property, object, or district can be nominated to the National Register of Historic Places. In general terms, these might be expressed as reasons why a resource might be historically important in association with A) an important event or time period; B) an important person; C) architecture, or D) archaeology. Criterion E allows for a more local understanding of significance related to each jurisdiction's own Comprehensive Plan (See discussion of Portland's Comprehensive Plan).

The adopted Goal 5 rules also define how historically designated resources are included on a local government's list of significant and protected historic resources. The designation process is described as adopting or amending listings through a land use decision, after first inventorying and evaluating the significance of historic resources. The resource list is equivalent to Portland's designated historic resources, which include National Register resources, Historic Landmarks, Conservation Landmarks, Historic Districts and Conservation Districts.

The 1984 HRI includes many properties that have been subsequently designated, so HRI resources include those given only a preliminary evaluation of significance (ranking) as well as those that have been rigorously evaluated for significance and designated locally or on the National Register. The new HRI will be a comprehensive compilation of surveyed buildings, structures, sites, objects and districts (including demolished resources), as well as all designated historic resources. The Goal 5 rules specify that owner consent is not required for inclusion in an inventory, a significant departure from Portland's previous interpretation of the owner consent law. The rules specify that owner consent is unambiguously required for the designation and protection of significant resources as per ORS 197.772. The rule change provides the City of Portland with the opportunity to add properties to the HRI without owner consent — the first time since 1995 that this opportunity has been available.

The 1984 HRI in its current form, however, does not meet new Goal 5 requirements for an historic resource inventory. First, the HRI information does not fully meet the SHPO's minimum historic resource survey requirements. While the HRI resources in 1984 were not evaluated under the defined criteria for significance now required by the State, the resources were identified as being important under various themes or contexts. For the most part these can be translated into Criteria A through D, and perhaps E. Given the approval and adoption of the 1984 HRI by the PHLC, the current requirement that evaluations of significance be made by a local commission was met. However, any changes to these past evaluations (and any additions to the HRI moving forward) would need local land use adoption. Many surveyed resources were too young to qualify as significant resources in 1984, but may now qualify. Similarly, other resources that were then determined significant have been altered and have lost integrity. The past HRI evaluations of significance therefore need to be updated, and those properties that have gained or lost significance will need to be revisited. Because Portland's zoning code does not currently contain a process for updating the existing HRI and adding to or removing resources from it, the City has a major opportunity to act on the new Goal 5 rules.

City of Portland Comprehensive Plan policies

The City of Portland is guided by the goals and policies of the 2035Comprehensive Plan. Updating the HRI would fulfill several specific expectations of the adopted Comprehensive Plan. Although the HRI can help to better fulfill goals and policies in other chapters, the primary area of the Comprehensive Plan that calls for an historic resources database and a process for updating the City's HRI is found in Chapter 4: Design and Development. The four most directly applicable Comprehensive Plan policies that call for updating the HRI are as follows:

Policy 4.53. Preservation equity. Expand historic resources inventories, regulations and programs to encourage historic preservation in areas and in communities that have not benefited from past historic preservation efforts, especially in areas with high concentrations of under-served and/or under-represented people.

The 2035 Comprehensive Plan adopted in 2016 is expected to take effect in May 2018.

Policy 4.28. Historic buildings in centers and corridors. Identify, protect and encourage the use and rehabilitation of historic resources in centers and corridors.

Policy 4.52. Historic Resource Inventory. Within statutory limitations, regularly update and maintain Portland's Historic Resource Inventory to inform historic and cultural resource preservation strategies.

Policy 4.46. Historic and cultural resource protection. Within statutory requirements for owner consent, identify, protect and encourage the use and rehabilitation of historic buildings, places and districts that contribute to the distinctive character and history of Portland's evolving urban environment.

The use of terms such as *expand historic resources inventories, identify, regularly update and maintain Portland's … Inventory and identify, protect, and encourage the… rehabilitation of…* all speak to the central priority and need for the identification and evaluation of historic resources. An updated and inclusive HRI is a critical component of planning for growth and change. Neighborhoods and other community stakeholders might become involved in the project not only by using, searching, and understanding the collected data, but by directly contributing information, documents and stories to the (moderated) database.

Additional Comprehensive Plan policies that would be supported by the update of Portland's HRI include:

Policy 4.1. Pattern areas. Encourage building and site designs that respect the unique built natural, historic and cultural characteristics of Portland's five pattern areas described in Chapter 3: Urban Form.

Policy 4.16 Scale and patterns. Encourage design and development that complements the general scale, character and natural landscape features of neighborhoods. Consider building forms, scale, street frontage relationships, setbacks, open space patterns and landscaping. Allow for a range of architectural styles and expression.

Policy 4.17. Demolitions. Encourage alternatives to the demolition of sound housing, such as rehabilitation and adaptive reuse, especially affordable housing, and when new development would provide no additional housing opportunities beyond replacement.

Policy 4.27. Protect defining features. Protect and enhance defining places and features of centers and corridors, including landmarks, natural features and historic and cultural resources, through application of zoning, incentive programs and regulatory tools.

Policy 4.47. State and federal historic resource support. Advocate for state and federal policies, programs, and legislation that would enable stronger historic resource designations, protections and rehabilitation programs.

Policy 4.48. Continuity with established patterns. Encourage development that fills in vacant and underutilized gaps within the established urban fabric, while preserving and complementing historic resources.
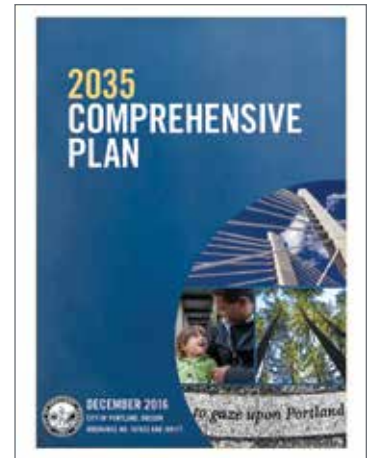
Policy 4.50. Demolition. Protect historic resources from demolition. When demolition is necessary or appropriate, provide opportunities for public comment and encourage pursuit of alternatives to demolition or other actions that mitigate for the loss.

Policy 4.54. Cultural diversity. Work with Portland's diverse communities to identify and preserve places of historic and cultural significance.

Policy 4.55. Cultural and social significance. Encourage awareness and appreciation of cultural diversity and the social significance of both beautiful and ordinary historic places and their roles in enhancing community identity and sense of place.

Policy 4.56. Community structures. Encourage the adaptive reuse of historic community structures, such as former schools, meeting halls and places of worship, for arts, cultural and community uses that continue their role as anchors for community and culture.

Policy 4.57 Economic viability. Provide options for financial and regulatory incentives to allow for the productive, reasonable and adaptive reuse of historic resources.

Policy 4.58 Archaeological resources. Protect and preserve archaeological resources, especially those sites and objects associated with Native American cultures. Work in partnership with Sovereign tribes, Native American communities and the state to protect against disturbance to Native American archaeological resources.

Policy 4.60 Rehabilitation and adaptive reuse. Encourage rehabilitation and adaptive reuse of buildings, especially those of historic or cultural significance, to conserve natural resources, reduce waste and demonstrate stewardship of the built environment.

Policy 4.81 Disaster-resilient development. Encourage development and site management approaches that reduce the risks and impacts of natural disasters or other major disturbances and that improve the ability of people, wildlife, natural systems and property to withstand and recover from such events.

Policy 4.84. Planning and disaster recovery. Facilitate effective disaster recovery by providing recommended updates to land use designations and development codes, in preparation for natural disasters.

Recommendations

The HRI Vision

In this time of intense change to the city's built environment, Portland has a unique opportunity to document the resources that give the city historical and cultural value. An updated HRI would tell the stories of all Portlanders, offer ready access to historic information, allow for more thoughtful planning, and provide a stepping stone to the designation and protection of diverse historic resources. The HRI update will require the involvement of neighborhood and academic leaders, underrepresented communities, preservation professionals, City staff and our elected leaders. With a new interactive database allowing for searches across dozens of categories, a plan for user-friendly survey and documentation procedures, and the adoption of a more inclusive and equitable list of significant historic resources, Portland can once again demonstrate its commitment to people and place. After careful consideration of BPS's existing resources, State and local land use rules, and survey and inventory best practices, report authors recommend the City of Portland advance the following steps to update the HRI:

1.	Bureau of Planning and Sustainability (BPS) staff presents this report to the Historic Landmarks Commission and solicits feedback on the general approach to updating the HRI, including possible new titles and land use procedures for resources added to the inventory.
2.	BPS staff develops a database and mapping platform for historic resources, providing comprehensive and user-friendly data on all inventoried and designated historic resources.
3.	BPS staff drafts zoning code changes that would allow for a process to add surveyed historic resources to the HRI.
4.	City Council provides financial support to hire an HRI Administrator position within BPS.
5.	BPS HRI Administrator migrates all existing historic resource records into new database and mapping platform.
6.	BPS identifies potential partners and grants that could support on-the-ground survey and inventory work.
7.	BPS staff develops submission forms, procedures and standards to ensure future survey records are consistent and valuable.
8.	BPS builds community interest by holding open houses, conducting training sessions and maintaining an active online presence.
9.	City Council adopts changes to zoning code to allow for periodic HRI updates and provides initial funding for on-the-ground survey and inventory in 2018/2019.
10.	BPS staff develops how-to guides for users of the new HRI database and mapping platform.
11.	Survey/re-survey process begins with the identification of the first areas of the City for on-the-ground survey work. Using City Council funding, BPS retains outside consultants and community volunteers to conduct initial surveys.
12.	BPS staff identify which past surveys, if any, can be reviewed for adoption onto the HRI and/or are appropriate for re-survey.
13.	BPS brings first surveyed (or re-surveyed) group of resources to City Council for adoption and inclusion in the updated HRI database in 2019.
14.	Using City and outside support, BPS begins comprehensive ongoing survey, update, inventory and outreach programs. Priority is given to underrepresented communities, areas of growth and change, and 1984 HRI resources that have not been designated or demolished.

In-Depth Recommendations

Step 1.

Bureau of Planning and Sustainability (BPS) staff presents this report to the Historic Landmarks Commission and solicits feedback on the general approach to updating the HRI, including possible new titles and land use procedures for resources added to the inventory.

Naming the umbrella database and survey classification system

City of Portland staff and the Portland Historic Landmarks Commission must complete several initial tasks before an HRI update can be launched. The very first might be to determine a more accurate name for the full spectrum of historic resources, inclusive of those that have and have not been determined significant, as well as those that have been formally designated. The 1984 HRI will populate the new database, but it is only one of many previous historic resource surveys which will ultimately be included in the database. The database will include the entire umbrella of surveyed resources within the City that a) are at least 45 years old, b) appear to retain historic integrity (design and materials) and c) have the potential to meet at least one of the five categories of significance. The umbrella includes:

- The entirety of the City's list of designated historic resources (Landmarks and Districts),

- Demolished properties that otherwise meet the criteria for inclusion (a, b and c above)

- Historic surveys done and shelved since the HRI was completed (that have sufficient information and meet the criteria for inclusion) and

- New surveys meeting the criteria for inclusion

Therefore, *Historic Resource Inventory* or *HRI* may be confusing as a collective term for surveyed resources, since it was used as a name for a single survey done in the 1980s. New surveys may even include properties that were removed by owner request from listing on the *HRI*. The term *HRI* may need to be retained in its original meaning to refer to those resources that were surveyed and evaluated in the early 1980s, partly because it has been narrowly used in the zoning code to reference only that particular survey. However, because the term *HRI* implies a much broader umbrella than just those 1984 survey results, it may also be considered as an umbrella name for the full spectrum of surveyed and designated resources. Throughout this report, *HRI* is used as the term for the full spectrum of resources envisioned in the

database as well as the name of the 1980s survey.

Names for the overall body of historic resources could include the term database, re-use the term inventory, or employ a more generic term to describe the grouping, such as list, catalog, register, directory, or index. The term historic should be included in the name so as to differentiate the resources from natural features inventories or other types of inventories.

The following potential names are being considered:

- (PHRD) Portland Historic Resource Database
- (DHR) Database of Historic Resources
- (CoPHR) Catalog of Portland Historic Resources
- (PHC) Portland Historic Catalog
- (PHRI) Portland Historic Resource Index
- (PHR) Portland Historic Resources
- (IHR) Index of Historic Resources
- (HRI) Historic Resource Inventory

Names for various classifications of historic resources

Once the City has determined a name for the overarching umbrella of historic resources, consideration should be given to the naming of the specific classifications of historic resources. It is important for the public, policy-makers and City staff to understand the hierarchy of historic resource classifications within the framework of designation and protection programs. Therefore, assigning accurate names to each classification is equally important to naming the larger body of historic resources.

Within Oregon's historic preservation framework, designated historic properties may have land use protections conferred on them. Designated resources are those with formal historic status, such as those listed on the National Register of Historic Places or those designated by the City as a landmark or district. Resources that have been surveyed and determined significant by a local government may have a 120-day demolition delay period applied, but cannot be subject to additional land use protections unless they are formally designated.

Surveyed historic resources may move up the hierarchy to become designated historic resources with further documentation and the consent of the owner. Designated historic resources are defined as National Register resources, Local Historic Landmarks and Districts, and Conservation Landmarks and Districts. The project team does not recommend changing the names for designated historic resources.

Below the designation line, resources are evaluated through the survey process and are found either to have potential for immediate or future designation (significant), or to be not worthy of designation due to lack of historic significance or physical integrity (not significant). The 1984 HRI differentiated between these determinations by use of the ranking convention — Ranks I, II and III were determined to be significant, while unranked properties were not determined to have sufficient significance to be designated. Because SHPO does not recommend use of a ranking convention, a new name for resources that have been surveyed and evaluated for significance is needed. These resources are generally either significant or not, though sometimes there is a third category of not yet significant or undetermined significant. Because the updated HRI will allow for determinations to be revisited or updated, we recommend using the binary terms.

Names to consider for classifying those surveyed resources that have not been designated include:

- Evaluated significant, evaluated not significant
- Determined significant, not determined significant
- Evaluated eligible, evaluated not eligible

The Historic Landmarks Commission should be regularly consulted on the naming options for the future HRI, as well as asked to provide guidance on zoning code changes, minimum survey requirements and other elements of the steps that follow.

Step 2.

BPS staff develops a database and mapping platform for historic resources, providing comprehensive and user-friendly data on all inventoried and designated historic resources.

Database and mapping platforms

Based on interviews with City staff and information provided by the comparison cities of Austin, Denver and Los Angeles, the following items are recommended as best practices for developing a database and mapping application for Portland's updated HRI:

1. **Web-Based**
   - Information must be easily accessed from web browsers and mobile devices. Maps and data must be easily usable by the largest number of users.
   - Information synchronization with Portland Maps, permit systems and other sources is necessary to ensure that property information is up-to-date and available to all.

The development of a database and mapping application to house, edit and display historic resource data will be a critical component of modernizing Portland's HRI. An interactive database allowing for editing and feedback may look something like the process diagram to the right.

REMOTE DATA EDITOR
Limited Access – Authorized User

INTERNAL DATA EDITOR
Full Access – City of Portland Administrator

HISTORIC RESOURCES DATABASE

Migrate Existing Historic Resources Data
· National Register of Historic Places
· Local Historic and Conservation Landmarks and Districts
· Historic Resource Inventory

Map App User Feedback

HISTORIC RESOURCES MAP APP

Public Access

Data Export

2. Interactive

- Basic property and construction information, as well as development permit applications, should be auto-populated from Portland Maps.

- Property owners, neighborhood organizations, or other community members should be allowed to submit revised information into the survey database, subject to City moderation. The opportunity for crowd-sourced information may include anecdotal information regarding potential cultural significance of properties and districts and/or assist in identifying properties that are outside the inventory time frame but have exceptional significance.

- The survey database should provide intuitive layer controls that allow advanced users to sort, compare, and/or isolate data.

- The database's structure should allow for authorized moderators to enter, edit and search data in ways that increase the functionality and efficiency of internal and consultant projects.

3. Purpose-Built

- Provide the ability to easily track changes to historic places and their designation levels.

- Allow for the most useful integration into planning projects.

- Present information in a way that raises awareness among City staff and the public.

- Allow for complex sorting to identify specific categories such as potential areas of gentrification, historic association with people or groups, common construction eras, building types, etc.

4. Customizable

- Possess the ability to create and adjust permissions for City moderators and survey consultants.

- Control which users have access to which data.

- Allow for modifications and changes to occur after the database and mapping platform are created.

- Allow data entry to be phased so to spread periodic revisions and updates over multiple months or years.

5. Standards-Based

- Access and utilize geospatial data of common geographic mapping applications such as Google Earth, ArcGIS and others.

- Use a data standard that may allow data fields to migrate to other systems in the future. This will facilitate the preservation of data over time as technology changes and systems are upgraded.

- Require all new entries to meet minimum SHPO standards.

- Track revisions by user and over time.

6. Implementable

- Provide adequate storage capacity to ensure permanent retention of data.

- Ensure operating system compatibility.

- Feature a dedicated system operator and technical support provided by City staff.

- Allow for integration with other public participation platforms and programs.

- Develop minimum standards for submission of photos, historic maps and other graphics.

Considerations for portable survey equipment to be used in the field:

1. Survey equipment must be compatible with database for ease of transferring data between field device and City server.

2. Field survey software should be able to function independently offline.

3. Data fields used by surveyors should be identical to those in the historic resources database.

4. Laptop computers, electronic tablets, or other mobile devices used to collect data in the field should be pre-loaded with existing data, allowing surveyors to review existing data. Such data would include prior field work, preliminary data input from Portland Maps, and any predictive modeling.

5. Electronic systems should associate individual surveyors with the data that they entered in case later verification or correction is needed.

6. All database records should be given unique property identifiers and must be coded to link with the SHPO database.

The appendix includes a comparison chart of the historic inventory systems used by three other cities that were examined by the project team. None of the recent historic resource inventory updates conducted by Denver, Austin, or Los Angeles relied on common database programs such as Microsoft Access, which has limitations especially in combination with GIS data. However, Access is the software program most widely used by State Historic Preservation Offices across the United States, including the Oregon SHPO. The three example cities all used an open-source application which they tailored for individualized use. It is therefore worth noting that while the example cities may have saved money by implementing an open source platform, each committed time and resources to customize it to suit their local needs.

Ther recommendation for a database platform and mapping application would be a City-built database integrated with Portland Maps. The BPS GIS team has indicated that this new HRI could be constructed using in-house resources.

For further comparison information, it may be useful to look at the 2009 National Historic Property Inventory Initiative, a study undertaken by Preserve America with multiple preservation agency partners. Although focused on the inventories of State and Tribal agencies, it contains an excellent in-depth discussion of various platforms as well as in-field data collection.

Minimum information required for new HRI entries

The minimum amount of information that must be entered for each new HRI record should closely follow the SHPO's reconnaissance level survey requirements. Because it is a State requirement that survey information be provided to the SHPO in their specified format, it is expected that Portland keep information disparities between the two systems at a minimum.

The project team evaluated and compared the information found in Austin's, Denver's and Los Angeles' historic inventories with the level of information found in the existing Portland HRI and with the minimum level of information required by the Oregon SHPO. A side-by-side comparison between each dataset is included in the appendix.

An additional point regarding the new HRI database is that the new system should be interactive. The existing Oregon Historic Sites Database is somewhat interactive, allowing for searches of historic properties across

several categories. However, the system is not capable of soliciting community input in any meaningful way. As the recently adopted Goal 5 State regulations suggest, local governments should provide opportunities for community-wide participation as part of the inventory process (OAR 660-023-0200). The top-down model illustrated by the SHPO database does allow for a tight control of data, ensuring that information is accurate and reliable for all users; however, any information coming into the SHPO database is pre-solicited, with no opportunities for corrections or additional data to populate the system unless done as part of a subsequent survey project.

The proposed City of Portland HRI database could strike a middle ground, achieving a high level of professional reliability in its information but also potentially being much more inclusive in its reach, enabling information to come in on two different levels. The first tier of information would be checked for accuracy and would include the determination of significance for each resource. Most of the background information for each entry would fit within this first tier due to the need to parallel the SHPO database and to ensure reliability of core data. However, in order to open up the database to a larger demographic and to solicit information that may not be readily apparent to City staff, a second tier of information should be included in the database and marked with a highlight or other visual marker so users know that it has not been verified. The City HRI Administrator would ensure that this information is appropriate (i.e., on topic) before making the information available, but would not verify or otherwise edit the second-tier information. Anyone entering information into the system at either level would

HOLLYWOOD THEATRE

4122 NE Sandy Boulevard
- **National Register Landmark**
- **City of Portland Landmark**
- **Built 1926 | Bennes and Herzog, Architects**
- **Mediterranean Revival Style**

More Information

The HRI database will likely feature pop-up windows to identify and provide basic information about points on an interactive map.

still need to be a registered user so that the City HRI Administrator could verify the credibility and relevance of new information.

To facilitate future translation between Portland's and SHPO's database, surveyors in the field must be able to meet the minimum submission expectations of both systems. The following differences from the SHPO RLS standards are recommended for Portland's new HRI database:

1. Resource address does not need a *post-street* direction if Portland addresses use only *pre-street* directions.

2. A simple check box for resources that were previously included on HRI or designated.

3. All surveyed resources must demonstrate clear eligibility requirements:

    • The determination of significance options should generally follow SHPO categories, including Eligible/Significant (Significant as an Individual Resource), Eligible/Contributing (Contributing to the Significance of a Grouping), Demolished, Not Eligible/Not Contributing, Not Eligible/Out of Period (Not yet 45 years), and Undetermined. Furthermore, all current City categories of designated resources should be added.

    • SHPO standards do not require NPS criteria to be chosen for eligible resources, but Goal 5 changes mandate that these categories be added. These are Criterion A (events/ historical themes), Criterion B (significant person), Criterion C (architecture), Criterion D (archaeology), and/or Criterion E (local context). The translation guide in the Appendix assigns at least one of these categories to most of the 1984 HRI resources. Another category (Criterion N/A) should be added for resources that are not determined to be significant. Note that applicable themes under Criteria A and E will need further development as a sub pick menu.

    • A one-to-three sentence summary description of significance should be required for any resource that is determined significant.

4. All architectural styles recognized by SHPO should be used in Portland's database, with the following additional styles recommended: Neo-expressionist (or a similar term covering roadside, Space Age, and other terms of the Modern Period), Corporate Modern or Slick Skin, and possibly Deconstructivist. The SHPO term Commercial (Type) in Late 19th/20th Century period should be clarified to 20th Century Commercial. Finally, Contemporary as a style of the Modern period should be clarified as occurring in 1960s-80s, not 1930s-60s.

5. All primary exterior materials as per SHPO pick menus should be used in Portland's database, with the following additional materials recommended: Brick Tile Veneer and Glass Curtainwall. Generally, the category of the material could be used as the first term of the material description to keep similar terms together; i.e. Wood Shingle rather than Shingle; Stone Marble rather than Marble, and Metal Corrugated rather than Corrugated Metal. Consider using Cementitious Siding (or Siding Cementitious to keep all types of siding listed together) rather than Cement Fiber Siding.

6. A data field for significant features should be added.

7. Plan types as per SHPO's database are not necessary in Portland's database. However, the height (stories) of a resource should be included.

8. SHPO requires a survey report including boundary explanation, methodology and a context statement and background for each survey. This umbrella requirement will apply to future Portland surveys as well. Reports under the name of the survey or grouping may be either attached directly to the database or found through a link and stored elsewhere. The 1984 HRI did not include a context report or survey report, though there are Portland-wide context statements from the 1990s that might be attached or hyperlinked.

9. A pick menu may create more control over potential district or grouping specifications (City staff would need to work with individual surveyors on the categories). However, a single resource has the potential to be in more than one potential district or grouping. The City might consider having a minimum number of resources that could be identified as belonging to a certain potential district before adding a group name to the pick menu, possibly six.

10. Photographic sizes, naming conventions and other SHPO photographic requirements should be replicated in the Portland database. The City may consider setting a limit on the number of photos that can be added to a database entry, but two must be included at a minimum. The City should consider whether photos should always be treated as first-tier information or whether they can also be second-tier.

11. Current use should be provided as a pick menu or a text field.

12. The survey update status field should be used to hold the name (and date) of previous survey(s). For instance, once a property on the 1984 HRI is re-surveyed, the survey name might be Central Eastside update 2018 and the survey update field would include past surveys HRI 1984 and perhaps HRI update 1993. It is possible, and even likely, that a resource may be included in multiple surveys or designated at multiple levels over time.

13. All survey contributors should be registered users so that changes can be assigned to individual people.

14. Original owner, original architect, and original contractor fields should all be added.

15. A history/associations field should be added for notes about associations with important people, previous significant uses or tenants of the building, and associations with important events or movements. This field may also be used as a catch-all to include information captured in the 1984 HRI such as the property acreage, price of sale, etc.

16. A listing of potential funding sources should be provided but may be auto-populated by the City based on a resource's classification and age.

17. Fields that allow for linking to additional information, such as maps or archival records, should be provided so that the public and future researchers can access contextual information.

18. All records should be linked to scanned inventory sheets and/or nominations for designation.

19. Owner name and contact information should be auto-populated from PortlandMaps into the database.

20. Rather than including SHPO's convention of check boxes, biographical information should be included as a text field.

The Appendix includes a spreadsheet with recommendations for translating existing HRI data into new fields and pick menus. These include migrating from the existing ranking convention to the proposed determination of significance convention and providing clear fields for areas of significance, exterior materials, architectural style, original and subsequent uses, etc.

Step 3.

BPS staff drafts zoning code changes that would allow for a process to add surveyed historic resources to the HRI.

The Portland Zoning Code, or Title 33, does not currently allow for a viable process to update and maintain an HRI. As a result, the HRI has become increasingly obsolete as more and more time passes without new listings or amendments to 1984 listings. Some properties have been demolished, some have achieved historic designation, some have been removed from the 1984 HRI by owner request, and others have been altered beyond recognition. The City has also undertaken numerous other surveys which have been shelved rather than adopted into a body of usable information in large part due to the current language found in the Portland Zoning Code.

In early 2017, the Oregon Land Conservation and Development Commission adopted new State administrative rules for the protection of historic resources. One of the most significant revisions to the rules allows for local governments to survey and inventory historic resources without the consent of owners, provided they do not designate and protect resources without first soliciting owner consent. The new rule change provides the opportunity for Portland to amend the zoning code to allow for a viable process to update and maintain the HRI.

The step-by-step process of surveying, evaluating, reviewing and adopting the information that will comprise the new HRI database must be detailed in the zoning code. Specific areas of the zoning code that will require changes are generally contained in Chapter 33.445 of the code, however other sections of the code (such as definitions and base zones) may need to be commensurately changed. Once code changes are adopted by City Council (see step 9), there will exist a legally-defensible framework to regularly maintain and update the HRI over time.

Areas of Title 33 that will need changes include all of the terminology, definitions and procedures to be used moving forward with maintaining and updating the HRI. The code must also lay out the process by which properties or areas are surveyed and evaluated, allowing not only for professional surveys but also for neighborhood or volunteer nominations to the HRI. Importantly, both the requirement for owner consent and the allowance for owner-requested removal from the HRI must be removed. If these owner consent provisions that exist in the code today are not removed, the HRI will forever fail to be a meaningful and useful tool for Portlanders.

Generally, the survey and evaluation process will occur as following. A survey will be done in an area of Portland, capturing all of the information for each property that the new database (and the State Historic Preservation Office) requires. This newly captured data will all be put directly into the database, but will not be made live or public. After data is provided to the City, the HRI will ensure that the data all meets the basic tests for age and potential significance. Following internal review, the Portland Historic Landmarks Commission would be convened to review survey records and evaluations of historic significance for each property. Following the Commission's review, the PHLC will hold a hearing and make a formal recommendation to include (or remove or amend) one or more properties in the HRI. This recommendation will go to City Council, who will officially adopt the records into the HRI.

The Bureau of Planning and Sustainability's Historic Resources Code Project (launched in September 2017) has the potential to amend the zoning code to make HRI maintenance and updates possible for the first time in over two decades.

Step 4.

City Council provides financial support to hire an HRI Administrator position within BPS.

In 2016, BPS meaningfully invested in the City's historic preservation efforts by hiring a Historic Resources Program Manager. Due to the day-to-day responsibilities of the Historic Resources Program Manager, BPS will need to hire an HRI Administrator to coordinate the historic resource survey and database activities outlined in the steps that follow. The position could be designed as an Assistant Planner reporting to the Historic Resources Program Manager.

The HRI Administrator would need to have a working knowledge of preservation terms, with some experience in survey work such as determining building styles, dates and the integrity of historic resources. Ideally, the Administrator would meet the Secretary of the Interior's qualification standards for history or architectural history. Furthermore, the position would require a working knowledge of the Oregon SHPO's survey requirements and should have some background or experience working in that system. Ideally, the person hired would also have some ability in graphic design, especially web-based.

The HRI Administrator would work with the GIS team throughout development and testing of the new HRI database and would regularly coordinate with the GIS team to troubleshoot issues that arise. Following the completion of the new database and mapping applications, the HRI Administer would continue to refine and populate information about designated and surveyed historic resources to gradually increase the database's reliability.

The HRI Administer would manage consultants and volunteers working in the field on historic resource surveys; engage diverse communities before, during and after historic resource surveys; apply for grants and other financial support; manage the BPS online historic resources presence; and provide other support as needed to the Historic Resources Program Manager.

Because the HRI Administer position would be a new hire for the City of Portland, the Historic Landmarks Commission, preservation advocates and the general community will need to work with BPS and City Council to support this necessary staffing addition.

Step 5.

BPS HRI Administrator migrates all existing historic resource records into new database and mapping platform.

The existing HRI data should be migrated into the new database prior to new survey efforts. Some of these records will be updated when properties are re-surveyed, but the information will be helpful as a check on the information fields in the database and will provide a head start on survey work in the field. Second, all resources that have been designated subsequent to the 1984 HRI should be put into the database. Some of these will be

updates of an existing HRI record, but other resources will be completely new entries into the system. In these cases, the HRI Administrator will need to rely on the information contained in the designation record and manually enter data into fields.

The following chart provides an overview of tasks related to how historic resources data would be entered and managed in a new HRI database:

Task	Determination of significance information:	All other needed information: First tier	Extra or additive information: Second tier
Add HRI resources to new database	• Any known demolished properties will change status to demolished. No adoption process or re-survey required. • Designated historic resources will change status to one of the designated categories. No adoption process or re-survey needed. • All ranked properties on the 1984 HRI will be automatically deemed significant in the database without requiring an adoption process unless the significance determination has been changed by a re-survey, major alteration, or new information.	Use translation guide provided in the appendix for most fields. Information should closely follow SHPO standards. All data from the 1984 HRI forms (even data not required in the new database) will be migrated into new database by City.	Second tier information will not include pick menus and will not override original data. It is additive (though it may explain why other data is incorrect or out of date). Public user provides information; HRI Administrator reviews for appropriateness.
Add previously surveyed (non-HRI) resources to database	Done as a survey/group. Surveyor makes initial determination, checked by HRI Administrator, presented to PHLC for recommendation, then adopted by City Council.	City inputs information from past surveys into database (recent surveys should likely meet SHPO standards).	Same as above.
Add newly surveyed resources to database	Same as above.	City prioritizes areas for new surveys (or re-surveys). Surveyor will input this info directly into City database, but the information will not be live until adopted by Council. Small survey groups proposed by individuals/groups may be considered as part of a slate of additions, provided the resources are at least 45 years old and there is at least possible significance under A, B, C, D, or E.	Same as above.
Property in database is demolished	Determination of significance changes to demolished by HRI Administrator without City Council adoption. Property record stays in database.	Incomplete records are acceptable for demolished resources, but resources should still meet age and significance standards. SHPO should be notified when a resource is demolished.	Information kept as part of property record.
Elevate property to designated	If a property in the database becomes historically designated, HRI Administrator changes determination of significance without City Council adoption.	HRI Administrator has authority to change other information.	Public can still add second tier info.
Add information to an existing property record	If previous determination is unchanged, HRI Administrator can do without Council adoption. If previous determination is proposed for change, then adoption of new determination of significance must be done by City Council.	Same as above: HRI Administrator can change information but determination of significance change requires City Council adoption process unless that determination is demolished or designated.	HRI Administrator approves entries only for appropriateness and for proper entry procedures (photo size, etc.) but not for accuracy.

Step 6.

BPS identifies potential partners and grants that could support on-the-ground survey and inventory work.

The City of Portland will need to seek committed partners to undertake the multi-year project of developing and launching a new HRI database, re-surveying (or surveying for the first time) large areas of the city, assessing historic significance and changes over time to various properties, making code and policy changes as necessary, and maintaining and promoting the HRI into the future. Some partnerships could be created around specific aspects of the project, whereas other collaborations might be ongoing.

 Potential HRI partners:

- County agencies and City bureaus including Prosper Portland, Portland Parks and Recreation, Office of Neighborhood Involvement, Housing Bureau, Multnomah County Library and Portland Public Schools.

- State-level agencies or services such as economic development or tourism agencies, Oregon Department of Transportation (if sites are along State highway corridors), State Historic Preservation Office and possibly sustainability advocacy groups.

- Community and private sector partners or Federal agencies with a local presence such as private real estate development firms; museums and archives; independent tourism agencies; preservation advocacy groups; higher educational institutions such as the University of Oregon, Portland State University or local private universities.

Other city funding models

In Austin, Texas, the Comprehensive Plan called for an updated survey (last completed there in 1984), but the costs for commissioning a city-wide survey to an outside consultant were steep. The local government decided to employ a Wiki crowdsourced model of collecting information and partnered with the School of Architecture at the University of Texas at Austin (UTSOA) to develop and test the Wiki website. The development of the Wiki as a customized database using ArcGIS was done mostly by graduate students at the UTSOA, with the University remaining an active partner in the later phases of the project. The Wiki project also included the Heritage Society of Austin as a partner in the first phase of Wiki website development. In later phases, grants were provided by a National Park Service CLG grant via

the Texas Historical Commission (Texas State Historic Preservation Office), by the City of Austin, and by a Preserve America grant from the National Park Service and the National Center for Preservation Technology and Training.

The City and County of Denver partnered with a local non-profit organization called Historic Denver to establish an ongoing historic resources survey, first launched in May 2015. The Discover Denver project surveys a small handful of neighborhoods at a time with volunteers playing a significant role in field work and research as Historic Denver provides ongoing funding and technical assistance. A Colorado State grant also helped pay for the project. Although volunteers are unpaid, Historic Denver does employ contractors who meet National Park Service criteria and qualifications to oversee the work. A recent phase of surveying about 6500 buildings in three older neighborhoods required a $90,000 contract for an experienced surveyor.

SurveyLA was funded in major part by a $2.5 million multi-part grant from the J. Paul Getty Trust in partnership with the City of Los Angeles. The Getty Trust includes both the Getty Foundation and the Getty Conservation Institute (GCI); the GCI contributed significant additional technical and advisory support to SurveyLA. The GCI also did some of the groundwork before the SurveyLA project was underway, specifically funding a study called the Los Angeles Historic Resource Survey Report, which provided survey best practices, outlined a structure for the citywide survey, discussed the reasons why a survey is needed and recommended a single, centralized database for records. The GCI, also as an independent side project for the benefit of SurveyLA, developed an open-source platform called Arches, an information management system that was customized for the City of Los Angeles. The $2.5 million dollar grant partly funded the city survey, which encompassed over 880,000 parcels and covered almost 500 square miles.

Funding considerations

As BPS considers which groups to approach and in what way, the common objectives that the City's new database project shares with the partner or agency should first be identified. What will the potential partnership ask of each entity, and how will each benefit from the partnership? Can the objectives of the project be phased

to allow for funding to catch up with each phase? Importantly, what resources can BPS allocate toward grant writing, identifying and courting funding partners and fundraising?

The most promising major funding partners identified by the project team are:

- City of Portland general fund.

- An Oregon college or university, probably either University of Oregon Historic Preservation program and/or PSU Masters of Urban and Regional Planning Program.

- Travel Oregon or Travel Portland.

- Oregon Cultural Trust. Cultural Development Grants of between $5,000 and $50,000 are made in four categories, one of which is *Preservation: Invest in Oregon's cultural heritage by recovering, preserving and sharing historic assets and achievements.* Applications are due on April 21, 2018, for the next grant cycle.

- Oregon Heritage Commission Grant Program. Small grants (generally under $20,000) are available to projects that conserve, develop or interpret Oregon's heritage. Applications for the 2017-2018 cycle will be due in the fall of 2018 (TBA).

- HPO Certified Local Government Grants. Small grants (generally under $13,000) are available, but they are noncompetitive. Applications are due in February 2018.

Staffing allocation

Outreach and fundraising will take staff time, which contributes to the need to hire an HRI Administrator early in the process. The potential partners need to be identified, targeted in meetings and discussions, and specific materials may need to be created to educate and involve the potential partners. BPS may also consider hosting an event geared toward achieving small funding donations that can also serve as public outreach for the project. If a fundraising event or events are desired, staff will need to dedicate time (or hire a consultant) to create presentation materials. Finally, grant applications take time and expertise to successfully write. Funding for the project, beginning with the initial database creation and continuing with migrating and translating existing data into the new database, re-surveying or newly surveying large areas of the City, and providing ongoing support and maintenance for the database will likely require a combination of allocated City funds and many of the above methods of additional funding.

Step 7.

BPS staff develops submission forms, procedures and standards to ensure future survey records are consistent and valuable.

Inputting and viewing information

The graphic appearance of the on-screen user experience (whether on a laptop/desktop or on a portable device) for inputting and viewing must be thoughtfully considered. All existing surveyed and designated historic resources should be displayed consistently with resources that are inventoried and designated in the future. The new HRI database will contain the 1984 HRI information, but will display information in a more user-friendly way. How does the screen look? What sort of information is critical to have as first look and what secondary information can be tabbed or accessible through this first screen? Should a logo be designed for the new HRI, and if so,

where and how significantly should this logo be included in the on-screen views? One example of an on-screen appearance for consideration is shown in the Appendix. It includes a photo box that would allow the user to scroll past multiple photographs, a customizable map at the top (user may zoom in or out or re-center as desired), and two columns of information that might expand as much as needed toward the bottom (user would simply keep scrolling or tabbing downward). Another option might be to put some level of information in tabs behind the first screen view. Ultimately, user experience will be a critically important element of a successful HRI update.

Exports and printouts

The necessary and appropriate amount of information for various users and purposes of the updated HRI database must be designed into the system. For instance, what level of information must be printed out for a new survey group? The printout or PDF for a survey group should be designed to include a map showing the multiple properties included in the survey, as well as the information necessary for the Historic Landmarks Commission and City Council to make decisions about the accuracy of the surveyors' findings and property evaluations. Brevity will be important because some survey groups may have hundreds of individual properties, so a format that allows for multiple properties per page would be ideal. One such example of a group format printout is included in the Appendix.

Finally, if a user runs a search and wishes to print out the results, what is the format of the export? These results will be important for surveyors writing reports on any single survey and wishing to show comparative data about the resources within the survey group, so the format should be easily usable in a report format. Searches of across-the-City data may also be desired by many research users, so the information should be kept as dense as possible to keep printed pages (or PDF pages) to a minimum, rather than having a single scroll list of data.

Step 8.

Outreach. BPS builds community interest by holding open houses, conducting training sessions and maintaining an active online presence.

The initial and continuing outreach and public communication aspect of the HRI update will determine how successful the project will be at reaching communities and populations who have not previously been included in the City's historic preservation programs. The success of a public outreach campaign will also have huge repercussions on the project's prospects for funding and, therefore, on the speed with which the project phases may commence. The HRI Administrator, in consultation with the Historic Landmarks Commission and the City's equity specialists, will develop materials and programs for achieving a highly-inclusive outreach and involvement strategy for individual surveys and the larger HRI update process.

At the same time, the City must reach out beyond the typical legislative or even quasi-judicial process to involve various sectors of Portland's population. The City might offer several Lunch and Learn or other types of public talks with the aim of popularizing the HRI database so that it can flourish in becoming a universal resource for not just historic preservationists and city planners, but for a more expansive population of Portland users. More public involvement means more public investment to sustain the project. The City also needs to reach out to build support for the on-the-ground survey (or re-survey) work that will happen over time. The survey data will become increasingly valuable as the information is updated and becomes accessible.

Recommendations for initial public outreach

The City may wish to provide a series of briefings to the Historic Landmarks Commission and possibly to City Council regarding the HRI update project, the level of information each resource will have in the database, as well as the graphic outputs needed for various tasks. The public should be involved and invited to the briefings to help refine these ideas before the database itself is constructed. This element of the project will be important in conveying professionalism, achieving support and buy-in from the preservation community and ensuring a smooth process for BPS's zoning code changes and database construction.

Getting the word out

Finding the ways in which community members retrieve their daily news is important in effectively communicating the new HRI project. Reaching out to online local newsletters and creating the project's own website would be extremely beneficial because information in our modern world exists in an online format.

SurveyLA established a website called MyHistoricLA that was linked to their inventory to promote the project and to provide information as to how it could be beneficial to a variety of user groups. This website was supported by media sponsors like LA weekly, KCRW and KUSC, as well as sponsors like the Ralph M. Parsons Foundation, Los Angeles Public Library, ArtWorks and the National Endowment for the Arts.

The inventory database outreach should focus on equity, especially in the areas where the City has failed to do so in the past. Utilizing other methods for citizens that do not have access to the Internet, who speak another language or live in a situation in which they cannot access the news in the same way as the general public is important, These people are equal stakeholders and may also contribute to and benefit from the new Inventory. Alternative offline methods of broadcasting information about the new Inventory include (but are not limited to): delivering flyers in multiple languages to local libraries or meeting halls, sending notifications about the Inventory by mail and hosting public kick-off events for different communities to participate in the survey and evaluation process.

Soliciting help from local organizations

Involving local historic preservation organizations — i.e., the Architectural Heritage Center and Restore Oregon — will be important to build support among the preservation community and access volunteer experts, potential grants, and outside expertise. Furthermore, involving traditional neighborhood associations and district coalitions will connect the HRI updates with the places the project will seek to document. Although Portland's 95 neighborhood associations provide a wealth of institutional memory and connections, it will be important to involve less-formalized organizations in the survey and inventory process as well.

Starting the survey phase of the process

A public kick-off informational event(s) and demonstration could prove to be incredibly helpful during the initial stages of launching the on-the-ground survey (or re-survey) process. The City may also want to use this event to acknowledge support received, as well as to solicit further funding or in-kind support for the project. It will be very important for the City to explain the priorities for survey areas within Portland, so communities can understand the reasoning behind those decisions. SurveyLA hosted an initial kick-off event that allowed for the community to share their knowledge of LA's historic resources and learn more about how the project could benefit their communities. This event also served as a fundraiser to gain financial support for certain aspects of their survey process.

Outreach conducted prior to this phase of the project should have generated a meaningful level of public interest. It may work well to create a form, which the SurveyLA project calls the Historic Resources Identification Form, that serves as a request for volunteers. This form should give a brief introduction and explanation of the project which names a few ways in which the Inventory will promote historic preservation, lists minimal requirements for the volunteer position (if there are any), provides a list of volunteer responsibilities and lists contact information for those wanting to get involved.

Maintaining a social media presence

Using social media is strongly recommended to highlight and document preservation efforts occurring throughout Portland's various communities. Recognition of work done by some communities will help new communities create contacts and learn from the work performed. Recognition also serves to promote awareness and inspires other citizens of Portland to learn about their community's resources and begin their own efforts because they can see how these efforts promote the overall livelihood and culture within the communities that are actively engaged.

The most easily maintained and accessible social media platform is likely to be a blog on the Inventory website. The City can regularly post stories and photos of inventory work or can post items directly received from neighborhoods or citizens. The blog could provide tips on new information such as added grants available to property owners, provide research ideas, or allow for individual stories, photographs, memories and other information to be shared.

The blog could be primarily directed at organizations under the Office of Neighborhood Involvement's umbrella, but the City must also identify other targeted communities, such as academic communities (both K-12 and higher education) and cultural and ethnic communities, especially those who may have had ancestors in the Portland area. Soliciting broad and inclusive involvement will be key to achieving some of the equity goals of the project.

An online presence will be hugely important in creating an open forum for communication. In turn, this will encourage the community to stay involved in the project, to actively utilize it for their own purposes, to gain awareness about current survey efforts or to obtain assistance for their own survey efforts and to contribute information to the database.

Step 9.

City Council adopts changes to zoning code to allow for HRI updates and provides initial funding for on-the-ground survey and inventory in 2018/2019.

Following the development and public review of the zoning code changes recommended in step 3, the Portland City Council will need to adopt the changes to allow for the HRI to be updated. Ideally, new zoning code language will be made effective by the end of 2018.

As part of their adoption of zoning code changes, City Council should be asked to provide funding to conduct a limited number of historic resource surveys that can serve as a pilot update to the HRI (see step 11). A mid-range funding request for these pilot surveys would range from $100,000 to $200,000, not including ongoing support for the already-funded HRI Administrator position.

Step 10.

BPS staff develops how-to guides for users of the new HRI database and mapping platform.

The City will need to provide assistance and explanation for users of the HRI database, both surveyors and the general public. For the most part, user guides will be targeted toward those who will be doing in-field survey and inventory work, whether professionals or volunteers, but may be useful for researchers, students, and/or academics. The guides should explain the terms used in the HRI database, the choices in each pick menu, and examples of appropriate entries in various text fields. The HRI Administrator would develop content for these guides, with in-house graphic design provided by BPS.

Recommendations for survey and database guides

Because the level of information for each entry will align closely (though perhaps not exactly) with the State Historic Preservation Office's level of information and data collection methodology, the SHPO's *Guidelines for Historic Resource Surveys in Oregon 2011* is a good starting place. The Codes for the Oregon Historic Sites Database is also useful as an explanation of the pick menus contained in the SHPO database. These codes were based on categories set by the National Park Service, so some are not applicable to historic resources in Oregon. Nevertheless, anything used in the City HRI database should be explained in the Guide.

Explanation and examples should be provided for the development of an umbrella context statement/survey report for a survey area. This is a requirement for a survey in the Oregon Historic Sites Database and is recommended as a requirement as well in the new HRI. The City may consider some minimum requirements for a very small survey group that may be used in those circumstances, with a set of normal requirements to be included in larger survey areas.

Some historic databases offer a video tutorial geared toward surveyors, showing how to input data either in the field or on a desktop computer. This may be a useful format to consider when creating the survey and database guide.

Step 11.

Survey/re-survey process begins with the identification of the first areas of the City for on-the-ground survey work. Using City Council funding, BPS retains outside consultants and community volunteers to conduct initial surveys.

Public perception is one of the most critical pieces of updating the HRI and of celebrating historic resources that are valued by all Portlanders. The collective benefit of historic preservation must be publicly addressed and public perceptions re-set, because in the recent past, historic preservation has been perceived as an exclusionary tool used by wealthy and exclusive districts to distance themselves from lower-income Portlanders. This is not the purpose of historic preservation, and the unfortunate narrative has given preservation an inaccurate and undeserved stigma. Historic preservation is concerned with preserving stories and the physical artifacts related to those stories — not only the stories of the wealthy and their contributions to the city, but also the stories of immigrants, communities of color and cultural groups who have been underrepresented in past planning efforts.

The new HRI can be a tool to begin rectifying the missed opportunities of the past and the failed policies of the present, allowing communities with more modest resources to take pride in the places that matter to them. Modest, vernacular historic resources may communicate more about the past than do visual landmarks, because more of the population experienced everyday life through these more typical or representative places. Because these resources are being demolished at a high rate, it is important to gather data about our City today and identify resources important to our collective history.

Prioritizing survey and re-survey areas

Prioritizing where to begin surveying and inventorying the city will be a significant challenge. Certainly all 5,000 properties on the original HRI cannot be re-surveyed at once. Furthermore, there is a very legitimate question as to whether areas that were never surveyed or only minimally surveyed should take priority over those areas that were surveyed as part of the 1984 HRI.

Recommendations for the highest priority survey areas must go to those neighborhoods that are under the greatest gentrification pressure. Using the map in the earlier gentrification discussion, the dark blue and bright blue areas have been gentrified for the longest time. However, this may mean that a large percentage of

the original population in those areas has already been displaced. Another helpful resource is the City's map of residential demolitions, with demolitions of residential structures shown on a map for every year since 2005. Another resource consulted is the estimated populations of Portland (2010 map) by neighborhood coalition and race as well as foreign-born population. (See http://www.portlandonline.com/portlandplan/?c=52257 maps 6b and 6d). The project team looked at four factors for our recommendations for new or re-survey area priorities:

- A high number of residential demolitions in the years 2013-2016.

- Identification of high-risk areas in the 2013 Gentrification and Displacement Study.

- After taking the above into account, which areas had not been included in the original HRI.

- After taking the above into account, where are the historically underserved populations in the City?

The project team arrived at the following tentative highest-priority areas, followed by a second tier of areas to be surveyed. Note that all of the prioritized ares are on the east side of Portland.

Highest priority survey areas

1. Montavilla and Hazelwood have experienced very high numbers of residential demolitions. These areas are also considered at a high risk for gentrification and have a relatively high number of foreign-born people living in the area. Hazelwood was not part of the original HRI.

2. St. Johns neighborhood has experienced high numbers of residential demolitions, and is considered highly vulnerable to gentrification. Although St. Johns was included in the HRI, its high percentage of industrial uses likely means that large areas did not get inventoried. A moderate percentage of its population is foreign-born, and a moderately high number of people of color reside in the area. Additionally, St. Johns is an active Main Street community, a program which recognizes preservation as a central tenet.

3. Woodlawn, Concordia, King (north of Prescott) and Vernon have experienced very high numbers of residential demolitions. These areas were included in the original HRI, but many significant resources were missed. These areas are considered vulnerable to gentrification and do have a moderately high number of people of color.

Second highest priority survey areas

1. Mt. Scott-Arleta, Brentwood-Darlington and Woodstock have experienced very high numbers of residential demolitions. Brentwood-Darlington was not part of the original HRI. These areas are not considered highly vulnerable to gentrification, nor are they home to large numbers of people of color, though a relatively high number of foreign-born people live in the area.

2. Arbor Lodge, Humboldt, Kenton and part of Overlook have experienced very high numbers of residential demolitions. These areas were included in the original HRI. These areas are not considered highly vulnerable to gentrification, but they do have a relatively high number of communities of color as well as foreign-born people living in the area.

3. Creston-Kenilworth and Foster-Powell have experienced high numbers of residential demolitions, and the area is considered vulnerable to gentrification. Further, a very high percentage of foreign-born people live in the area. These neighborhoods were included in the original HRI.

Additional factors to consider

As the City refines and makes decisions about the survey priorities, some additional factors may play a part in assigning priorities for funding survey work. First, the residential demolition data and gentrification study lack information about other building types that may be at risk. The survey process will include all building types, not just residential.

Finally, how can the City best reach those populations who may have historic ties to an area of the City but who have already been displaced or have left due to upward mobility? One example might be a person of Chinese ancestry whose parents once resided in New Chinatown/Japantown in NW Portland, but who now lives in the Jade District. Outreach to neighborhoods should include specific questions aimed at getting information, not necessarily limited to where residents live now, but where they may have grown up or remember.

Step 12.

BPS staff identify which past surveys, if any, can be reviewed for adoption onto the HRI and/or are appropriate for re-survey.

A list of past surveys done by and for the City was included in a 2011 HRI Assessment and Recommendation Study. That list, as well as more recent additions, is included in the Appendix. The HRI Administrator, in coordination with the Historic Landmarks Commission, would review these previous surveys and decide how best to re-survey the resources and/or learn from the previous scholarship.

Step 13.

BPS brings first surveyed (or re-surveyed) group of resources to City Council for adoption and inclusion in the updated HRI database in 2019.

Following the land use procedure adopted as part of the zoning code (see steps 3 and 9), the Portland City Council would be presented with a recommended slate of additions to the new HRI following the pilot surveys done as part of steps 9 and 11. At the time that the first surveyed resources are brought to City Council for adoption, BPS should also bring forward an update to this report, outlining how best to fund and implement the comprehensive survey and inventory program described in the step that follows. This revised information will be informed by the pilot surveys, work of the HRI administrator, and community interest generated in steps 1 through 12.

Step 14.

Using City and outside support, BPS begins comprehensive ongoing survey, update, inventory and outreach programs. Priority is given to underrepresented communities, areas of growth and change and 1984 HRI resources that have not been designated or demolished.

The process of surveying historic resources across the entirety of Portland is no small endeavor. To document the historic, cultural, architectural and social history of an entire city, especially during a period of significant growth and change, will require many years' work. Although there are examples of citywide historic resource surveys that have occurred over a relatively short period, such as Los Angeles' and Portland's in the early 1980s, there are benefits in approaching citywide historic resource survey and inventory as a regular, ongoing activity. Due to funding constraints, staffing resources and the nature of an always-changing city, Portland's survey and inventory project would be most successful if stretched over a multi-year period, anticipating full coverage of all areas of the City by at least one survey by the mid-2020s.

Yet the project does not belong to the City alone. We propose a system that will allow for the expertise of citizens and professional contractors to continuously contribute to the new database. In the years since the HRI was completed, multiple other surveys were completed and simply shelved rather than included in a comprehensive collection of data. Because certain agencies and service providers are often required to do historic surveys by State or Federal agencies, the City would now be able to capture that data and include it in Portland's new HRI. The people who live and work in various areas of Portland would also be able to contribute real information, helping the City to maintain an accurate, user-friendly database as a collaborative and continuing project rather than one that is solely a planning effort.

Appendices

Appendix A

Inventoried Resource Database   Group Printout format   print date_____

Survey Name or Group: _____ survey date _____

Survey printout cover sheet
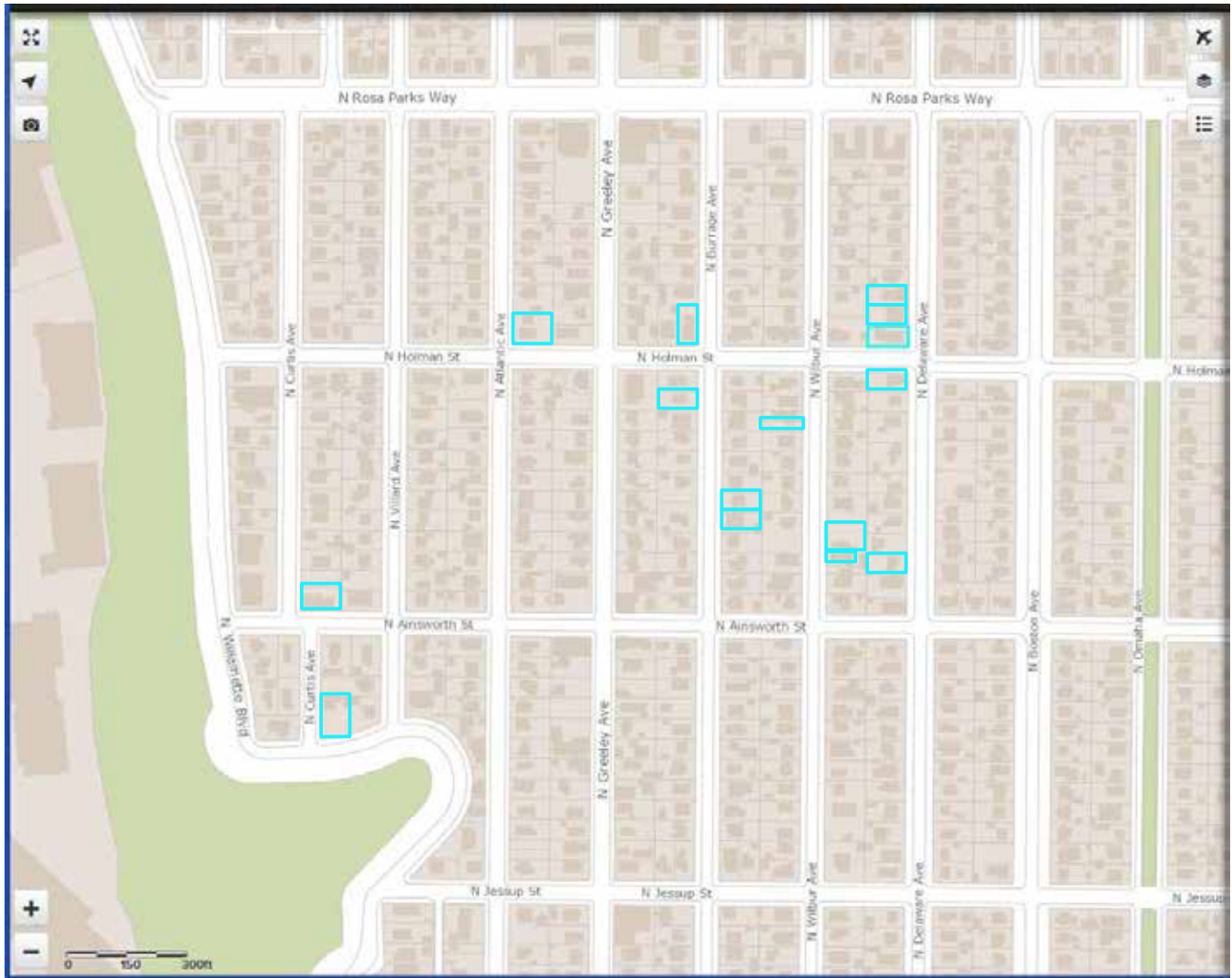
Addresses in survey or group:

3033 N Ainsworth St	6024 N Wilbur Ave
6304 N Atlantic Ave	6032 N Wilbur Ave
6106 N Burrage Ave	6211 N Wilbur Ave
6114 N Burrage Ave	3025 N Willamette Blvd
6225 N Burrage Ave	
6025 N Delaware Ave	
6239 N Delaware Ave	
6305 N Delaware Ave	
6315 N Delaware Ave	
6325 N Delaware Ave	
2703 N Holman Ave	

Egyptian Theater Building	Eliot
CURRENT NAME(S)	*SURVEY NAME OR GROUP*
Egyptian Theater Building	2511 NE Martin Luther King, Jr.
HISTORIC/OTHER PREVIOUS NAME(S)	*STREET ADDRESS*

Eligible -- contributing	Building
EVALUATION OF ELIGIBILITY	*RESOURCE TYPE*

Significant features include a stepped parapet wall with cast-stone decorative urns, a cavetto cornice with a sun disk below roofline, and decorative cast-stone panels with lotus flower motifs.

This resource is potentially eligible as a contributing resource under Criterion B, related to or in association with the potential Historic Albina District.

STATEMENT OF SIGNIFICANCE

This property exhibits an Egyptian style. Its exterior facade encompasses reinforced concrete construction, and decorative elements in cast-stone.

ARCHITECTURAL STYLE AND PRIMARY EXTERIOR MATERIALS

Retail, Theater	1925	E.A. Miller
ORIGINAL USE(S)	*CONSTRUCTION DATE*	*ORIGINAL ARCHITECT*

Baptist Manor	Montavilla
CURRENT NAME(S)	*SURVEY NAME OR GROUP*
German Baptist Old People's Home	823 NE 82nd Avenue
HISTORIC/OTHER PREVIOUS NAME(S)	*STREET ADDRESS*

Not Eligible -- non-contributing	Building
EVALUATION OF ELIGIBILITY	*RESOURCE TYPE*

Significant features include red brick with quoining, a projecting single story porch with a gable roof that exhibits projecting pavillions, an enclosure with leaded-glass panels, a leaded-glass fanlight above doorway, and some stained glass windows in the basement level chapel.

This resource is ineligible under Criterion C because the resource is non-contributing.

STATEMENT OF SIGNIFICANCE

This property exhibits a Twentieth Century Georgian style. Its exterior facade encompasses red brick with quoining, leaded-glass panels, and some stained glass.

ARCHITECTURAL STYLE AND PRIMARY EXTERIOR MATERIALS

Convalescent Home	1928	German Baptist Old People's Home
ORIGINAL USE(S)	*CONSTRUCTION DATE*	*ORIGINAL ARCHITECT*

Perry Boy's Smorgy Restaurant	Foster-Powell
CURRENT NAME(S)	*SURVEY NAME OR GROUP*
Organ Grinder Restaurant	5015 SE 82nd Avenue
HISTORIC/OTHER PREVIOUS NAME(S)	*STREET ADDRESS*

Demolished	Building
EVALUATION OF ELIGIBILITY	*RESOURCE TYPE*

Significant features include sheathing with diagonal boards and a mirrored glass curtain wall outlined with rows of light bulbs.

This resource is ineligible under Criterion D because it has been demolished.

STATEMENT OF SIGNIFICANCE

This property exhibits a Contemporary Shed Roof style. Its exterior facade encompasses reinforced concrete

ARCHITECTURAL STYLE AND PRIMARY EXTERIOR MATERIALS

Restaurant	1966	Will Martin
ORIGINAL USE(S)	*CONSTRUCTION DATE*	*ORIGINAL ARCHITECT*

OPTION #1

LOCATION INFORMATION

STREET #	PRE-DIR	STREET NAME	SUFFIX

LATITUDE COORDINATES	LOCATION DESCRIPTION (additional information; include old addresses; could include tax lot info; include whether the resource has been moved)
LONGITUDE COORDINATES	

CURRENT BACKGROUND

CURRENT NAME(S)

UNIQUE PROPERTY #	CURRENT USE

RESOURCE TYPE	HEIGHT (#STORIES)

SURVEY INFORMATION

SURVEY NAME AND DATE

SURVEYOR INFORMATION

FURTHER EXPLORATION

A LINK TO HISTORIC MAPS

A LINK TO A GLOSSARY OF TERMS

A LINK TO INFO. ABOUT INCENTIVES AND FUNDING

A LINK TO ADD'L. USER HISTORICAL NARRATIVES, SITES, PHOTOS, OR OTHER DATA

REFERENCES

CITATION/BIBLIOGRAPHY

LINKS TO EXTERNAL SOURCES

CURRENT PHOTO #1
CURRENT PHOTO #2
(ADDITIONAL CURRENT PHOTO #1)

(HISTORIC PHOTO #1)

HISTORICAL BACKGROUND

ORIGINAL AND PREVIOUS NAME(S)

ORIGINAL OWNER

ORIGINAL USE	OTHER PREVIOUS USES

CONSTRUCTION DATE(S)	(c.)	DATE OF MAJOR ADDITION	(c.)

ORIGINAL ARCHITECT	ORIGINAL CONTRACTOR (if available)

HISTORICAL SIGNIFICANCE

ELIGIBILITY EVALUATION

ANY ID'D POTENTIAL DISTRICT OR THEMATIC LINK	# CONTRIB. RESOURCES	# NON-CONTRIB. RESOURCES

STATEMENT OF SIGNIFICANCE

NATIONAL REGISTER AREAS OF SIGNIFICANCE	THEMES

HISTORY AND BACKGROUND (significant people, events, organizations)

SIGNIFICANT FEATURES

PRIMARY EXTERIOR MATERIALS

ARCHITECTURAL STYLES

COMMENTS ON AND DATES OF SIGNIFICANT ALTERATIONS

SURVEY UPDATE STATUS

LOCATION INFORMATION

STREET #	PRE-DIR	STREET NAME	SUFFIX

LATITUDE COORDINATES	LOCATION DESCRIPTION (additional information; include old addresses; could include tax lot info; include whether the resource has been moved)
LONGITUDE COORDINATES	

CURRENT PHOTO #1
CURRENT PHOTO #2
(HISTORIC PHOTO #1)
(ADDITIONAL CURRENT PHOTO #1)

CURRENT BACKGROUND

CURRENT NAME(S)

UNIQUE PROPERTY #	CURRENT USE

RESOURCE TYPE	HEIGHT (#STORIES)

SURVEY INFORMATION

SURVEY NAME AND DATE

SURVEYOR INFORMATION

FURTHER EXPLORATION

A LINK TO HISTORIC MAPS

A LINK TO A GLOSSARY OF TERMS

A LINK TO INFO. ABOUT INCENTIVES AND FUNDING

A LINK TO ADD'L. USER HISTORICAL NARRATIVES, SITES, PHOTOS, OR OTHER DATA

REFERENCES

CITATION/BIBLIOGRAPHY

LINKS TO EXTERNAL SOURCES

HISTORICAL BACKGROUND

ORIGINAL AND PREVIOUS NAME(S)

ORIGINAL OWNER	ORIGINAL CONTRACTOR (if available)

ORIGINAL USE	OTHER PREVIOUS USES

CONSTRUCTION DATE(S)	(c.)	DATE OF MAJOR ADDITION	(c.)

ORIGINAL ARCHITECT

HISTORICAL SIGNIFICANCE

ELIGIBILITY EVALUATION

ANY ID'D POTENTIAL DISTRICT OR THEMATIC LINK	# CONTRIB. RESOURCES	# NON-CONTRIB. RESOURCES

STATEMENT OF SIGNIFICANCE

NATIONAL REGISTER AREAS OF SIGNIFICANCE Criterion A, B, C, or D, plus E	THEMES

HISTORY AND BACKGROUND (significant people, events, organizations)

SIGNIFICANT FEATURES

PRIMARY EXTERIOR MATERIALS

ARCHITECTURAL STYLES

COMMENTS ON AND DATES OF SIGNIFICANT ALTERATIONS

SURVEY UPDATE STATUS

HRI USES/ Original or secondary function	SHPO database orig or secondary function	Proposed database Original Use
Aerial Tramway	TRANSPORTATION: general	same
Airbase	Air Related	same
Airport	Air Related	same
Alley	Road related (vehicular)	same
Ampitheater	Music Facility	same
Amusement Park	Fair	same
Amusements	Fair?	same
Animal Shelter	Animal Facility	same
Apartment	Multiple dwelling	same
Apartment Building	Multiple dwelling	same
Apartment House	Multiple dwelling	same
Apartment House (?)	Multiple dwelling	same
Apartment Tower	Multiple dwelling	same
Apartments	Multiple dwelling	same
Arena	?	
Arena and Barn	Animal Facility	same
Armory	Arms Storage	same
Asian Consulate	Diplomatic Building	same
Assembly Hall	Meeting Hall	same
Auditorium	Auditorium	same
Auto Building	Specialty Store	same
Auto garage/sales	Specialty Store	same
Automobile Service	Specialty Store	same
Automobile Service (?)	Specialty Store	same
Automobile Testing Station	Processing Site?	same
Automotive Building Garage	Road related (vehicular)	same
Auto Supply	Specialty Store	same
Baby Home	Institutional Housing	same
Bakery	Specialty Store	same
Bakery Operation	Specialty Store	same
Bandstand	Music Facility	same
Bank	Financial Institute	same
Barber Shop	Specialty Store	same
Barn	Agricultural outbuilding	same
Barn (?)	Agricultural outbuilding	same
Bird Sanctuary	Conservation Area	same
Boarding House	Multiple Dwelling	same
Bowling Alley	RECR/CULTURE: General	same
Brewery	Restaurant	same
Bridge	Road related (vehicular)	same
Bus Station	TRANSPORTATION: General	same
Cable Car Tracks	Rail related	same
Carriage House	Residential Auxiliary	same
Carriage House (?)	Residential Auxiliary	same
Casting Pond	Outdoor Recreation	same
Cemetery	Cemetery	same
Chancellery Offices	RELIGION: General	same
Chapel	Religious Facility	same
Church	Religious Facility	same
Church (?)	Religious Facility	same
City Hall	City Hall	same
Cleaners	Specialty Store	same
Clinic	Clinic	same
Club	Club House	same
Club Building	Club House	same
Club House	Club House	same
Cold Storage Plant	Manufacturing Facility	same
Coliseum	?	
Community Center	RECR/CULTURE: General	same
Community House	RECR/CULTURE: General	same

Condominiums	Multiple dwelling		same
Container Terminal	TRANSPORTATION: General		same
Convalescent Home	Sanitarium		same
Convent	Church-Related Residence		same
Courthouse	Courthouse		same
Creek	Natural Feature		same
Crematorium	Mortuary		same
Customs House	Customs House		same
Dairy	Animal Facility		same
Dairy (?)	Animal Facility		same
Dance Hall	Music Facility		same
Dike	Waterworks		same
Dining Hall	Restaurant?		same
Distribution Substation	?		
Dormitory	Education-Related		same
Drive-in Bank	Financial Institute		same
Drug Company	Medical Business/ Office		same
Drug Manufacturing	Manufacturing Facility		same
Drug Store	Specialty Store		same
Duplex	Multiple Dwelling		same
Duplex (?)	Multiple Dwelling		same
End of the streetcar line	Rail Related		same
Exhibition Hall	Museum		same
Factory	Manufacturing Facility		same
Factory (?)	Manufacturing Facility		same
Fence	Street Furniture/Object		same
Filing Station	?	Gas Station	
Film Exchange	Business		same
Firehouse	Fire Station		same
Fireboat Station	Fire Station		same
Fish Ladder	Fishing Facility or Site		same
Flumes for Sluicing	Energy Facility ?		same
Footbridge	Pedestrian Related		same
Fountain	Street Furniture/Object		same
Freeway	Road related (vehicular)		same
Freight Offices	Business		same
Front Residential Stairs	Street Furniture/Object		same
Funeral Parlor	Mortuary		same
Furniture Factory	Manufacturing Facility		same
Garage	Road related (vehicular)		same
Garage (?)	Road related (vehicular)		same
Garage Building	Road related (vehicular)		same
Garden	Garden		same
Gas Holders	Industrial Storage		same
Gas Pump	?	Gas Station	
Gate	Street Furniture/Object		same
Gazebo	Street Furniture/Object		same
Grain Storage	Agric. Storage		same
Grave Marker	Graves/Burials		same
Greenhouse	Horticultural Facility		same
Grocery	Specialty Store		same
Grocery Store	Specialty Store		same
Gym (?)	RECR/CULTURE: General		same
Gymnasium	RECR/CULTURE: General		same
Hall	Auditorium		same
Health Care	HEALTH CARE: General		same
Hitching Post	Street Furniture/Object		same
Holistic Healing	Resort (medical)		same
Home for Disturbed/Delinquent Girls	Institutional Housing		same
Home for Unwed Mothers	Institutional Housing		same
Hospital	Hospital		same
Hotel	Hotel		same

Hotel (?)	Hotel	same
Ice Storage	Agricultural Storage	same
Immanuel Temple Church	Religious Facility	same
Incinerator	INDUSTRIAL: General	same
Information Center	Civic	same
Inn	Hotel	same
Inn (?)	Hotel	same
Interlocker	Street Furniture/Object	same
Island	Natural Feature	same
Laboratory	Research Facility	same
Landscape Architecture	Professional	same
Landscaping	Professional	same
Laundry	COMMERCIAL: General	same
Law Office	Professional	same
Library	Library	same
Livery Stable	Animal Facility	same
Livestock Exposition	Animal Facility	same
Lodge	Meeting Hall	same
Lodge Hall	Meeting Hall	same
Machine Shop	Manufacturing Facility	same
Maintenance Building	INDUSTRIAL: General	same
Manual School	School	same
Manufacturing	Manufacturing Facility	same
Market	COMMERCIAL: General	same
Mausoleum	Cemetery	same
Meat Market	Specialty Store	same
Medical Clinic	Clinic	same
Meeting House	Meeting Hall	same
Memorial	Monument/Marker	same
Memorial Building	FUNERARY: General	same
Mill	Manufacturing Facility	same
Mission	Religious Facility	same
Monument	Monument/Marker	same
Mortuary	Mortuary	same
Motel	Hotel	same
Motel Sign	Street Furniture/Object	same
Motion Picture Theater	Theater	same
Motor Sales and Service	Specialty Store	same
Mounting Block	Street Furniture/Object	same
Museum	Museum	same
Music Conservatory	Music Facility	same
Natural Feature	Natural Feature	same
Nursery	Horticultural Facility	same
Nurses Quarters	Institutional Housing	same
Nursing Home	Sanitarium	same
Office	Business	same
Office (?)	Business	same
Office Supply	Specialty Store	same
Office Supply Equipment	Specialty Store	same
Orphanage	Institutional Housing	same
Outbuilding	Residential Auxiliary?	same
Paper Production	Manufacturing Facility	same
Parish Hall	Religious Facility	same
Park	Park/Plaza	same
Park Structure	Street Furniture/Object	same
Parking Garage	Road Related (vehicular)	same
Parking Lot	Parking Lot	same
Parking Structure	Road Related (vehicular)	same
Parkway	Road Related (vehicular)	same
Pipe Shed and Cutting	Processing Site	same
Pivot point for laying out the streets in N.	Monument/Marker	same
Police Station	Correctional Institute	same

Post Office	Post Office	same
Power Substation	Public Works	same
Pre-historic Site	LANDSCAPE: General?	same
Primary School	School	same
Printing	Communications Facility	same
Printing Company	Communications Facility	same
Public Dock (?)	Water Related	same
Pumphouse	Waterworks ?	same
Racetrack	Outdoor Recreation	same
Radio Tower	Communications Facility	same
Radio Transmission	Communications Facility	same
Railroad Bridge	Rail Related	same
Railroad Cut	Rail Related	same
Railroad Freight Station	Rail Related	same
Railroad Junction	Rail Related	same
Railroad Station	Rail Related	same
Railroad Tunnel	Rail Related	same
Railway Station	Rail Related	same
Rectory	Church-Related Residence	same
Rectory (?)	Church-Related Residence	same
Reservoir	Waterworks	same
Reservoir Gate House	Waterworks	same
Residence	Single Dwelling	same
Residence (?)	Single Dwelling	same
Residential	Single Dwelling	same
Residential Care Facility	Sanitarium	same
Restaurant	Restaurant	same
Restaurant Signs	Street Furniture/Object	same
Restaurant (?)	Restaurant	same
Restroom	Outdoor Recreation?	same
Retail	Specialty Store	same
Retail (?)	Specialty Store	same
Retaining Wall	Street Furniture/Object	same
Retirement Home	Sanitarium	same
Ritualarium	Religious Facility	same
Road	Road Related (vehicular)	same
Rooming House	Hotel	same
Rooming House (?)	Hotel	same
Roundhouse	Rail Related	same
Saloon	Specialty Store	same
Sanitarium	Sanitarium	same
Saw Mill	Lumber Industry	same
School	School	same
School (?)	School	same
School Boiler Chimney	School	same
Sculpture	Work of Art	same
Sea Plane Hangar (?)	Air Related	same
Service Station	?	Gas Station
Settlement House	GOVERNMENT: General?	same
Ship Assist Tug	Water Related	same
Ship Repair Yards	Water Related	same
Shop Building	Manufacturing Facility	same
Shopping Mall	Department Store	same
Shrine	Religious Facility	same
Sign	Street Furniture/Object	same
Signal Tower	Communications Facility?	same
Skating	RECR/CULTURE: General	same
Skating Rink	RECR/CULTURE: General	same
Smokestack	INDUSTRIAL: General	same
Speakeasy	Restaurant	same
Stable	Animal Facility	same
Stables	Animal Facility	same
Stable (?)	Animal Facility	same

Stadium	RECR/CULTURE: General	same
Stair	Street Furniture/Object	same
Stairs	Street Furniture/Object	same
Stairway	Street Furniture/Object	same
Statue	Work of Art	same
Steam Plant	Energy Facility	same
Steam Turbine Generating Station	Energy Facility	same
Stockyard	Animal Facility	same
Storage	Industrial Storage?	same
Store	Specialty Store	same
Stores	Specialty Store	same
Street	Road Related (vehicular)	same
Street Clock	Street Furniture/Object	same
Street Furniture	Street Furniture/Object	same
Streetcar Barn	Rail Related	same
Streetcar Barns	Rail Related	same
Streetcar Line	Rail Related	same
Studio	Professional	same
Substation	Public Works	same
Substation Dispatch Center	Administrative Facility	same
Switch House	Rail Related	same
Switchmans Shack	Rail Related	same
Synagogue	Religious Facility	same
Tanks	Public Works?	same
Tavern	Restaurant	same
Tavern Signs	Street Furniture/Object	same
Tavern Roundhouse for steam and ele	Rail Related	same
Telegraph Station	Communications Facility	same
Telephone and Telegraph Exchange	Communications Facility	same
Telephone Company	Communications Facility	same
Theater	Theater	same
Theological Seminary	Church School	same
Tire Shop	Specialty Store	same
Trail	Pedestrian Related	same
Transfer Office	?	same
Transit Station	TRANSPORTATION: General	same
Transmission Substation	Public Works	same
Transportation	TRANSPORTATION: General	same
Tree	Natural Feature	same
Trolley Barn	TRANSPORTATION: General	same
Truck and trailer rental	Specialty Store	same
Tunnel	Road Related (vehicular)	same
Turntable	Rail Related	same
Viaduct	Road Related (vehicular)/ Rail Related	same
Wall	Street Furniture/Object	same
Warehouse	Warehouse	same
Warehouse (?)	Warehouse	same
Water Storage Tank	Waterworks	same
Water Tower	Waterworks	same
Water Trough	Waterworks	same
Wholesale Crockery	Specialty Store	same
Upholstery Shop	Specialty Store	same
U.S. Navy Corps and Marine Training Center	Naval Facility	same
	ALL ADDITIONAL UNUSED SHPO USE CATEGORIES	same

HRI STYLES (Primary styles or secondary styles separated by a comma)	SHPO database orig style	SHPO database secondary style	SHPO database Plan/type	SHPO database Material	Proposed database Architectural Style
Streamline Moderne	Art Deco				same as SHPO
Zig Zag Moderne	Art Deco				same as SHPO
Steamship	Art Deco (?)				same as SHPO
Arts and Crafts	Arts & Crafts				same as SHPO
New Brutalism	Brutalism				same as SHPO
Sullivanesque	Chicago School				same as SHPO
Cape Cod	Colonial Revival				same as SHPO
Colonial	Colonial Revival				same as SHPO
Colonial Revival	Colonial Revival				same as SHPO
Colonial/Georgian	Colonial Revival				same as SHPO
Dutch Colonial	Colonial Revival				same as SHPO
Dutch Colonial Vernacular	Colonial Revival	Vernacular			same as SHPO
Twentieth Century Colonial	Colonial Revival				same as SHPO
Twentieth Century Colonial Revival	Colonial Revival				same as SHPO
Twentieth Century Georgian	Colonial Revival				same as SHPO
Twentieth Century Georgia	Colonial Revival				same as SHPO
Early Brickfront Commercial	Commercial				20th C Commercial
Shed Roof Contemporary	Contemporary				(note 1970s)
Stacked Box Contemporary	Contemporary				(note 1970s)
Shed-roofed Contemporary	Contemporary				(note 1970s)
Craftsman	Craftsman				same as SHPO
Craftsman/4 square	Craftsman		Foursquare (Box)		same as SHPO
Craftsman/shingle	Craftsman	Shingle Style		Shingle	same as SHPO
Craftsman-shingle	Craftsman	Shingle Style		Shingle	same as SHPO
Craftsmen	Craftsman				same as SHPO
Craftsmen Bungalow	Craftsman		Bungalow		same as SHPO
Four Square/Craftsman	Craftsman		Foursquare (Box)		same as SHPO
Bungalow	Craftsman (?)		Bungalow		same as SHPO
Bungalow (?)	Craftsman (?)		Bungalow		same as SHPO
English Cottage	English Cottage				same as SHPO
Byzantine	Exotic Revival				same as SHPO
Egyptian	Exotic Revival				same as SHPO
Egyptian Style	Exotic Revival				same as SHPO
Ethnic	Exotic Revival				same as SHPO
High Victorian Gothic	Gothic Revival				same as SHPO
Greek Revival	Greek Revival				same as SHPO
International	International				same as SHPO
International Style (?)	International				same as SHPO
International Style	International				same as SHPO
High Victorian Italianate	Italianate				same as SHPO
Italianate	Italianate				same as SHPO
Twentieth Century Gothic	Late Gothic Revival				same as SHPO
Mediterranean	Mediterranian Revival				same as SHPO
Twentieth Century Italian Renaissanc	Mediterranian Revival				same as SHPO
Twentieth Century Ital	Mediterranian Revival				same as SHPO
Corporate International	Modern Commercial				Corporate Modern
Modern Commercial	Modern Commercial				Corporate Modern
Strip Commercial	Modern Commercial				Neo-Expressionist
Early Roadside Thematic	Modern Period: Other				Neo-Expressionist
Fifties Modern	Modern Period: Other				Neo-Expressionist
Roadside Thematic	Modern Period: Other				Neo-Expressionist
Classic Revival	Neo-Classical				same as SHPO
Classical Revival	Neo-Classical				same as SHPO
Twentieth Century Classical	Neo-Classical				same as SHPO
Twentieth Century Classic	Neo-Classical				same as SHPO

New Formalism	New Formalism				same as SHPO
Tudor/Norman Farmhouse	Norman Farmhouse				same as SHPO
Northwest Regional	Northwest Regional				same as SHPO
Northwest Regional Style	Northwest Regional				same as SHPO
Chestnut Tree	Not Applicable				same as SHPO
Prairie	Prairie School				same as SHPO
Prairie Style	Prairie School				same as SHPO
Queen Anne	Queen Anne				same as SHPO
Queen Anne Craftsman	Queen Anne	Craftsman			same as SHPO
Ranch	Ranch				same as SHPO
Tract House	Ranch				same as SHPO
Second Renaissance Revival	Renaissance				same as SHPO
Second Renaissance Reviva	Renaissance				same as SHPO
Richardsonian Romanesque	Romanesque				same as SHPO
Romanesque	Romanesque				same as SHPO
Oregon Rustic	Rustic				same as SHPO
Chalet	Rustic				same as SHPO
Second Empire Baroque	Second Empire				same as SHPO
Shingle	Shingle Style				same as SHPO
Shingle Style	Shingle Style				same as SHPO
Victorian Shingle	Shingle Style				same as SHPO
California Mission	Spanish Revival				same as SHPO
California Mission Style	Spanish Revival				same as SHPO
Pueblo Style	Spanish Revival				same as SHPO
Spanish	Spanish Revival				same as SHPO
Spanish Colonial	Spanish Revival				same as SHPO
Spanish Colonial Revival	Spanish Revival				same as SHPO
Stick Style	Stick				same as SHPO
Jacobethan	Tudor Revival				same as SHPO
Norman Farmhouse	Tudor Revival				same as SHPO
Tudor	Tudor Revival				same as SHPO
Tudor (eclectic)	Tudor Revival	Vernacular			same as SHPO
Tudor/cottage	Tudor Revival	English Cottage			same as SHPO
Brick Utilitarian	Utilitarian			Brick: Other/Undef	same as SHPO
Concrete Utilitarian	Utilitarian			Concrete: Other/U	same as SHPO
Post-and-Beam Utilitarian	Utilitarian				same as SHPO
Post-and-Beam Utilitarian (?)	Utilitarian				same as SHPO
Quonset	Utilitarian		Quonset Hut		same as SHPO
Quonset Hut	Utilitarian		Quonset Hut		same as SHPO
Reinforced Concrete Utilitarian	Utilitarian			Concrete: Other/U	same as SHPO
Tilt-up-wall Utilitarian	Utilitarian			Concrete Panels	same as SHPO
Utilitarian	Utilitarian				same as SHPO
Wood Post-and-Beam Utilitarian	Utilitarian				same as SHPO
Wood Utilitarian	Utilitarian				same as SHPO
Wood	Utilitarian				same as SHPO
Queen Anne Vernacular	Vernacular	Queen Anne			same as SHPO
Rural Anne Vernacular	Vernacular				same as SHPO
Rural Gothic	Vernacular				same as SHPO
Rural Vernacular	Vernacular				same as SHPO
American Basic	Vernacular (?)				same as SHPO
Chateauesque	Victorian Eclectic				same as SHPO
Folk House	Victorian Eclectic	Vernacular			same as SHPO
Folk House: National	Victorian Eclectic	Vernacular			same as SHPO
Folk Victorian	Victorian Eclectic	Vernacular			same as SHPO
Folkhouse: National	Victorian Eclectic	Vernacular			same as SHPO
National - Folkhouse ?	Victorian Eclectic	Vernacular			same as SHPO
Western Falsefront Vernacular	Victorian Era: Other (?)				same as SHPO
Castellated	?				same as SHPO
Early Modern	Modern Period: Other?				same as SHPO

Garden Apartment	?				same as SHPO
Garden Apartments	?				same as SHPO
High Tech	?				Corporate Modern?
Streetcar Ear Commercial	Commercial		Commercial		20th C Commercial
Streetcar Era Apartment	Late 19th/20th Amer. Mvmts: Other				same as SHPO
Streetcar Era Apartments	Late 19th/20th Amer. Mvmts: Other				same as SHPO
Streetcar Era Apartmen	Late 19th/20th Amer. Mvmts: Other				same as SHPO
Streetcar Era Commercial			Commercial		20th C Commercial
Streetcar Era Commerical			Commercial		20th C Commercial
Streetcar Era Commer			Commercial		20th C Commercial
Twentieth Century Baroque	Late 19th/20th Amer. Mvmts: Other				same as SHPO
Twentieth Century Romanesque	Renaissance Revival?				same as SHPO
Twentieth Century Romanes	Renaissance Revival?				same as SHPO
Victorian	Victorian Era: Other (?)				same as SHPO
					Deconstructivist

HRI RANKINGS	SHPO eligibility	Proposed database Determination of Significance
Rank I	Eligible/significant	Significant (or other terminology)
Rank II	Eligible/significant	Significant
Rank III	Eligible/contributing	Significant
(unranked)	undetermined?	undetermined
Landmark, National Register	National Register	designated Historic Landmark
Landmark	Eligible/significant	designated Historic Landmark
	Demolished	Demolished
		designated Conservation Landmark
		designated Historic Landmark
		designated Contributing in a Conservation District
		designated Contributing in a Historic District
	Not Eligible/ Out-of-period	Not significant/ Not yet 45*
	Not Eligible/ Non Contributing	Not Significant/ Not Contributing

*NOTE: generally, buildings under the age of 45 should not be eligible for the database at all. However, some surveyed resources may be highly eligible for listing on the NRHP even if younger, so this designation is proposed

HRI Areas of Significance (each separated by a comma)*	SHPO database	NPS/National Register Criteria Reqd by State Goal 5	Proposed database Areas of Significance
Agriculture	N/A	Crit. A	Crit. A (Events/Historical Themes)
Archaeology	N/A	Crit. D	Crit. D (Archaeology)
Architcture	N/A	Crit. C	Crit. C (Architecture)
Architecture	N/A	Crit. C	Crit. C (Architecture)
Architecturre	N/A	Crit. C	Crit. C (Architecture)
Archtitecture	N/A	Crit. C	Crit. C (Architecture)
Arcitecture	N/A	Crit. C	Crit. C (Architecture)
Arts	N/A	Crit. A	Crit. A (Events/Historical Themes)
as part of *	N/A	Crit. A	Crit. A (Events/Historical Themes)
as site*	N/A	Crit. A	Crit. A (Events/Historical Themes)
Business	N/A	Crit. A	Crit. A (Events/Historical Themes)
Commerce	N/A	Crit. A	Crit. A (Events/Historical Themes)
Communications	N/A	Crit. A	Crit. A (Events/Historical Themes)
Conservation	N/A	Crit. A	Crit. A (Events/Historical Themes)
Conservation and science	N/A	Crit. A	Crit. A (Events/Historical Themes)
Crime	N/A	Crit. A	Crit. A (Events/Historical Themes)
Crime and Vice	N/A	Crit. A	Crit. A (Events/Historical Themes)
Curiosity	N/A	Crit. A	Crit. A (Events/Historical Themes)
Curiosity Ethnic	N/A	Crit. A	Crit. A (Events/Historical Themes)
Development	N/A	Crit. A	Crit. A (Events/Historical Themes)
Education	N/A	Crit. A	Crit. A (Events/Historical Themes)
Engineering	N/A	Crit. A	Crit. A (Events/Historical Themes)
Entertainment	N/A	Crit. A	Crit. A (Events/Historical Themes)
Environment	N/A	Crit. A	Crit. A (Events/Historical Themes)
Ethnic	N/A	Crit. B or A?	evaluate
Ethnic Group	N/A	Crit. B or A?	evaluate
Ethnic Groups	N/A	Crit. B or A?	evaluate
Exploration	N/A	Crit. A	Crit. A (Events/Historical Themes)
Government	N/A	Crit. A	Crit. A (Events/Historical Themes)
Horticulture	N/A	Crit. C or A (?)	evaluate
Humanities	N/A	Crit. A	Crit. A (Events/Historical Themes)
in association with *	N/A	Crit. B	Crit. B (Significant Person)
Industry	N/A	Crit. A	Crit. A (Events/Historical Themes)
Landscape Architecture	N/A	Crit. C or A (?)	evaluate
Law	N/A	Crit. A	Crit. A (Events/Historical Themes)
Lewis and Clark Exposition	N/A	Crit. A	Crit. A (Events/Historical Themes)
Literature	N/A	Crit. A	Crit. A (Events/Historical Themes)
Manufacturing	N/A	Crit. A	Crit. A (Events/Historical Themes)
Marine	N/A	Crit. A	Crit. A (Events/Historical Themes)
Maritime	N/A	Crit. A	Crit. A (Events/Historical Themes)
Medicine	N/A	Crit. A	Crit. A (Events/Historical Themes)
Military	N/A	Crit. A	Crit. A (Events/Historical Themes)
Natural Disaster	N/A	Crit. A	Crit. A (Events/Historical Themes)
Natural Disasters	N/A	Crit. A	Crit. A (Events/Historical Themes)
Passive Solar	N/A	Crit. A	Crit. A (Events/Historical Themes)
Performing Arts	N/A	Crit. A	Crit. A (Events/Historical Themes)
Politics	N/A	Crit. A	Crit. A (Events/Historical Themes)
Recreation	N/A	Crit. A	Crit. A (Events/Historical Themes)
Religion	N/A	Crit. A	Crit. A (Events/Historical Themes)
Science	N/A	Crit. A	Crit. A (Events/Historical Themes)
Social	N/A	Crit. A	Crit. A (Events/Historical Themes)
Sports	N/A	Crit. A	Crit. A (Events/Historical Themes)
Street Furniture	N/A	Crit. C or A (?)	evaluate
Technology	N/A	Crit. A	Crit. A (Events/Historical Themes)
Transportation	N/A	Crit. A	Crit. A (Events/Historical Themes)
Visual Arts	N/A	Crit. A	Crit. A (Events/Historical Themes)
			Crit. E (Local Context)

HRI STYLES (Primary styles or secondary styles separated by a comma)	HRI Primary Ext Material	SHPO database Material as of 12/12/2013	Proposed database Primary material PICK
		Adobe	Adobe
Brick Utilitarian	N/A	Brick: Other/Undefined	Brick (general)
		Clinker Brick	Brick Clinker
		Glazed Brick	Brick Glazed
		Multi-Color Brick	Brick Multi-Color
		Oversized Brick	Brick Oversized
		Rock-Faced Brick	Brick Rock-Faced
		Roman Brick	Brick Roman
		Rug-Faced Brick	Brick Rug-Faced
		Standard Brick	Brick Standard
			Brick Tile Veneer
Concrete Utilitarian	N/A	Concrete: Other/Undefined	Concrete (general)
Reinforced Concrete Utilitarian	N/A	Concrete: Other/Undefined	Concrete (general)
		Concrete Block	Concrete Block
		Cast Stone	Concrete Cast Stone
Tilt-up-wall Utilitarian	N/A	Concrete Panels	Concrete Panel/ Precast
		Poured Concrete	Concrete Poured
		Earth	Earth
			Glass Curtainwall
		Pigmented Structural Glass	Glass Structural
		Log: Other/ Undefined	Log (general)
		Round Log	Log Round
		Squared Log	Log Squared
		Vertical Pole	Log Vertical Pole
		Metal: Other/ Undefined	Metal (general)
		Aluminum	Metal Aluminum
		Cast Iron	Metal Cast Iron
Quonset	N/A	Corrugated metal	Metal Corrugated
Quonset Hut	N/A	Corrugated metal	Metal Corrugated
		Metal sheet	Metal Sheet
		Stamped Sheet Metal	Metal Stamped sheet
		Steel	Metal Steel
		Not applicable	N/A
		Other	Other
		Aluminum Siding	Siding Aluminum
		Asphalt Shingle Siding	Siding Asphalt Shingle
		Cement Fiber Siding	Siding Cementitious
		Synthetic Siding: Other/ Undefine	Siding Synthetic (general)
		Synthetic Wood Siding	Siding Synthetic Wood
		Vinyl Siding	Siding Vinyl
		Stone: Other/ Undefined	Stone (general)
		Cobblestone	Stone Cobble
		Fieldstone	Stone Fieldstone
		Flagstone	Stone Flagstone
		Granite	Stone Granite
		Limestone	Stone Limestone
		Marble	Stone Marble
		Slate	Stone Slate
		Sandstone	Stone Standstone
		Synthetic Stone	Stone synthetic/ cultured
		volcanic stone	Stone Volcanic
		Stucco: Other/ Undefined	Stucco (general)
		Pebble finish stucco	Stucco Pebble Finish
		Scored Stucco	Stucco scored
		Terra Cotta: Other/ Undefined	Terra-Cotta (general)
		Ceramic Tile	Terra-Cotta Ceramic Tile
		Glazed Terra-Cotta	Terra-Cotta Glazed
		Hollow Clay Tile	Terra-Cotta Hollow Clay tile
Wood	N/A	Wood: Other/ Undefined	Wood (general)
Wood Post-and-Beam Utilitarian	N/A	Wood: Other/ Undefined	Wood (general)
Wood Utilitarian	N/A	Wood: Other/ Undefined	Wood (general)
		Cedar Rake Shingle	Wood Cedar Rake Shingle
		Half Timbering	Wood Half-Timbering
		Horizontal Board	Wood Horizontal Siding
		Shake	Wood Shake
		Wood Sheet	Wood Sheet
Craftsman/shingle	N/A	Shingle	Wood shingle
Craftsman-shingle	N/A	Shingle	Wood shingle
		Vertical Board	Wood Vertical Siding

Historic Resource Inventory Data Comparison Chart by City

		Austin	Denver	Los Angeles
Overview	Project Name	East Austin Historic Survey	Discover Denver (DD)	Survey LA (SLA)
	Stakeholders	City of Austin	Historic Denver, Inc.	J. Paul Getty Foundation
		U of Texas, Austin (separate)	City of Denver, CO	
		Heritage Society of Austin	County of Denver, CO	
	Current Status of HRI	Wiki Beta launched 2012; latest survey (East Austin Survey) completed in October 2016	Completed initiation phase pilot program in late 2016; Now in Implementation Phase	Completed Implementation Phase with final field surveys completed in Jan 2017
	Start Date	Wiki – 2011	2010	2002
	Legacy Data to Incorporate?	Yes, paper forms from 1984	Yes	Yes
	Approx Size	6,600 Resources Identified		30,000 Resources Identified
	Vendor Involvement	Yes	Yes	Yes
Survey Methodology	Vendor Scope	Report to locate, id, and document all buildings, structures, landscapes, and objects	Report to locate, id, and document all buildings, structures, landscapes, and objects	Report to locate, id, and document all buildings, structures, landscapes, and objects
	Structure	Consultant Survey Effort and Report. Wiki for public involvement	Consultant Survey Effort leading volunteers producing report. Wiki for public involvement.	Consultant Survey Effort leading volunteers producing report.
	System	By neighborhood	By neighborhood	By neighborhood
	City Staff	Yes – 3 Full time employees	Yes – 1 Full Time Employee, City GIS support	
	Era	Prior to 1970	Older than 30 years	1850-1980

Historic Resource Inventory Data Comparison Chart by City

		Austin	Denver	Los Angeles
Technology	Interactive Application	Google Maps API, MySQL database and	Leaflet Open Sourced Javascript Library	ARCHES (v3.1) geospatial information
	Description	Open sourced application customized specifically for AHS.	Open sourced application customized specifically for DD.	Open-sourced software customized for SLA.
	Customization	Yes – Continual	Yes – Continual	SLA further customized the Arches for incorporation of state and national historic preservation standards
	Why Chosen?	Open platform that is easily customizable. It is easily recognizable and intuitive to use. Wiki allows citizen participation	Open platform that is easily customizable. It is easily recognizable and intuitive to use. Wiki allows citizen participation. Additionally, aches system too cumbersome of a software. Found that dedicated IT staff needed to customize for DD needs.	Thru Getty foundation, and various funding sources, able to develop customized system for SLA.
			Usable in desktop and mobile devices	
	Software Cost	Open sourced, cost to develop	Open sourced, cost to develop	Open sourced, cost to develop
	Support & Maint.	City of Austin Historic Preservation	Vendor hired by DD	Arches supports and releases revisions
	Data base website:	beta.austinhistoricalsurvey.org	https://www.discoverdenver.co/	http://historicplacesla.org/
	Does the information collection system connect to City GIS?	No	No	No, but website map contains links to City of LA system
	City GIS website	Austin Property Profile	Denver Maps	ZIMAS
		No historic information or link but planned for future.	References historic districts and landmarks only.	ZIMAS does not includes information from SurveyLA. SurveyLA information is available at HistoricPlacesLA. ZIMAS provides a link to HistoricPlacesLA when searching by address. Until all historic resources data are in HistoricPlacesLA.org, ZIMAS is the most up-to-date source of information on
	Field Hardware	Tablet	Tablet, camera	Tablet, camera
	Field Software		Custom mobile field survey program.	FiGSS – Field Guide Survey System

Level of Information Comparison of Portland's 1984 Historic Resource Inventory (HRI), SHPO's Reconnaissance Survey Level (RLS) standards, and the historic resource inventories of LA, Austin, and Denver

	New Database	1984 HRI	SHPO RLS	Survey LA	Austin Wiki	Discover Denver
Site Identification						
Current Name(s)	X	X	X	X	X	X
Sources						
Original Building Permit #		X				
Unique Property #	X	X				
Property Identification #(s) for external sources				X		
Owner Contact Information		X				
Location						
Site address	X	X	X	X	X	X
Latitude and longitude	X	X	X	X	X	
Location description if needed (add'l info: tax lot info; whether resouce has been moved; previous address)	X	X	X	X	X	
Community Plan Area				X		
District Coalition		X		X		
Neighborhood Association		X		X		
Neighborhood				X		
Survey Background						
Survey Name and Date	X		X		X	
Surveyor information	X		X		X	X
Any ID'd potential district or thematic link	X		X	X		
Current Information						
Current owner/tenant	X	X		X	X	
Current use	X	X		X	X	
"Status" of existence		X			X	
Survey update status (if applicable)	X			X	X	

Architectural Information

	New Database	1984 HRI	SHPO RLS	Survey LA	Austin Wiki	Discover Denver
Architectural Information						
Significant features	X	X		X	X	
Materials	X	X	X			
Styles	X	X	X	X	X	
Height (stories)	X				X	
Plan type	X		X	X	X	
Resource type (Building, Structure, Object, etc.)	X		X	X	X	
Historic Significance/ Background						
Eligibility evaluation	X		X	X	X	
Current Designation Status		X		X	X	
Other Potential City, State, or National Designations					X	
# of contributing/ noncontributing resources on the site	X		X			
HRI rank and original significance scores		X				
Statement of significance	X	X		X	X	X
NR areas of significance (Criterion A, B, C, D) plus E	X	X		X	X	
Periods of Significance				X		
Integrity				X	X	
Preservation funding (if historically designated)		X				
Previous (original) name(s)	X	X	X		X	
Previous address		X		X		
Original use	X	X	X		X	
Other previous uses (before 1984)		X			X	
Construction date(s) and date of major remodel if applicable	X	X	X	X	X	
Original owner	X	X				X
Other previous owners		X				X
Previous Tenants		X				X
Architect and contractor if avail	X	X		X		X
History and Background	X			X	X	X

	New Database	1984 HRI	SHPO RLS	Survey LA	Austin Wiki	Discover Denver
Significant Alterations						
Comments on alterations	X	X	X	X	X	
Visual Documentation						
Current or most recent photos (minimum)	2	1	2	0	5	1
Current photos (are there additional beyond the minimum?)	X		X		X	X
Historic photographs (per resource on site)	X	0	1	1	0	0
A way to link historic maps (i.e. Sanborn maps or other)	X			X	X	
Field map/satellite map of resources	X		X	X	X	X
Property Value Information						
Building square footage		X				
Number of acres		X				
Land value, building value, total value		X				
Property code number, tax code		X				
Type of land use		X		X		
Date of sale, price of sale		X				
Further Exploration						
A glossary that explains the terms surrounding resource surveys, significance, and designation	X			X	X	
Information about applicable incentives and funding	X					
A way to add additional user historical narratives, sites, photos, and possibly even links to other types of data	X		X		X	X
Citation/Bibliography	X	X	X		X	
Links to external sources	X				X	