

Historic Resources Code Project Update



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Historic Resources Code Project Goals

- **Inventory.** Establish framework for managing the citywide Historic Resources Inventory (HRI)
- **Designation.** Incorporate State regulations and national best practice into the local designation process
- **Protection.** Refine demolition and design protections that apply to designated historic resources. Expand regulatory incentives



Some Background

- State law requires owner consent for local designation
- State rules require demolition review for federally-listed National Register resources (including districts)
- All resources listed in the National Register prior to January 2017 automatically mapped as Historic Landmarks/Districts
- Legislature considering designation and protection details this session
- All recognized historic resources can be viewed online:
portlandoregon.gov/bps/article/643850



HRCP Project Timeline

- January 2017—New State Administrative Rule for historic resources adopted
- Early 2018—Scoping, research, and code concept development
- Fall 2018—Staff review of *In-House Draft*
- Winter 2019—Release of *Discussion Draft*
- April 2019—Public comment deadline on *Discussion Draft*



In early 2018, 440 people submitted 3,442 unique comments through online and paper survey forms. 200 people participated in roundtables and drop-in sessions.

Historic Resource Classifications

NOT
DESIGNATED

- Documented (“unranked”)
- Significant Resource (“ranked”)



DESIGNATED

- Conservation Landmarks/Districts
- Historic Landmarks/Districts
 - *Includes National Register resources listed before 2017*
- National Register Resources Listed after 2017



Primer on Historic Resource Review

- Designated resources have land use protections applied
- Historic Landmarks/Districts require discretionary review for alterations and new construction
- Demolition review/delay applies to contributing resources
- Historic Districts generally have guidelines; Historic Landmarks generally have general approval criteria
- Conservation Landmarks/Districts offer a clear and objective option for alterations and new construction



Historic Resource Inventory

- Allow historic resource documentation without land use consequences
- Give City Council the power to deem resources to be “significant”
- Apply 120-day demolition delay for significant resources
- Require subsequent designation procedure to apply any additional demolition/design protections



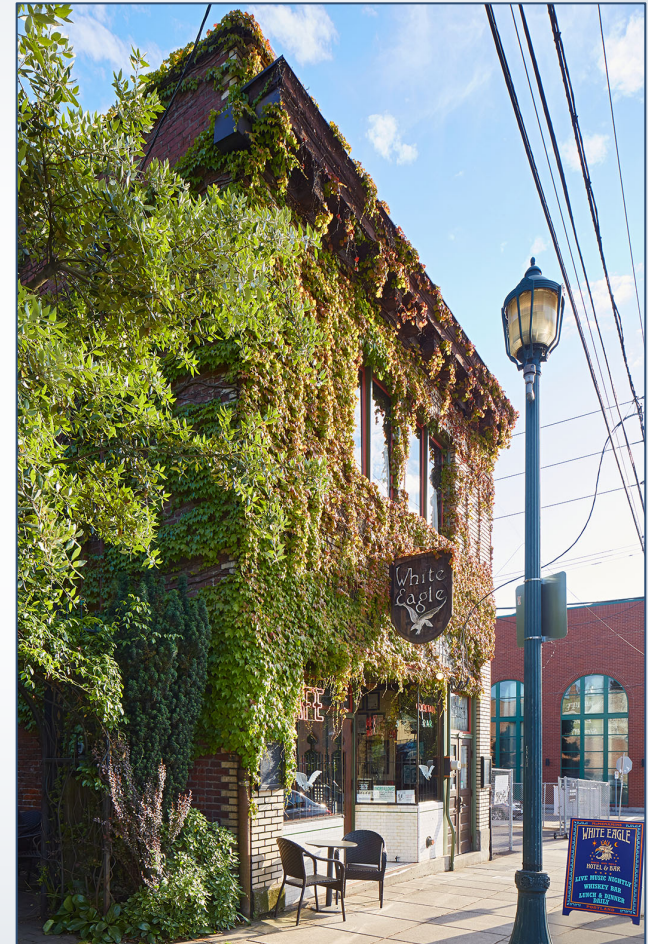
Reinvent Local Designation

- Enhance local designations:
 1. Historic Landmarks/Districts
 2. Conservation Landmarks/Districts
- Establish new criteria for designation (including social, ethnic, gender, and cultural history)
- Reduce owner consent rules
- Create new classification for future National Register listings



Increase Adaptive Reuse Potential

- Eliminate barriers to FAR transfer
- Waive parking requirements
- Allow for housing type flexibility
- Allow limited commercial uses in residential zones
- Allow for major adaptive reuse where it's consistent with area plans



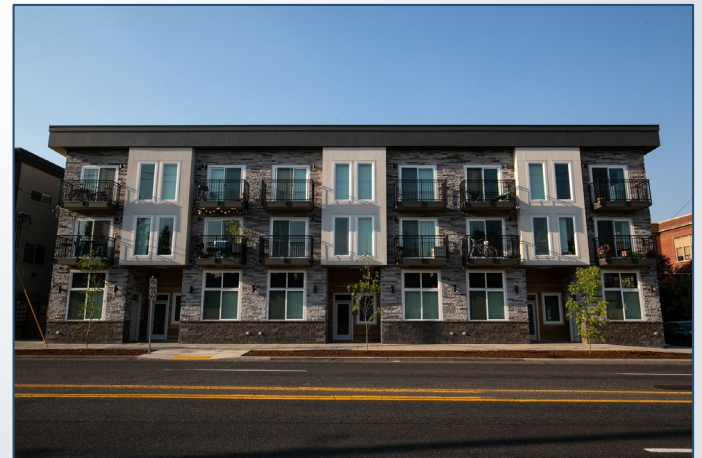
Increase Demo Rules for All Designated Resources

- Expand City Council demolition review to locally-designated Historic Landmarks
- Establish a new staff demolition review for Conservation Landmarks and contributing resources in Conservation Districts
- Reduce demolition requirements for detached accessory structures



Refine Design Review for All Designated Resources

- Exempt and streamline review of minor exterior changes
- Fine-tune approval criteria that apply to Landmarks and some Districts
- Consider increasing review expectations for larger infill in Conservation Districts



How to Provide Feedback

- Send comments to historic.resources@portlandoregon.gov
- Respond to a questionnaire at www.portlandoregon.gov/bps/hrcp
- Revised *Proposed Draft* to be published *this fall* for public review and PSC hearings



Proposed Changes to Historic Resource Inventory

