



# Historic Resources Code Project

Proposed Draft Briefing  
October 13, 2020



# Today's Agenda

## Part 1 (30 min)

- Orientation to Historic Resources
- District Demographics
- BPS Historic Resources Program
- Q+A (10 min)

## Part 2 (60 min)

- Historic Resources Code Project Proposals
- Next Steps
- Q+A (20 min)



Contributing resources in the Woodlawn Conservation District

- Portland's Historic Resources Program **established in 1968**
- BPS manages historic resources **policy framework**
- BDS performs **quasi-judicial reviews** of demolitions, alterations, additions, and new construction
- Historic Landmarks Commission provides **guidance and expertise** and performs **quasi-judicial reviews** of large applications



The NW 13<sup>th</sup> Avenue Historic District

- **Land Use Goal 5** applies to historic resources
- **ORS 197.772** requires owner consent for local designation of landmarks and districts
- **ORS 197.772** requires protection of resources listed in the National Register of Historic Places
- **State Administrative Rule** amended in 2017



A historic fourplex in the South Portland Historic District

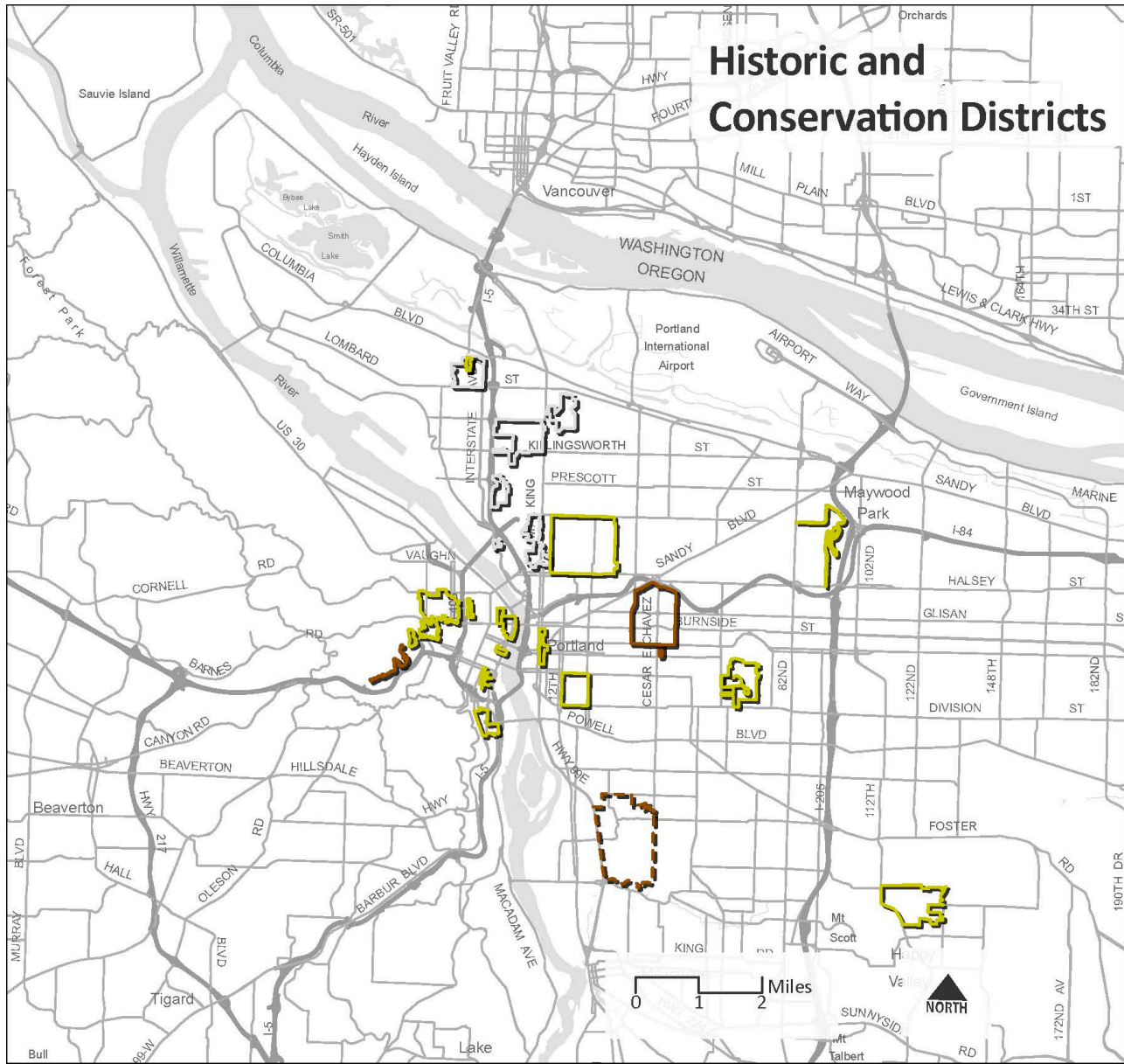
- **Historic** level designation established (1968)
- **Conservation** level designation codified (1977)
- **Historic Resource Inventory** conducted citywide (1984)
- **National Register** listing automatically conveys local Historic status (1996)



Clarissa Inman House, a Historic Landmark built for the inventor of the electric curling iron







# District Demographic Profiles



## Historic and Conservation Districts

October 12, 2020  
 City of Portland |  
 Bureau of Planning and Sustainability |  
 Geographic Information Systems

**Legend**

-  Historic District
-  Conservation District
-  National Register District
-  National Register District (proposed)

The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions or positional accuracy.

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 Bureau of Planning and Sustainability  
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 City of Portland, Oregon

Ed:Dropbox (BPS Tech Services), BPS Tech Services Team  
 Folder: gis\_projects\Historic\_Resources\Map  
 Bk11\_Historic\_Conservation\_Districts\_of\_Portland\_20200909.mxd

### Historic Districts

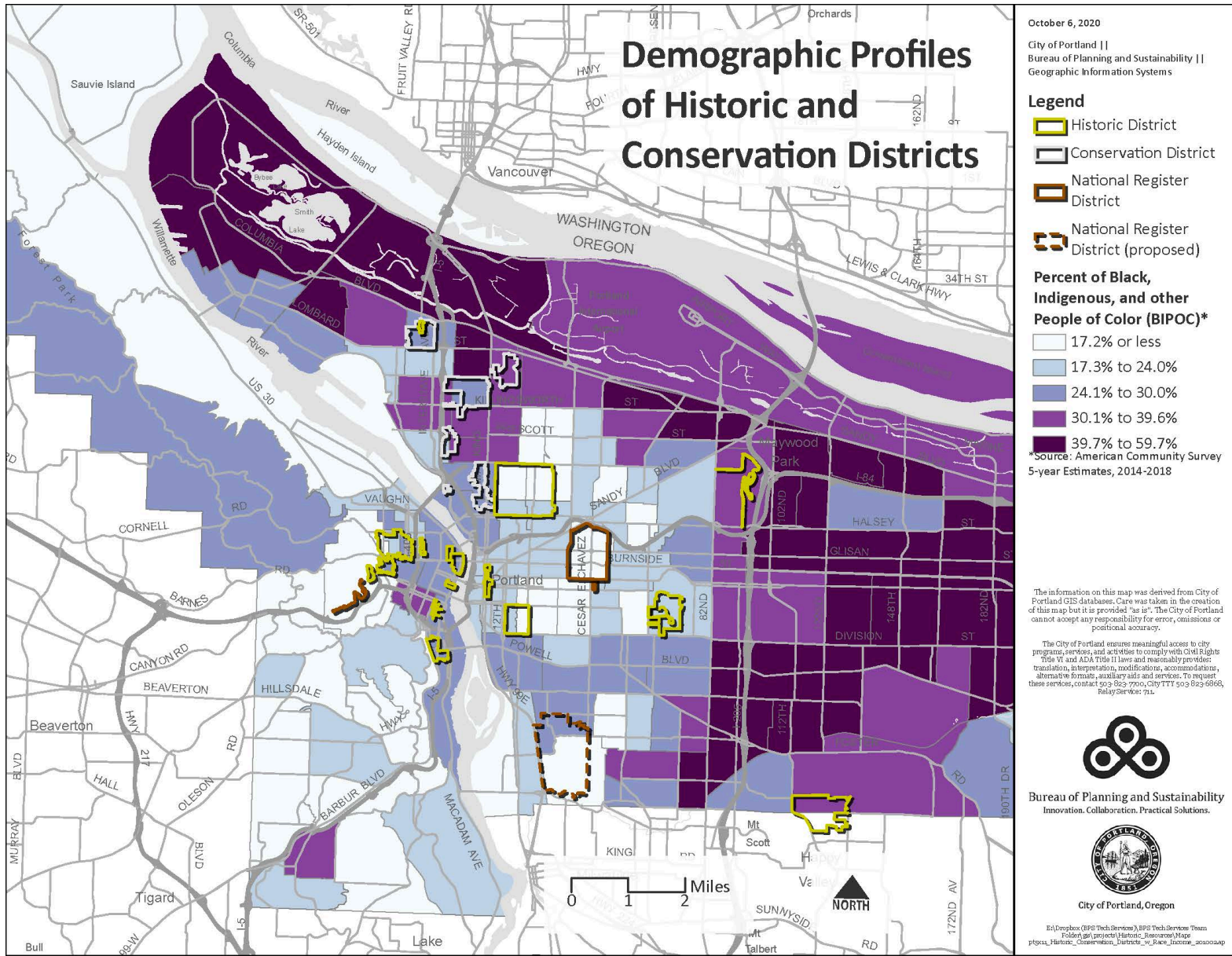
### Conservation Districts

### National Register Districts

More protections

Less protections

# % Black, Indigenous, and People of Color



**Historic Districts**

**Conservation Districts**

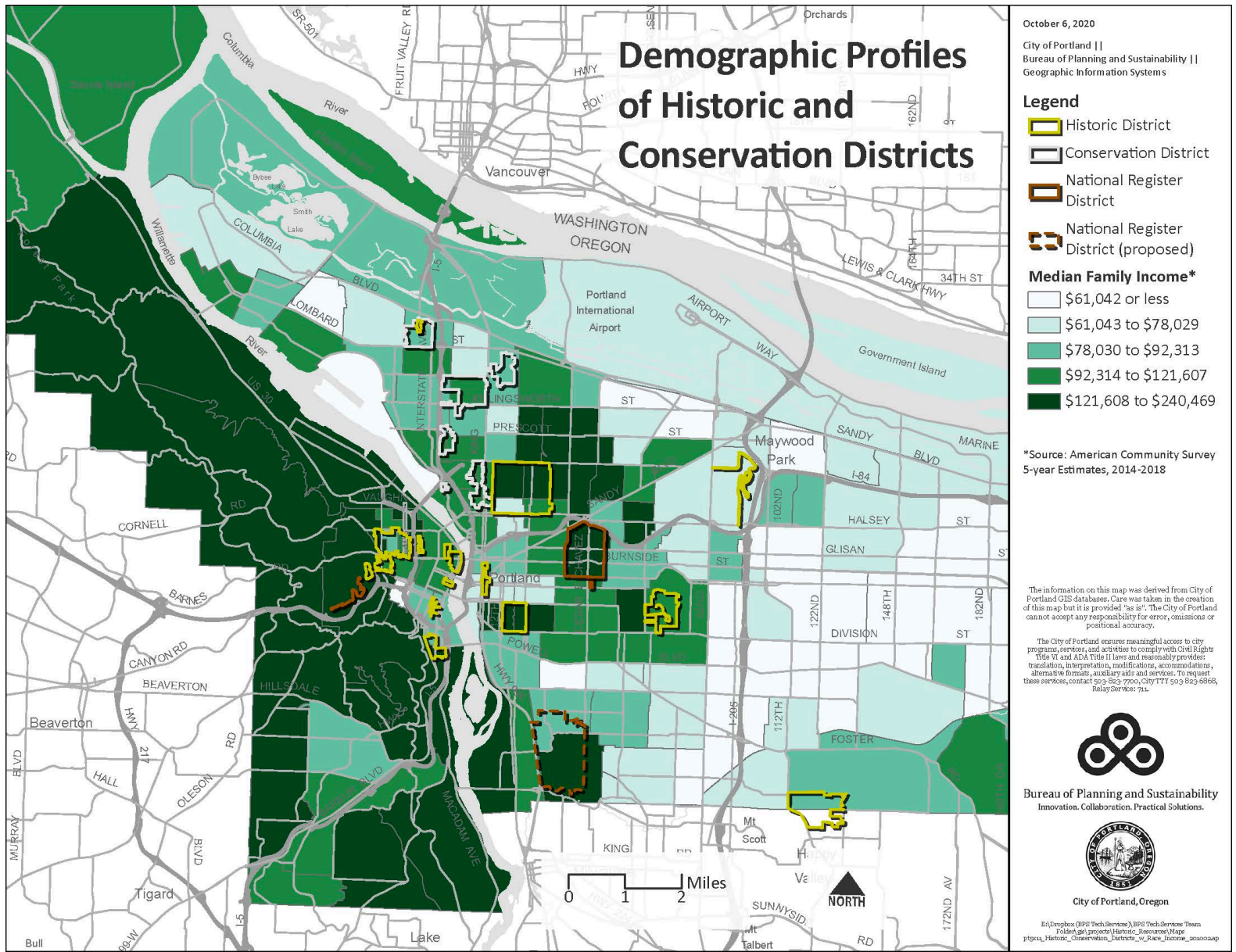
**National Register Districts**

More protections

Less protections



# Median Family Income



**Historic Districts**

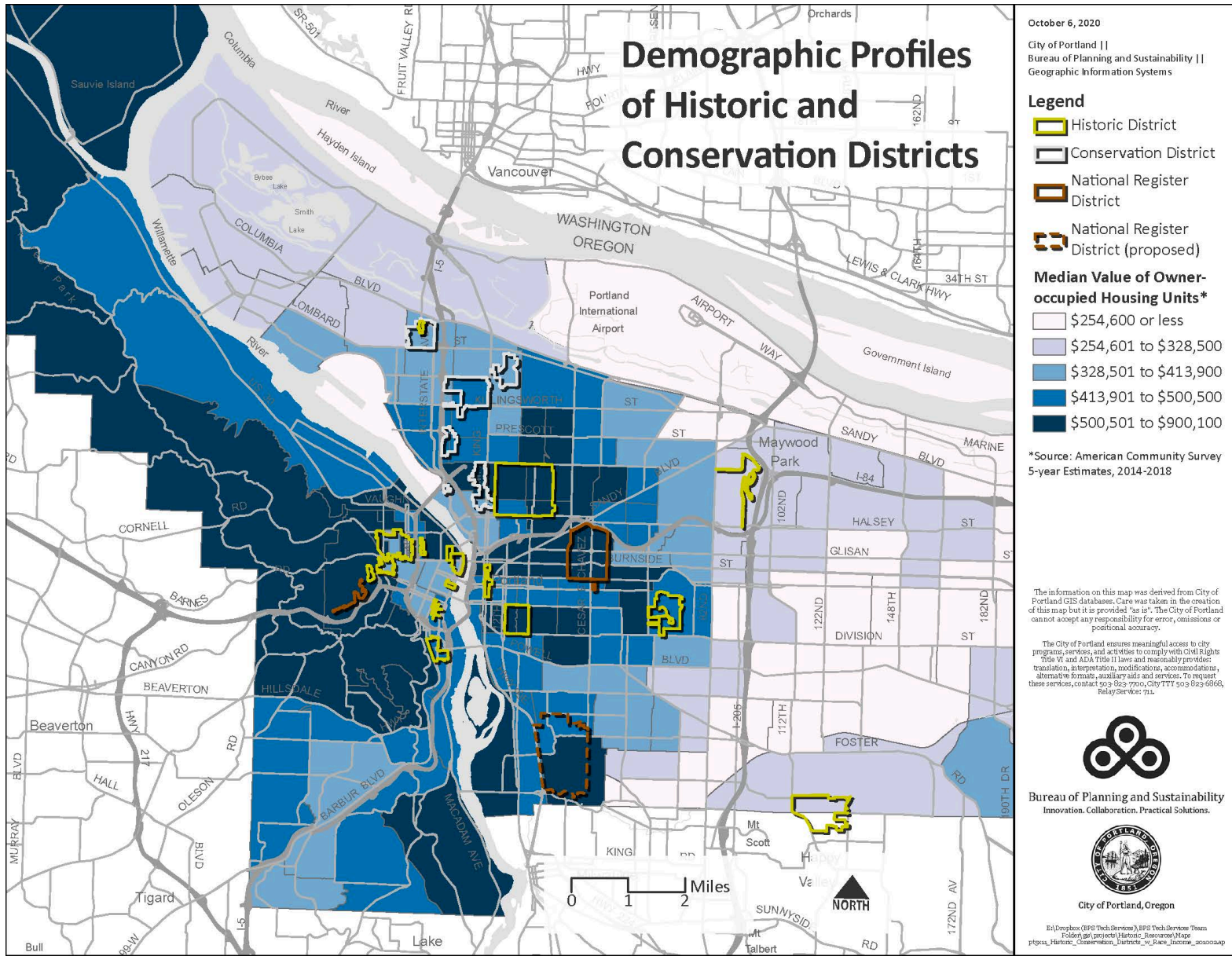
**Conservation Districts**

**National Register Districts**

More protections

Less protections

# Median Value of Owner-Occupied Housing



**Historic Districts**

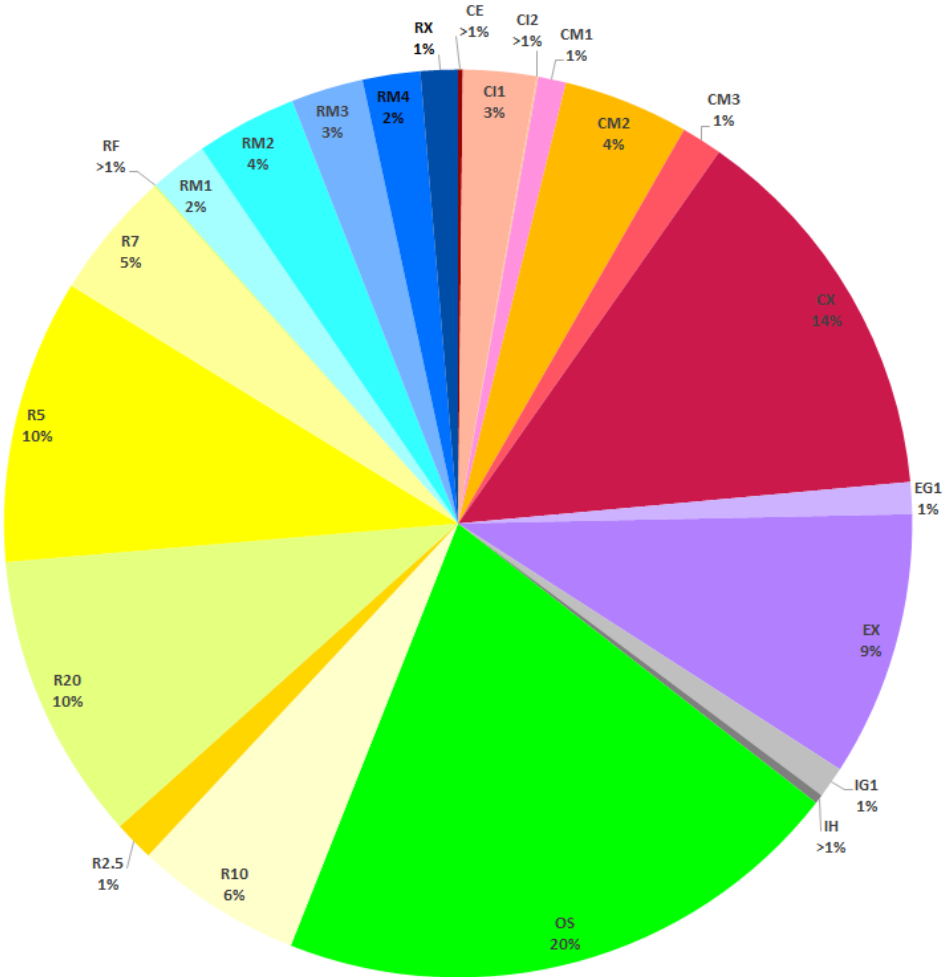
**Conservation Districts**

**National Register Districts**

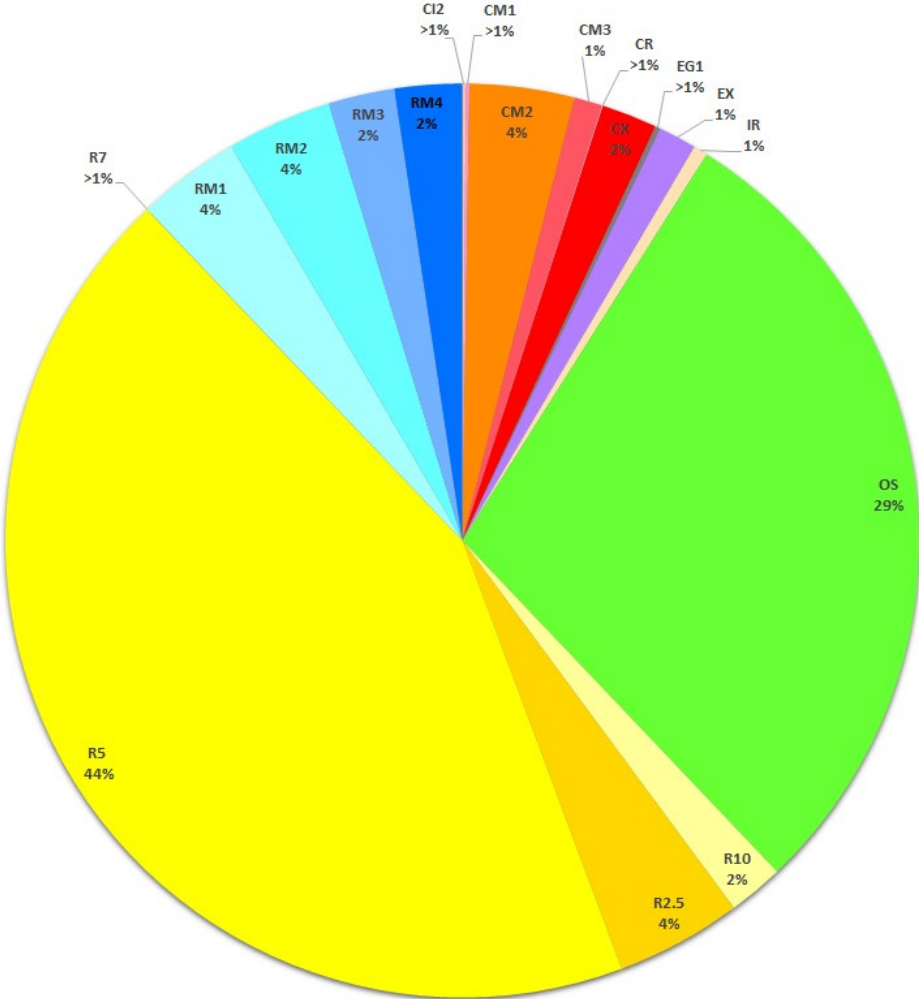
More protections

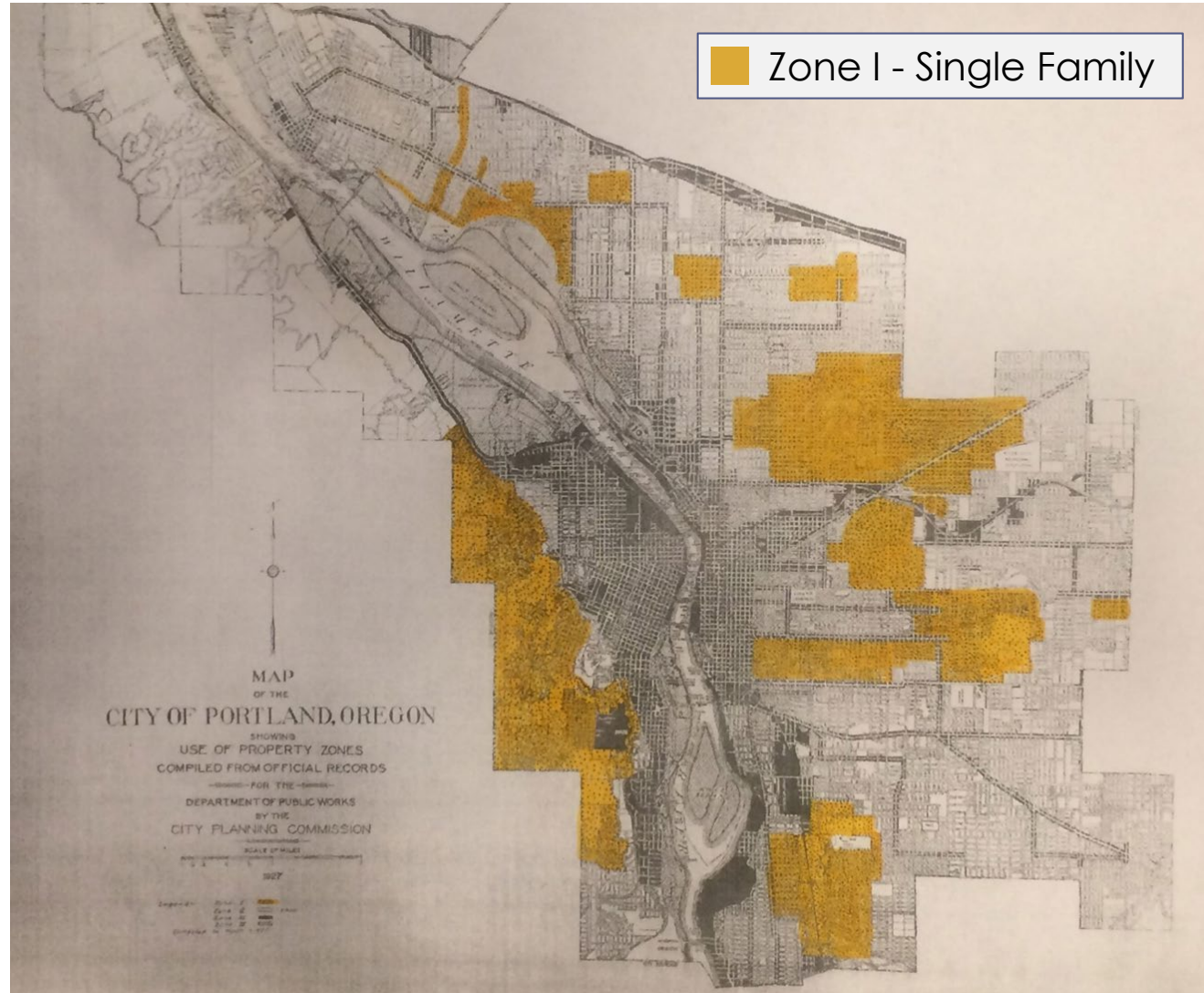
Less protections

### Landmark Area by Zone (420 Acres)

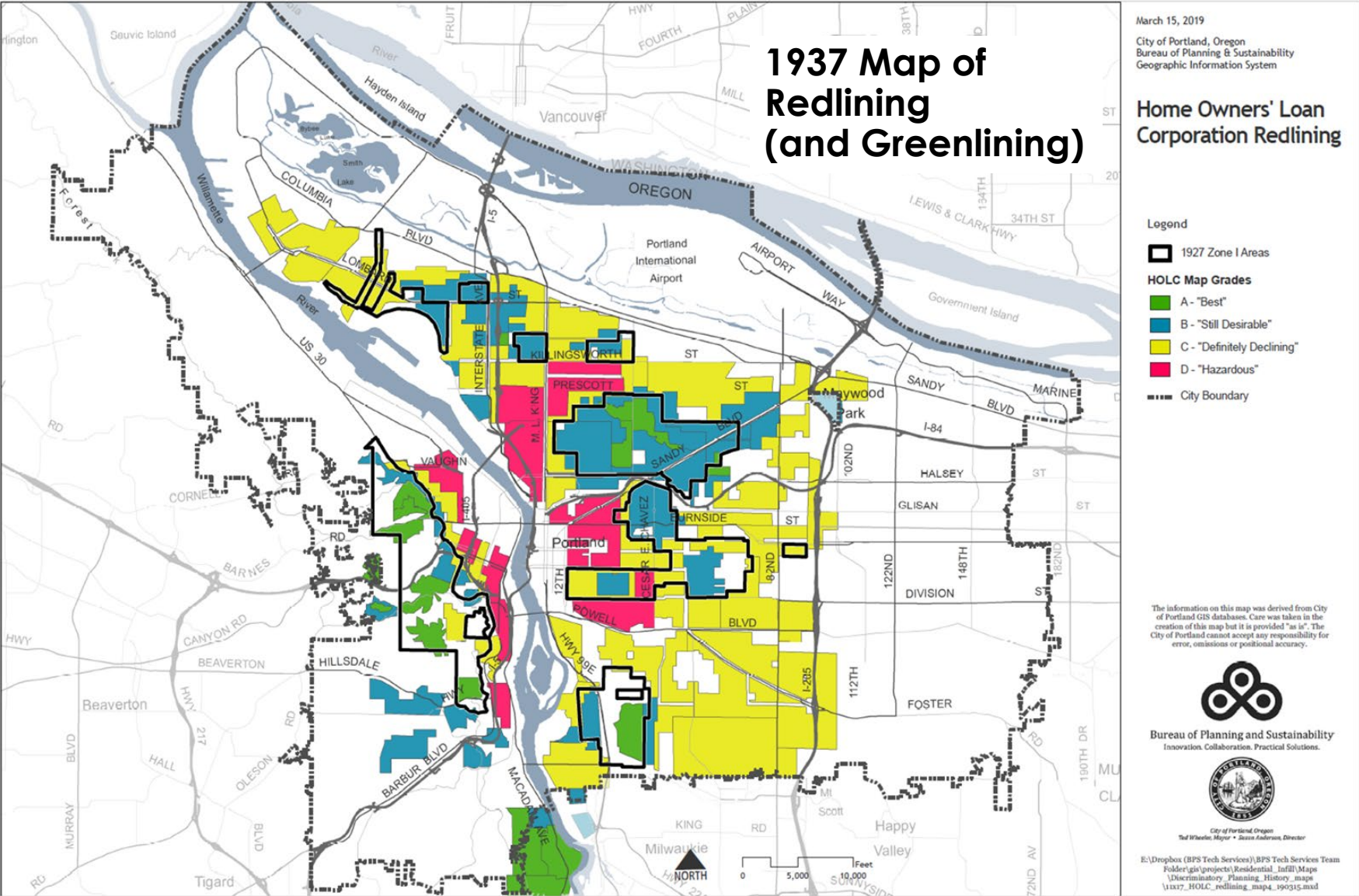


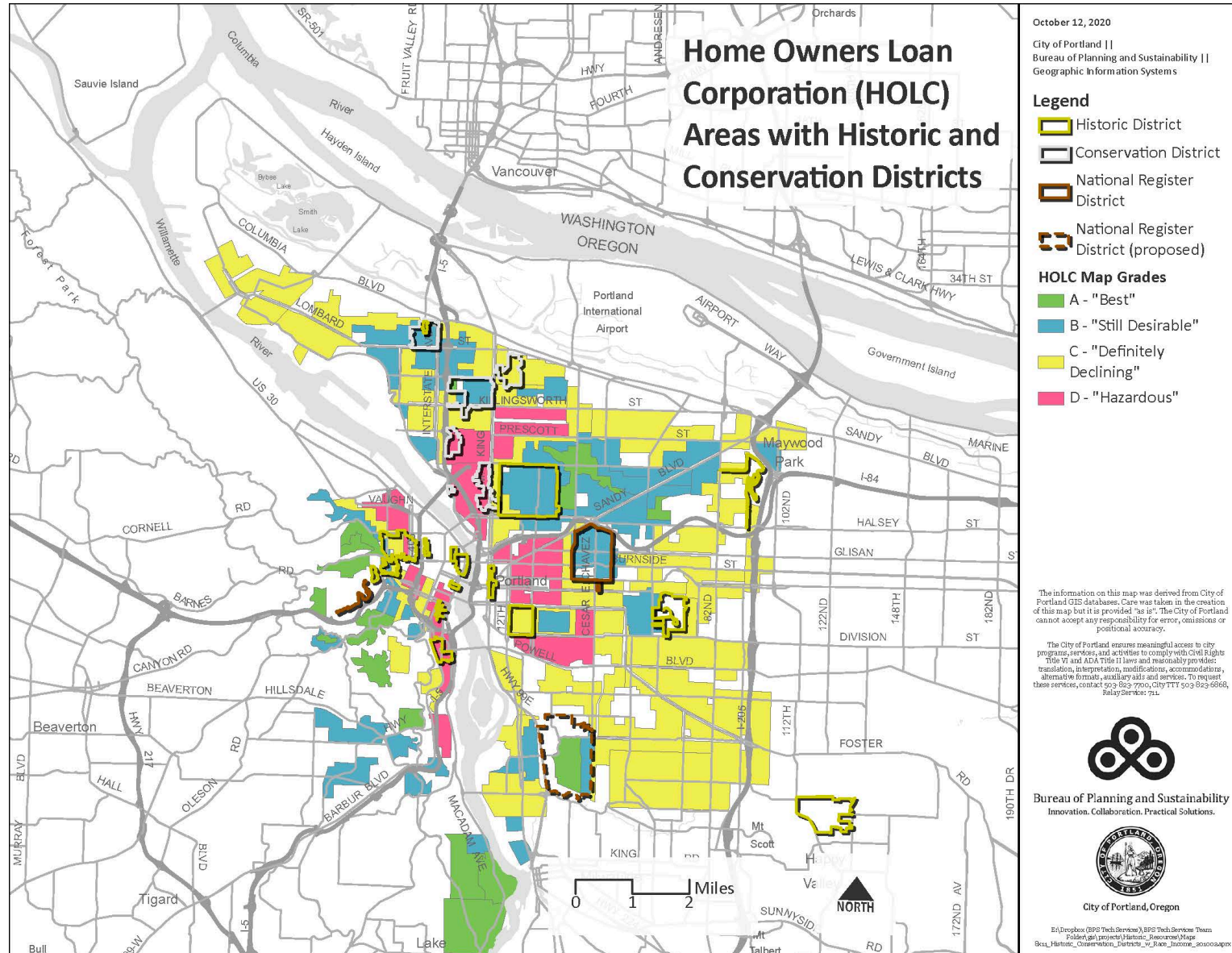
### District Area by Zone (1,914 Acres)





Portland's First Zoning Code (1924)





- National Park Service **Certified Local Government**
- **Coordinate** with regional, state, and federal agencies
- **Provide expertise** to City projects related to historic preservation
- Develop district **design guidelines**
- Ensure updated **public information**
- Recent coordination of ***African American Historic Resources 1851-1973*** National Register framework



Billy Webb Elks Lodge, Portland's newest landmark

- Advance **PAALF People's Plan** policies
- Update **Historic Resources Inventory** to ensure representation of all histories
- Reevaluate **existing historic resources**
- Identify opportunities for **rehabilitation and adaptive reuse**
- Support **legacy business and cultural resource** strategies
- Improve **zoning code regulations**



Walter Cole celebrating Miller House National Register listing





Golden West Hotel. Photo: Intisar Abioto

- **Meaningful and tangible connections to the past** enhance the lived experiences of current and future community members.
- **Extending the useful life of existing buildings** retains embodied carbon and reduces landfill waste.
- Historic resources provide opportunities to **acknowledge, address and reverse past harms**.
- The broad community should be engaged in the identification and designation of historic resources, with **underrepresented histories prioritized** for protection.
- Historic places must continually **evolve to meet changing needs** of Portlanders.



North Portland's Palms sign

- **Improve code language and procedures** for greater access
- **Expand exemptions** to historic resource review for minor changes
- Establish criteria and procedures to ensure appropriate **representation of all communities** in the Historic Resources Inventory
- Improve **public access** to and expand **housing and economic opportunities** in historic areas



Beatrice Morrow Cannady House. Photo: Intisar Abioto

- Review of **best practices** and other City programs in 2017
- **Concept development** workshops in 2017-18
- **Discussion Draft** in 2019
- **Legislative work group** in 2019
- **Proposed Draft** released Sept. 15
- Public notice sent to all historic resource owners



Historic Resources Code Project concept workshop (2018)

1. **Identification** – What are the different types of historic resources?
2. **Designation** – What are the criteria and processes for designating historic resources?
3. **Protection** – What demolition and design regulations apply to historic resources?
4. **Reuse** – How can historic resources be repurposed for economic viability and community access?
5. **Administration** – How can the code be improved for staff, applicants and the public?



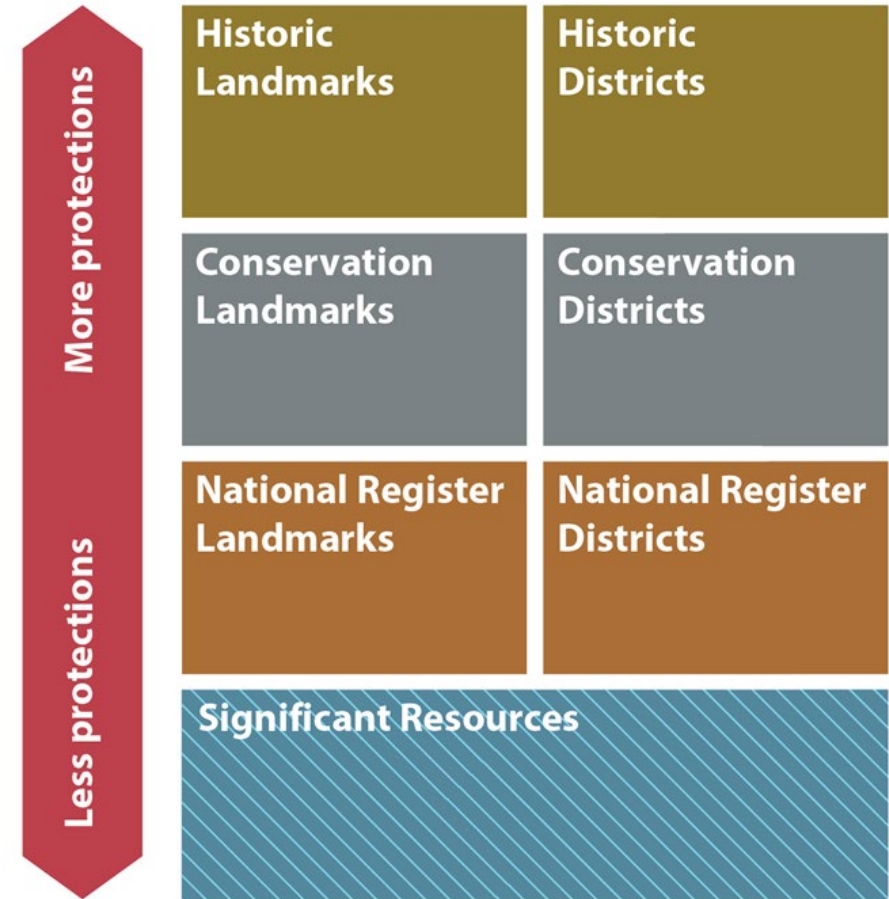
Weatherly Building

**Proposal 1.a.** Redefine the Historic Resources Inventory as an umbrella term and establish new definitions for all historic resource types addressed by the zoning code.



**Proposal 1.b.** Establish a clear hierarchy of those historic resource types addressed by the zoning code.

**Proposal 1.c.** Remove zoning code provisions pertaining to Unranked Resources.



**Proposal 2.a.** Establish a procedure to identify Significant Resources determined eligible for future designation.

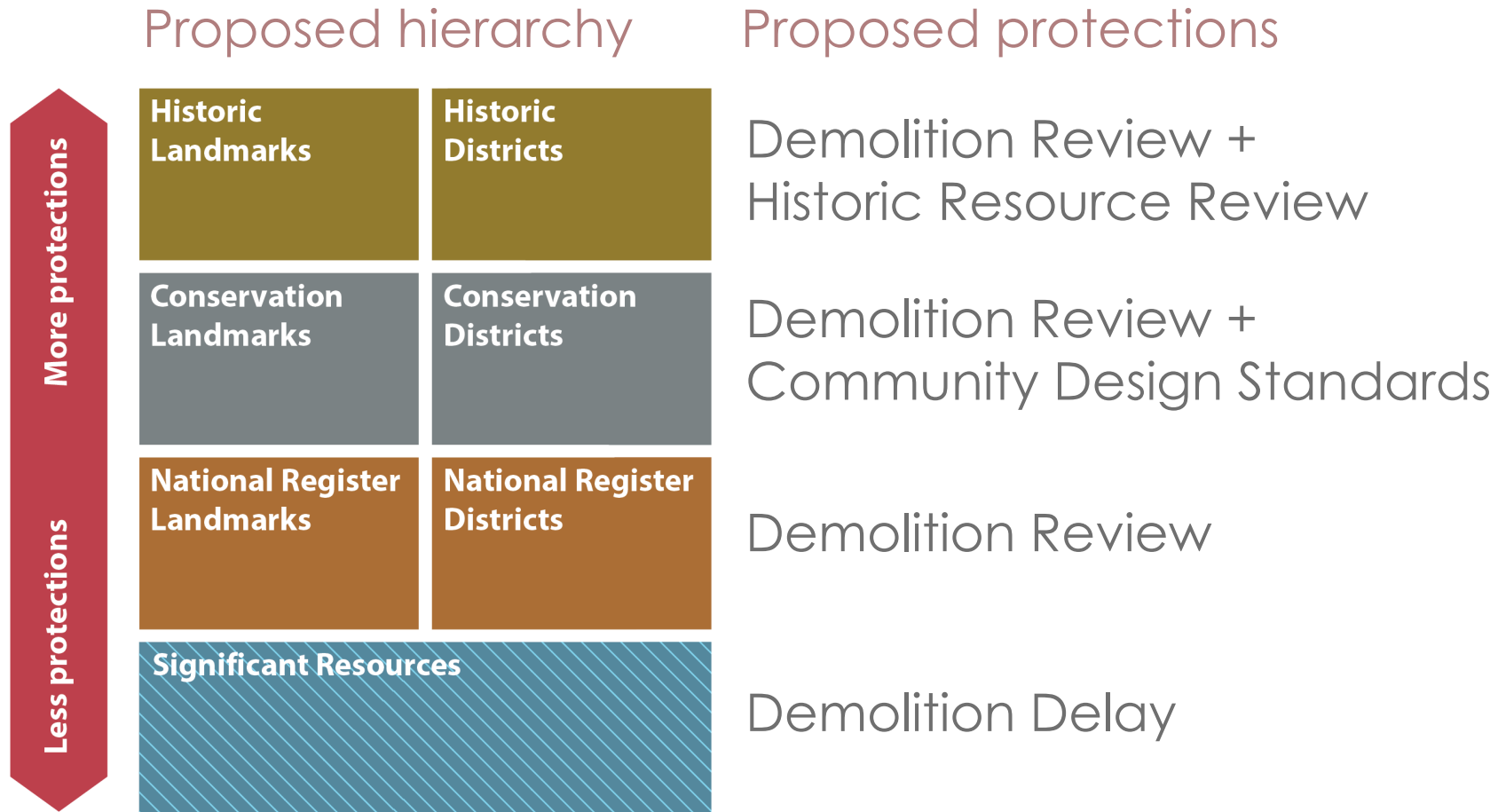
**\*Proposal 2.b.** Revise the criteria and procedures for locally designating, amending and removing City landmark and district status.

Note: The City cannot add or remove resources from the National Register of Historic Places.



A National Register-listed landmark. Photo: Chris Botero.





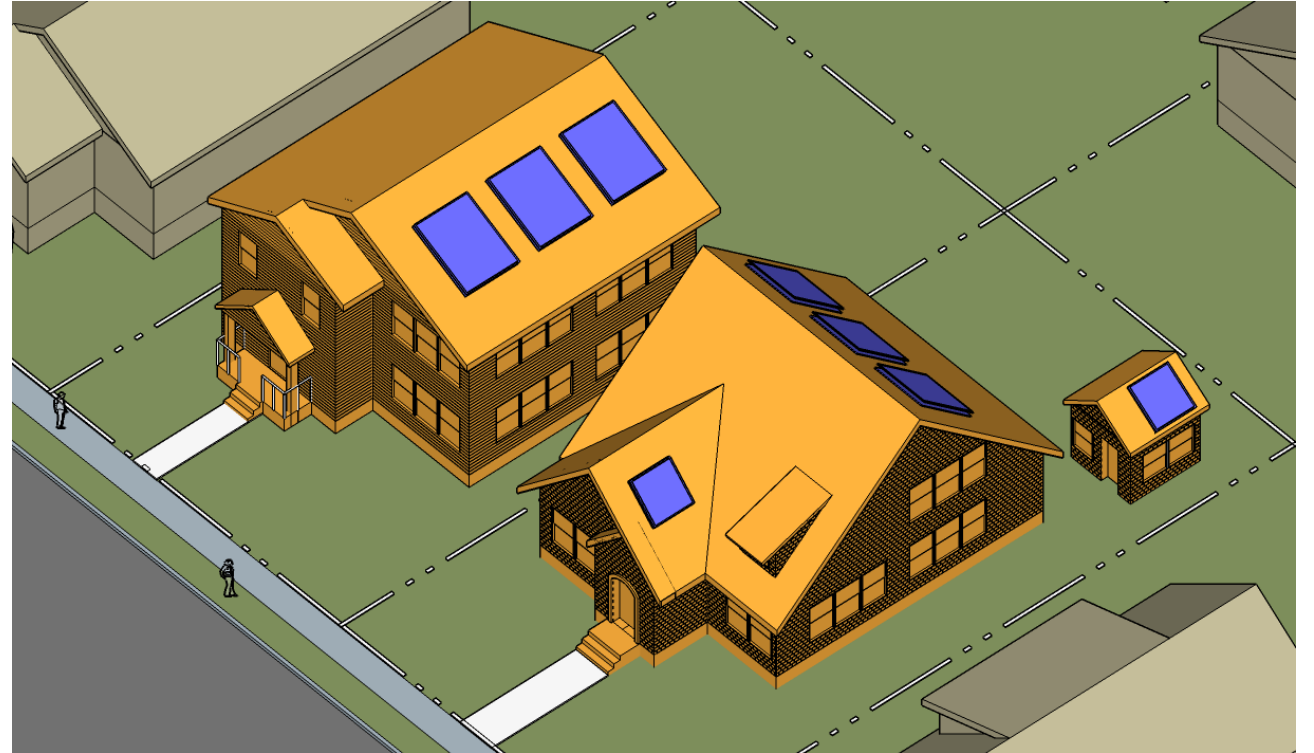
# THEME 3: PROTECTION

**\*Proposal 3.a.** Apply demolition review to City-designed landmarks and contributing resources in City-designated districts. Expand demolition review approval criteria based on level of designation.



Demolition of a Significant Resource. Photo: Scott Tice.

**\*Proposal 3.b.** Increase exemptions to historic resource review for all designated resource types.



Certain solar installations would no longer require review

# THEME 3: PROTECTION

**\*Proposal 3.c.** Refine historic resource review approval criteria.



Relocation of a Historic Landmark. Photo: Erin Riddle.

**Proposal 3.d.** Improve demolition delay to apply only at the time of demolition application for Significant Resources.



Demolition of a Significant Resource. Photo: Scott Tice.

# THEME 4: REUSE

**Proposal 4.a.** Exempt all landmarks and districts from parking requirements.

**\*Proposal 4.b.** Increase code incentives for adaptive reuse.

**Proposal 4.c.** Streamline floor-to-area ratio (FAR) transfer provisions.



A contributing resource in the Eliot Conservation District



**Proposal 5.a.** Refine purpose statements, procedure types, and associated language.

**Proposal 5.b.** Amend the role and makeup of the Historic Landmarks Commission.



NW 13<sup>th</sup> Avenue Historic District

Recommend that City Council:

- Adopt Historic Resources Code Project Volumes I and 2;
- Amend the Zoning Code as shown in Historic Resources Code Project Volume 2; and
- Adopt the ordinance.

Direct staff to continue to refine the recommended code language and commentary, as necessary.



The Kenton Commercial Historic District



- **Public hearing** October 27
- **Testimony closes** October 30
- **Work session** November 24
- **PSC vote** December 8



Washington High School (Revolution Hall)