

Historic Resources Code Project

SUMMARY OF PROPOSED CHANGES FOR CONSERVATION LANDMARKS

The Bureau of Planning and Sustainability is proposing changes to Portland's rules for documenting, designating, and protecting historic resources. The proposed zoning code changes are intended to better protect historic places for the use and enjoyment of the people of Portland—those here today and those who will be here tomorrow. Several of the proposals would affect designated conservation landmarks.

What you need to know

STRONGER DEMOLITION RULES



Today's regulations require a 120-day delay before conservation landmarks can be demolished. This demolition delay period rarely results in buildings being saved. The proposed changes would require a new type of demolition review before conservation landmarks are approved for demolition. This staff-level review would disincentivize demolition and require mitigation before a demolition permit is issued. Such mitigation could include rehabilitation, public history, cultural preservation or affordability dollars.

Photo courtesy Scott Tice.

GREATER FLEXIBILITY FOR LARGE ADDITIONS



Today, large additions to conservation landmarks are reviewed against the same design approval criteria as historic landmarks. Proposed amendments would change the criteria for conservation landmarks to allow for larger and more contemporary new additions as long as the historic and cultural features of the landmark are preserved.

Large but architecturally coherent additions like this example in Seattle would be allowed for conservation landmarks.

FEWER REGULATIONS FOR MINOR ALTERATIONS



The proposed changes would exempt some exterior alterations from required historic resource (design) review. These include some solar panels, removal of service chimneys, replacement of non-historic windows, installing small signs, and adding some minor mechanical and electrical systems.

Proposed code changes would allow certain solar panels on conservation landmarks.

Conservation landmarks are currently subject to a two-track system of design regulations. The proposed changes would require large additions to go through the more rigorous track, while affording owners the same less rigorous option that exists today for small alterations and additions.

INCREASED ALLOWANCES FOR ADAPTIVE REUSE



Some buildings and sites in historic districts can be used more creatively, without harming historic features or creating significant off-site impacts. New incentives would allow for internal conversion of existing houses into multiple units, additional accessory dwelling units, and some office uses.

Internal conversion projects like this house-turned-six-unit condo would be allowed under the proposed code changes.

CHANGES TO REVIEW TYPE THRESHOLDS



Proposed amendments would refine the level of review required for larger alteration and new construction activities. For example, seismic improvements would be processed more quickly and affordably than they are today.

Proposed code changes would exempt and streamline review of some common alterations. Photo courtesy Erin Riddle/ KLiK Concepts.

ADDED CLARITY ON BOUNDARIES



The current code and zoning map does not clearly identify the designated boundaries of conservation landmarks. Proposed clarifications would make these boundaries more evident to property owners and prospective buyers.

Code changes would clarify and map the boundaries of conservation landmarks.

HOW TO PROVIDE FEEDBACK

Proposed zoning code changes are available for a two-month public review and comment period ending April 12, 2019. Following this review period, project staff will incorporate public feedback into a revised draft of the zoning code changes—the Proposed Draft. The Proposed Draft will be forwarded to the Planning and Sustainability Commission (PSC) in summer 2019 for public hearings and deliberations before changes go to City Council. City Council will hold public hearings in fall 2019 before adopting code amendments.

Send comments by email to historic.resources@portlandoregon.gov

The proposed zoning code and more information are available on the project webpage: www.portlandoregon.gov/bps/hrcp

TIMELINE



The Bureau of Planning and Sustainability is committed to providing meaningful access. For accommodations, modifications, translation, interpretation or other services, please contact at 503-823-7700, or use City TTY 503-823-6868, or Oregon Relay Service 711.

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