

# STATE OF THE CITY HISTORIC PRESERVATION REPORT

Portland  
Landmarks  
Commission

November  
2015

PORTLAND ORE. FROM THE AIR

37354

Byrd

Portland

# Historic Landmarks Commission & Staff



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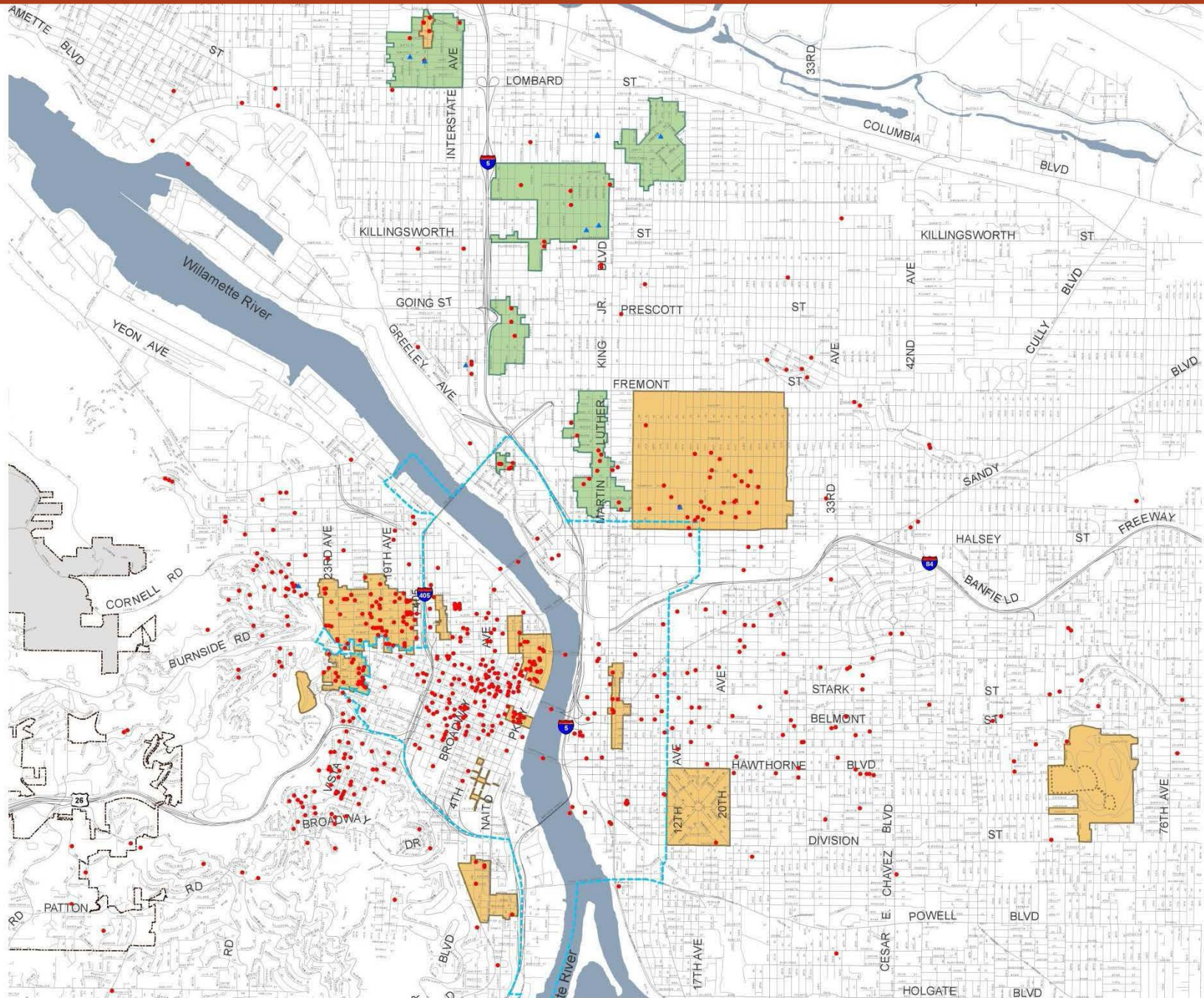
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# Portland's Districts & Landmarks



## 2014-2015 Accomplishments

An architectural drawing of a three-story brick building. The building features a central entrance with a double door and a small portico. There are five windows on each floor, with decorative lintels above the windows on the second and third floors. A large, dark red circular overlay is centered on the building, containing the text "City Commitment to Preservation".

**City  
Commitment to  
Preservation**



## Skidmore/Old Town Design Guidelines

### D3: RELATION OF SIZE AND SCALE TO ADJACENT BUILDINGS

#### BACKGROUND:

During its period of significance, the District was characterized by a wide variety of buildings on each block. Because of this, the street wall steps up and down without a consistent building height on most blocks. However the District as a whole had very few buildings taller than 4 stories, with the typical building height in the 40-55 foot range, and few blocks contain buildings with greatly differing heights. These minor variations in building height help form the character of the street wall.

It is important to design new buildings to be respectful of adjacent historic structures. Developing sensitive height transitions from new buildings that may be taller to older historic structures will strengthen the characters of both. In addition, new buildings should complement the rich texture of the District's existing façades with new, deeply layered building façades to extend the historic patterns onto new buildings.

#### GUIDELINE D3

#### DEVELOP RESPECTFUL RELATIONSHIPS TO ADJACENT HISTORIC BUILDINGS.

##### Guideline D3 may be accomplished by:

Building to a height similar to the height of historic buildings within the district either on the block or across the street within the District.

##### Guideline D3 may be accomplished by:

Using a stepped back penthouse for the top story of a building which is visually concealed from pedestrian view.

##### Guideline D3 may be accomplished by:

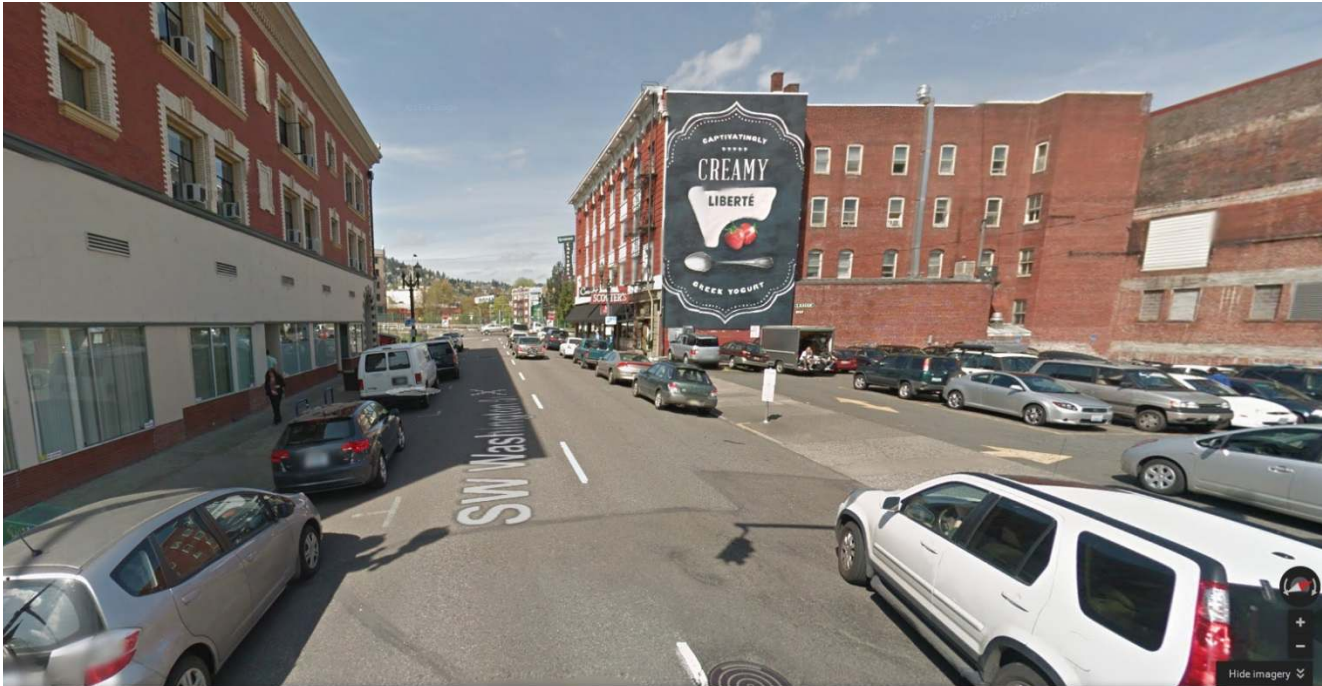
Aligning major horizontal proportional elements such as first story floor lines and upper roof cornices with adjacent buildings.



*These new buildings in New York respect their neighbors by aligning their horizontal elements with the adjacent buildings.*







## Unreinforced Masonry Seismic Upgrade Committee







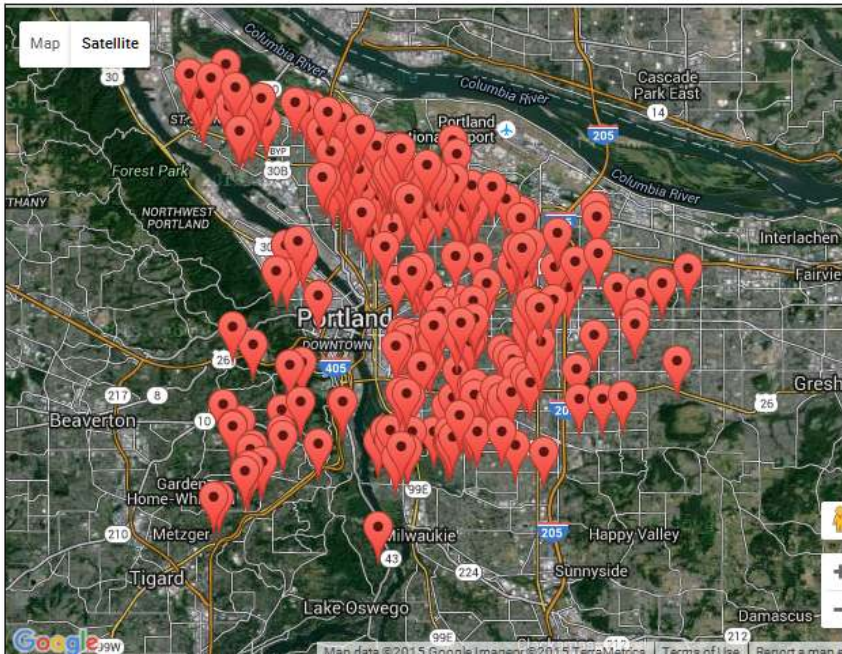
2015 Demolition Permit Map

Residential demolition permits issued since Jan. 1, 2015. Click on a marker to view the date of issuance. This map does not include major alteration permits.

Compiled by the *Portland Chronicle*.



## Neighborhood Preservation





# 2016 Priorities & Goals

## Priority 1

BPS  
Preservation  
Planning  
Position



# 2016 Priorities & Goals

Guideline D1 may be accomplished by:

Designing new buildings so that they complement the character of the Italianate/cast iron buildings around them.

Guideline D1 may be accomplished by:

Using existing Italianate and cast iron building styles in the District as a reference point for designs of modern interpretation.



*The Scholastic Building was the first new building to be constructed in the SoHo Cast Iron Historic District in New York City. The building's columnar Broadway façade complements the character of its neighboring cast iron buildings through the use of quality, long-lasting materials including steel, terracotta, and stone. While it echoes the scale and rich, formal character of the historic buildings in the District, it also illustrates how new designs can relate to historic styles while being clearly modern*



*This building on Greene Street in SoHo shows how the cast iron kit-of-parts can be reinterpreted for infill construction in a crisp, modern manner. It was designed in pressed enameled steel, reflecting the technology of the 20th century in a 19th-century context.*

## Priority 2 Design Guidelines

# The Value of Design Guidelines













# 2016 Priorities & Goals

Historic  
Resource  
Inventory  
CITY OF PORTLAND OREGON



## Priority 3

## Historic Resources Inventory

8-347-00509

509 S.E. Grand Avenue

East Portland, Block 101, Tax Lot 1 of Lots 2, 7, 8  
QUARTER SECTION MAP #: 3130  
Buckman

ORIGINAL FUNCTION: Retail, Hotel

DATE BUILT: 1897

STYLE: Second Empire Baroque

TAX ASSESSOR'S ACCOUNT #: R-22650-6760  
ZONING: C2

Rank II  
HISTORIC DISTRICT: East Portland (potential)

**SPECIAL FEATURES AND MATERIALS:**  
Mansard roof. Gable dormer windows with return. Decorative brickwork around central pavilion windows and at corners. Lintels with keystones above windows. Central entrance pavilion has bracketed pedimented window hood at second and three floor levels with dormer window above.

AREAS OF SIGNIFICANCE: Architecture

509 S.E. Grand Avenue

East Portland, Block 101, Tax Lot 1 of Lots 2, 7, 8  
QUARTER SECTION MAP #: 3130  
Buckman

ORIGINAL FUNCTION: Warehouse

DATE BUILT: 1897

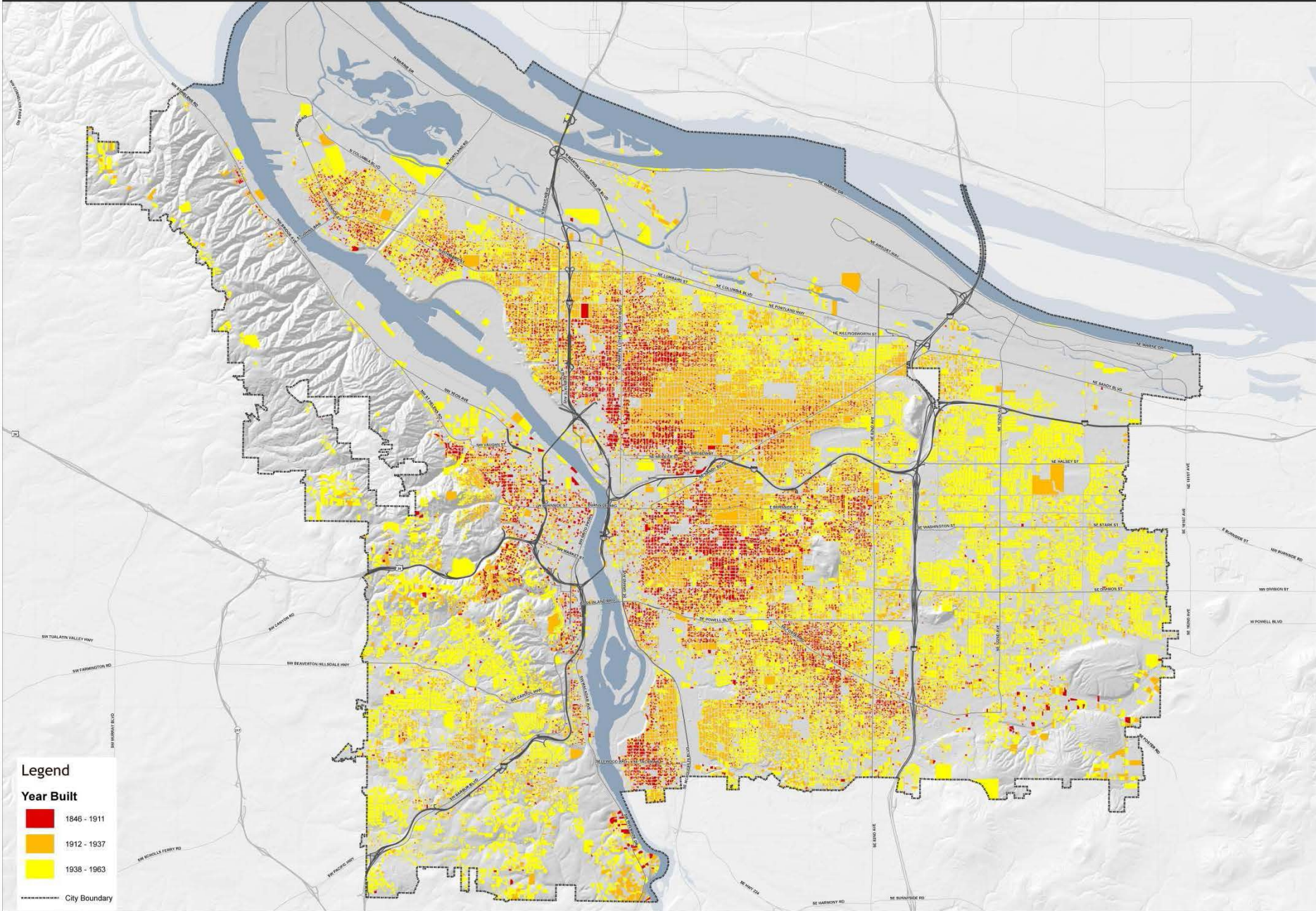
STYLE: Brick Utilitarian  
ARCHITECTURAL PLANS BY: Whidden & Lewis  
OTHER OWNERS: Oregon Casket Co.  
TENANTS: Oregon Casket Co.

TAX ASSESSOR'S ACCOUNT #: R-18020-2960  
ZONING: C12  
Rank III  
HISTORIC DISTRICT: Chinatown (potential)

**SPECIAL FEATURES AND MATERIALS:**  
Brick corbel below cornice. Brick diaper work and panels at fifth floor. Brick quoins. Segmental arches over windows on side entry.

**SPECIAL P/M - SIGNIFICANT ALTERATION:**  
Glazing at first floor transoms covered. Probable brick panel relief and rowlocks over windows covered. Aggregate applied to facade to top of fourth floor.

AREAS OF SIGNIFICANCE: Architecture, Industry



June 19th, 2013

City of Portland, Oregon // Bureau of Planning & Sustainability // Geographic Information System

The information on this map was derived from City of Portland GIS datasets. 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, omission or positional accuracy.



0 3,000 6,000 9,000 feet



Bureau of Planning and Sustainability  
Innovation. Collaboration. Practical Solutions.

City of Portland, Oregon  
Charlie Hales, Mayor • Susan Anderson, Director

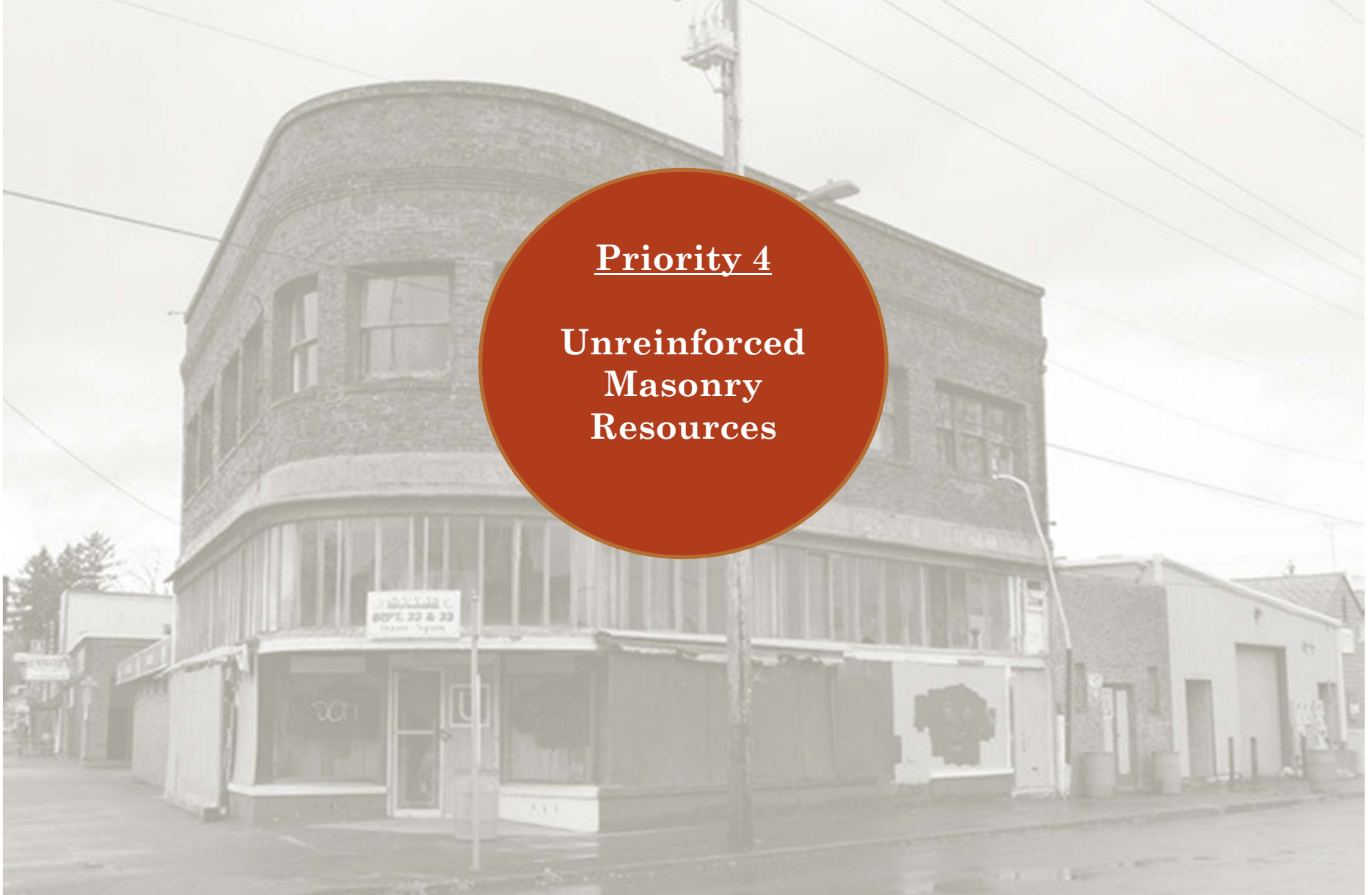




2016  
Priorities & Goals

Priority 4

Unreinforced  
Masonry  
Resources



# 2016 Priorities & Goals

## Priority 5

**Balancing  
Preservation  
& Density**





# Preservation Watchlist





## Key Projects Reviewed - Reservoirs



Washington  
Park  
Reservoirs

Mt. Tabor  
Reservoirs





# Key Projects Reviewed

## New Construction in the Alphabet Historic District

NW Portland  
Hostel

NW 18<sup>th</sup> &  
Glisan



The Gypsy

New  
apartments  
on NW 21st



# Key Projects Reviewed – Historic Building Renovation



The Cornelius  
Hotel & Woodlark  
Building

New hotel on  
SW Park Ave



Zellerbach Annex

Retail & Office in  
Chinatown

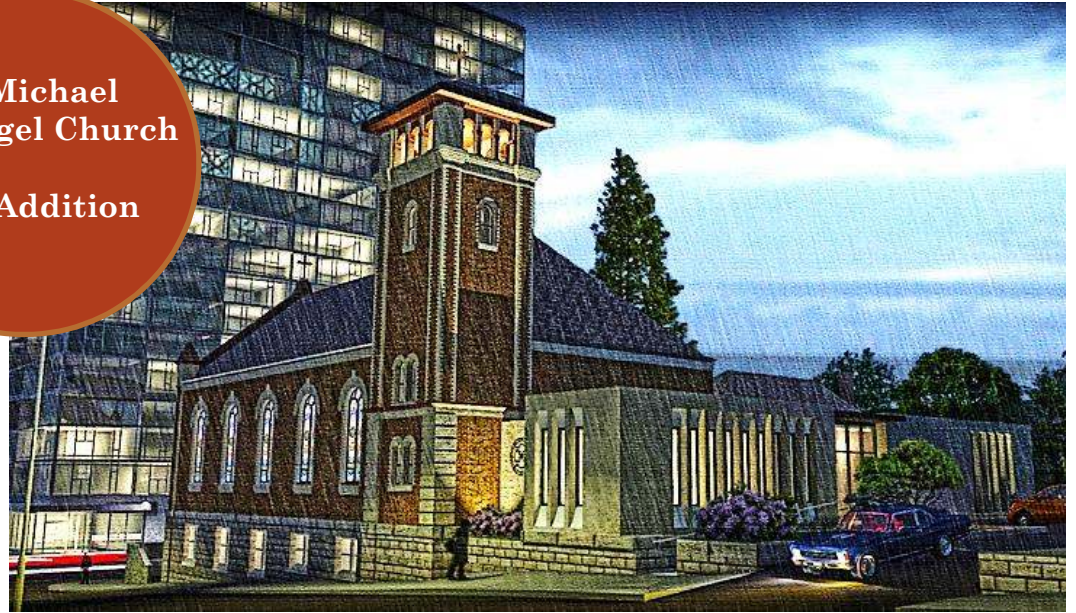




# Key Projects Reviewed – Historic Building Renovations



St. Michael  
Archangel Church  
New Addition



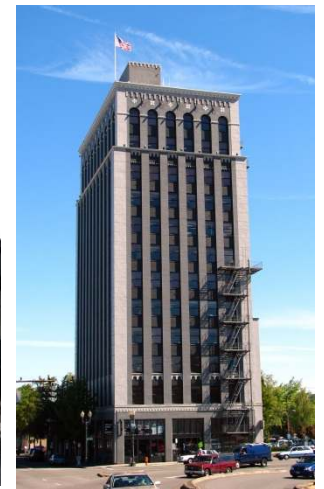
The Grove  
Hotel  
Chinatown





# Key Projects Reviewed - Design Advice Requests

## Context, Scale & Compatibility





# Context, Scale & Compatibility





# Preservation Spotlight: HRI Removals & Judicial Review of the Oregon Consent Law





# Preservation Spotlight: HRI Removals & Judicial Review of the Oregon Consent Law

