Skidmore/Old Town Historic District Design Guidelines & Cast Iron Resolution

City Council Hearing





May 4, 2016





Presentation Overview

- 1. Background
- 2. Guidelines Document Structure
- 3. Revisions to 2008 Draft
- 4. Cast Iron Resolution



Skidmore/Old Town Historic District



- Early 1960's: Skidmore "Design Zone"
- 1969: 13 local Historic Landmarks designated
- 1975: Local Historic District established
- 1975: Listed in National Register
- 1977: Designated National Historic Landmark (updated 2008)

Nationally Significant

- NHL Criterion 1: History
- NHL Criterion 4: Architecture

Historic Building Styles



Italianate 22 buildings

Commercial 18 buildings

Romanesque 6 buildings

Utilitarian 2 buildings

Classical 5 buildings

Renaissance 3 buildings

Gothic Revival 1 building





1987: Existing Design Guidelines

- Update to current format
- Add examples & images
- Better guidance for new construction



MEMORANDUM

TO: Property Owners, Tenants and Potential Developers of the Skidmore/Old Town Historic District

FROM: Portland Historical Landmarks Commission and the Skidmore/Old Town Historic District Advisory Council

RE: Design Guidelines for the Skidmore/Old Town Historic District

As you know, the Skidmore/Old Town Historic District is a unique asset to Portland and has been recognized nationally by its placement on the National Register of Historic Places. In addition, the Skidmore/Old Town Historic District has been identified as a National Landmark, of which there is only one other in Portland, Pioneer Courthouse. There are certain procedures and regulations the City has adopted for the protection and enhancement of the Skidmore/Old Town Historic District. Enclosed are the Design Guidelines. Other information available at the Bureau of Planning that may be useful includes:

- Title 33 Code regulations pertaining to Historical Districts, Buildings and Sites
- Urban Conservation Fund Information

The design review process for projects within the Skidmore/Old Town Historic District is initiated with the Skidmore/Old Town Advisory Council. The Advisory Council is made up of incividuals from the District who have a special understanding and appreciation for the District. The Portland Historical Landmarks Commission will act on a design review request within the District after review and recommendation from the Advisory Council. Once review by the Advisory Council has been conducted, contact the Bureau of Planning for a formal design review application.

The design review request may be processed administratively or may be reviewed by the full Landmarks Commission in a public hearing. In general, projects which are minor in scale (such as a sign or awning) and which are endorsed by the Advisory Council are processed administratively, i.e., by the Landmarks Commission Chair and Bureau of Planning Staff. Larger projects are reviewed by the Commission in a public hearing.

Should you have any questions regarding the enclosed guidelines, please contact the Bureau of Planning staff at 796-7700.

August 1987

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2008: Proposed Guidelines & Code Changes

SKIDMORE/OLD TOWN HISTORIC DISTRICT DESIGN GUIDELINES



RECOMMENDED DRAFT • OCTOBER 29, 2008

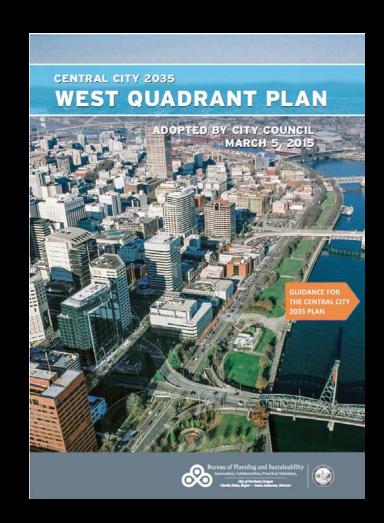




2015: West Quadrant Plan

Action Item:

Review, revise and adopt the draft updated historic design guidelines developed for the Skidmore/Old Town historic district in 2008.



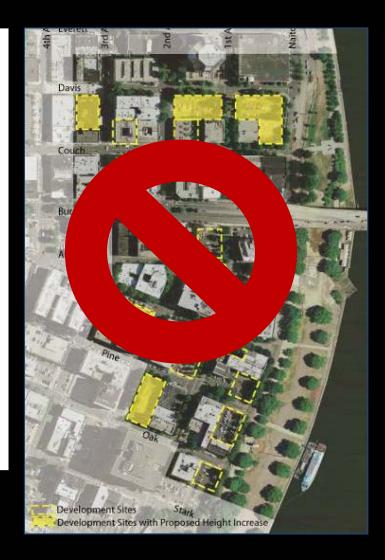
2016: Proposed Guidelines & Code Changes

SKIDMORE/OLD TOWN HISTORIC DISTRICT DESIGN GUIDELINES



PROPOSED DRAFT DECEMBER 2015





Chapter 2: History, Character, Context

- Background
- Historical Context
- Urban and Architectural Character









Chapter 3: Guidelines & Examples

- A. General
- B. Alterations
- C. Additions
- D. New Construction







Chapter 3: Guidelines & Examples

A7: AWNINGS AND CANOPIES

BACKGROUND:

An important characteristic of the District was the amount of pedestrian oriented activity made possible during the harsher winter months by many awnings and canopies. These distinctive elements provided some human scale to the District's buildings. Unfortunately, as many of these original awnings and canopies have been lost from the District, the comfort of pedestrians has declined. To the extent possible, these important components should be re-established within the District.

Alterations and/or additions to historic buildings within the District should consider the reintegration of awnings and/or canopies. These should be consistent with the function of the building and the relationship of the awning to adjacent buildings and to the District, and assist in strengthening the historic character of the building.

New development should include awnings and canopies which are consistent with the design of the new building, and compatible with the designs of similar elements in the District.

GUIDELINE A7

INTEGRATE AWNINGS AND CANOPIES WITHIN THE DISTRICT IN A MANNER SENSITIVE TO THE BUILDING AND DISTRICT.

Guideline A7 may be accomplished by:

Repairing/replacing missing or altered awnings on historic buildings.





The 2009 rehabilitation of the Foster Hotel at 216 NW 3rd included replacing fabric awnings and canopies (bottom) with historically accurate metal entry canopies (top).

Revisions to the 2008 draft informed by:

- Testimony from 2008 City Council hearing
- Input from Old Town/Chinatown Community Association
- 2015/2016 Historic Landmarks Commission work sessions and hearings

New images









Storefront restoration at the Bickel Block - before (top), during construction (middle), and after (bottom)

Some edits to guidelines themselves

Guideline D1:

INTEGRATE THE DESIGN OF NEW BUILDINGS WITH THE HALLANATE CAST IRON CHARACTER OF THE HISTORIC DISTRICT.

Edits to example text and photos

Guideline A2 may be accomplished by

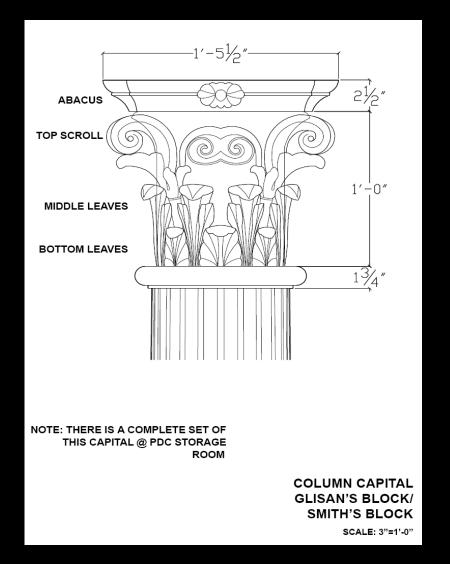
Only providing access to courtyards from the interior of buildings. Providing substantial entry gateways to alleys and courtyards.



This proposed gateway to a courtyard in the Block 8L development includes masonry and metal work, contributing to the sense of street wall while providing access from the street.

Cast Iron Resolution

City bureaus shall make reasonable efforts to integrate historic cast-iron artifacts in projects involving development or renovation of City-owned or controlled buildings, structures and sites in the Skidmore/Old Town **Historic District**



From PDC Cast Iron Inventory

Request of the City Council

- 1. Pass the Ordinance that adopts the updated *Skidmore/Old Town Historic District Design Guidelines* as approval criteria for historic resource review in the Skidmore/Old Town Historic District; and
- 2. Pass the Resolution directing City bureaus to pursue efforts to reuse cast iron artifacts in the Skidmore/Old Town Historic District

