

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

City Council Hearing



May 4, 2016



Bureau of Planning and Sustainability
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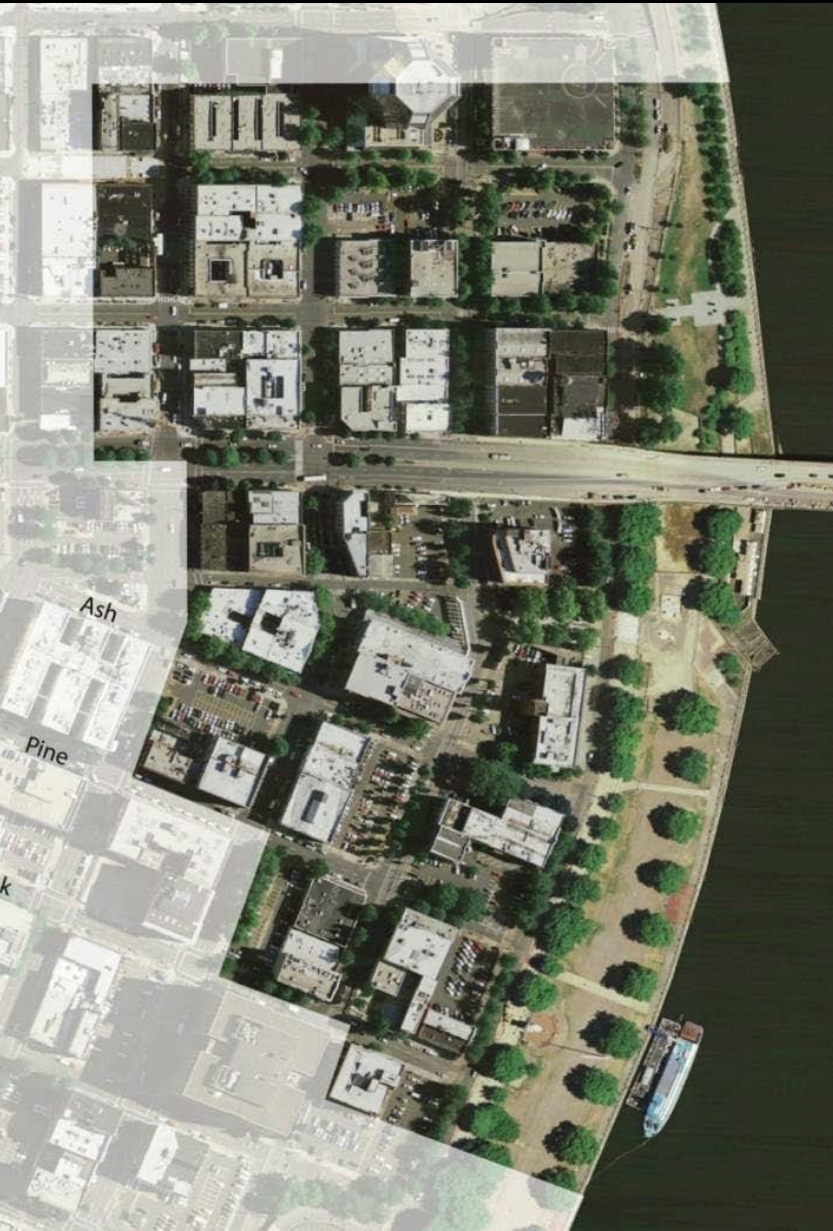


Presentation Overview

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

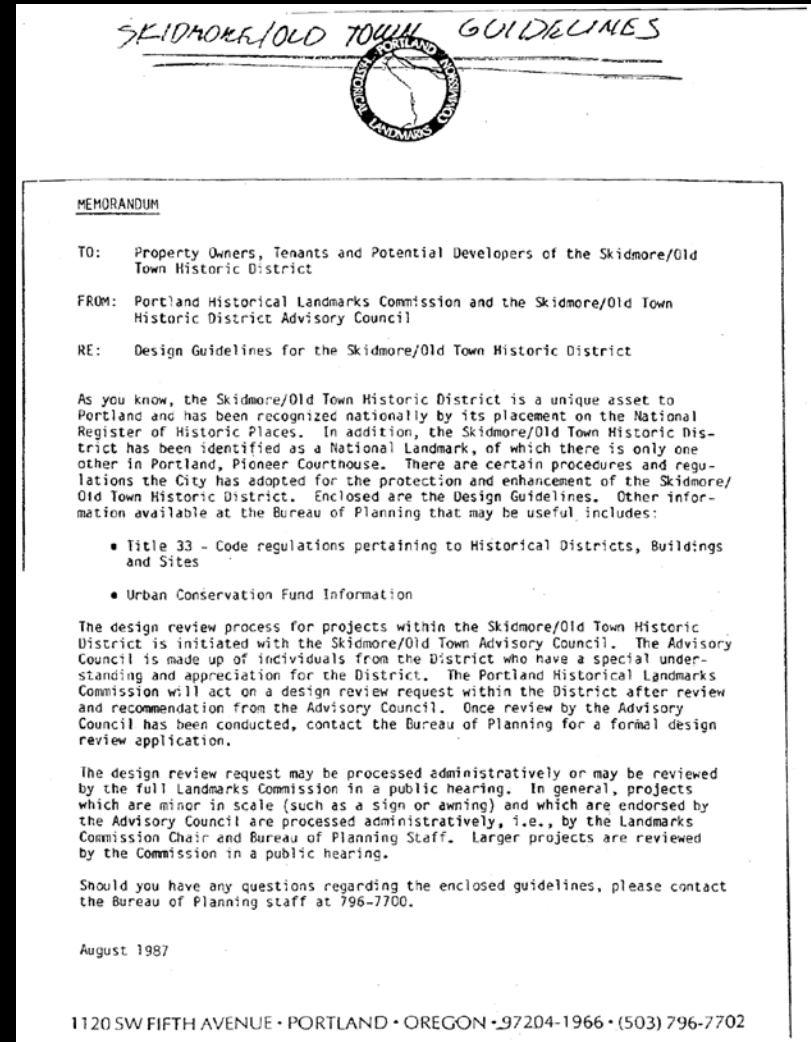
Renaissance 3 buildings

Gothic Revival 1 building



1987: Existing Design Guidelines

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



2008: Proposed Guidelines & Code Changes

SKIDMORE/OLD TOWN HISTORIC DISTRICT DESIGN GUIDELINES



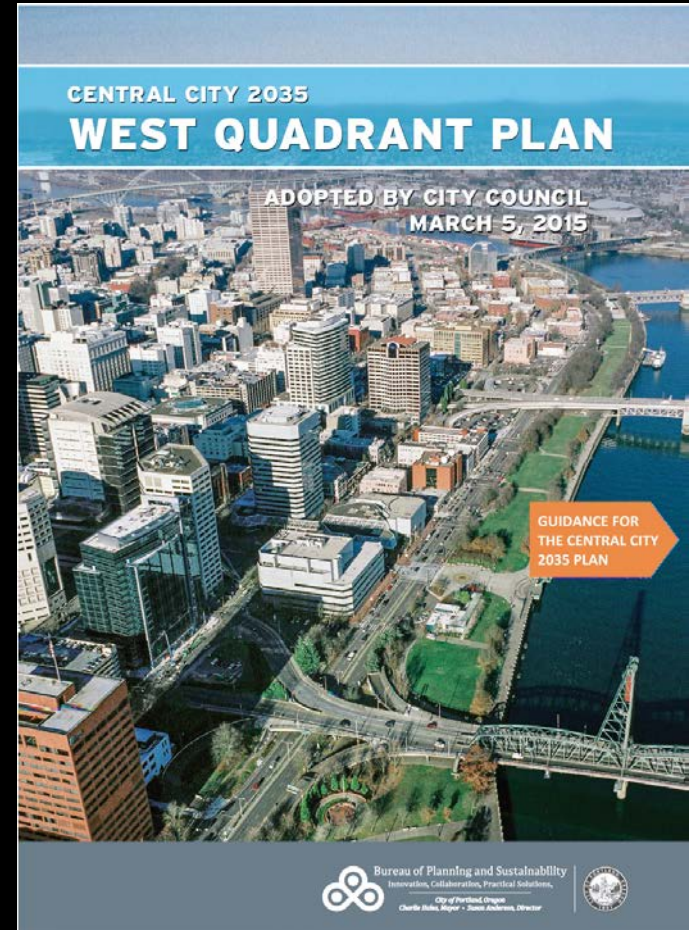
RECOMMENDED DRAFT • OCTOBER 29, 2008



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



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



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).

2016 Revisions

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

2016 Revisions

New images



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

2016 Revisions

Some edits to guidelines themselves

Guideline D1:

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

2016 Revisions

Edits to example text and photos

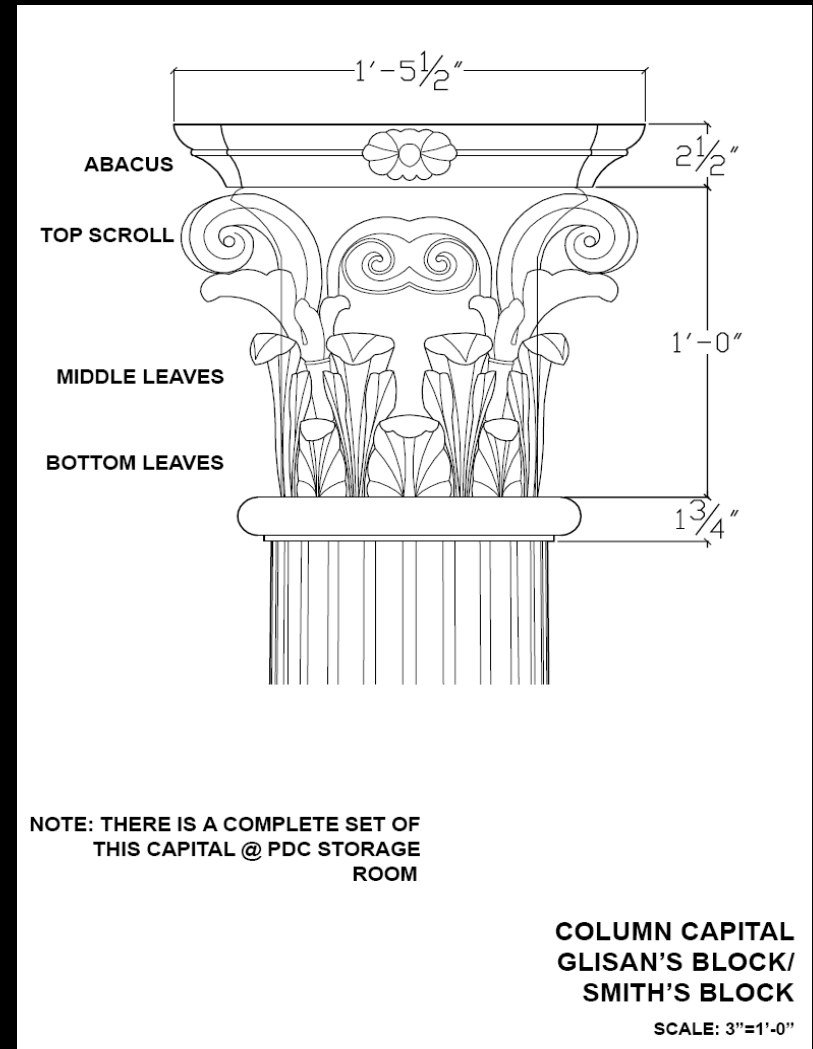
Guideline A2 may be accomplished by

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



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

