

NW 13TH AVENUE HISTORIC DISTRICT DESIGN GUIDELINES

Adopted by the Portland City Council February 21, 1996



BUREAU OF PLANNING
PORTLAND, OREGON

NW 13th Avenue Historic District is in Danger

- Portland history at risk - flawed process and broken rules
- It's the entire Historic District's integrity and character
- The public voice was not heard

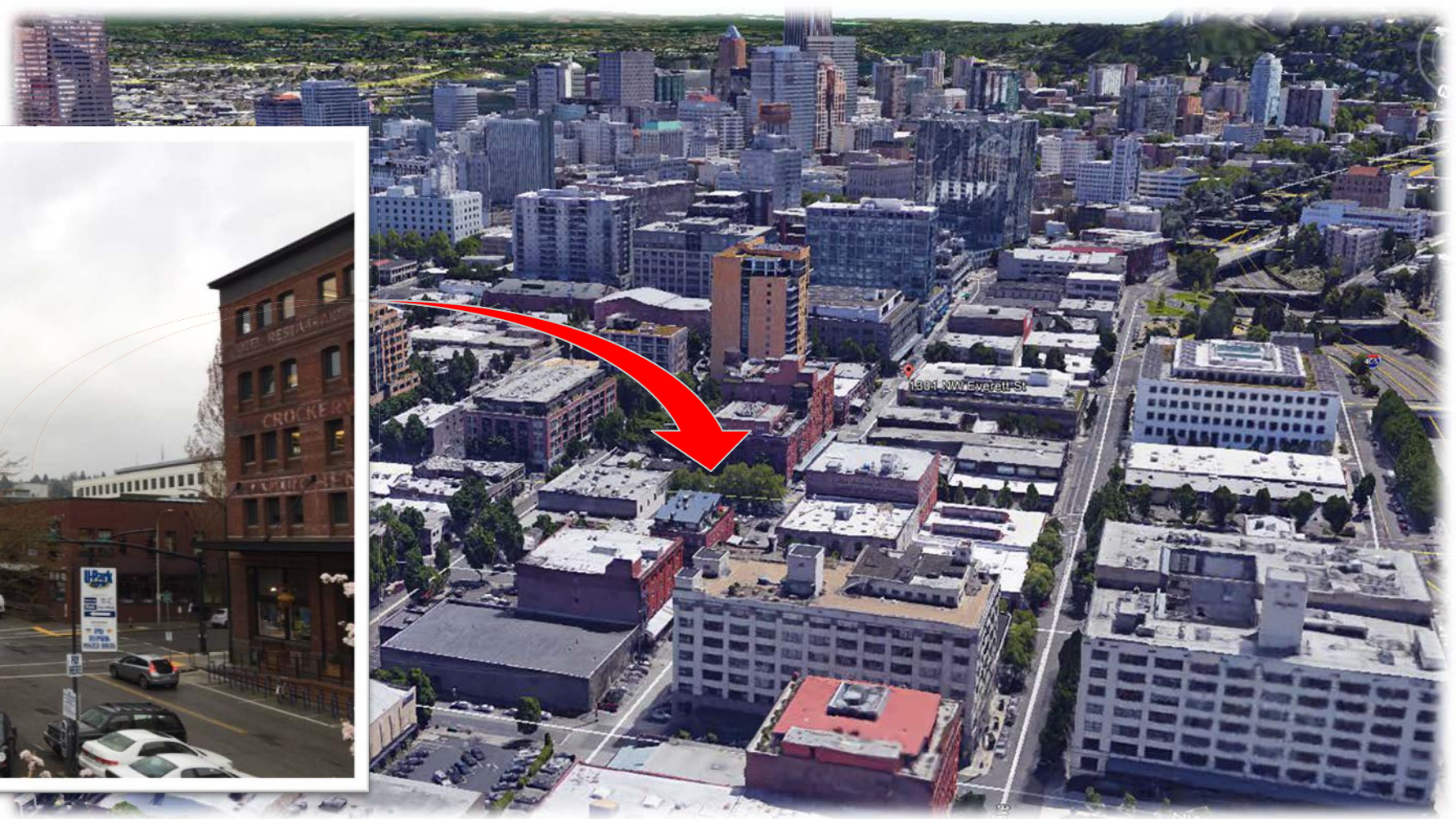


Appeal Outcome – Public wants a voice

- Building heights must be “Historic District Respectful”
- Review and enhance processes
- Leadership and accountability



Project Site



Nov 2015 Pre-Application Conference – Pearl East Building

- Applicant presented project options, one was 140'
- City told applicant 75' maximum height
- NW 13th Ave Historic District guidelines supersede City Center Zoning Code

That was “Historic District Respectful”

April 2016 Design Advice Review - Pearl East Building

“We are unfamiliar with NW 13th Ave Historic District and Guidelines”

“We have never reviewed a project in this District”

- City staff presented 100' project, not 75' mentioned before
- I'd be “able to give testimony before height decision final”

[illegible]

NW 13th Avenue Historic District



NW 13th Avenue Historic District



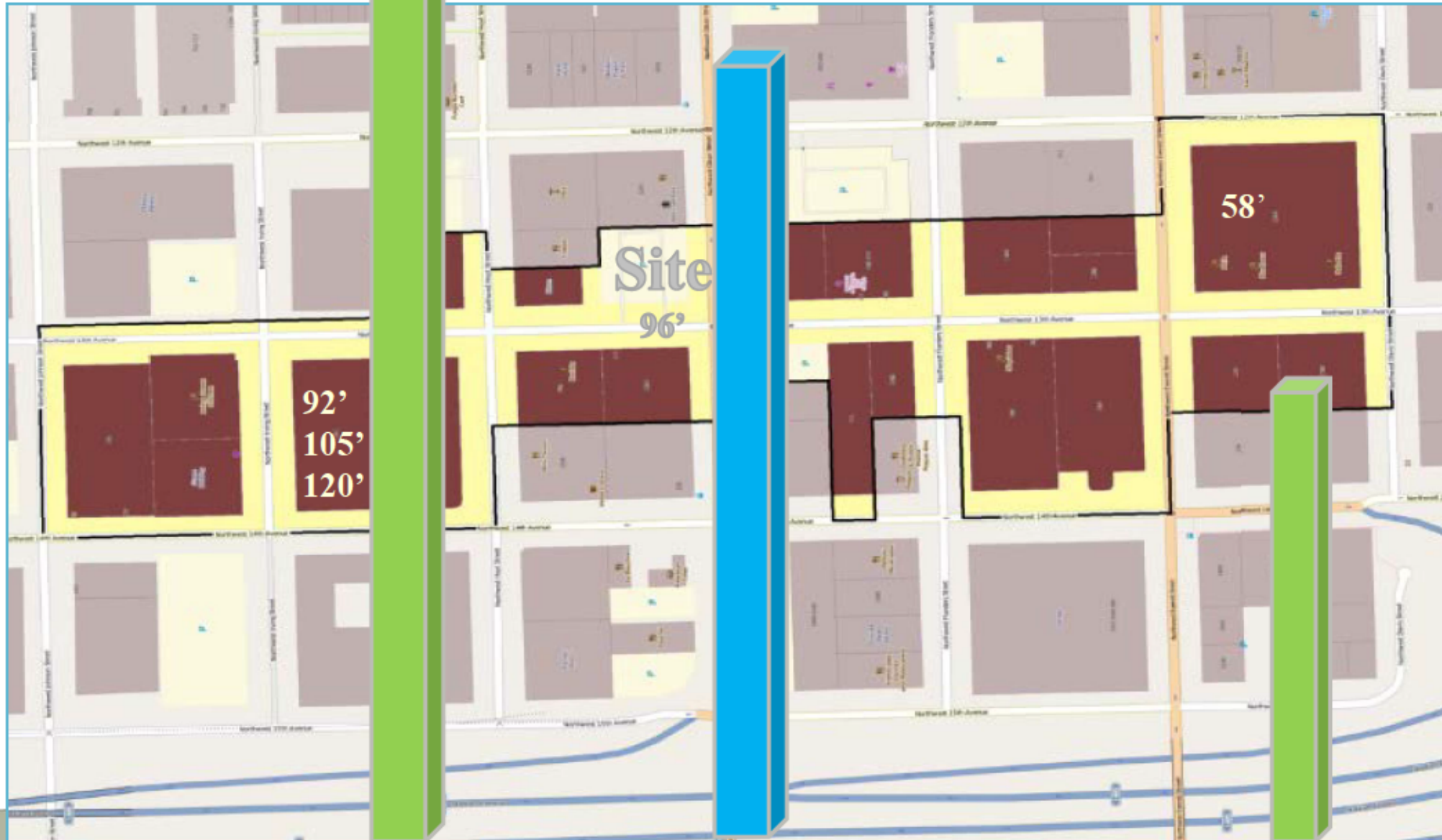
NW 13th Avenue Historic District



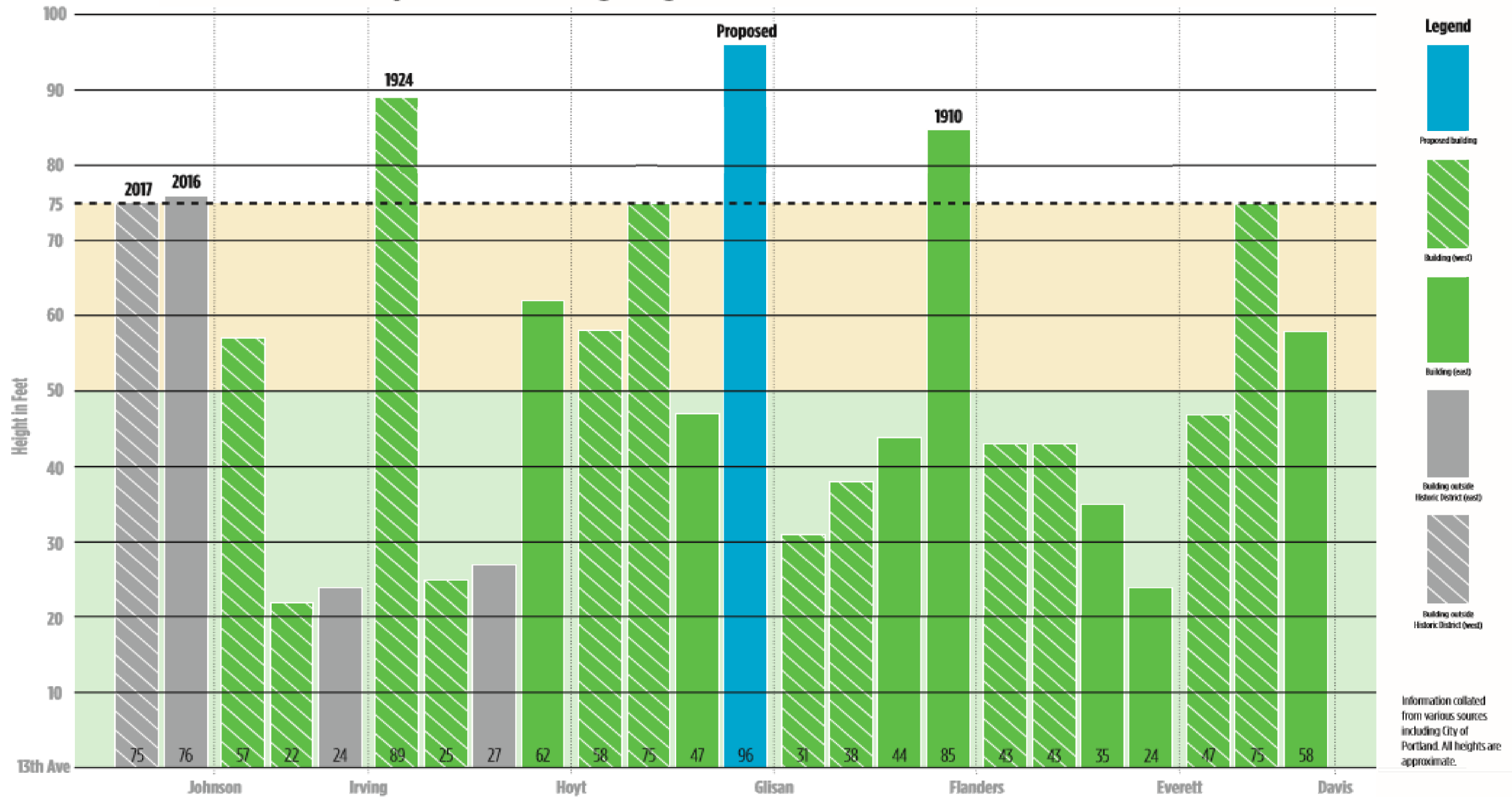
NW 13th Avenue Historic District



NW 13th Avenue Historic District



Comparative Building Heights in NW 13th Ave Historic District



Grand/Belmont Building - “Historic District Respectful”

- Developer presented 3 proposals: 14 stories, 15 stories, 23 stories

**“Heights not compatible with East Portland/Grand Avenue Historic District”
(Landmarks Commission)**

- Developer presented compatible height building: **7 stories, (81’)**

81' Building – “Historic District Respectful”



Block 136 Appeal – “Historic District Respectful”

“Step down building heights adjacent to a Historic District to be closer to the heights in the District”

“Respect the predominant building height along the NW 13th Avenue Corridor”

- **The City Council Decision**
 - **76’ 1” for the NW 13th Avenue building**
 - **150’ for the NW 12th Avenue building**

76'1" Building – “Historic District Respectful”



75' Building (in Design Review) – “Historic District Respectful”



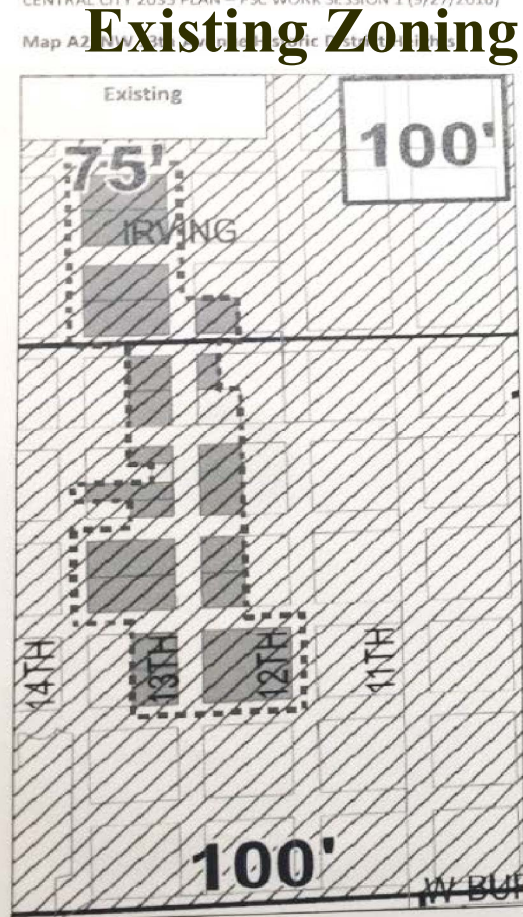
Dec 2016 Land Use Meeting - Pearl East Building

- The Commission: “Project height of 100’ already approved last meeting”
- “This project is a bit taller than we’d like but it is the last buildable lot in the District so we aren’t worried about a precedent being set.”
(Commissioner Ranzetta)
- Discussion moved to quickly to materials – I felt my testimony was ignored

2035 Landmarks Commission Recommendation 75'

CENTRAL CITY 2035 PLAN – PSC WORK SESSION 1 (9/27/2016)

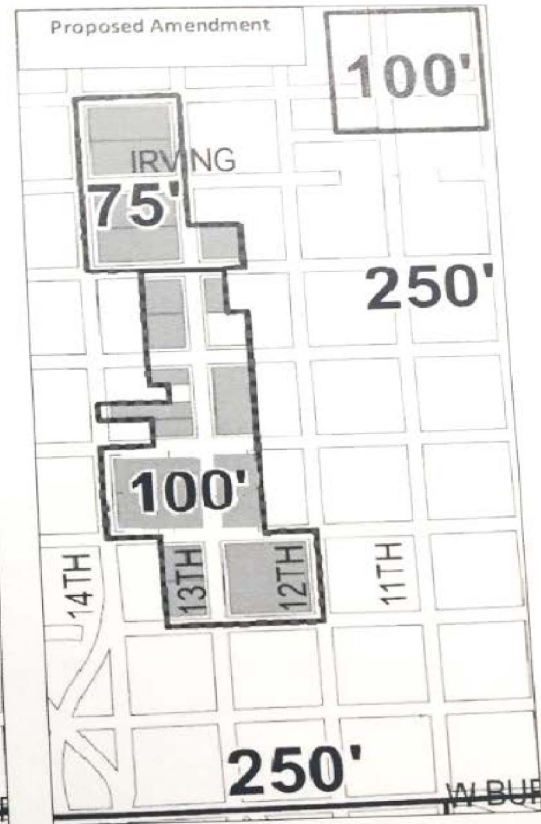
Map A2: City of Central City Historic District



Recommendation



Amendment



Historic District boundary



Contributing





Non-contributing



5 People Deciding Fate of NW 13th Ave Historic District?

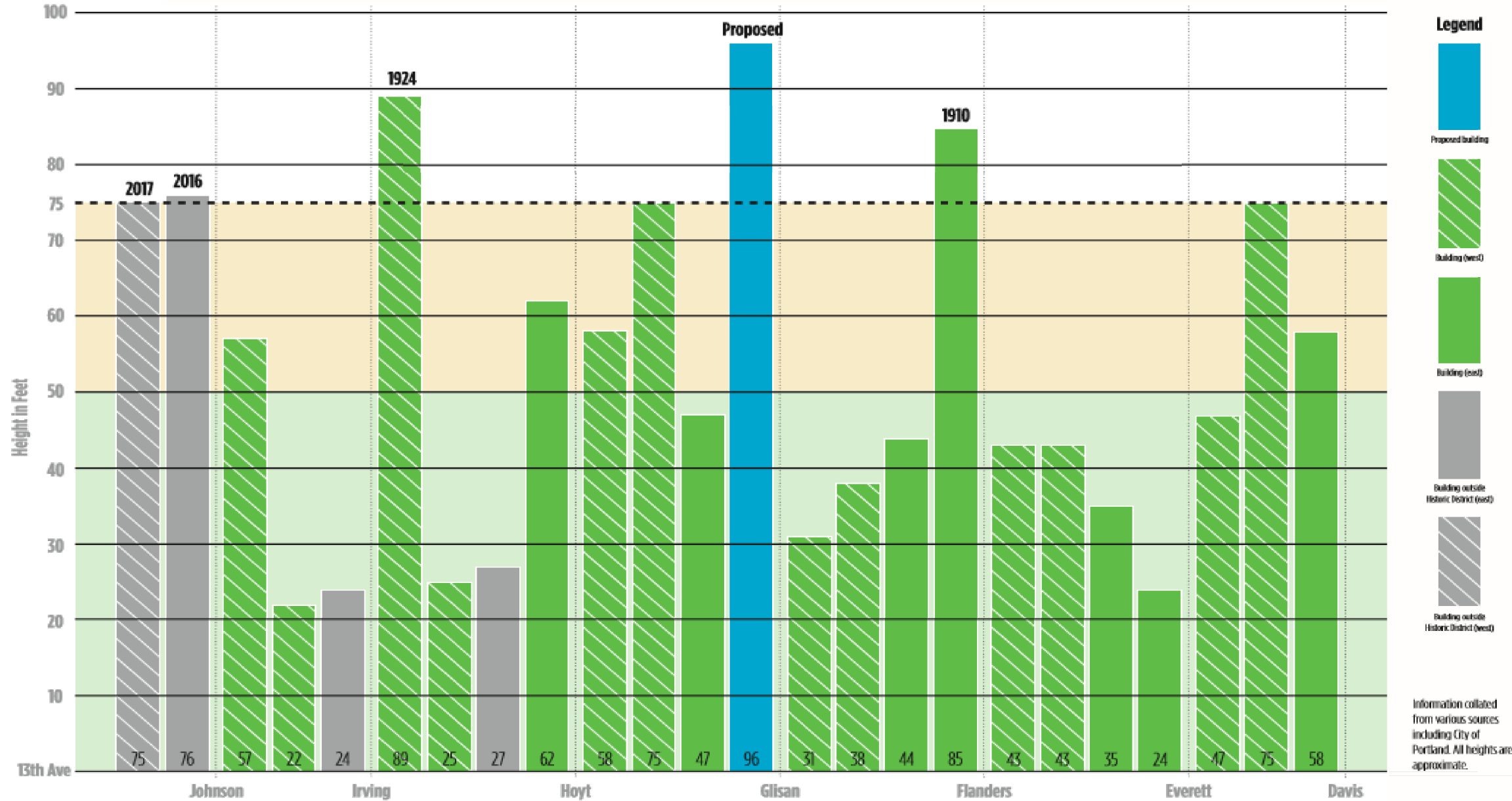
CENTRAL CITY 2035 PLAN – PSC WORK SESSION 1 (9/27/2016)

Ref #	Comment #	Commenter(s)	Historic District	Proposed draft	Request(s)	Staff recommendation	Staff rationale	Discuss?	PSC decision
A2 and Map A2	20865,		NW 13th Avenue Historic District	NW 13th Avenue Historic District height of 75'. Reference: Map510-3, p. 327	<ol style="list-style-type: none"> 1. Pearl District Neighborhood Association supports elimination of height bonuses and a maximum height of 100' in the south end and 75' in the north end of the historic district. 2. Property owner and owner representatives request returning heights to 100' in the south end and 75' in the north end of the historic district, as well as retaining height bonuses. 3. Portland Historic Landmarks Commission requests district-wide 75' height. 	Proposed Amendment: Increase the height in the NW 13th Avenue Historic District to 100' south of NW Hoyt Street, but otherwise affirm the district heights as presented in the Proposed Draft.	Although the Historic Landmarks Commission requested a 75' height in the historic district, the presence of contributing historic buildings at or above 75' in height and the testimony received from property owners interested in making seismic and other improvements necessitating rooftop additions to those taller buildings provide rationale for increasing to 100' the heights south of Hoyt Street.	<input checked="" type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other
	20952,	Patricia Gardner							
	20975,	Dana Krawczuk							
	21071,								
	21073,	Tim Eddy,							
	20982	Kirk Ranzetta--Portland Historic Landmarks Commission							

Staff rationale

Although the Historic Landmarks Commission requested a 75' height in the historic district, the presence of contributing historic buildings at or above 75' in height and the testimony received from property owners interested in making seismic and other improvements necessitating rooftop additions to those taller buildings provide rationale for increasing to 100' the heights south of Hoyt Street.

Comparative Building Heights in NW 13th Ave Historic District



Leadership

“I don’t want to govern by faction. It’s divisive. It’s transactional. And it’s shallow. Instead of governing by faction I want to govern by consensus.”

Ted Wheeler

Violations of PDNA Approved Guidelines

- Using “Executive Status” without following PDNA Bylaws (2013)
- **Result:**
 - PDNA approval letter of Pearl East Building– **Null and Void**
 - PDNA 2035 letter and testimony Historic District– **Null and Void**
- Potential conflict of interest (investigation underway)

April 2017 Appeal filed

The entire process was flawed:

- Procedural mistakes
- Factual inaccuracies
- Violation of PDNA Bylaws
- Potential conflict of interest (under investigation)
- Expensive

What Would Jane Jacobs Do?

- Excerpt from “The Death and Life of Great American Cities”
- How could the Pearl East Building be “Historic District Respectful?”

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75' Building Height = “Historic District Respectful”

Leadership

“I think it is a huge mistake that you cannot reverse if you take a historic neighborhood or a historic business district that has unique architecture and you take that unique architecture away...then you are robbing the community of its uniqueness.” Ted Wheeler

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