

Historic Resources Code Project Update



Brandon Spencer-Hartle
BPS Project Manager

Historic Resources Code Project Goals

- **Inventory.** Establish framework for managing the citywide Historic Resources Inventory (HRI).
- **Designation.** Incorporate State regulations and national best practice into the local designation process.
- **Protection.** Refine demolition and design protections that apply to designated historic resources. Refine and expand regulatory incentives.



Project Timeline

- January 14 release of Discussion Draft
- January-March public events and feedback
- Early summer release of Proposed Draft
- Summer Planning and Sustainability hearings and work sessions
- Fall City Council adoption hearings



440 people submitted 3,442 unique comments through online and paper survey forms. 200 people participated in roundtables and drop-in sessions.

Historic Resources Inventory

- Restructure “HRI” to be the complete roster of documented, evaluated, and designated historic resources.
- Rename “rank I, II, III” resources to be called “Significant Resources.”
- Remove “unranked” resources from the code.
- Require City Council decision to list new Significant Resources.
- Eliminate owner-initiated removal process for Significant Resources.



Designation Procedures

- More clearly distinguish the different categories of designated historic resources:
 - Historic Landmarks/Districts
 - Conservation Landmarks/Districts
 - National Register resources
- Incorporate national best practice criteria for evaluating historic significance.
- Reduce owner consent requirements to minimum allowed by State.
- Require PSC recommendation and City Council decision when establishing new Historic and Conservation Districts.



Historic Landmarks/Districts

- Expanding Type IV demolition review to local Historic Landmarks (Type IV currently afforded only to National Register resources).
- Establishing a new, lower, Type II demolition review for contributing accessory structures (currently subject to Type IV demolition review).
- Establishing a new Type III relocation review to comport with State rules.
- Retaining discretionary historic resource review for most alteration, addition, and new construction projects.



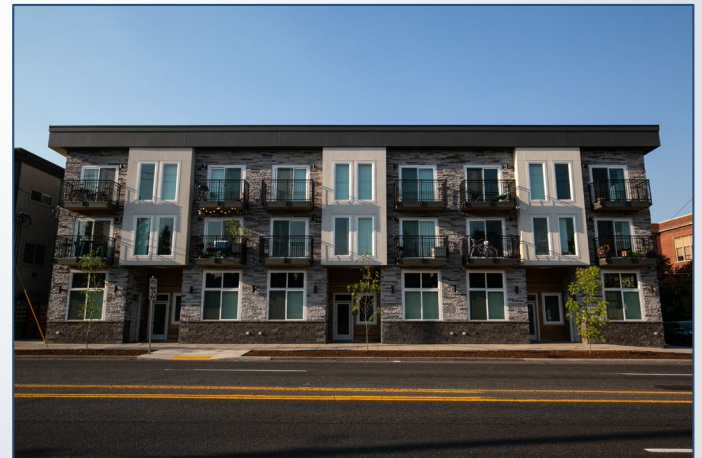
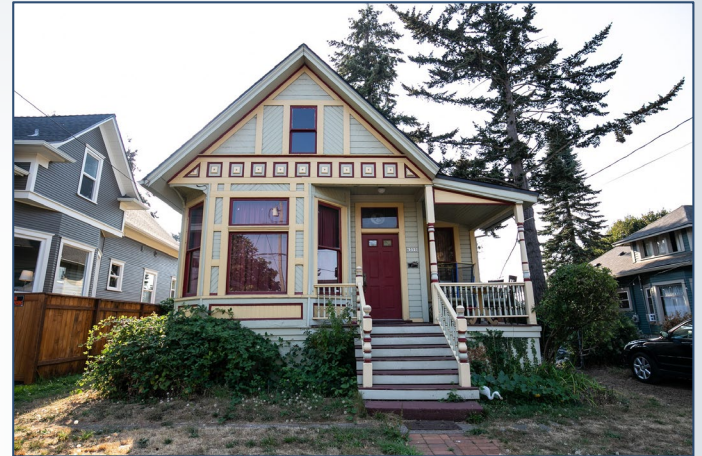
Conservation Landmarks/Districts

- Establishing a Type II demolition review for Conservation Landmarks and contributing resources in Conservation Districts (currently only subject to 120-day demolition delay).
- Type II demolition review would consider historic merits of the building and would generally require mitigation for approval.
- Staff decision could be appealed to Historic Landmarks Commission.



Conservation Landmarks/Districts

- Retaining two-track option for small alterations, additions, and new construction.
 1. Community Design Standards.
 2. Community Design Guidelines (Type I or II).
- Possibly requiring Type II discretionary review for major alterations and additions and all new construction projects over a certain size.



Adaptive Reuse Incentives

- Expanded housing flexibility for all Historic and Conservation Landmarks and Districts.
- Elimination of unnecessary steps to access zoning incentives.
- Elimination of parking requirements for all Historic and Conservation Landmarks and Districts.
- Allowing nonresidential uses in residential zones in certain situations.
- Allowing major adaptive reuse of Historic and Conservation Landmarks following a public hearing process.



2019 Legislative Update

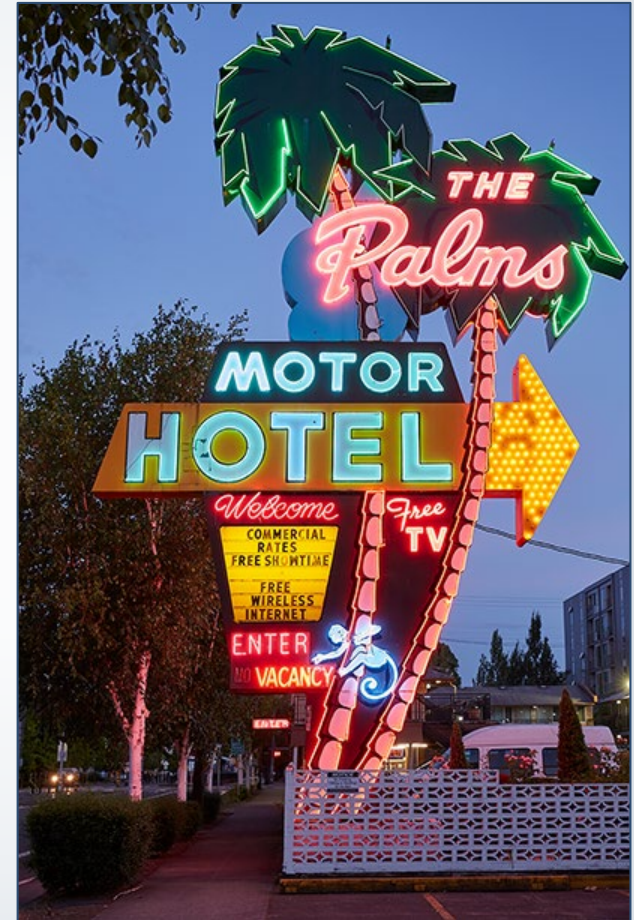
Per Restore Oregon, the bill would:

- Repeal owner consent law for local designation (ORS 197.772)
- Eliminate automatic protections for future National Register listings
- Maintain current protections for existing National Register listings
- Retain Special Assessment of Historic Property program
- Establish a Rehabilitation Tax Credit or new grant program for certain projects



Design Commission Role

- Discussion Draft code released January 14
- Open houses and events in February and March
- Comments due April 1 to brandon.spencer@portlandoregon.gov



Proposed Code Amendment Themes

- Refine the two-tier protection system to make Conservation Landmark/District listing a more meaningful, but still less regulatory, alternative to Historic Landmark/District listing.
- Eliminate unnecessary reviews and refine review thresholds based on project impact and staff time.
- Codify a better local designation process that allows for broad public involvement in the establishment of districts.
- Restructure the Historic Resource Inventory to be a term for regulated and non-regulated resources.
- Honor ethnic, cultural, gender, and community history as areas of historic significance.
- Expand adaptive reuse flexibility.



Proposed Historic District Exemptions

- Replacement of non-historic windows with wood windows
- Small outlets, meters, hoses, conduits, and pipes on non-street-facing facades
- Small signs not mounted to brick or stone
- Removal of internal service chimneys
- Seismic straps on foundation walls
- Exact replacement of driveways
- Solar panels on detached accessory structures



	Historic (Nat'l)	Historic (local)	Conservation (local)	Significant (HRI)
Demolition	Type IV	Type IV (was demo delay)	Type II (was demo delay)	Demo delay
Design	None	Discretionary	Discretionary for large new construction?; 2-track for small alteration, addition, and new construction (was 2-track)	None
Incentives	None (was all)	All	All	None
Designation	Federal	QJ or Legislative (Legislative for districts)	QJ or Legislative (Legislative for districts)	Legislative