



Historic Resources Code Project

Recommended Draft Hearing

November 3, 2021



Why the Historic Resources Code Project (HRCPP)?



- **State Admin Rule changed in 2017**, mandating Zoning Code amendments
- **Current code** has allowed large residential areas to be automatically protected at the highest level upon federal National Register listing
- **Diverse histories** are underrepresented across the Historic Resource Inventory
- Existing **regulations are unnecessarily restrictive** for minor alterations
- **Adaptive reuse flexibility** is needed to support housing, seismic, safety, and energy upgrades to historic resources



Dean's, a significant Black-owned business recently nominated to the National Register of Historic Places

HRCP Engagement Process



- 2018 – **Concept development** outreach at events and online
- 2019 – **Discussion Draft published;** outreach at events and online
- 2020 – **Proposed Draft** published; public hearings held by PSC
- May 2021 – **PSC unanimously recommended adoption**
- June 2021 – **Recommended Draft** published; testimony window opens
- **Mailed notice** sent to all current historic resources

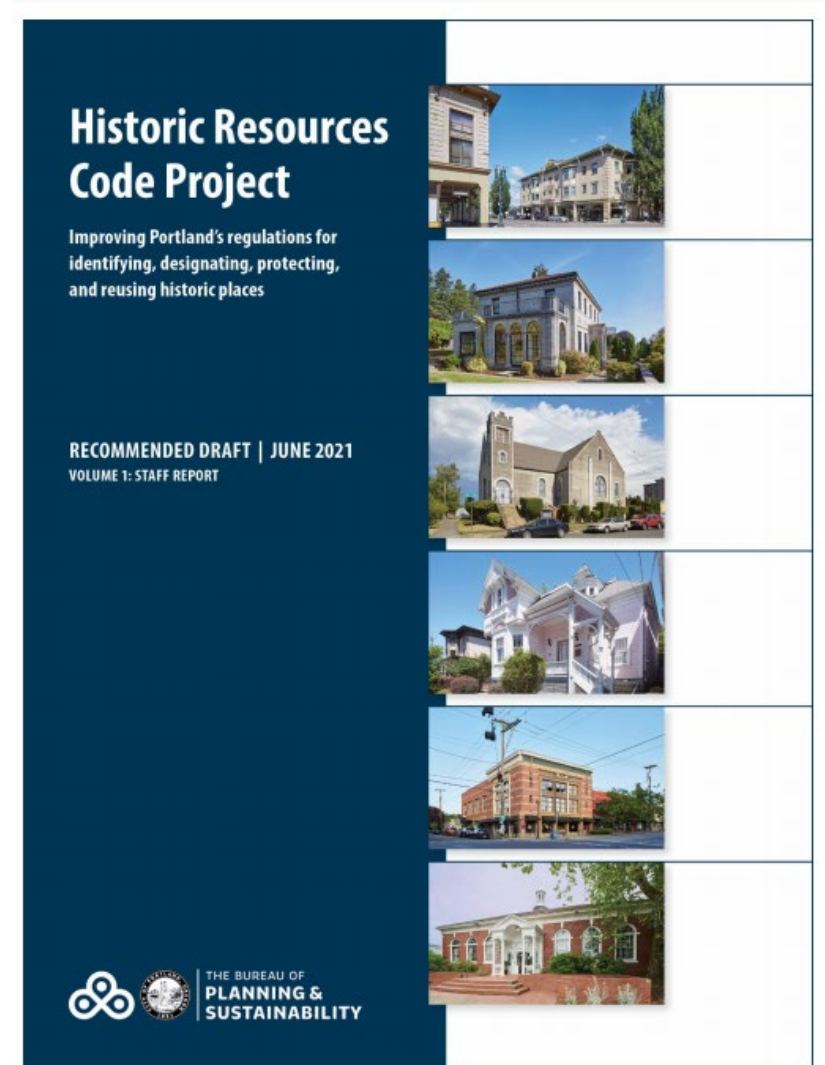


Historic Resources Code Project concept workshop (2018)

HRCRP Amendment Themes



1. **Identification** – Expand the types of resources included on the Historic Resource Inventory
2. **Designation** – Revise the process and criteria for designating—and removing—City Historic and Conservation Landmark and District designation
3. **Protection** – Refine the demolition and design regulations that apply to the different categories of Landmarks and Districts.
4. **Reuse** – Provide adaptive reuse incentives to allow for greater rehabilitation viability, community access, and inclusive uses.
5. **Administration** – Improve the code for use by applicants, City staff, and the public.



Some Notes on Today's Hearing

1. **No proposal to designate or remove designation** from any specific resources
2. **Federal National Register listing process not changing**; reducing automatic protection to demolition review—with new criteria—is a change
3. **Changes to local designation processes** do not reduce Landmarks Commission role
4. **Exciting opportunities for future work**; Current City resources are limited
5. **Written testimony** found in the Map App
6. **Significant research, concern, and thought** is reflected in the testimony



The Recommended Draft hierarchy of protections for different designated historic resource types. The proposal allows protections for specific resources to be increased—or decreased—as a result of future legislative procedure(s).

HRCP Adoption Timeline



- **November 3** – Council Hearing; written record closes
- **~December 1** – Amendments published
- **December 15** – Amendments hearing
- **January 19** – First reading
- **January 26** – Second reading
- **March 1** – Code effective date



A 75' addition to the Historic Landmark Troy Laundry Building, approved in 2020 by the Historic Landmarks Commission



Historic Resources Code Project

Potential Amendments Hearing
December 15, 2021



Potential HRCP Amendments



- City Council offices considered written and oral testimony on the Recommended Draft
- Code and commentary on the 8 potential amendments to the Recommended Draft were published online on Dec. 1, 2021
- Email notice was provided to previous testifiers
- Written testimony has been submitted on MapApp
- Project record includes documents on efiles: efiles.portlandoregon.gov/record/14768759



North Portland's Palms Sign

Amendment 1 (Rubio)



Bonus Height in the CM2 Zone

This amendment allows 10' of bonus height for certain development proposals in Historic and Conservation Districts in the CM2 (Commercial Mixed Use) zone.

Historic Resource Review Procedure Types for Affordable Housing

This amendment allows certain affordable housing proposals subject to historic resource review to be processed through a Type II or Type IX procedure following a required design advice request meeting.

Demolition Review Approval Criteria

This amendment eliminates an existing demolition review approval criterion related to “reasonable economic use” and amends the remaining demolition review approval criteria to ensure underrepresented histories and economic consequences to owners are considered by the decision-maker.

Amendment 4 (Ryan)



Refine 120-Day Delay

This amendment allows permits for interior alterations to be issued during 120-day delay, consistent with the applicability of historic resource review.

Legislative Land Use Recommendations Concerning Establishment or Removal of Districts

This amendment allows for independent recommendations from the Planning and Sustainability Commission and the Historic Landmarks Commission concerning the designation or removal of Historic and Conservation Districts.

Historic Landmarks Commission Membership Categories

This amendment maintains the existing membership categories for the 7-member Historic Landmarks Commission. Amends 33.710.060.B as follows:

- B. Membership.** The Historic Landmarks Commission consists of seven members, none of whom may hold public elective office. The Commission must include a historian with knowledge of local history; an architectural historian; an architect; two members from the following: landscape architecture, real estate, construction, community development, urban planning, archeology, law, finance, cultural geography, cultural anthropology, or related disciplines; and two members at-large. All members must have demonstrated interest, competence, or knowledge of historic preservation. No more than two members of the Commission may be in the business of buying, selling, leasing, or developing real estate for profit, or be officers of such a business. The members are appointed by the Mayor and confirmed by the City Council.

Historic Landmarks Commission Membership Categories

This amendment adjusts the Recommended Draft membership categories for the 7-member Historic Landmarks Commission. Amends 33.710.060.B as follows:

- B. Membership.** The Historic Landmarks Commission consists of seven members, none of whom may hold public elective office. ~~The Commission must include a historian with knowledge of local history; an architectural historian; an architect; two members from the following: landscape architecture, real estate, construction, community development, urban planning, archeology, law, finance, cultural geography, cultural anthropology, or related disciplines; and two members at-large.~~ All members must have demonstrated interest, competence, or knowledge of historic preservation. At least two members must have professional experience in historic preservation, local history, architectural history, or architecture. At least three of the additional members must have professional experience or working knowledge of historic preservation, local history, architectural history, architecture, landscape architecture, real estate, economics, construction, community development, urban planning, archeology, law, finance, cultural geography, cultural anthropology, cultural resources management, or related disciplines. The Commission may have up to two members at-large. No more than two members of the Commission may be in the business of buying, selling, leasing, or developing real estate for profit, or be officers of such a business. The members are appointed by the Mayor and confirmed by the City Council.

Amendment 6 Summary (Mapps)

Historic Landmark Commission membership categories alternatives:

Position	Recommended Draft	Amendment 6A	Amendment 6B
1	Historic preservation, local history, architectural history, architecture, landscape architecture, real estate, economics, construction, community development, urban planning, archeology, law, finance, cultural geography, cultural anthropology, cultural resources management, or related disciplines	Historian	Historic preservation, local history, architectural history, or architecture
2		Architectural Historian	
3		Architect	
4		Landscape architecture, real estate, construction, community development, urban planning, archeology, law, finance, cultural geography, cultural anthropology, or related disciplines	Historic preservation, local history, architectural history, architecture, landscape architecture, real estate, economics, construction, community development, urban planning, archeology, law, finance, cultural geography, cultural anthropology, cultural resources management, or related disciplines
5			
6	At-large	At-large	At-large
7			

Historic Resource Review Procedure Types for New Chinatown/Japantown Historic District

This amendment allows any Type III historic resource review proposal in the New Chinatown/Japantown Historic District to be processed as a Type II review following a required design advice request meeting.

Amendment 8 (Rubio)



Minor and Technical Amendments

This amendment is a slate of minor and technical changes intended to clarify and improve the zoning code.

HRCP Amendments Summary



1. Bonus Height in the CM2 Zone
2. Historic Resource Review Procedure Types for Affordable Housing
3. Demolition Review Approval Criteria
4. Refine 120-Day Delay
5. Legislative Land Use Recommendations Concerning Establishment or Removal of Districts
6. Historic Landmarks Commission Membership Categories
7. Historic Resource Review Procedure Types for New Chinatown/Japantown Historic District
8. Minor and Technical Amendments



Bureau of Planning and Sustainability staff recommend City Council amend the Historic Resources Code Project (HRCP) as follows:

1. Ordinance revisions, as shown by strikethrough and underline.
2. Exhibit A. Replace the previous version of Exhibit A with the Findings of Fact Report dated January 2022.
3. Exhibit B. Replace the previous version of Exhibit B with the Recommended Draft – As Amended Volume 1 Staff Report dated January 2022.
4. Exhibit C. Replace the previous version of Exhibit C with the Recommended Draft – As Amended Volume 2 Zoning Code Amendments dated January 2022.