

# HISTORIC RESOURCES PROGRAM UPDATES

Activities since the 2022 adoption of the  
Historic Resources Code Project

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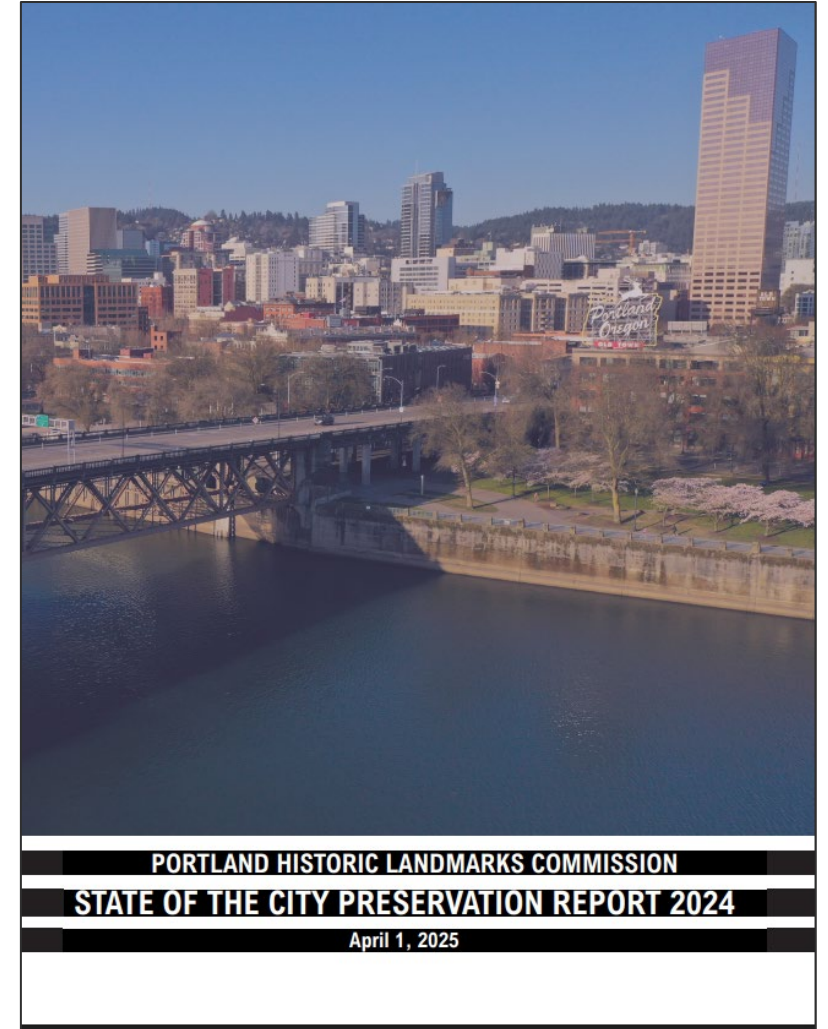






# Local Context

- PP&D implements historic preservation land use regulations
- The **Historic Landmarks Commission** reviews significant development projects, provides advice, and publishes an annual report
- **Public works bureaus** are responsible for managing historic assets
- **BPS** manages the city's historic resources program



# Regional and State Context

- Metro and Multnomah County manage historic assets
- State Historic Preservation Office maintains **Oregon Historic Sites Database**
- State archaeologists provide **archaeology database, permits, rules**
- DLCD provides guidance on **Statewide Goal 5 obligations**
- Oregon laws for **publicly owned historic resources and archaeological sites**
- Various State and foundation **grants** for local activities





# Federal Context

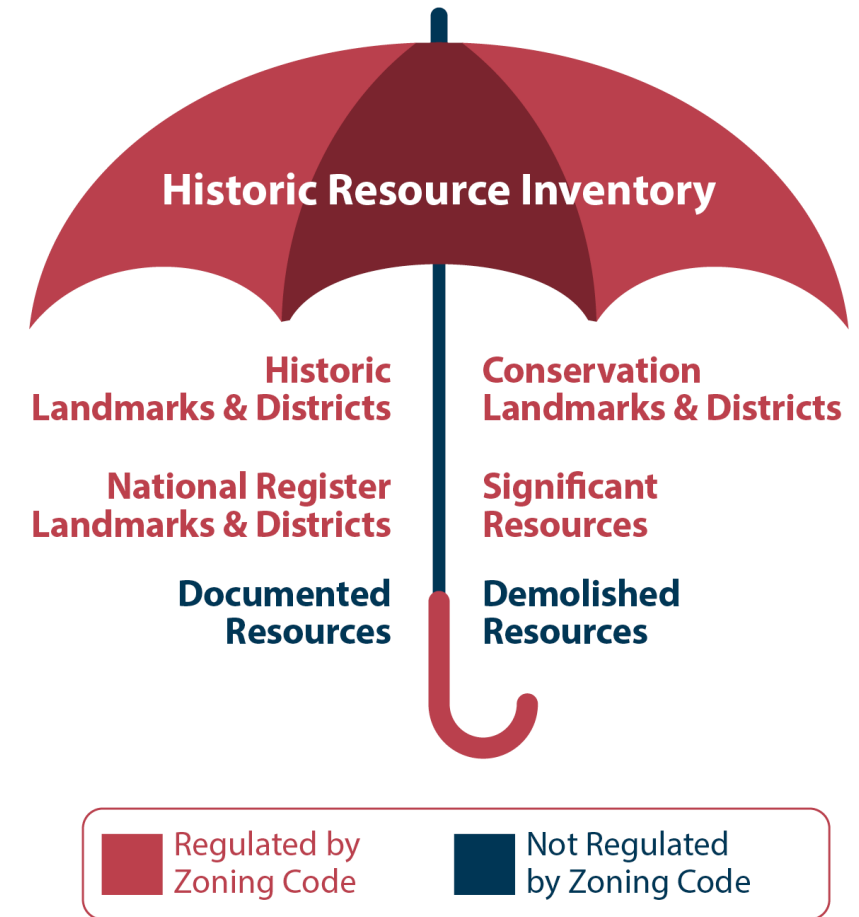
- National Park Service maintains **National Register of Historic Places**
- IRS provides for Federal **Rehabilitation Income Tax Credit**
- Federal agencies required to adhere to **National Historic Preservation Act**
- Various **grants** available for local activities





# BPS Historic Resource Program

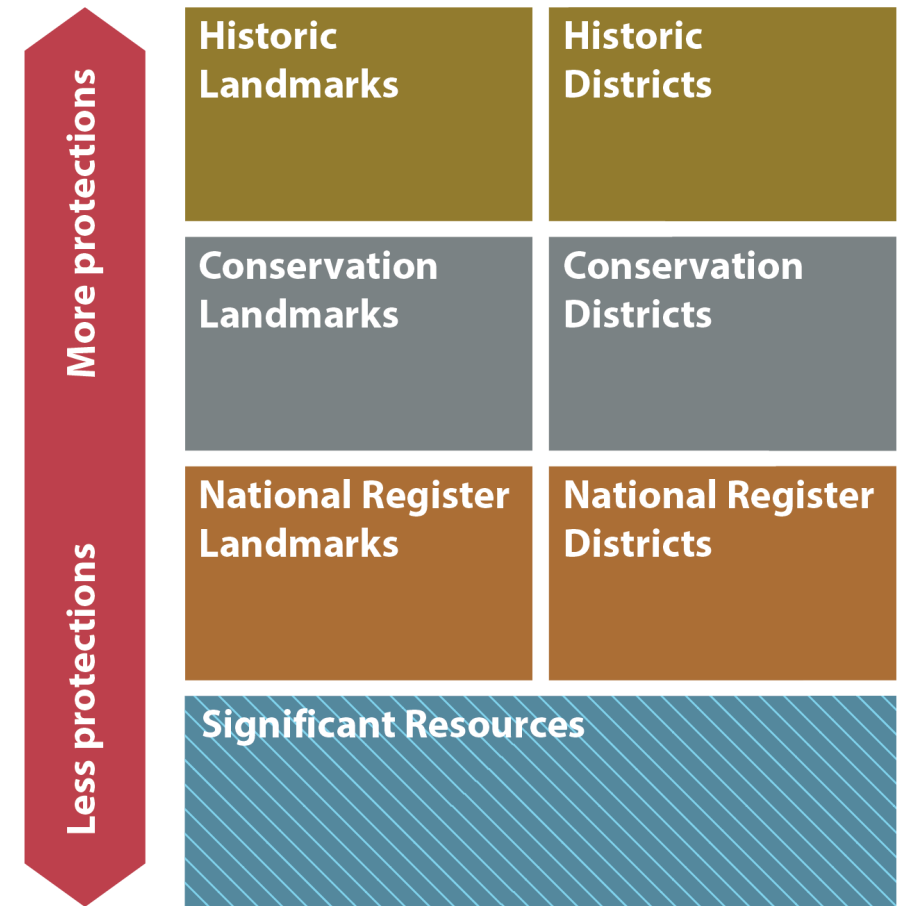
- Advance periodic **legislative projects** to amend Title 33 historic resource regulations
- Maintain the citywide **Historic Resources Inventory (HRI)**
- Prepare historic **context statements**, historic **resource surveys**, and individual site nominations for designation
- **Process nominations** for listing in the National Register of Historic Places
- Provide **technical assistance** to community
- Support **City compliance** with State and Federal historic and cultural resource laws
- Program staffed at **1 FTE**, with one-time limited duration staff and contract support



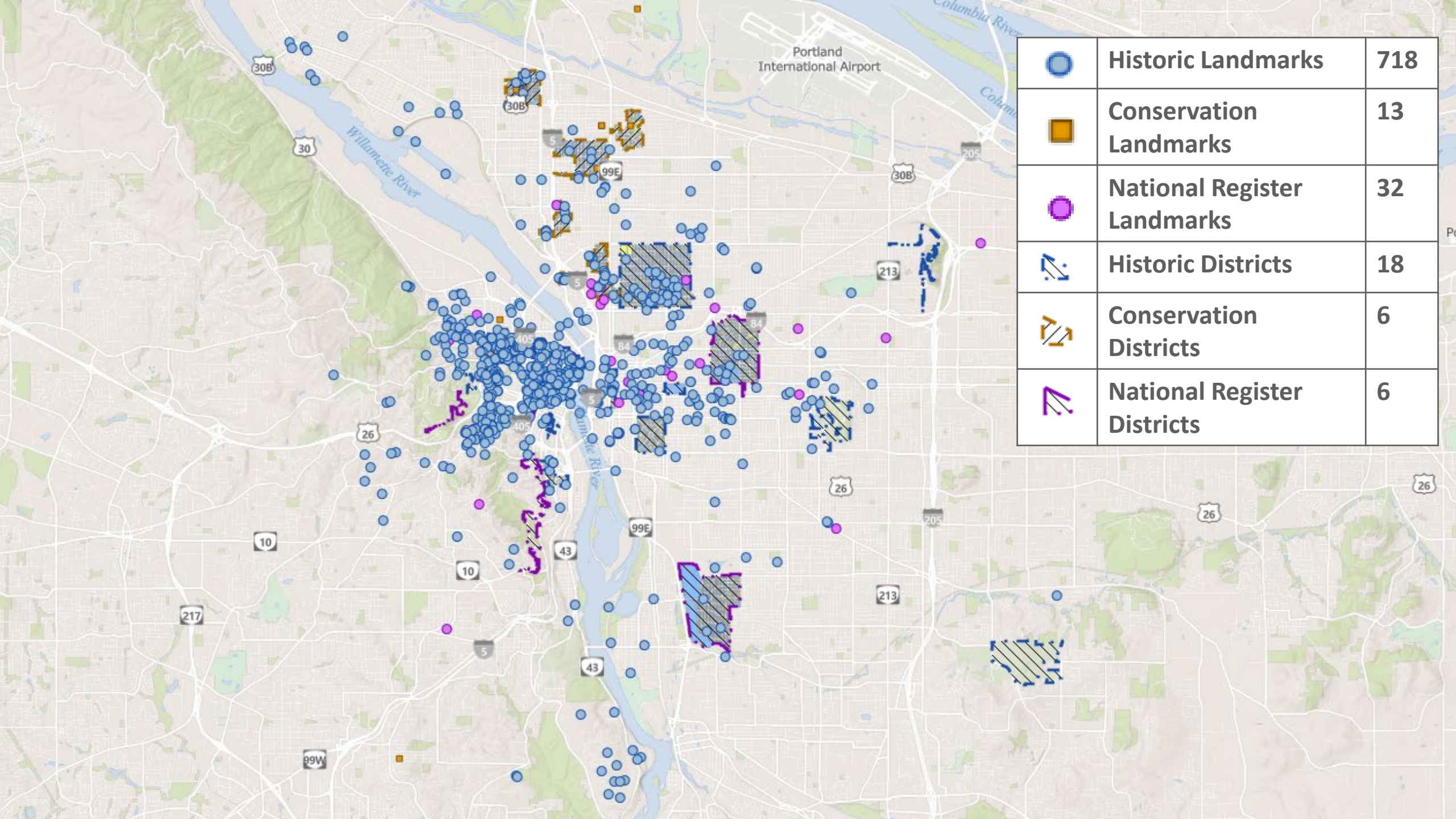








# Title 33 Historic Preservation Regulations

- Comprehensive HRCP code revisions in 2022
- All designated historic resources subject to **demolition review**
- Conservation Landmarks and Districts subject to **objective design standards**
- Historic Landmarks and Districts subject to discretionary **historic resource review**
- Significant (undesignated) Resources subject to 120-day **demolition delay**
- Majority **owner consent** required for Landmark and District designation
- Certain landmarks and districts eligible for **adaptive reuse incentives**







	Historic Landmarks	718
	Conservation Landmarks	13
	National Register Landmarks	32
	Historic Districts	18
	Conservation Districts	6
	National Register Districts	6



# 2025 Historic Resources Priorities (Beyond the Code)

- Historic Resource Inventory Updates
- Legacy Business Preservation Study
- Goal 5 Cultural Areas Rulemaking
- Adaptive Reuse Policy Development
- Historic and Cultural Resource Compliance





# Historic Resource Inventory Updates

- One-time funding used for survey, inventory, and designation of underrepresented sites
- Individual properties identified by community and supported by owners prioritized for landmark designation
- 9 African American historic sites nominated to National Register since 2020



# HRI Update Case Study: LGBTQ+ Historic Sites Project

## Historic context statement:

- Thematic description of six areas of LGBTQ+ history
- Includes description of built environment resources associated with one or more theme
- Provides vehicle for analyzing the relative significance of a property within its historic context





# HRI Update Case Study: LGBTQ+ Historic Sites Project

## Historic resource survey:

- 90 properties included in initial survey
- 45 additional properties added this spring
- Documented physical characteristics and historic significance
- Evaluated eligibility for future designation

### Metropolitan Community Church

#### Church of Good Tidings

2400 NE BROADWAY AVE

**RESOURCE TYPE:** Building  
**YEAR BUILT:** 1900  
**ORIGINAL USE:** Religious Facility  
**ARCHITECT:**  
**PRIMARY STYLE:** Craftsman  
**SECONDARY STYLE:**  
**PRIMARY SIDING:** Shingle  
**SECONDARY SIDING:** Wood



**LGBTQ+ USE:** Metropolitan Community Church  
**PERIOD OF LGBTQ+ ASSOCIATION:** 1977-2019

#### ARCHITECTURAL DESCRIPTION

2400 NE Broadway is a one-and-a-half story Craftsman style religious building oriented east to west on a corner lot. The building has a concrete foundation, irregular plan, wood shingle siding, and cross-gable roof. The main entrance faces west onto NE 24th Avenue. The main floor of the building is lifted from the street. A wide split concrete staircase leads from the sidewalk to two separate double-door entrances covered by small gabled canopies. The west facade of the building features a large gabled roof over the two smaller gabled canopies. There is a large arched, stained-glass window with two smaller stained-glass windows in the west elevation. The north side of the building features a tall church steeple and an additional entrance to the building.

#### HISTORY DESCRIPTION

The First Universalist Church of Good Tidings served as the home of Metropolitan Community Church (MCC) from 1977 to 2019. MCC is a progressive LGBTQ+ founded and affirming church, establishing itself in the early 1970s as a prominent Portland spiritual organization. Early meetings were held at existing LGBTQ+ associated venues, such as Centenary-Wilbur Methodist Church (215 SE 9th Avenue), the Gay Community Center (258 SW Alder Street, demolished), the Pythian Building (918 SW Yamhill Street) and other Portland churches through the early to mid-1970s. Portland's MCC purchased the former First Universalist Church in 1977. MCC hosted numerous LGBTQ+ organizations and events here prior to selling the building and relocating in 2019. The First Universalist Church of Good Tidings is significant under National Register Criterion A in the area of LGBTQ+ history as a longstanding LGBTQ+ event space and affirming center for over 40 years.

#### BIBLIOGRAPHY

Kohl, David Grant. A Curious and Peculiar People: A History of the Metropolitan Community Church of Portland, Oregon and the Sexual Minority Communities of the Pacific Northwest. Portland, OR: Spirit Press, 2006.  
"Church Set for City's Gay People." Oregon Journal, April 16, 1973, 5.  
"First Portland MCC Service." The Fountain 3, no. 6 (June 1973): 4.  
McDonough, Sandra. "Church Ministers to Gay Community." Oregonian, January 19, 1978, 31.

# HRI Update Case Study: LGBTQ+ Historic Sites Project

Individual National Register Landmark\* nominations:

- Erv Lind Field
- Crystal Hotel
- Juniper House

\*Owner consent is required for landmark designation





# Legacy Business Preservation Study

- Community calls for preservation of “intangible heritage”
- Small Business Administration grant received in 2024
- 30+ cities have adopted legacy business programs
- Direct engagement with 20+ year old, locally-owned, public-facing businesses
- Report ETA early 2026
- Recommendations likely to include **service offerings** tailored to longstanding businesses, especially those serving underrepresented communities





# Goal 5 Cultural Areas Rulemaking

- Statewide Goal 5 includes “cultural areas”
- No rules for incorporating **archaeology and/or cultural landscapes** into local plans and development regulations
- Title 33 archaeological resources provisions apply in 2 small geographies
- DLCD developing rules for archaeological resources; expected adoption fall 2025





# Adaptive Reuse Policy Development

- PP&D, Prosper, and Housing Bureau have been advancing **programs for office-to-residential projects**
- BPS studying **barriers** to adaptive reuse of both upper floors and ground floors
- Oregon **Special Assessment of Historic Properties Program** renewed for commercial properties





# Citywide Historic and Cultural Resources Compliance

- State and Federal laws apply to impacts to historic and archaeological resources
- Examples include streetcar tracks, cobblestones, public buildings, and Indigenous resources
- Portland lacks centralized compliance coordination
- PBOT, BES, PWB, and BPS developing compliance coordination function



# What Portland is Doing Well

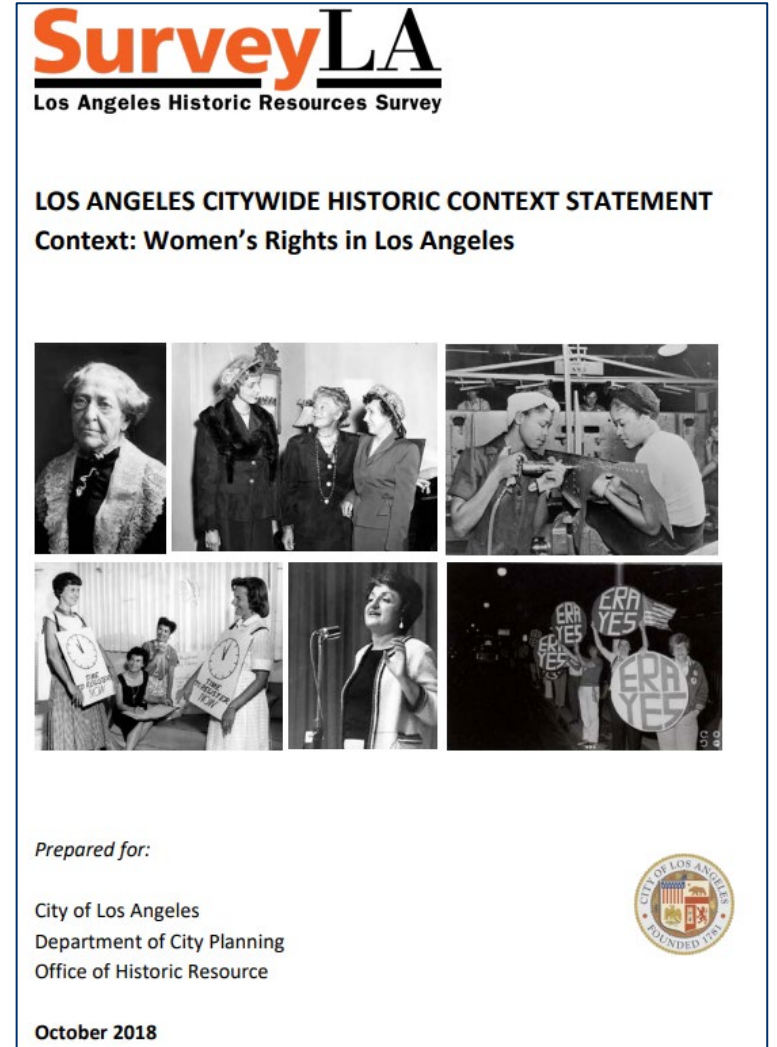
- **Adaptive reuse flexibility** in historic areas, including allowing middle housing in designated districts
- **Tiered protections** for different designation types
- Individual **landmark designations** of African American and LGBTQ+ sites
- **Certainty for development** not impacting designated historic resources
- **Exemptions from design regulations** in Historic and Conservation Districts





# What Portland Could Learn from Other Cities/States

- State historic tax credit for commercial rehabilitation
- Service offerings for legacy businesses
- Coordinated citywide compliance function
- Objective design standards for residential historic areas
- Deeper partnership with community groups for setting priorities
- Comprehensive, ongoing historic resource survey and inventory program







# HRCP “Potential Future Work” Priorities

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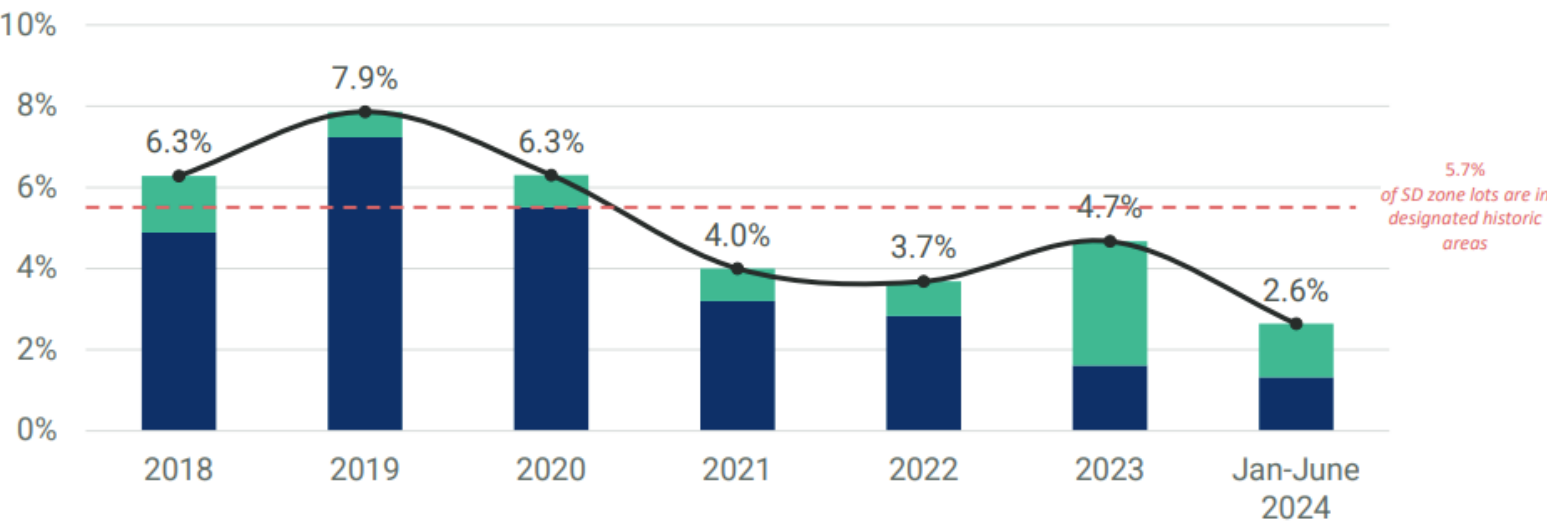
- Historic Resource Inventory updates
- Reevaluation of existing designations
- Community Design Standards and Guidelines update
- Map improvements
- Preservation of intangible resources

# Residential Infill Report

## Designated Historic Areas experience less middle housing and ADU production

Since 2018, more than 90% of middle housing and ADU permits have been granted outside of designated Historic, Conservation, and National Register Districts. Since 2021, permitting in these designated historic areas has fallen below those areas' share of RIP zone lots. If this trend holds, it may be explained by builders seeking to avoid additional layers of regulation and discretionary approval that may be required for some types of development in these areas. See the Appendix for a map of Designated Historic Areas.

Share of ADUs and Middle Housing Permitted in Designated Historic Areas



THE BUREAU OF  
**PLANNING &  
SUSTAINABILITY**

■ ADU ■ Middle Housing — Total