

Historic Resources Code Project

SUMMARY OF PROPOSED CHANGES FOR HISTORIC DISTRICTS

The Bureau of Planning and Sustainability is proposing changes to Portland's rules for documenting, designating, and protecting historic resources. The proposed zoning code changes are intended to better protect historic places for the use and enjoyment of the people of Portland—those here today and those who will be here tomorrow. Several of the proposals would affect designated historic districts.

What you need to know

STREAMLINED PROCESS FOR GARAGE DEMOLITIONS



Today's regulations require City Council to review and approve applications to demolish for historic contributing accessory structures. The proposed rules would reduce the time and cost of these demolition requests by creating a new staff-level demolition review for garages and sheds. When accessory structures are proposed for replacement with a new building, the demolition and new construction proposals would be reviewed together.

Photo courtesy Scott Tice.

FEWER RULES FOR MINOR ALTERATIONS



The proposed changes would exempt certain exterior alterations from required historic resource (design) review. These include solar panels on garages, removal of service chimneys, replacement of non-historic windows, installing small signs, and adding some minor mechanical and electrical systems.

Proposed code changes would exempt common small exterior alterations from review.

INCREASED ALLOWANCES FOR ADAPTIVE REUSE



Some buildings and sites in historic districts can be used more creatively without harming historic features or creating significant offsite impacts. New incentives would allow for internal conversion of existing houses into multiple units, additional accessory dwelling units, and some limited office and commercial uses.

Internal conversion projects like this house-turned-six-unit condo would be allowed by the proposed code changes.

RULES FOR BUILDING RELOCATION



The zoning code does not provide approval criteria or a clear process for moving contributing resources in historic districts. A new review is proposed to address applications for building relocation.

Moving contributing buildings in historic districts would be subject to a new relocation review. Photo courtesy Erin Riddle/ KLiK Concepts

CHANGES TO REVIEW TYPE THRESHOLDS



Proposed amendments would refine the level of review required for certain alteration and new construction activities. For example, accessibility and seismic improvements would be processed more quickly and affordably than they are today.

Proposed code changes would exempt and streamline review of some common alterations. Photo courtesy Erin Riddle/ KLiK Concepts.

REFINEMENTS TO COMPATIBILITY CRITERIA



In districts without design guidelines, like Irvington, changes are proposed to the criteria used in reviewing and approving alteration and new construction applications. The amendments would allow more design options for compatible additions, as well as approval of infill that is compatible with district patterns and not just the designs of adjacent properties.

The proposed changes would allow, but not require, more stylistically compatible addition and new construction projects.

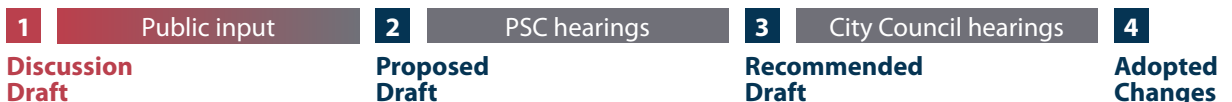
HOW TO PROVIDE FEEDBACK

Proposed zoning code changes are available for a two-month public review and comment period ending April 12, 2019. Following this review period, project staff will incorporate public feedback into a revised draft of the zoning code changes—the Proposed Draft. The Proposed Draft will be forwarded to the Planning and Sustainability Commission (PSC) in summer 2019 for public hearings and deliberations before changes go to City Council. City Council will hold public hearings in fall 2019 before adopting code amendments.

Send comments by email to historic.resources@portlandoregon.gov

The proposed zoning code and more information are available on the project webpage: www.portlandoregon.gov/bps/hrcp

TIMELINE



The Bureau of Planning and Sustainability is committed to providing meaningful access. For accommodations, modifications, translation, interpretation or other services, please contact at 503-823-7700, or use City TTY 503-823-6868, or Oregon Relay Service 711.

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