

Historic Resources Code Project

SUMMARY OF PROPOSED CHANGES FOR HISTORIC LANDMARKS

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 landmarks.

What you need to know

DEMOLITION REVIEW FOR LOCAL LANDMARKS



Historic landmarks on the National Register of Historic Places are subject to demolition review, with the possibility of City Council denying a demolition permit. Locally-designated historic landmarks are currently only subject to 120-day demolition delay. The proposed changes apply the same demolition review to locally-designated historic landmarks as National Register historic landmarks to ensure equal protection of all historic landmarks.

Demolition review would be required to raze locally-designated historic landmarks. Photo courtesy Scott Tice.

STREAMLINED PROCESS FOR GARAGE DEMOLITIONS



Today's regulations require City Council to review and approve applications to demolish some 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.

INCREASED ALLOWANCES FOR ADAPTIVE REUSE



Some landmarks can be used more creatively than their zoning currently allows without harming historic features or disrupting neighboring property owners. New incentives would allow for the adaptive reuse of historic landmarks into a variety of uses not otherwise allowed, while mitigating offsite impacts.

In some instances, projects like the Washington High School adaptive reuse would be allowed by the proposed code changes. Photo courtesy Venerable Properties.

RULES FOR BUILDING RELOCATION



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

Moving historic landmarks would be subject to a new relocation review to ensure historic integrity isn't lost by moving the resource. Photo courtesy Erin Riddle/ KLiK Concepts.

REFINEMENTS TO COMPATIBILITY CRITERIA



Changes are proposed to the criteria used by City staff and the Historic Landmarks Commission in reviewing alteration, addition and new construction proposals affecting historic landmarks. The amendments would allow designers to propose highly compatible alterations and additions to landmarks but would still allow more modern interpretations that do not harm historic features. Additional amendments would exempt certain minor alterations from review all together.

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

ADDED CLARITY ON BOUNDARIES



The current code and zoning map does not clearly identify the designated boundaries of historic landmarks. Proposed clarifications would make these boundaries more evident to property owners and prospective buyers.

Code changes would clarify and map the boundaries of historic landmarks like the Clarissa Inman House.

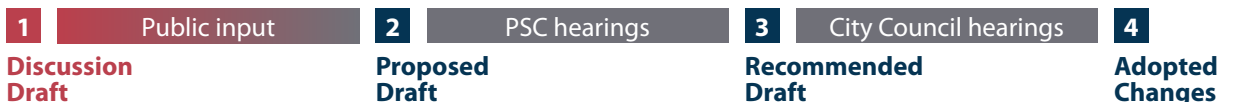
HOW TO PROVIDE FEEDBACK

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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