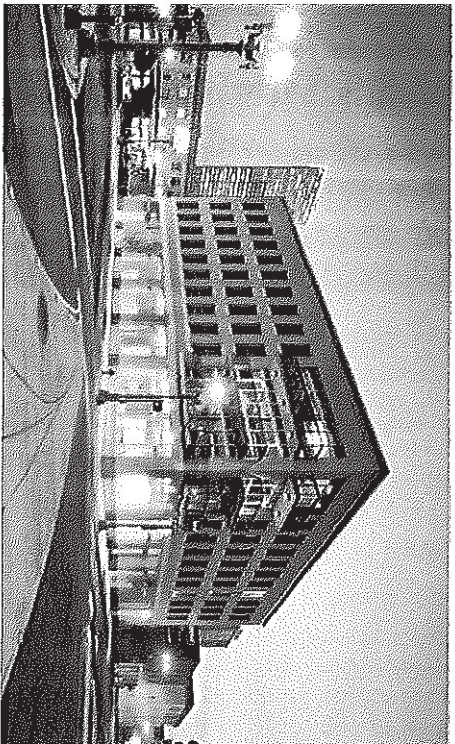


District	Existing	Discussion Draft	PHLC Rec.	Proposed Draft
Chinatown/ Japantown	South: 100' Block 33: 100' North: 425'	South: 100' Block 33: 150' North: 250'	75'	South: 100' Block 33: 125' North: 125'
NW 13th Avenue	South: 175' North: 150'	South: 100' North: 75'	75'	South: 75' North: 75'
East Portland/ Grand Ave	South: 175' Mid: 275' North: 175' Far North: 275'	South: 100' Mid: 200' North: 100' Far North: 200'	75'*	South: 100' Mid: 160' North: 100' Far North: 200'
Irvington	125'	75'	50'	75'

The Impact of New Construction Height on Historic Resources and District Integrity—Examples of Compatibility



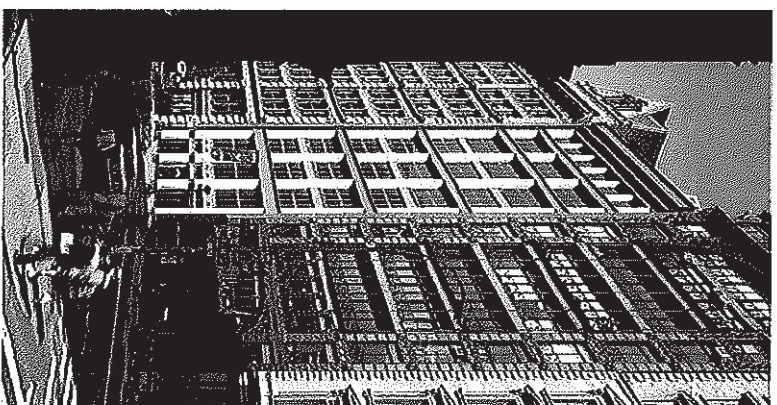
New Blanchet House, Chinatown Historic District, Portland.



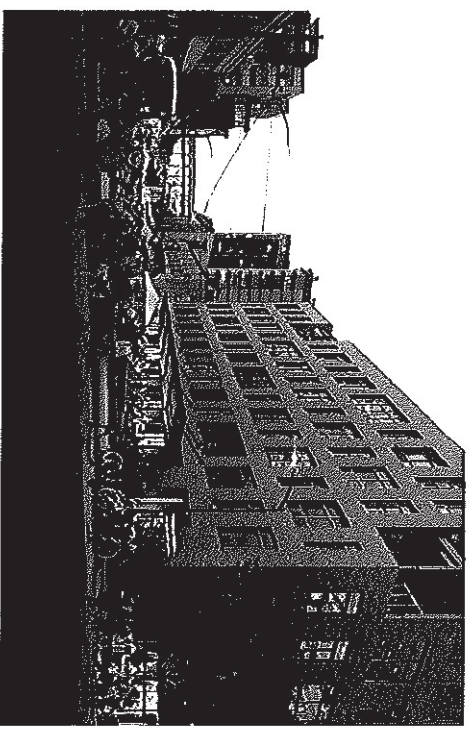
Skidmore Old Town Historic District. Infill on SW Pine & SW 1st.



Left: Infill construction in the Euclid Avenue Historic District, Cleveland.



Above: Infill buildings in the SoHo Cast Iron District

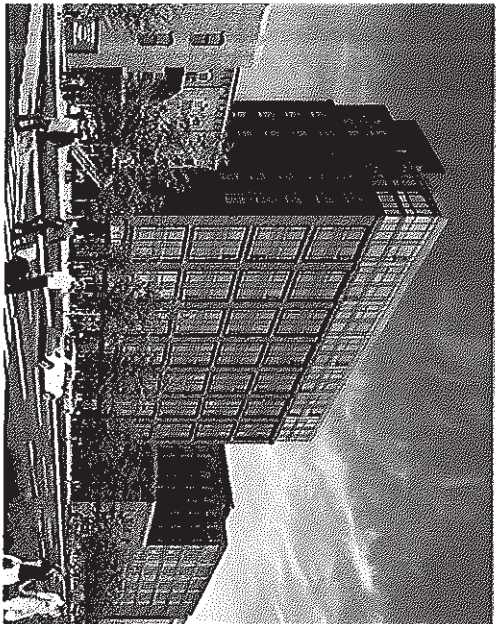


Block 136 in the Pearl District just outside the 13th Avenue Historic District. Developer responded to neighborhood requests to make this building relate to the scale and materials of the surrounding warehouse buildings.

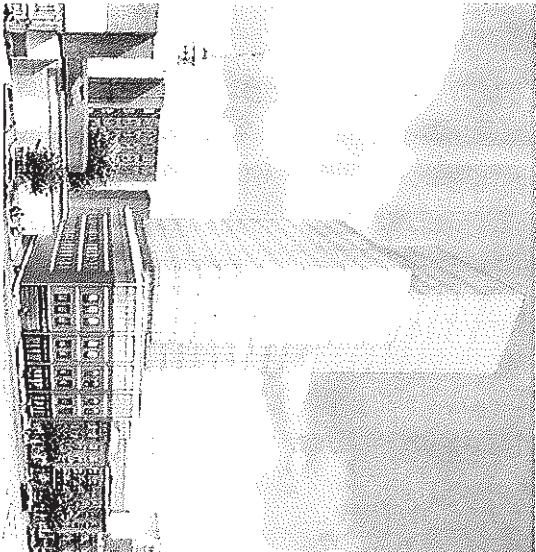


Above: SoHo Cast Iron Historic District, NYC. District maintains a scale consistent with the historic period and new infill supports the district's setting, resulting in a high level of district integrity.

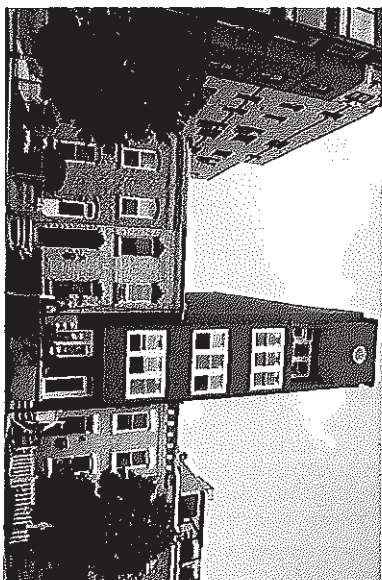
The Impact of New Construction Height on Historic Resources and District Integrity—Examples of Incompatibility



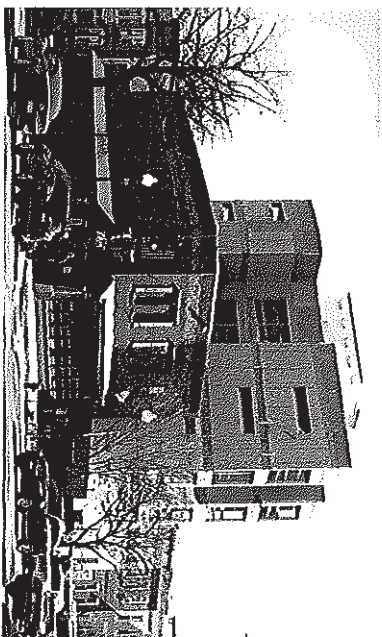
Proposed 12-story infill in the Pioneer Square Skid Road Historic District, Seattle. Rejected by their Commission due to its incompatible scale with surrounding buildings. Height limits are 120 ft. Prior to this upzoning in 2011, the district had variable zoning requiring new buildings be no higher than 15 feet above their neighbors. Appealed several times, the City's deputy hearings officer upheld the Commission's decision saying the scale of the building must be considered along with its height and this proposal was too big.



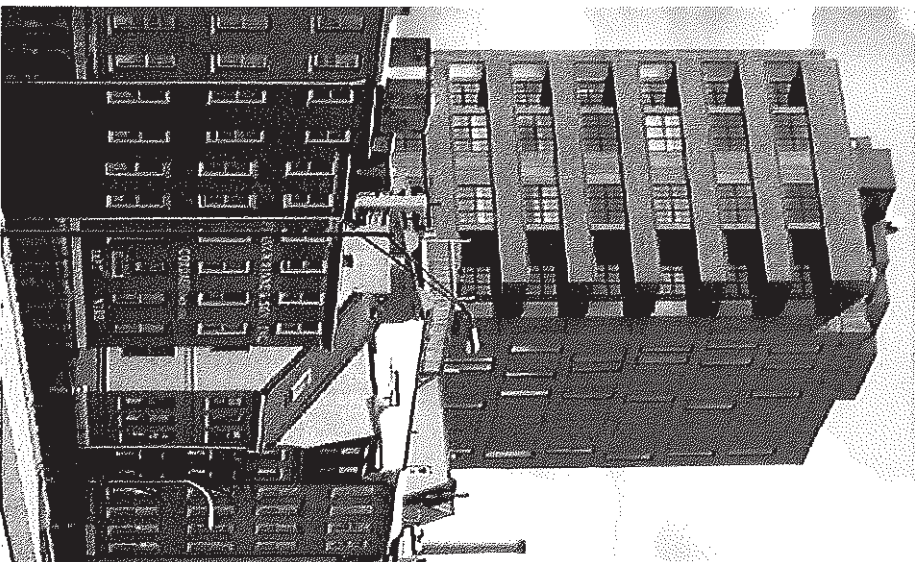
Proposed design for 218 Arch St., Philadelphia. Glass tower above main street-scaled podium. At 275 feet, it greatly exceeds the 65-foot height limit in the Old City Historic District, but zoning variances are common.



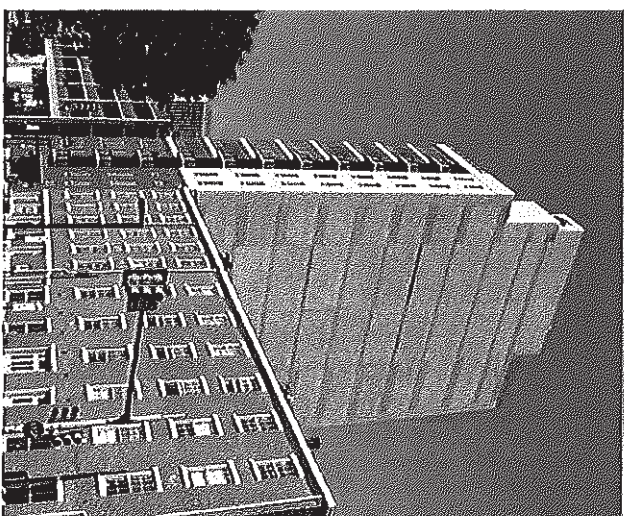
Above Left: Residential infill tower in Washington DC.



Upper Right: Mid-block infill twice the height of its historic neighbors in Washington DC.



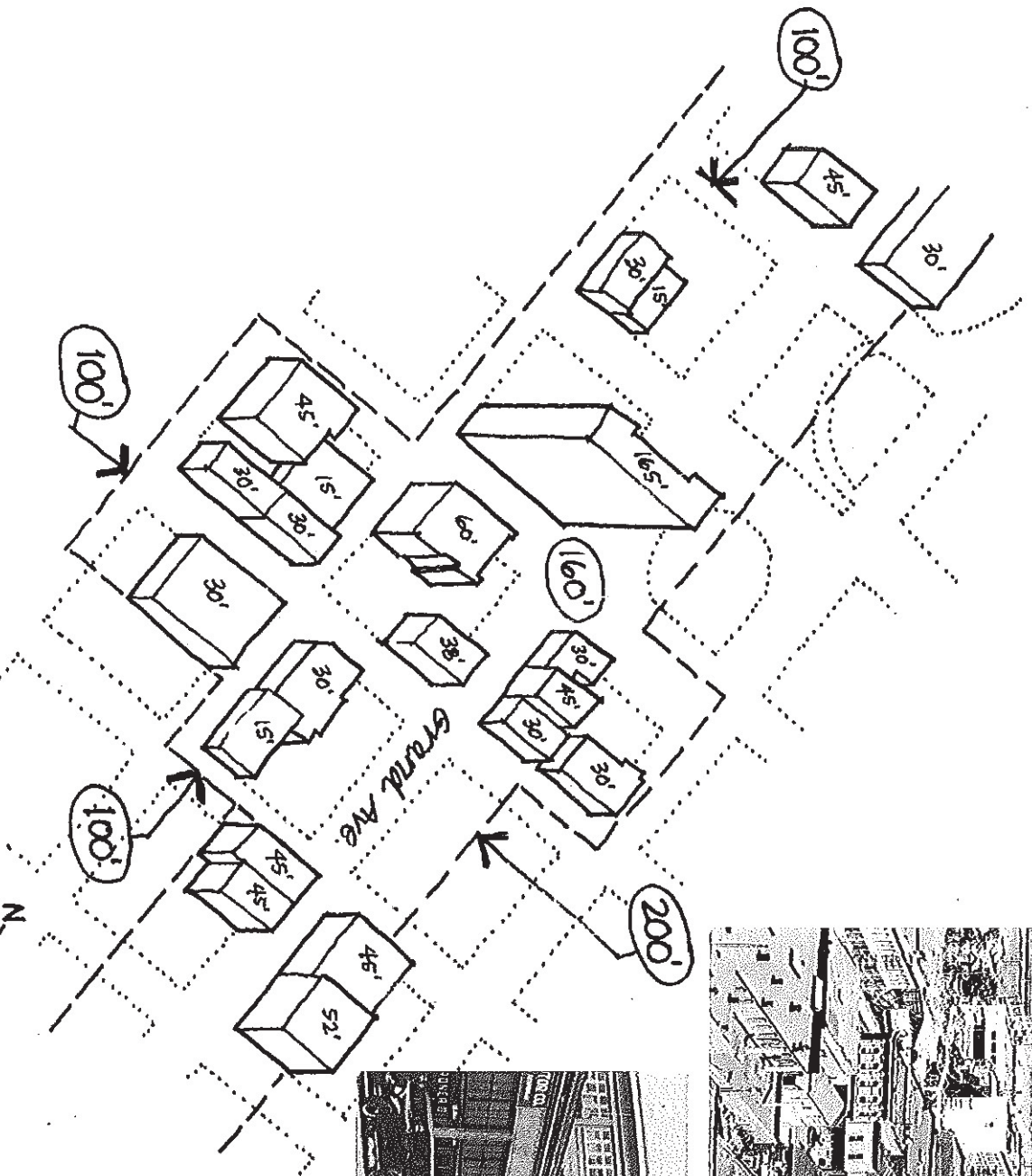
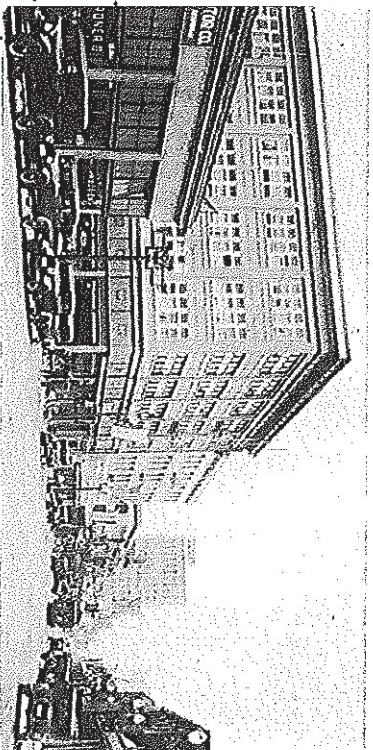
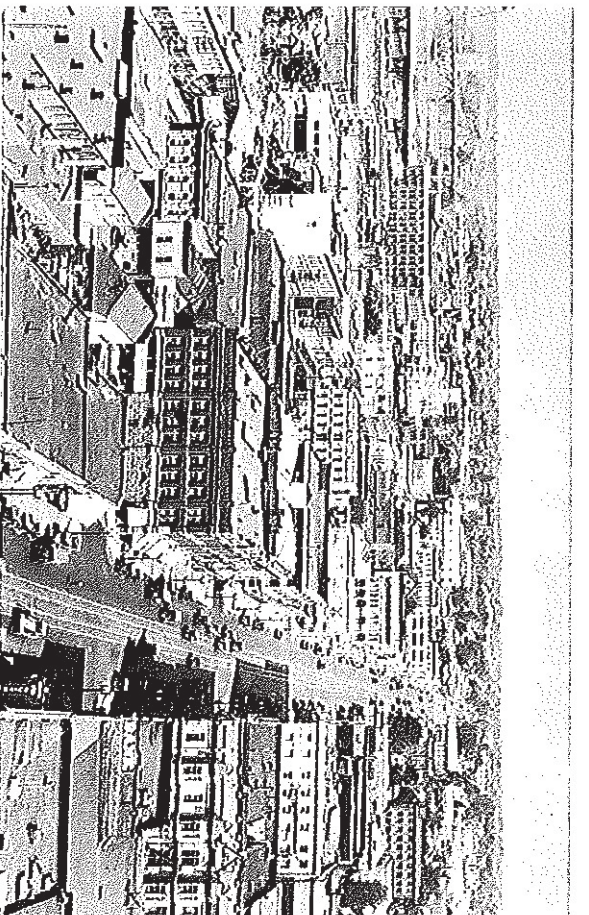
The incompatible scale of 108 Arch Street resulted in the creation of 65-foot height limits in Philadelphia Old City Historic District. Their historical commission has no purview over new construction, to the great detriment of the City's historic districts.



"The Beaumont," 14 stories in the Old City Historic District, Philadelphia. Cited as incompatible in the 2007 "Sense of Place: Design Guidelines for New Construction."

East Portland Grand Avenue Historic District

Contributing Buildings



E. Portland/Grand Ave HHD (portion proposed for 160')
Historic buildings only shown (heights approx.)

East Portland Grand Avenue Historic District—Built to Maximum Height

