

Historic Resources Code Project

SUMMARY OF PROPOSED CHANGES FOR CONSERVATION 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 conservation districts.

What you need to know

STRONGER DEMOLITION RULES



Today's regulations require a 120-day delay before historic contributing buildings in conservation districts can be demolished. This demolition delay period rarely results in buildings being saved. The proposed changes would require a new type of demolition review before contributing buildings are approved for demolition. This staff-level review would disincentivize demolition and generally require mitigation before a demolition permit is issued. Such mitigation could include rehabilitation, public history, cultural preservation, or affordability dollars that stay in the district.

Photo courtesy Scott Tice.

POSSIBILITY FOR MORE RIGOROUS REVIEW OF INFILL



The proposed changes could require large new buildings to meet the Community Design Guidelines. Requiring discretionary historic resource review (design review) would result in more compatible infill designs than the less rigorous design standards that currently apply in conservation districts. Public feedback is needed to determine which option to include in the next draft of code proposals.

An infill project that met the clear and objective design standards that currently apply in conservation districts.

INCREASED ALLOWANCES FOR ADAPTIVE REUSE



Some buildings and sites in conservation 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.

The Wonder Ballroom required use flexibility to be able to operate as an event venue in a residential zone.

PROCESS TO AMEND DISTRICT DETAILS



There is no clear process for changing the contributing (historic) status of properties in conservation districts. A new procedure would allow for owner-initiated proposals to change the contributing status of their property to reflect on-the-ground reality. Code changes would also allow City Council to revise conservation district boundaries.

The Mississippi Conservation District's boundaries have not been reviewed since its establishment in 1993.

FEWER RULES FOR MINOR ALTERATIONS



The proposed changes would exempt some exterior alterations from historic resource (i.e. design) review where it's currently required. These include 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.

Conservation districts are currently subject to a two-track system of design regulations. The proposed changes may require new construction to go through the more rigorous track (discretionary community design guidelines), while affording owners of existing buildings the same less rigorous option (clear and objective design standards) that exists today.

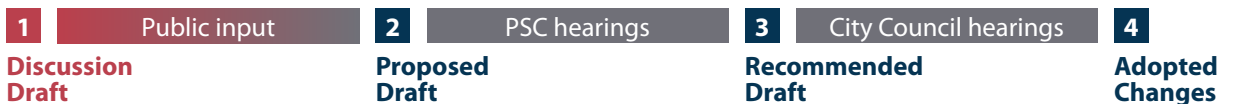
HOW TO PROVIDE FEEDBACK

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.

Traducción o interpretación	Chuyển Ngữ hoặc Phiên Dịch	翻译或传译	Письменный или устный перевод
Traducere sau Interpretare	Письмовий або усний переклад	翻訳または通訳	Turjumida ama Fasiraadda
	الترجمة التحريرية أو الشفهية	ການແປພາສາ ຫຼື ການອະທິບາຍ	

503-823-7700 | www.portlandoregon.gov/bps/71701