



Historic Resource Review Guide for Projects in Residential Zones

What Projects Require Historic Resource Review?

Certain exterior changes to all properties and new development within Historic and Conservation Districts and alterations to individual properties designated as Historic or Conservation Landmarks require Historic Resource Review. In Conservation Districts, some projects may be eligible to use the Community Design Standards in lieu of a Historic Resource Review. Zoning Code Chapter 33.445 contains a full list of the types of projects that require Historic Resource Review. This guide contains summaries of the type of projects that require review, and applicable guidelines and approval criteria.

Process

Most Historic Resource Reviews for alterations to existing structures are processed as a Type I or Type II land use review. There are exceptions -- see Zoning Code Chapter 33.846 to determine the review process for your project. Refer to the "Projects that Require Historic Review in Residential Zones".

Application Requirements

Refer to the Land Use Review Application Checklist and examples attached to this guide. **Additional details are required for Historic Resource Reviews:** These include:

- Typical sections and details – wall, windows, doors, trim, balconies, railings, canopies, materials joints, etc
- Manufacturer's cutsheets – windows, doors, light fixtures, exterior materials, mechanical units, etc.
- Identify all materials (existing and proposed) on building elevations
- Photos of existing conditions
- Drawings comparing proposed and historic conditions (such as windows)
- Roof plan (if relevant)

Approval Criteria

Depending on the type and location of the historic resource, different approval criteria apply. Some of the Design Guidelines documents contain an Applicability Chart indicating which guidelines apply to specific projects. If not, provide responses to the criteria that are relevant to the proposed work. A summary chart of applicable guidelines and Zoning Code approval criteria is attached. The guideline documents are available at the Historic Review Guideline link provided below.

Information

Online Resources

City of Portland Zoning Maps – portlandoregon.gov/bps/30420

Portland Maps website – www.portlandmaps.com

Historic Review Guidelines – www.portlandoregon.gov/designguidelines

Portland Zoning Code – www.portlandoregon.gov/zoningcode (Chapters 33.445 and 33.846)

Bureau of Development Services website – www.portlandoregon.gov/bds

Telephone

Zoning Hotline (503) 823-7526

In person

Permit Center, 1900 SW 4th Avenue, Portland, Oregon 97201.

See BDS website link above for business hours.