



Projects that Require Historic Resource Review In Residential Zones

The chart below summarizes types of residential improvement projects that require Historic Resource Review. The information is tailored to houses within Historic Districts. Before the start of any construction, property owners should verify with the City of Portland the level of review required, and if a building permit is required. Many projects listed in this handout have additional qualifiers. Refer to Zoning Code Chapters 33.445 and 33.846 for specific regulations.

Projects that require Historic Resource Review Sites Zoned RF through RH	
Alterations and Additions Contributing Structure, not landmark	All building facades ≤ 150 sq ft = Type I > 150 sq ft = Type II
Alterations and Additions Non-Contributing Structure	Street-facing facades ≤ 150 sq ft = Type I > 150 sq ft = Type II
	Not-street-facing facades <u>only</u> ≤ 150 sq ft = Exempt > 150 sq ft = Type II
All Other Non-Exempt Exterior Alterations	Type II or III
Historic Restoration , as defined in 33.910	Type I
Building a New Structure	Type II or III
New Accessory Structure	Type I
Exempt from Historic Resource Review	
Repair or Maintenance , as defined in Zoning Code Chapter 33.910	
Accessibility Structures , if they can be removed without destroying existing materials	
Storm and Screen Windows/Doors , installation or removal	
Basement Windows , alterations to existing basement windows on non-street-facing façades and meet certain dimensional requirements	
Vents , on non-street-facing façades or flat roof and meet certain dimensional requirements, RF-R1	
Solar Energy Systems , on a flat roof or a pitched roof facing a rear lot line, and meets certain dimensional requirements, except when other reviews are required	
Skylights and Roof Hatches , on a flat roof or a pitched roof facing a rear lot line	
Radon Mitigation Systems , on non-street-facing façades	
Eco-roofs , when the roof is flat or surrounded by a 12-inch parapet, except when other reviews are required	
Fences, Retaining Walls and Decks , that meet Zoning Code standards	
Alterations that do not require a Building, Site, Zoning, or Sign Permit , and that will not alter exterior features specifically listed as attributes that contribute to the resource's historic value	
New Accessory Structure , ≤ 200 s.f. of floor area when located at least 40 feet from a front property line and, if on a corner lot, 25 feet from a side street property line.	