

**Decision Table A. Historic District Heights**

Considerable testimony focused on allowed building heights in historic districts. The table below is organized by historic district to allow PSC to review each district individually.

**Background:**

- Portland has 17 historic districts on the National Register of Historic Places. Seven of these are located within the Central City. Properties in Portland’s historic districts are subject to Historic Resource Review to ensure exterior alterations and new construction protect individual historic buildings and maintain the coherency of the district as a whole. Historic Resource Review is a discretionary land use review process based on approval criteria in the zoning code and, where adopted, district-specific design guidelines.

**Policy Approach:**

- To protect the integrity of historic districts and reduce conflicts in the Historic Resource Review process, staff propose refining heights in Central City historic districts.
- Adherence with Comprehensive Plan Policy 4.49, “Resolution of Conflicts in Historic Districts. Adopt and periodically update design guidelines for unique historic districts. Refine base zoning in historic districts to take into account the character of the historic resources in the district.”
- The proposed refinement removes bonus height options in all historic districts and reduces base heights in three historic districts that were listed in the National Register subsequent to the 1988 Central City Plan.
- The proposed heights take into account the historic resources in each district, the approval criteria used for Historic Resource Review, and the City’s desire to encourage compatible infill on vacant and non-historic sites within these districts.

**Contents of Decision Packet A: Historic District Heights**

- Decision Table A
- Maps A1, A2 and A3

**Summary of testimony:**

Twenty-eight pieces of testimony were submitted related to heights in Central City historic districts

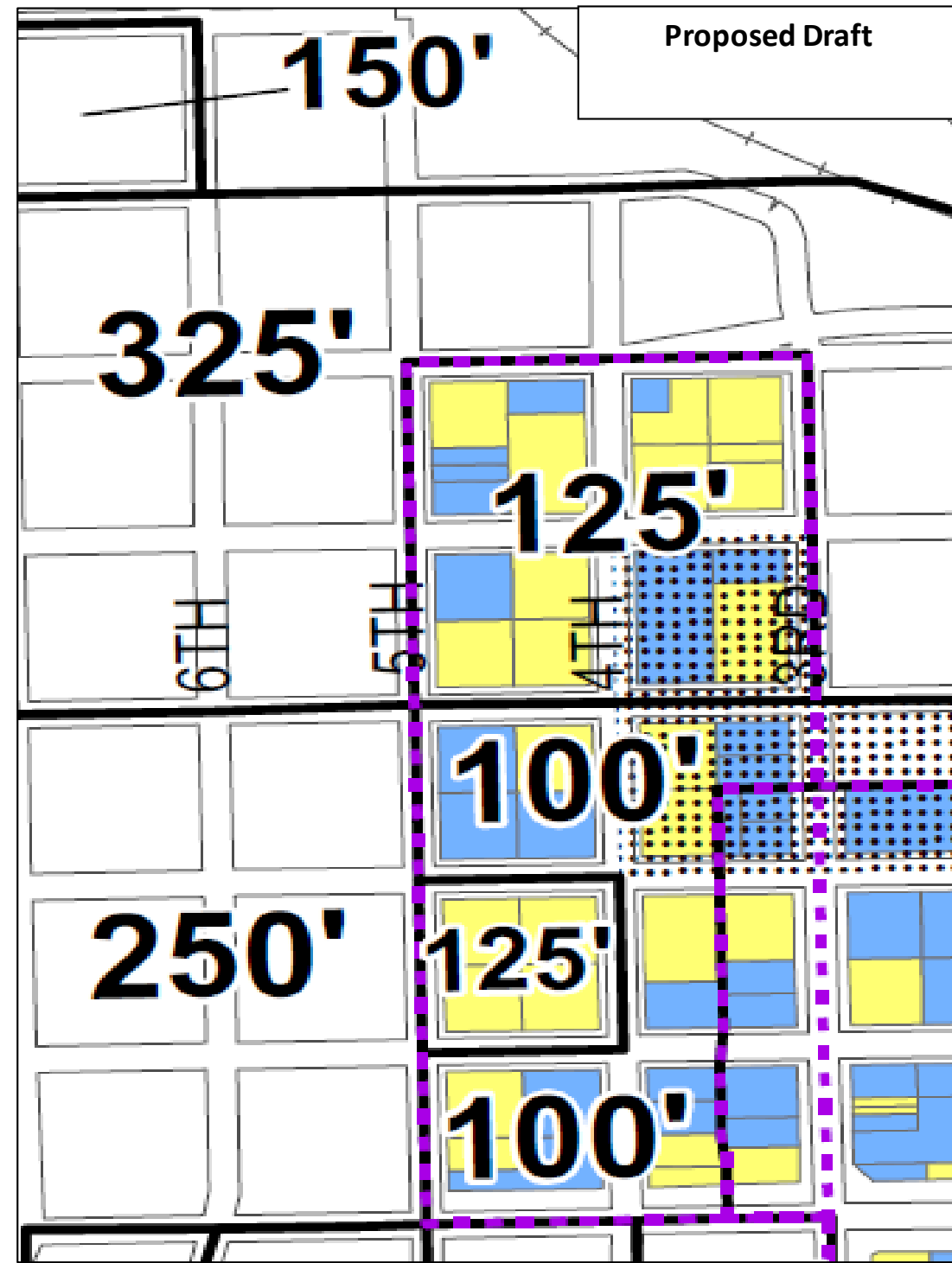
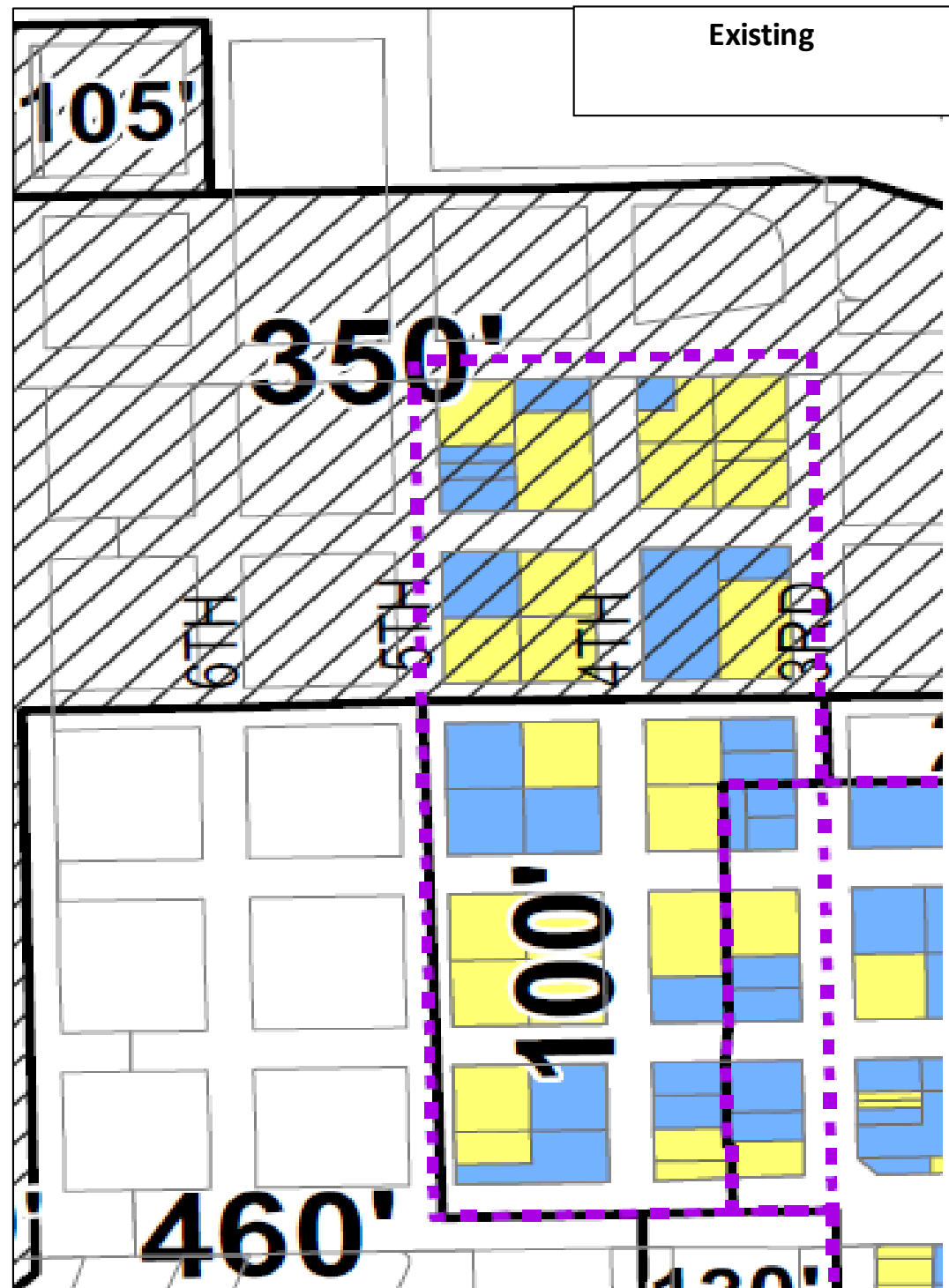
- Architectural Heritage Center, Restore Oregon, and individuals testified in general support of the policy approach to Proposed Draft heights
- Individual property owners in New Chinatown/Japantown, NW 13<sup>th</sup> Avenue, and East Portland/ Grand Avenue requested no reduction in current heights on their property and/or within their historic district.

Ref #	Comment #	Commenter(s)	Historic District	Proposed draft	Request(s)	Staff recommendation	Staff rationale	Discuss?	PSC decision
A1 and Map A1	21097,	Old Town/ Chinatown Community Association,	New Chinatown/ Japantown Historic District	New Chinatown/ Japantown Historic District heights of 75', 100' and 125'.  Reference: Map 510-3, p. 327	1. Old Town/ Chinatown Community Association and Jaqueline Peterson- Loomis request affirmation of Proposed Draft historic district heights.  2. Property owner Menashe requests maintaining existing 350' height on Block 26 to allow for a 7/8ths block redevelopment project in the future.  3. Portland Historic Landmarks Commission requests district-wide 75' height.	<b>Retain Proposed Draft version</b>	Heights in the New Chinatown/ Japantown Historic District have not been refined since the district's listing in the National Register of Historic Places in 1989.  The heights presented in the Proposed Draft provide a consistent approach that takes existing buildings and historic resource review into account.	<input checked="" type="checkbox"/>	<input type="checkbox"/> Support staff rec.  <input type="checkbox"/> Other
	20833,	Michael Menashe,							
	21010,	Jaqueline Peterson-Loomis,							
	20982	Portland Historic Landmarks Commission							


Ref #	Comment #	Commenter(s)	Historic District	Proposed draft	Request(s)	Staff recommendation	Staff rationale	Discuss?	PSC decision
A2 and Map A2	20865,	Albert Solheim,	NW 13th Avenue Historic District	NW 13th Avenue Historic District height of 75'.  Reference: Map 510-3, p. 327	<ol style="list-style-type: none"> <li>1. Pearl District Neighborhood Association supports elimination of height bonuses and a maximum height of 100' in the south end and 75' in the north end of the historic district.</li> <li>2. Property owner and owner representatives request returning heights to 100' in the south end and 75' in the north end of the historic district, as well as retaining height bonuses.</li> <li>3. Portland Historic Landmarks Commission requests district-wide 75' height.</li> </ol>	<b>Proposed Amendment: Increase the height in the NW 13th Avenue Historic District to 100' south of NW Hoyt Street, but otherwise affirm the district heights as presented in the Proposed Draft.</b>	Although the Historic Landmarks Commission requested a 75' height in the historic district, the presence of contributing historic buildings at or above 75' in height and the testimony received from property owners interested in making seismic and other improvements necessitating rooftop additions to those taller buildings provide rationale for increasing to 100' the heights south of Hoyt Street.	<input checked="" type="checkbox"/>	<input type="checkbox"/> Support staff rec.  <input type="checkbox"/> Other
	20952,	Patricia Gardner							
	20975,	Dana Krawczuk							
	21071,	Albert Solheim,							
	21073,	Tim Eddy,							
20982	Kirk Ranzetta--Portland Historic Landmarks Commission								
A3 and Map A3	20292,	Bruce Burns,	East Portland/ Grand Avenue Historic District	East Portland/Grand Avenue Historic district heights of 100', 160', and 200'.  Reference: Map 510-3, p. 327	<ol style="list-style-type: none"> <li>1. Property owners request heights in the East Portland/ Grand Avenue Historic District not be reduced from the existing heights of 100' and 200'.</li> <li>2. Property owners Malsin and Malsin recommend retaining both the existing base and bonus heights in the district to encourage redevelopment at bridgeheads and along transit corridors.</li> <li>3. Portland Historic Landmarks Commission requests district-wide 75' height.</li> </ol>	<b>Retain Proposed Draft version</b>	Heights in East Portland/ Grand Avenue Historic District have not been refined since its listing in the National Register of Historic Places in 1991.  The heights presented in the Proposed Draft provide a consistent approach that takes existing buildings and historic resource review into account. The Proposed Draft heights allow for taller development at the bridgeheads consistent with the 160' contributing 1928 Weatherly Building.	<input checked="" type="checkbox"/>	<input type="checkbox"/> Support staff rec.  <input type="checkbox"/> Other
	20896,	Eric Cress,							
	20698,	Jonathan Malsin,							
	20945,	Brad Malsin,							
	20982	Kirk Ranzetta--Portland Historic Landmarks Commission							
A4	20849,	Michael Cocks,	Irvington Historic District	Irvington Historic District height of 75' between NE Broadway and NE Schuyler, NE 7th to NE 16th.  Reference: Map 510-3, p. 327	<ol style="list-style-type: none"> <li>1. Resident request for "even taller" buildings in portion of the Irvington Historic District within the Central City</li> <li>2. Irvington Land Use Committee and property owner Heuer request application of CM2 zoning in this area, with height of 45'.</li> </ol>	<b>Retain Proposed Draft version</b>	Heights in the portion of the Irvington Historic District within the Central City have not been refined since the district's listing in the National Register of Historic Places in 2010.  The Proposed Draft allows for building heights that are more compatible with the historic district than the existing heights, while still allowing larger buildings consistent with the Central City.	<input checked="" type="checkbox"/>	<input type="checkbox"/> Support staff rec.  <input type="checkbox"/> Other
	21096,	Dean Gisvold -- Land Use Committee, Jim Heuer							
	21095,	Jim Heuer							
	21045	Dean Gisvold Irvington							


Ref #	Comment #	Commenter(s)	Historic District	Proposed draft	Request(s)	Staff recommendation	Staff rationale	Discuss?	PSC decision
A5	20982	Kirk Ranzetta-- Portland Historic Landmarks Commission	Historic district height maps	510 height maps and zoning code	Add a new map to the code that shows each Central City historic district and explicitly states that heights are maximum allowances and actual approvable heights will be determined by the Portland Historic Landmarks Commission during the discretionary land use process.	<p><b>Staff presents other considerations for discussion:</b></p> <ol style="list-style-type: none"> <li><b>1. New action item directing BPS/BDS to develop a handout describing historic district heights as allowances contingent on an applicant meeting the historic resource review approval criteria.</b></li> <li><b>2. Creation of a new 510 map showing locations of Central City historic districts and/or addition of 510 code language that describes height as an allowance contingent on historic resource review approval.</b></li> </ol>	Staff supports the concept of greater transparency. The only question is what is the best way to provide that transparency.	<input checked="" type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other

Map A1: New Chinatown/ Japantown Historic District Heights

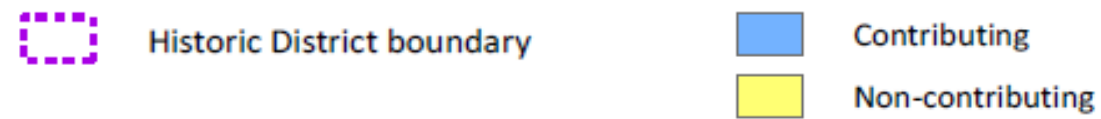
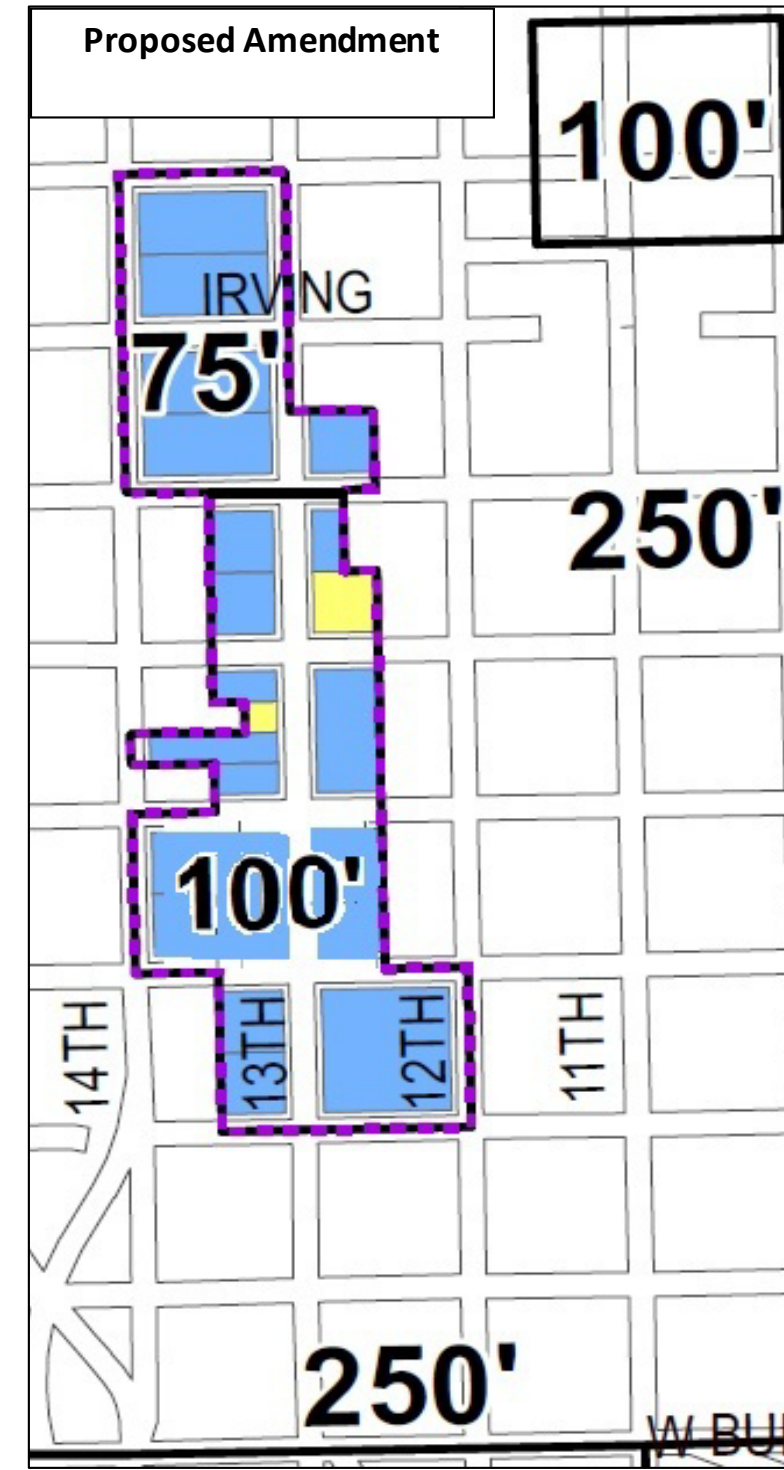
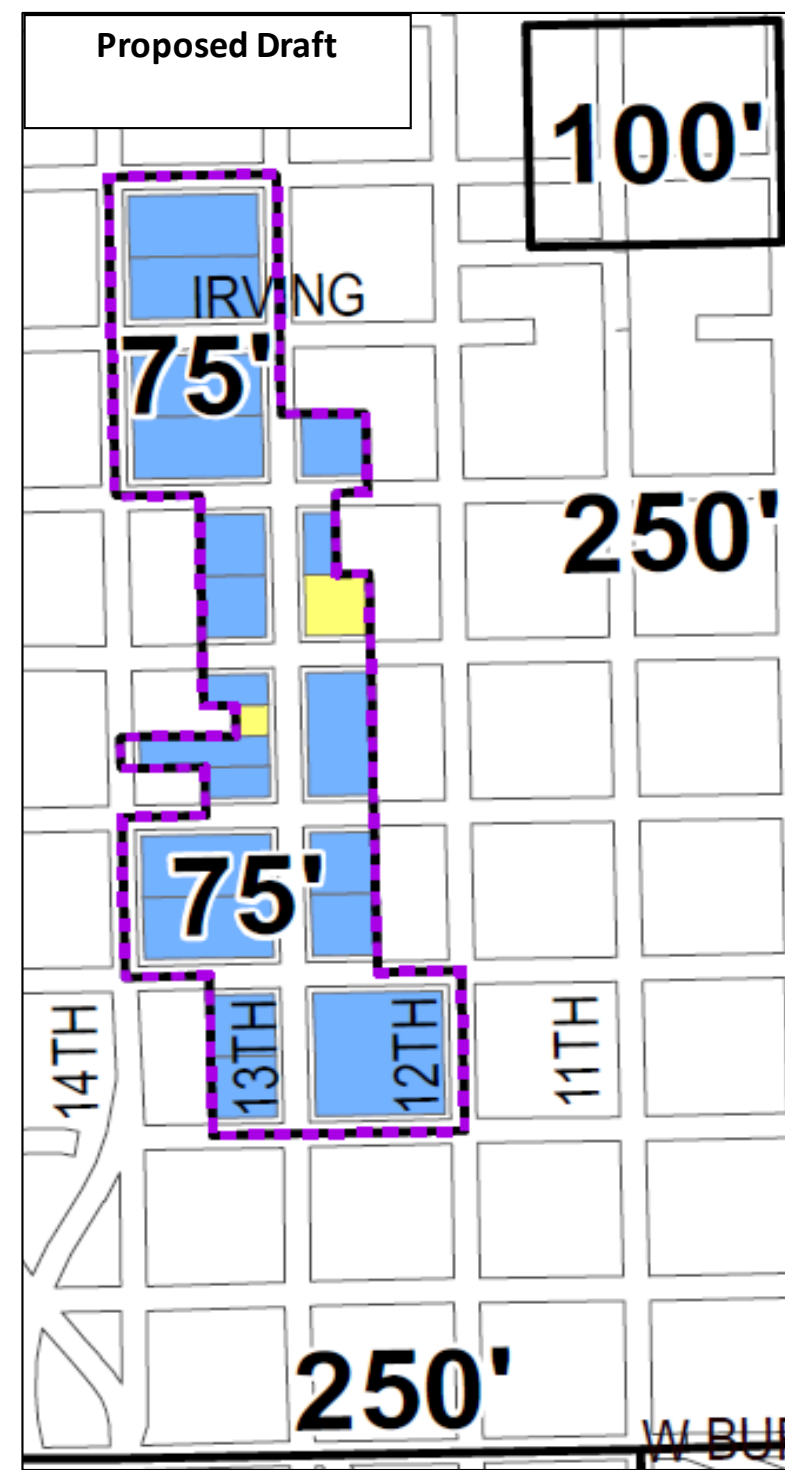
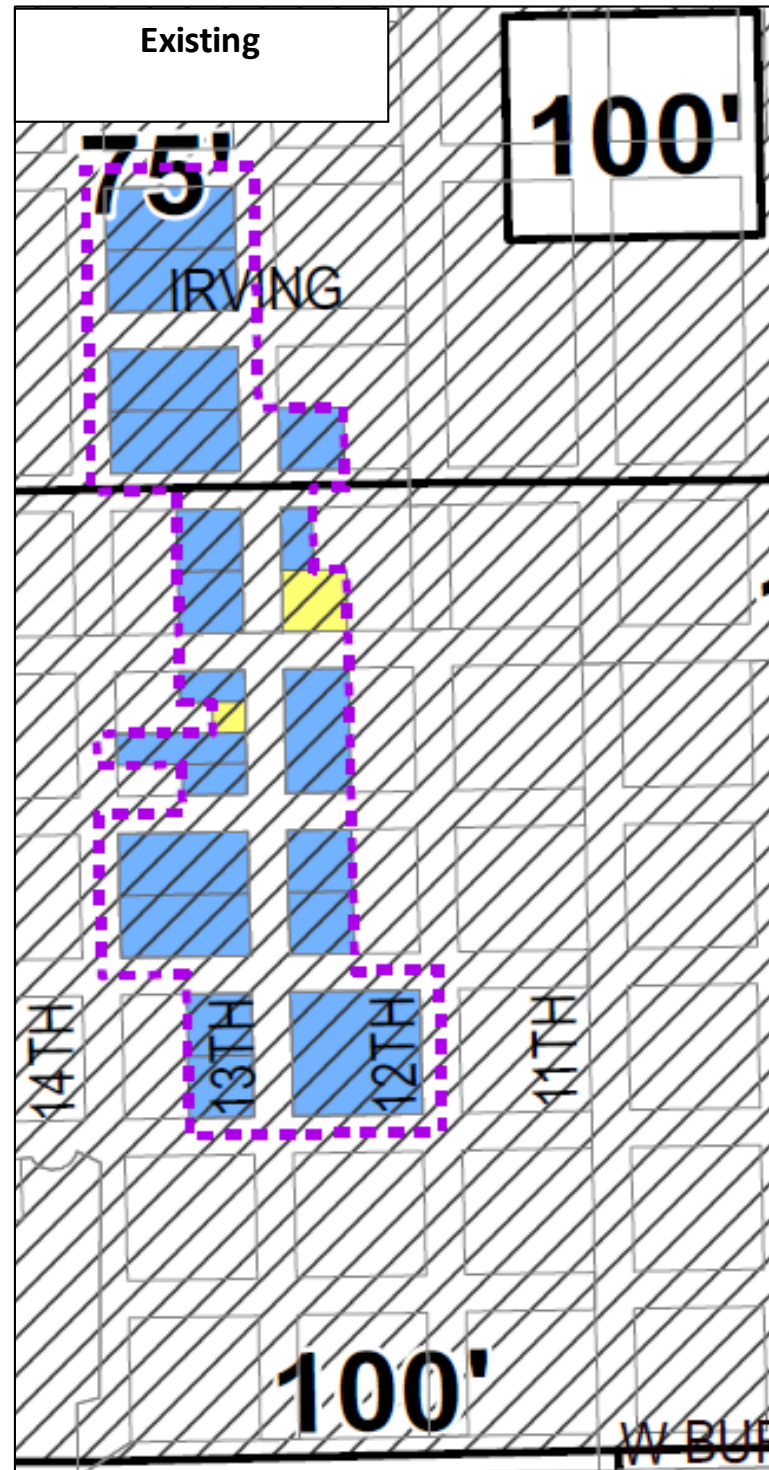


 Historic District boundary

 Contributing

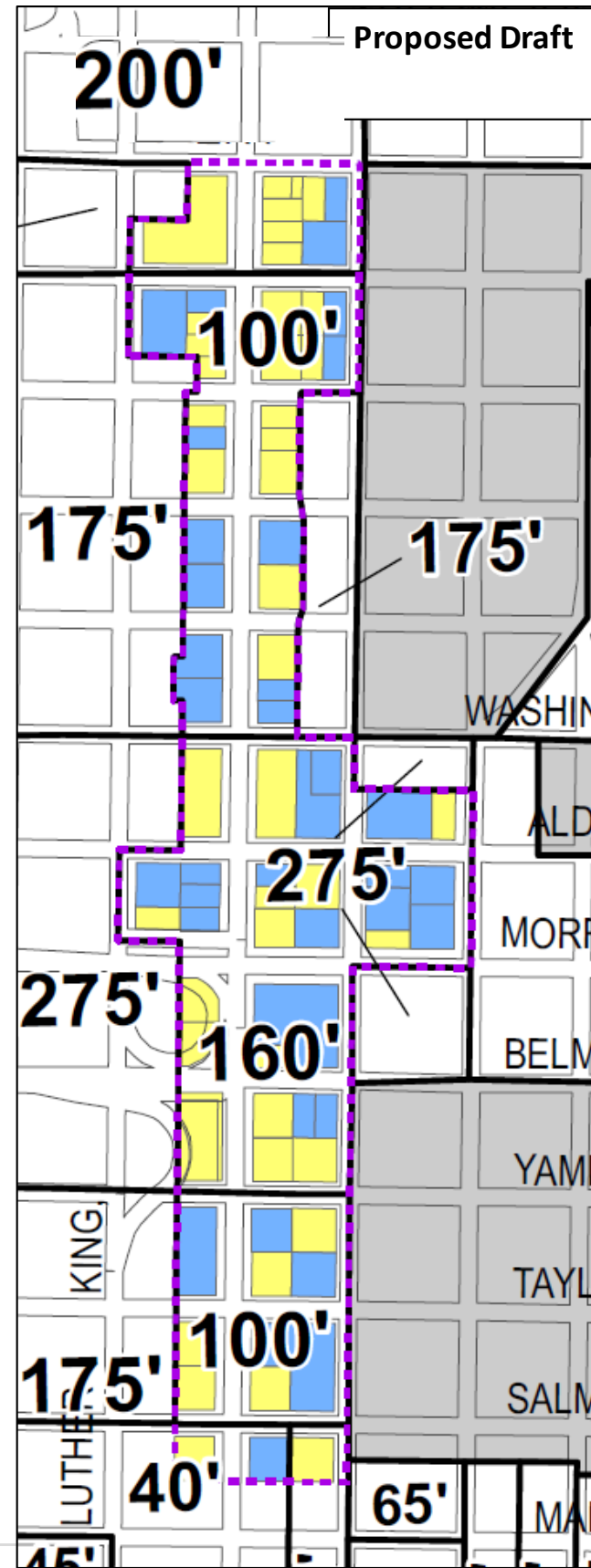
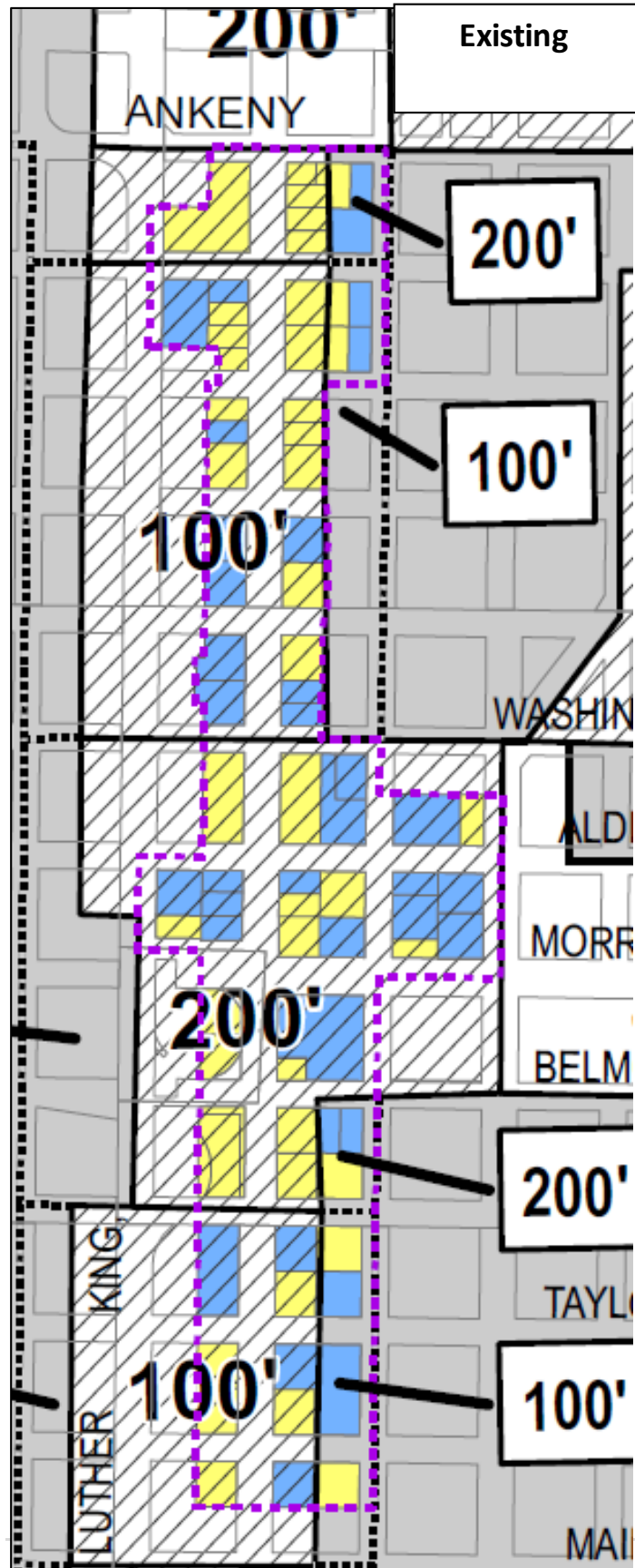
 Non-contributing




Map A2: NW 13th Avenue Historic District Heights





Map A3: East Portland/ Grand Avenue Historic District Heights



-  Historic District boundary
-  Contributing
-  Non-contributing