Historic Resources Code Project

The Bureau of Planning and Sustainability is advancing a zoning code project that will make changes to how the City of Portland identifies, designates and protects historic resources. The Historic Resources Code Project follows a 2016 Oregon State Supreme Court decision and recently-adopted changes to state administrative rules, both of which provide opportunities for improving Portland's historic resource protection programs. During this moment of citywide growth and change, the project seeks to better align the city's historic preservation programs with other community goals.

The project is divided into three primary focus areas:

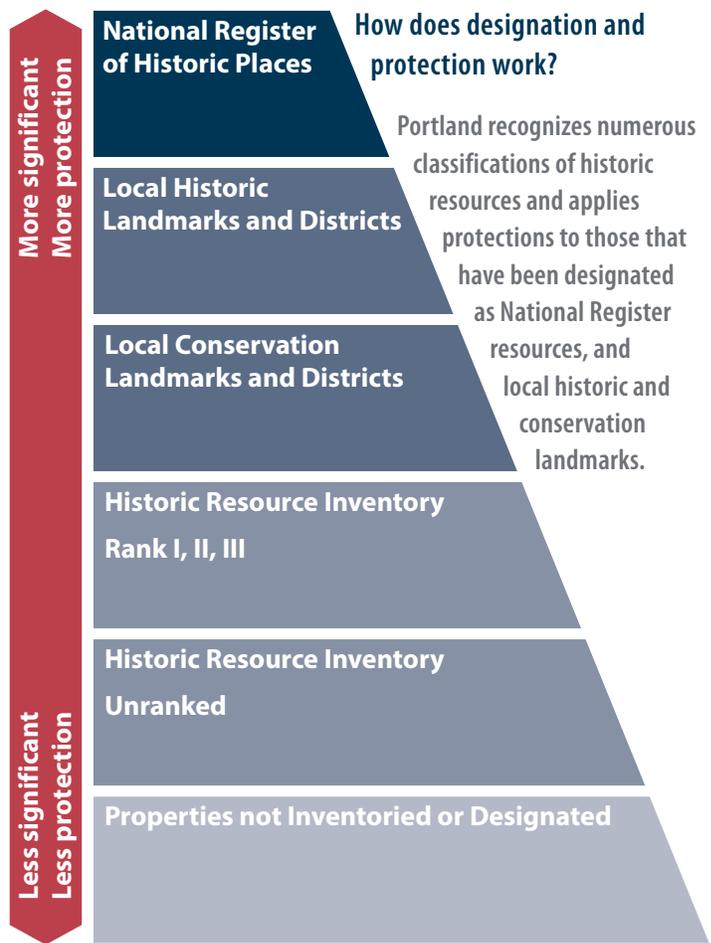### 1. Inventorying Significant Historic Resources

- Develop a framework for updating the 33-year-old citywide Historic Resource Inventory (HRI).
- Develop a procedure for adding properties to and removing properties from the HRI.
- Review owner consent requirements for listing significant properties in the HRI; evaluate existing by-right HRI removal option.

2. Designation of Landmarks and Districts

- Overhaul procedures for designating new local historic and conservation landmarks and districts.
- Reduce existing 100 percent owner consent requirement for designation of local historic and conservation districts.

3. Protection of Designated Historic Resources

- Revise demolition and design protections that apply to locally designated historic and conservation landmarks and districts.
- Explore additional zoning code incentives available to designated historic resources.
- Review thresholds, procedures and exemptions for projects subject to historic resource review, including accessory building demolition, new signs, minor seismic alterations, window and door replacement, solar installations and changes to non-street facing elevations.

More significant / More protection → **Less significant / Less protection**

- National Register of Historic Places
- Local Historic Landmarks and Districts
- Local Conservation Landmarks and Districts
- Historic Resource Inventory Rank I, II, III
- Historic Resource Inventory Unranked
- Properties not Inventoried or Designated

How does designation and protection work?

Portland recognizes numerous classifications of historic resources and applies protections to those that have been designated as National Register resources, and local historic and conservation landmarks.

The Historic Resources Code Project will research regional and national best practices, analyze deficiencies in Portland's existing programs and propose zoning code changes related to the procedures, thresholds and incentives that apply to inventoried and designated historic resources. The project will build upon previous historic resource zoning code projects that were adopted in 2013, 2004, 2002 and 1996.

The project is not proposing to develop district-specific design guidelines or standards, inventory or designate new historic resources, offer financial incentives to owners of historic resources, or make changes to building regulations outside of the Portland zoning code. The adopted zoning code changes that result from this project will inform the Bureau of Planning and Sustainability's future historic resources projects, which may include additional code changes, development of district-specific guidelines and standards and a citywide update to the Historic Resources Inventory.

Moulton House, a Conservation Landmark in NW Portland that has been adaptively reused into six condominium units.

FOR MORE INFORMATION

Visit www.portlandoregon.gov/bps/58976

Contact Bureau of Planning and Sustainability:

Brandon Spencer-Hartle, Project Manager
503-823-4641, historic.resources@portlandoregon.gov

What is the HRI?

The Historic Resources Inventory (HRI) is the product of a citywide survey of potentially significant historic resources that have been documented for their eligibility for historic designation. Listing in the HRI is not a designation, but a determination of historic significance based upon initial research and documentation. Last updated in 1984, the HRI is a public resource that provides information about the city's most important architectural, cultural and historic places.

Project timeline:

PHASE I: CONCEPT DEVELOPMENT		PHASE II: CODE AMENDMENTS		
SEPT–OCT 2017	★ **NOV 2017–FEB 2018**	**FEB–APRIL 2018**	**MAY–JULY 2018**	**AUG–NOV 2018**
Project Launch Best Practice Research	**Stakeholder Roundtables** Public Input Opportunities	**Concept Refinement** Code Development	**Public Review of Code Options** Stakeholder Roundtables	**Public Hearings** Planning and Sustainability Commission and City Council