Local Historic District Regulations

Laurelhurst Information Session
Bureau of Planning and Sustainability (BPS)

- Manages maps and public information about historic resources.
- Coordinates with local, state, and federal agencies.
- Develops design guidelines for unique historic districts.
- Codifies policies, procedures, and regulations into the zoning code.
Bureau of Development Services (BDS)

- Implements building and zoning code regulations.
- Supports the Portland Historic Landmarks Commission in review of alterations, additions, and new construction proposals.
- Processes applications for demolition review and historic resource review (design review).
Historic Resource Classifications

National Register Resources
- Designated by National Park Service
- Automatic demolition protections

Local Historic Landmarks/Districts
- Designated by City Council
- Requires 100% owner consent
- Demolition and design protections

Local Conservation Landmarks/Districts
- Designated by City Council
- Requires 100% owner consent
- Demolition and design protections

Historic Resource Inventory
- Significant, but not designated, resources
- Only regulation is 120-day demo delay
Portland’s Historic Districts
Kenton Commercial Historic District
Portland’s Individual Landmarks
Portland’s Individual Landmarks

[Images of various buildings]
What’s Already “Historic” in Laurelhurst?
Contributing v. Noncontributing
Demolition Protections

- **Deconstruction.** Required salvage of structural and architectural features. Applies to houses built before 1916.

- **Demolition Delay.** 120-day delay period before property can be demo’d. Applies to HRI resources.

- **Demolition Review.** Mandatory City Council review of demolition applications. Applies to contributing resources in National Register historic districts.
Design Protections

- **Historic Resource Review**
  Discretionary design review that applies to alterations, additions and new construction. Small projects reviewed by staff, large projects reviewed by Landmarks Commission.

- **Design Standards**
  Clear and objective rules that apply to alterations, additions and new construction.
2017 State Administrative Rule Changes

Must protect National Register Resources, regardless of whether the resources are designated in the local plan or land use regulations, by review of demolition or relocation that includes, at minimum, a public hearing process that results in approval, approval with conditions, or denial and considers the following factors: condition, historic integrity, age, historic significance, value to the community, economic consequences, design or construction rarity, and consistency with and consideration of other policy objectives in the acknowledged comprehensive plan.

For a National Register Resource listed in the National Register of Historic Places after January 27, 2017, additional protection measures may be applied only upon considering, at a public hearing, the historic characteristics identified in the National Register nomination; the historic significance of the resource; the relationship to the historic context statement and historic preservation plan contained in the comprehensive plan, if they exist; the goals and policies in the comprehensive plan; and the effects of the additional protection measures on the ability of property owners to maintain and modify features of their property. (see OAR 660-023-0200)
BPS Historic Resources Code Project

- Incorporate new State Rules into Portland’s zoning code
- Codify procedure for adding additional protections to new National Register resources
- Expand regulatory incentives, such as reuse, parking, and housing flexibility
- Refine scope of historic resource review (where it applies)
- Expected adoption in mid-2019
Consequences of a Laurelhurst HD

- Demolition and relocation review would be required for all contributing resources, including houses, garages, and other structures.
- Additional protections (historic resource review or design standards) would not be applied without a decision by the Portland City Council.
Consequences of a Laurelhurst HD

- Other zoning regulations would still apply (including development standards and use allowances).
- Local regulatory incentives would be available to contributing properties.*
- Area may be considered for local designation and/or additional protections.

*Pending zoning code changes
Three Take Aways

- City of Portland is not responsible for designation process; However, City Landmarks Commission will comment on merits of nomination.
- Demolition and relocation review will apply to contributing resources automatically upon designation.
- Future changes to zoning code will define process by which design protections may be considered for a Laurelhurst Historic District.
Example Design Guidelines

HOW TO USE THIS DOCUMENT

Each guideline addresses a specific topic, but has the same components.

The **TITLE** is in capital letters, bold, and uses an alpha-numeric prefix that relates to the framework described on the preceding pages. For example, Guideline B2: DESIGN OF ALTERATIONS is the second guideline of Section B, ALTERATION GUIDELINES.

The **BACKGROUND** statement outlines the reasons for the design guideline and the goals that the City wishes to achieve. The background statement also provides clarification among related or similar design guidelines or adds more detail to the guideline language. This information helps inform application of the guidelines, but does not serve as approval criteria.

The **DESIGN GUIDELINE LANGUAGE** serves as the actual approval criteria.

The **accomplished by** statements and photographs are provided to exemplify and illustrate how guidelines may be met. In many cases the descriptions are followed by pictures of examples. The accomplished by’s and the examples must not be considered as the only possible design solutions. They are intended to stimulate new ideas and provide direction for designers and developers, but are not approval criteria.

GENERAL GUIDELINE B2: DESIGN OF ALTERATIONS

**BACKGROUND:**

Proposed changes to the building should respect the original building style, especially retaining original bays and openings such as the historic storefront width and height.

Features or elements specific to a different historic architectural style, even one found in the district, should not be used.

Culturally authentic details such as parapet or other roof top edge detailing, entryway surrounds, awnings, projecting balconies, signs, and other design elements which illustrate or suggest a building’s Japanese or Chinese affiliation may be appropriate depending on the change’s impact on historic materials.

**GUIDELINE B2**

**DESIGN ALTERATIONS TO BE RESPECTFUL OF THE ORIGINAL STYLE, TYPE, AND DESIGN OF THE BUILDING.**

**Guideline B2 may be accomplished by:**

- Using contemporary building details which tie the building to its ethnic or cultural history, but don’t create a false sense of that history.
- Ensuring that architectural elements from other historic building styles are not unintentionally introduced.
- Integrating authentic design elements in ways that minimally impact the existing building’s historic materials and overall stylistic presentation.