

Historic Resources Code Project



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



June 2, 2020 | Briefing

HRCP Timeline

- Concept development early 2019
- Discussion Draft public review February-June 2020
- Proposed Draft *was* to be released spring 2020
- Proposed Draft *now* scheduled for release August 2020
- Planning and Sustainability Commission hearing TBD August/September 2020



A Few Things About Historic Resources

- National Park Service manages best practice and National Register listing
- Some resources are eligible for state, federal, or foundation incentive dollars
- Most regulations are adopted at the local level
- But—in Oregon—land use Goal 5 establishes baseline rules, including:
 - Owner consent requirement for individual landmark designation
 - Automatic application of protections to properties listed in the National Register of Historic Places



Not in the Historic Resources Code Project

- Changes to State and Federal regulations
 - Owner consent required for all individual Landmark designations
 - National Register listings subject to demolition review hearing
 - Public projects subject to compliance review
- Listing new resources
- Revisiting the designation status of previously-listed resources
- Changing the zoning map

*Note that the Residential Infill Project applies to historic resources (even districts)



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- Revisiting City approach to identifying, designating, protecting, and reusing historic resources
- Reducing automatic regulatory effect of National Register listing
- Increasing public involvement and impact analysis required for local listings
- Increasing the diversity of resources that are listed and protected
- Codifying a clear menu of protection approaches for the designations
- Providing for adaptive reuse flexibility in zoning code



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- Listing new Historic or Conservation Districts will require City Council vote and findings against Comprehensive Plan policies
 - National Register districts can still be formed—but state law requires them to have demolition review
- Process to allow for the removal or ‘demotion’ of Landmarks/Districts



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- Locally-designated Historic Landmarks, Conservation Landmarks, and contributing buildings in Conservation Districts will get demolition review (currently subject to demolition delay)
- Alternative approval process for demolition of contributing garages
- Parking requirements will be removed for all designated landmarks and districts
- Adaptive reuse options will be made available to designated landmarks and districts, including going beyond RIP unit caps in single-dwelling zones
- Expanded exemption to Historic Resource Review



Solar Panel Exemption

- Current regulations require solar panels to be reviewed through historic resource review
- Some rear-lot facing solar panels exempt from historic resource review
- HRCP proposal to exempt solar panels on rear and side-lot facing roof slopes and detached accessory structures in Historic Districts

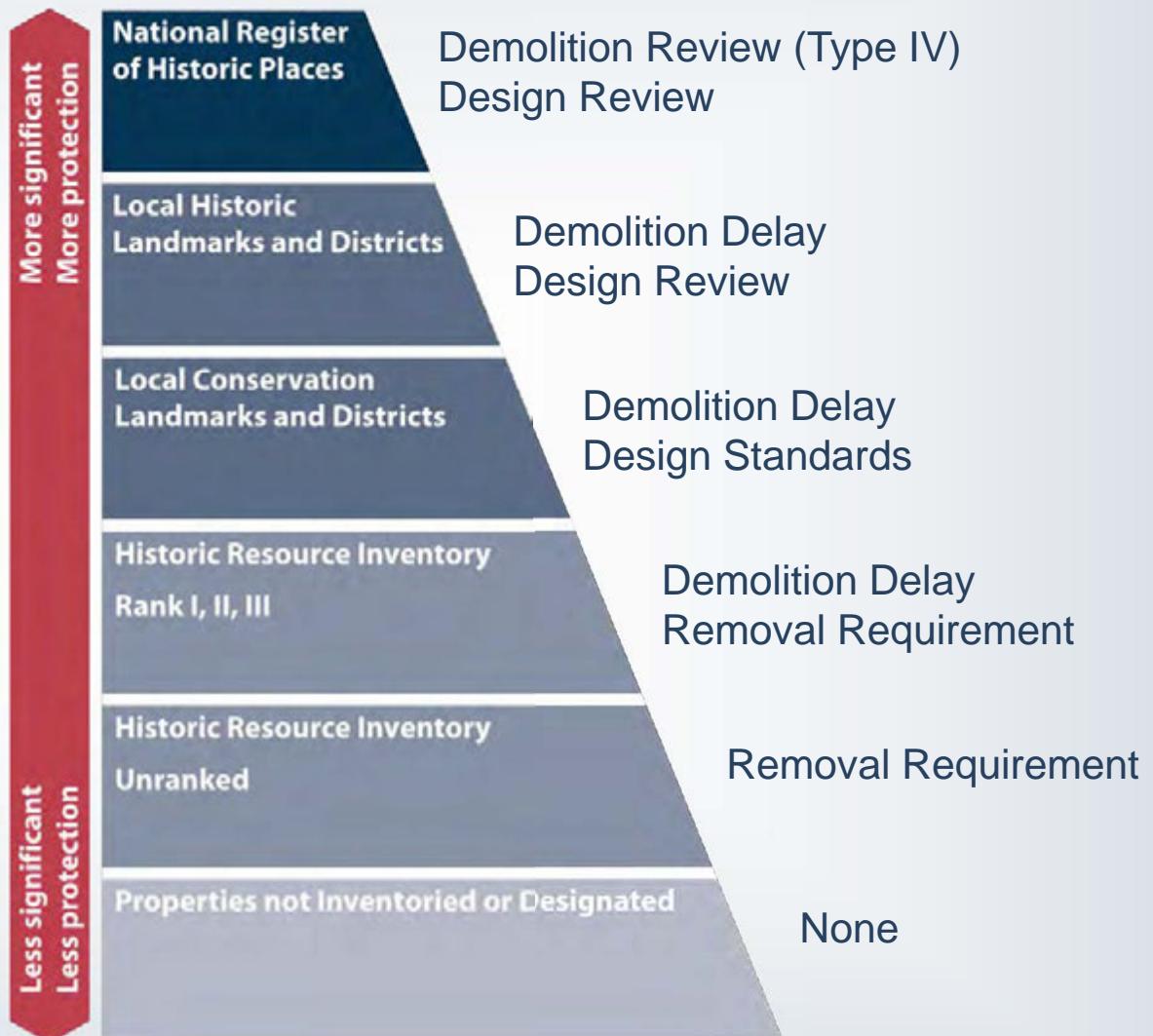


Detached Structure Exemption

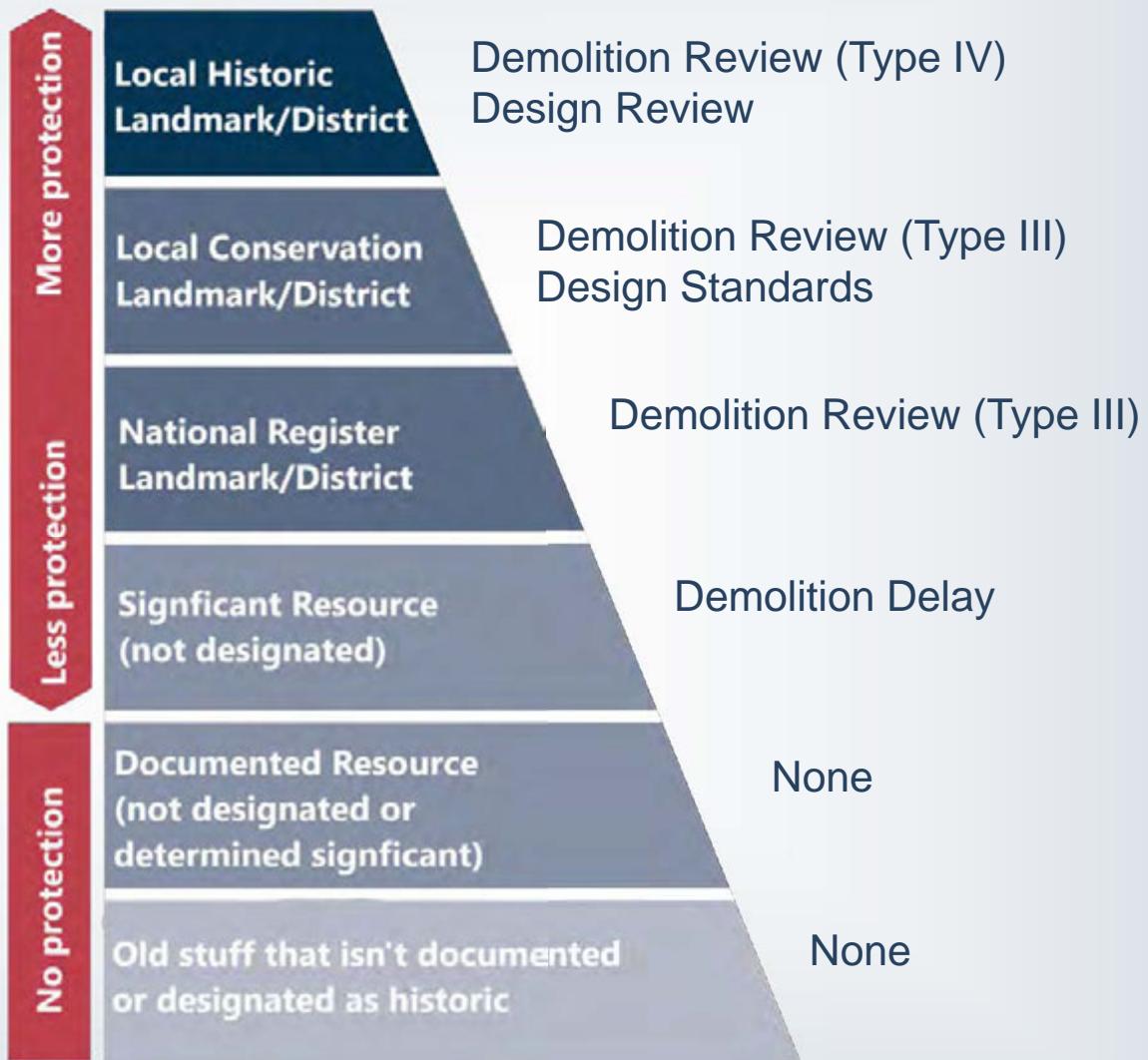
- Current regulations require detached structures to be reviewed through historic resource review
- Some 200 square foot structures exempt from historic resource review
- HRCP proposal to exempt larger detached structures in Historic Districts



Today's Historic Resource Hierarchy



Proposed Historic Resources Hierarchy



Next Steps

- Code writing and editing to wrap up soon
- Proposed Draft to be released in late summer
- PSC hearing TBD in August/September—HBA feedback welcome and wanted

