

# Mill-Pine National Historic District Residential Design Guidelines



## **Roseburg, Oregon**

Adopted May 27, 2010 – Ordinance No. 3344



## Appendix B

# Secretary of the Interior's Standard for Rehabilitation

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The following list of the *Secretary of the Interior's Standards for Rehabilitation* is applied to specific rehabilitation projects.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historical materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

# Appendix E

## Incentive Programs

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### Oregon State Historic Preservation Office Administered Incentive Programs

The National Register program is administered by the Oregon State Historic Preservation Office (SHPO). 1-503-986-0671 [www.oregon.gov/OPRD/HCD/grants.shtml](http://www.oregon.gov/OPRD/HCD/grants.shtml)

The following benefits are for **Contributing** buildings within the Mill-Pine National Historic District:

- 1) **Recognition:** Owners may want to receive an official certificate of designation and/or purchase an official plaque that can be placed on the building. Both of these are optional.
- 2) **Eligibility for Federal Tax Credit.** The SHPO administers a federal tax credit program that can save building owners 20% of the cost of rehabilitating their National Register-listed commercial, industrial, or rental residential building. Requirements include submitting a short application form and performing only work that meets appropriate rehabilitation standards. Because tax aspects outlined above are complex, individuals should consult legal counsel, an accountant or the appropriate local IRS office for assistance in determining the tax consequences of the above provisions.
- 3) **Consideration in Planning for Federal Projects:** Section 106 of the National Historic Preservation Act of 1966 requires that federal agencies allow for the Advisory Council on Historic Preservation to have an opportunity to comment on all federally licensed, permitted or funded projects affecting historic properties listed in the National Register.
- 4) **Oregon Tax Incentive:** The Special Assessment for Historic Properties tax incentive program allows owners of properties listed in the National Register of Historic Places to have a "freeze" placed on the assessed value of the property for a 10-year period. The program is designed to assist property owners in the preservation of historic resources. State law requires property owners to submit a preservation plan for the building and install identification plaque. After completion of the first term, owners have the opportunity to apply for an additional 10-year freeze.
- 5) **Building Code Leniency:** Under Section 3403.5 of the Uniform Building Code/Oregon Structural Specialty Code, National Register properties, and other certified historic buildings, are eligible to be considered for waivers of certain normal code requirements in the interest of preserving the integrity of the property.
- 6) **Grants:**
  - a) Competitive "Preserving Oregon" historic rehabilitation grants are available through the Heritage Conservation Division for properties listed in the National Register of Historic Places. These funds are awarded for rehabilitation work that supports the preservation of historic resources listed on the National Register of Historic Properties, or for significant work contributing toward identifying, preserving and/or interpreting archaeological sites. Grant funds may be awarded for amounts up to \$20,000, which

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must be matched 1:1 by the grantee. Many of the grants are awarded to public buildings (city and county) or non-profit organizations managing/owning historic properties. More information on the program and application deadlines contact the Oregon SHPO or visit their grant website.

**b)** The Certified Local Government (CLG) program offers grants to cities and counties that have been "certified" as historic preservation partners with both the state and the federal governments. These grants can be used for a wide range of historic preservation activities, including National Register nominations, historic property surveys, preservation education projects, preservation code development, building restoration, and preservation planning. Between roughly \$65,000 and \$200,000 is currently available per year, depending on the federal allocation and state priorities.

**c)** The Oregon Heritage Commission also administers the Grant Heritage Program, which provides matching grants for a wide range of heritage-related projects by local, regional, or statewide groups. There is currently \$200,000 per biennium in this program. **Contact:** Oregon Heritage Commission Coordinator, Phone: (503) 986-0673.

### **HUD's Community Development Block Grant (CDBG)**

**CDBG** program provides annual grants on a formula basis to entitled cities, urban counties and states to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. Another program, the Community Renewal for Renewal Communities and Empowerment Zones (RC/EZ), offers an innovative approach to revitalization. Salem, 541-882-1340.

### **HUD's Federal Housing Administration (FHA)**

**HUD FHA** has a flexible loan program that helps developers, investors, and families at all income levels to buy and restore properties in urban and rural historic districts. The program operates through FHA approved lending institutions, and the loans are insured by FHA. 800-225-5342.

### **USDA Department of Agriculture's Rural Housing Services**

**Housing Preservation Grant Program (Section 533):** The Housing Preservation Grant Program makes grants to non-profit organizations, local governments and Native American tribes to renovate existing low-income multifamily rental units. Funds may also be used by recipients to help individuals make repairs to private homes. Funds can be used to upgrade a number of individual housing units, which in some cases affects the housing options in an entire community. Recipients of Housing Preservation Grants are often able to leverage the funds with additional resources from private sources or local governments. Oregon State Office: Portland. 503-414-3360.

### **National Trust for Historic Preservation Fund (Non-Profit)**

The National Trust Preservation Fund includes funds that provide two types of assistance

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to nonprofit organizations and public agencies: 1) matching grants from \$500 to \$5,000 for preservation planning and educational efforts, and 2) intervention funds for preservation emergencies. Matching grant funds may be used to obtain professional expertise in areas such as architecture, archeology, engineering, preservation planning, land-use planning, fund raising, organizational development and law as well as to provide preservation education activities to educate the public. Western Regional Office. San Francisco, CA. 415-947-0692

### **Umpqua Community Development Corporation (Non-Profit)**

Umpqua CDC utilizes its experience in funding, acquisition, and project management to help small communities with major infrastructure construction projects and community facility upgrades. This work includes historic building renovations, street and storm drainage improvements, community and municipal center upgrades, food bank development, and water district expansion projects, and constructing play structures. These projects involve grant writing, certified CDBG grant administration and Davis-Bacon wage monitoring, project management, fundraising, and helping communities move from the predevelopment phase to the ribbon cutting. Roseburg, OR Office: 541- 673-4909

*Note: An additional review (Section 106 Process) is required for all federally funded projects. To find out more about the requirement, please check with the lead agency.*

# Appendix F

## Preservation Briefs

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The National Park Service (NPS) published the first *Preservation Brief* in 1975. Since then, Technical Preservation Services has helped home owners, preservation professionals, organizations, and government agencies by publishing easy-to read guidance on preserving, rehabilitating and restoring historic buildings. Visit the NPS website at [www2.cr.nps.gov/tps/briefs/presbhom.htm](http://www2.cr.nps.gov/tps/briefs/presbhom.htm) for more information.

### Preservation Briefs

\*The **highlighted** Briefs may be helpful to the owners and residents of buildings in the Mill-Pine Historic District.

- 01: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
- 02: Repointing Mortar Joints in Historic Masonry Buildings
- 03: **Conserving Energy in Historic Buildings**
- 04: **Roofing for Historic Buildings**
- 05: The Preservation of Historic **Adobe** Buildings
- 06: **Dangers of Abrasive Cleaning to Historic Buildings**
- 07: The Preservation of Historic Glazed Architectural Terra-Cotta
- 08: **Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings**
- 09: **The Repair of Historic Wooden Windows**
- 10: **Exterior Paint Problems on Historic Woodwork**
- 11: Rehabilitating Historic Storefronts
- 12: The Preservation of Historic Pigmented Structural Glass
- 13: The Repair and Thermal Upgrading of Historic Steel Windows
- 14: **New Exterior Additions to Historic Buildings: Preservation Concerns**
- 15: **Preservation of Historic Concrete: Problems and General Approaches**
- 16: **The Use of Substitute Materials on Historic Building Exteriors**
- 17: **Architectural Character - Identifying the Visual Aspects of Historic Buildings as**

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an Aid to Preserving Their Character

- 18: **Rehabilitating Interiors in Historic Buildings - Identifying Character-Defining Elements**
- 19: **The Repair and Replacement of Historic Wooden Shingle Roofs**
- 20: The Preservation of Historic Barns
- 21: **Repairing Historic Flat Plaster - Walls and Ceilings**
- 22: The Preservation and Repair of Historic Stucco
- 23: Preserving Historic Ornamental Plaster
- 24: **Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches**
- 25: The Preservation of Historic Signs
- 26: The Preservation and Repair of Historic Log Buildings
- 27: The Maintenance and Repair of Architectural Cast Iron
- 28: **Painting Historic Interiors**
- 29: The Repair, Replacement, and Maintenance of Historic Slate Roofs
- 30: The Preservation and Repair of Historic Clay Tile Roofs
- 31: **Mothballing Historic Buildings**
- 32: **Making Historic Properties Accessible**
- 33: The Preservation and Repair of Historic Stained and Leaded Glass
- 34: Applied Decoration for Historic Interiors: Preserving Historic Composition Ornament
- 35: **Understanding Old Buildings: The Process of Architectural Investigation**
- 36: Protecting **Cultural Landscapes**: Planning, Treatment and Management of Historic Landscapes
- 37: **Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing**
- 38: Removing Graffiti from Historic Masonry

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- 39: **Holding the Line: Controlling Unwanted Moisture in Historic Buildings**
- 40: Preserving Historic Ceramic Tile Floors
- 41: The **Seismic Retrofit** of Historic Buildings: Keeping Preservation in the Forefront
- 42: The Maintenance, Repair and Replacement of Historic Cast Stone
- 43: **The Preparation and Use of Historic Structure Reports**
- 44: The Use of **Awnings** on Historic Buildings: Repair, Replacement and New Design
- 45: **Preserving Historic Wood Porches**
- 46: The Preservation and Reuse of Historic Gas Stations
- 47: **Maintaining the Exterior of Small and Medium Size Historic Buildings**