



Historic Preservation 101

An Introduction to Why All Main Streeters
Should Be Preservationists

How Do You Define Preservation?

Preservation is simply having the good sense to hold on to things that are well designed, that link us with our past in a meaningful way, and that have plenty of good use left in them.



Photo via PreservationNation



Preservation Passes Forward What Makes Oregon, OREGON





The Mission of the HPLO

Preserve, reuse, and pass forward

Oregon's historic resources

to ensure livable, sustainable communities.



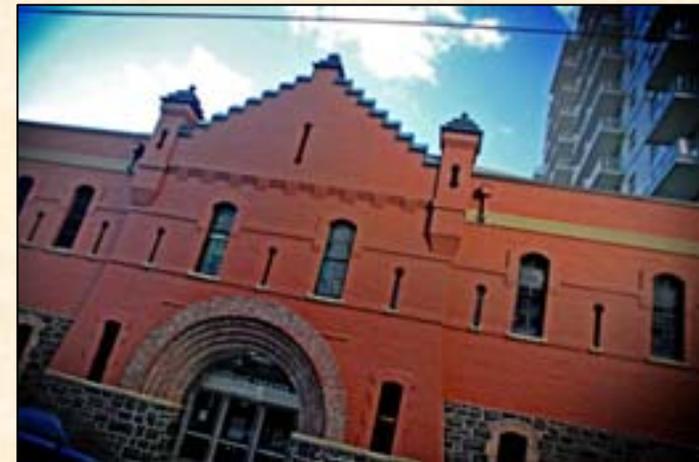
Many Places, Many Meanings

- Historic homes & neighborhoods
- Commercial buildings & historic districts
- Bridges
- Barns
- Monuments
- Landscapes, roads, and trails
- Archeological sites
- Tribal and ethnic heritage sites



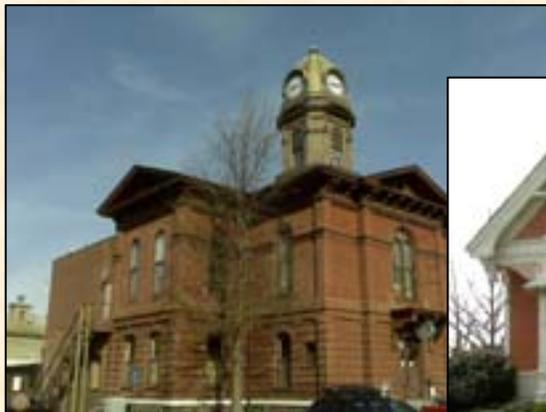
Many Places, Many Strategies

- Snapshot-in-time (**restoration**)
- Ongoing maintenance (**preservation**)
- To update or adaptively reuse for a new purpose (**rehabilitation**)
- Replacing what's lost (**reconstruction**)
- Single structures to entire districts and neighborhoods can be protected, reused, re-imagined, and passed forward
- Secretary of the Interior's Standards for the Treatment of Historic Properties (baseline standards and guidelines for working on a historic property)



Who We Are

- The statewide “voice” for preservation in Oregon
- A league of members, local organizations, and the National Trust for Historic Preservation
- A holder of conservation easements
- An educator, advocate, and partner from your backyard to Salem and Washington, D.C.



STATEWIDE PARTNER
NATIONAL TRUST FOR
HISTORIC PRESERVATION®

What We're Doing in 2012

- Saving Oregon's Most Endangered Places
Nominations to 2013 list accepted in January!
- Preservation Roundtable on Oregon's Historic Masonry Buildings
 - Workshops held in Jacksonville, Astoria, Pendleton, and Portland
 - Special report published on October 25th
- Historic home tours in Portland and Eugene
 - Eugene Harvest Home Tour October 13
 - Mid-Century Marvelous Tour May 11, 2013
- Candidate forums, conversations on design, historic barn preservation, and special tours
- Celebrating 35 years of statewide preservation education and advocacy
 - Preservation Celebration October 25, Portland



Who's Who in Preservation?

	<i>Public</i>	<i>Private</i>
<i>National</i>	National Park Service	National Trust for Historic Preservation
<i>State</i>	State Historic Preservation Office (SHPO) <ul style="list-style-type: none"> • Oregon Main Street Program • Heritage Commission 	Historic Preservation League of Oregon (HPLO)
<i>Local</i>	Certified Local Gov's (CLGs) <ul style="list-style-type: none"> • Landmarks Commissions & Historic Review Boards 	Local Preservation Organizations <ul style="list-style-type: none"> • Bosco-Milligan Foundation • Columbia Pacific Preservation • Historical Societies & Museums

Preservation Timeline

- 1853: George Washington's home, Mount Vernon
- 1876: The Centennial International Exposition in Philadelphia
- 1906: Antiquities Act & National Monuments Program
- 1926: Williamsburg Restoration and Reconstruction Begins



Preservation Timeline (cont.)

- 1931: Charleston Creates Nation's First Historic District
- 1935: Historic Sites Act
- 1949: National Trust for Historic Preservation Created
- 1966: National Historic Preservation Act/ Department of Transportation Act
- 1976: Rehabilitation Tax Credit
- 1975: Oregon Special Assessment Tax Incentive
- 1977: Historic Preservation League of Oregon Founded





Three Important Provisions of the 1966 Historic Preservation Act

- National Register of Historic Places
 - Buildings, structures, sites, objects, and districts of historic, archeological, or architectural importance
- State Historic Preservation Offices (SHPO)
 - Coordinate preservation activities
 - Administer state and federal programs
- Section 106 Review
 - Federal agencies must consider the impacts of their projects and programs on historic resources



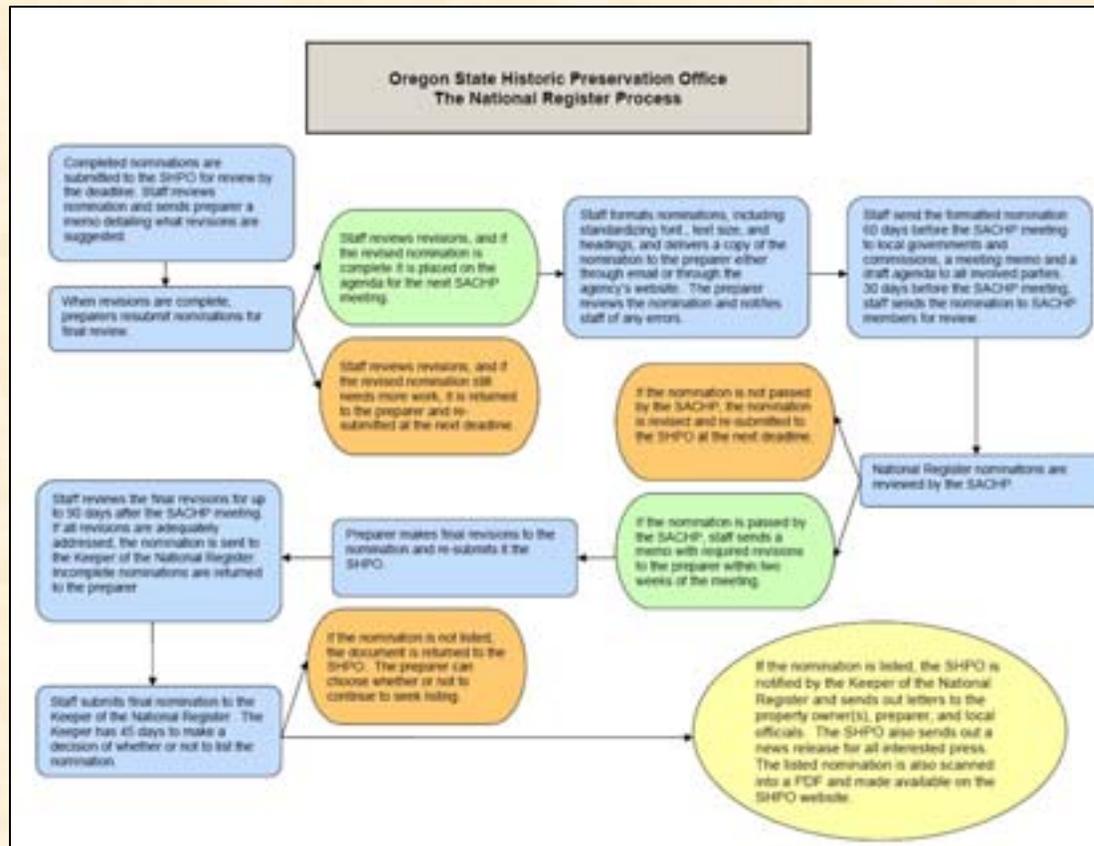
The National Register of Historic Places

- Buildings, structures, districts, sites, objects
- At least 50 years old
- Retain physical integrity
- Demonstrate historic significance
 - Important events, activities, or developments
 - Important people or groups
 - Significant art, architecture, landscape, or engineering characteristics
 - Archeological record



The National Register is an important designation, but not a guarantee of permanent protection!

The National Register Process for Listing

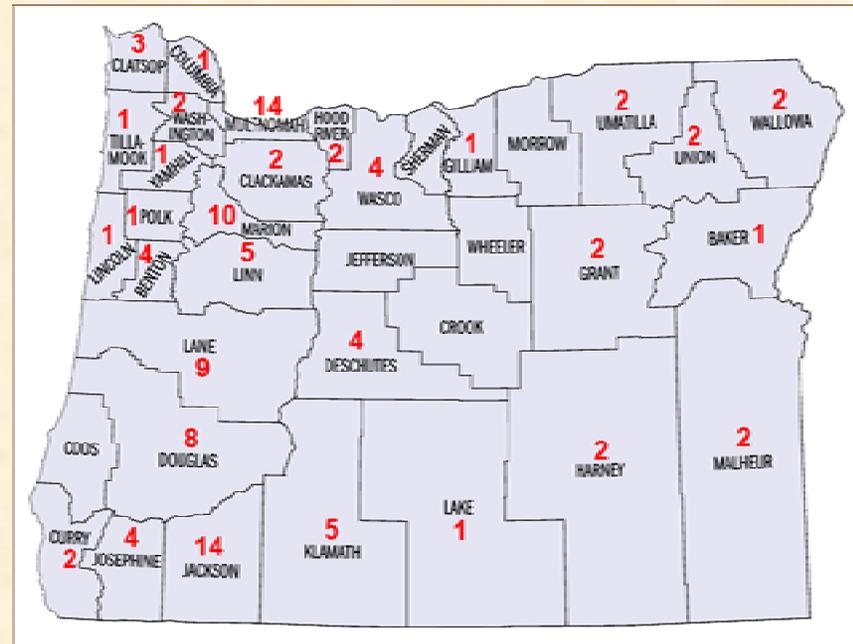


Benefits of Listing

- Local protections
- Special Assessment property tax program
- Federal Historic Tax Credits
- Charitable donation of conservation easements
- Grants and assistance programs

National Register Districts

- 123 historic districts in Oregon
- 15,000 properties located within districts (about 75% are historic)
- Approx. 35 downtown commercial districts
- Historic districts are made up of “contributing” and “non-contributing” properties
- HPLO 2010 report on “Healthy Historic Districts” applicable to all older downtowns (more on that later)



Section 106 Review

- “Take into account” effects of federal actions on historic places
- Triggers include federal dollars, permits, licenses, or approvals
- Applies to National Register listed or eligible properties
- Documentation and/or mitigation for actions that have “adverse effect” on applicable property(s)
- Companion Processes Include:
 - Federal: Section 4(f)
 - State: ORS 358.653



Government reviews do not ensure protection, but does set forth a defined process for mitigation



Benefits of Historic Preservation

“We shape our buildings, and then our buildings shape us.”

-Winston Churchill



Cultural Sustainability

- The Story of Place
 - People (prominent and representative)
 - Community identity
 - Values
 - Commerce
 - Events
 - Local resources
 - Technological advances
 - Talents & craftsmanship
- Preserved in homes, buildings, neighborhoods, barns, bridges, monuments...



Social Sustainability

- Historic areas provide creative opportunities for affordable housing and small business generation
- Many historic districts are socioeconomically diverse, housing and employing people from all walks of life
- Pioneer and streetcar-era neighborhoods are mixed-use and walkable
- Historic places and traditional downtowns foster community pride.



Economic Sustainability

- 75% of economic benefits generated by rehabilitation stay within the **local** community
- Investing in rehabilitation creates **more jobs** than new construction
- Stabilization of **property values** and tax base
- Preservation fosters heritage tourism
 - Oregon's tourism industry employs 90,000 and generates **\$7 billion** annually.
 - A 2006 survey concluded that 28% of the state's overnight visitors seek out historic sites, bringing with them significant heritage tourism dollars



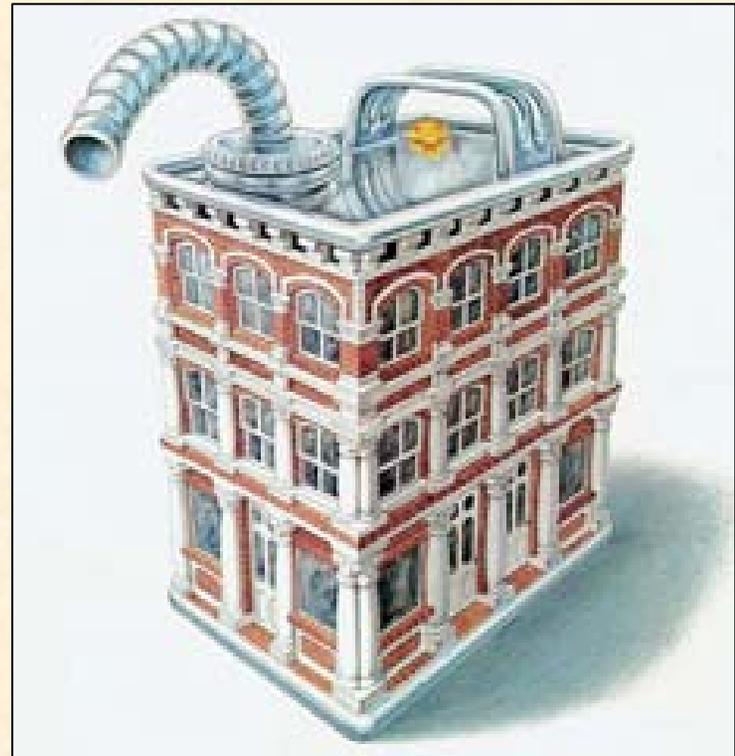
Environmental Sustainability

- Every historic building represents an enormous amount of **embodied energy**—tangible resources that have already spent:
 - Materials/manufacturing
 - Transportation/fuel
 - Construction
- Most older buildings were built with inherent efficiencies:
 - Appropriate site orientation
 - Operable windows
 - Passive heating and cooling systems
 - Light maximization



Environmental Sustainability

- We can't build our way to sustainability - we have to conserve our way.
- Our current building stock (300 billion square feet) may be our most renewable resource.
- Building & demolition waste represents 33% of all landfill materials.
- It takes up to 80 years for a new energy-efficient building to recoup the environmental impact of construction.



“Why spend all this effort recycling cans and bottles... and throw away entire buildings?”

- Donovan Rypkema

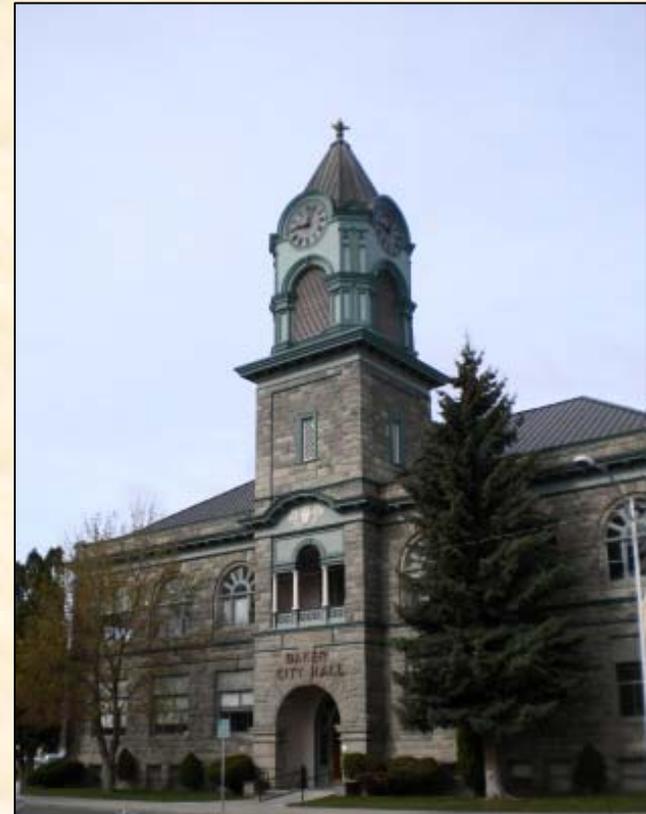
Nuts and Bolts of Preservation





Certified Local Governments (CLG Program)

- Designed to promote historic preservation at the local level
- Federal program administered by the SHPO
- Requirements
 - Preservation Commission
 - Preservation Ordinance
 - Survey and Inventory Places
 - Review National Register Nominations
- Benefits
 - Annual matching grants
 - SHPO technical assistance
 - Better protection and communication



Oregon Main Street Program

- Locally-driven program administered by State Historic Preservation Office
- Based on National Main Street Four-Point Approach:
 - Organization
 - Promotion
 - Design
 - Economic Restructuring
- 78 communities participating
- In 2011 alone:
 - \$8 million private dollars invested
 - 216 net business gained
 - 435 net jobs gained

“Oregon Main Street provides assistance, training, and technical services to communities who want to strengthen, preserve, and revitalize their historic downtown commercial districts”



Preservation Education

- **University of Oregon**
 - Undergraduate minor, Master of Science in Historic Preservation
 - Numerous course offerings open to community members
- **Clatsop Community College**
 - One-year certificate, Associate of Applied Science in Historic Preservation
 - All courses open to community
- **Pacific Northwest Field School**
 - Annual hands-on program coordinated by University of Oregon
 - 2013 program to be held in Western Washington



Secretary of Interior Standards

Preservation

- Stabilize & maintain

Rehabilitation

- Adaptive reuse, maintain historic elements

Restoration

- Bring back to a certain point in time

Reconstruction

- Rebuild from scratch

Secretary of the Interior's Standards for Rehabilitation

1. Choose an Appropriate Use
2. Preserve Character-Defining Features
3. Retain the Sequence of Historical Development
4. Retain Changes that Have Acquired Their Own Historic Significance
5. Preserve Distinctive Materials, Features, Finishes, & Craftsmanship
6. Repair Rather than Replace
7. Avoid Destructive Physical or Chemical Treatments
8. Protect Archeological Resources
9. Make New Additions or Alterations Compatible Yet Differentiated
10. Make New Additions Reversible



Historic Conservation Easements

- Legally binding agreement between property owner and easement holder
- Only available mechanism for permanent protection of historic properties
- Easement runs with title, as do the monitoring/ assistance responsibilities of the easement holder
- Tax deduction available for National Register properties
- HPLO holds over 40 easements across Oregon (two in Bend/Redmond)



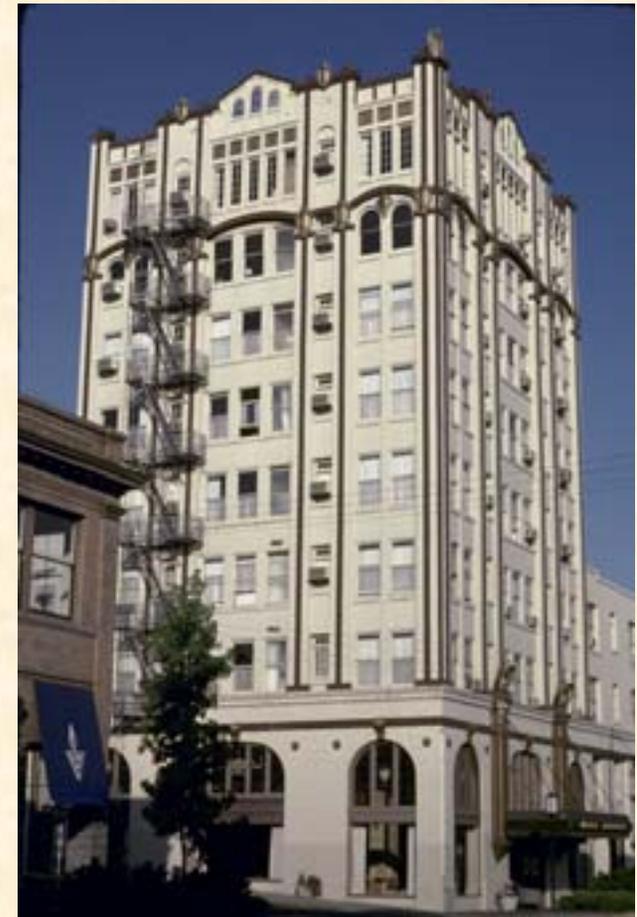
Preservation Tax Incentives

- Federal Rehabilitation Tax Credit
 - Equal to 20% of amount spent on qualified rehabilitation costs for commercial buildings
 - 10% credit for pre-1936, non-historic commercial buildings
- Oregon Special Assessment
 - Freezes/reduces assessed value for 10 years
 - Must be on Nat'l Register of Historic Places, execute preservation plan
 - State Historic Preservation Office (SHPO) and/or local approval for all major projects



Other Incentives

- New Markets Tax Credit
- Business Energy Tax Credits
- Low Income Housing Tax Credits
- Urban Renewal or Storefront Improvement Grants
- Seismic Loans
- National Trust Grants
- Preserving Oregon Grants
- HPLO Endangered Places Grant



The R.O.I. of Incentives

- For \$16.6 billion in tax credits (1978-2008), federal government generated \$21 billion in new tax revenues, plus:

Economic Impact:	\$85 Billion in expenditures
Jobs (person-years)	1,815,000
Income (wages)	\$71.7 Billion
Output (net business receipts)	\$197.6 Billion
GDP	\$97.6 Billion
Tax revenues:	
- Federal	\$21 Billion
- State	\$3.9 Billion
- Local	\$3.8 Billion

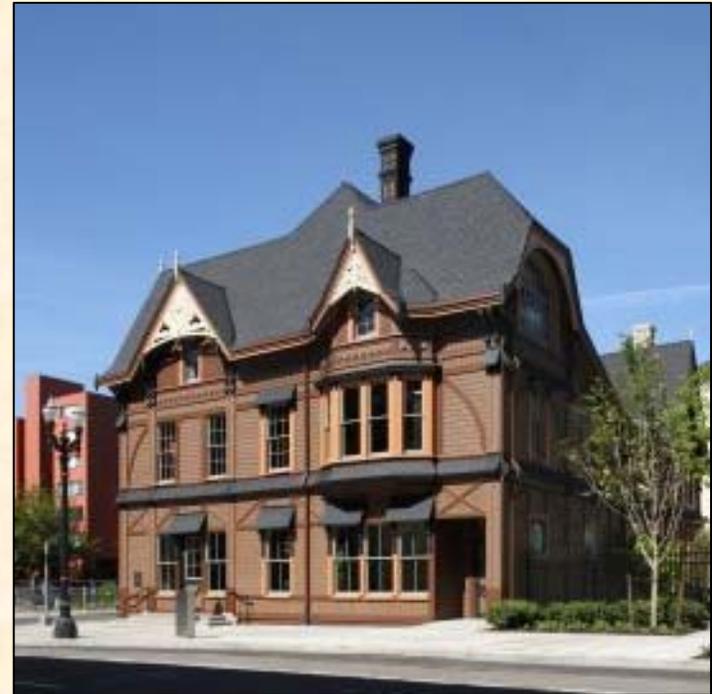
Healthy Historic Districts

1. Chart a clear course with a comprehensive district development plan
2. Establish economic development districts that support business and provide funding for the rehabilitation of historic buildings.
3. Create design guidelines and standards for infill to ensure the new is compatible with the old.



Saving Places that Matter

4. Tailor local incentive and disincentive programs to meet local needs
5. Update preservation ordinances to ensure clarity, consistency, and defensibility
6. Identify a single point of contact to cut through red tape
7. Tell the story of the district.



Don't forget to keep the HPLO informed of local preservation issues and success stories!



Saving Places that Matter

Thank You!

For more information, to sign-up for the mailing list, or to join as a member, visit:
www.HistoricPreservationLeague.org

