

HPLO
Preservation
Roundtable



HISTORIC
PRESERVATION
LEAGUE OF
OREGON

Special Report



Preserve, reuse, and pass forward Oregon's historic resources

COMPATIBLE INFILL DESIGN

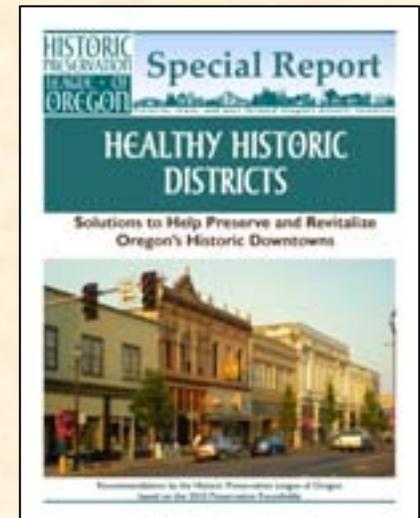
Principles for New Construction in
Oregon's Historic Districts



Recommendations by the Historic Preservation League of Oregon
based on the 2011 Preservation Roundtable

Building on 2010 Recommendations for Healthy Historic Districts

1. Chart a clear course with a 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.**
4. Expand state and federal incentive programs to make appropriate development feasible.
5. Tailor local incentive and disincentive programs to meet local needs.
6. Update preservation ordinances to ensure clarity, consistency, and defensibility.
7. Identify a single point of contact to cut red tape.
8. Tell the story of the district.
9. Promote best practices through preservation awards.



Why Good Infill Matters

- 123 National Register Historic Districts in Oregon
 - 25% vacant or non-contributing



Why Good Infill Matters

- Increase Density while Protecting Historic Integrity
 - Existing infrastructure maximized
 - Sense of place enhanced



Why Good Infill Matters

- Boost Economic Vitality
 - Ground floor and upper-story business activity increased
 - Property tax revenues
 - Spur further investment



1. The **District** is the Resource, Not its Individual Parts

- Historic districts are significant as a *collective whole*
- The sum is greater than their component parts
- Should be protected in their entirety



2. New Construction Will Reinforce the District's Historic Significance

Infill should relate to and strengthen core characteristics of the district

- New construction should build upon the story of the district
- Historically-appropriate uses should be encouraged wherever possible.



3. New Construction Will Complement and Support the District

- Enhance rhythm of massing, scale, and siting
 - Lot size, massing, floor area ratio, and height of new buildings must correspond to the historic contributing buildings
 - New construction should support the viability of adjacent historic buildings



4. Infill Will Be Compatible Yet Distinct

- New buildings should be identifiable as being of their period of construction
- But not so differentiated that they detract from – or visually compete with – their historic neighbors.
 - Within historic districts, compatibility is more important than differentiation.
 - New buildings should be defined through signage or other interpretive means
 - Style should not be the primary indicator of distinctiveness



5. Exterior Envelope & Patterning Will Reflect District Characteristics

- Infill design elements, patterning, texture, and materials should reflect the aesthetic and historic themes of the district
 - Modern infrastructure should be appropriately concealed when not consistent with district's historic character



6. Contributing Buildings Will Not Be Demolished to Create Infill Opportunities

- “Contributing” properties must not be removed or rendered non-historic to make way for new construction
 - Exception: buildings deteriorated beyond repair if so determined by SHPO or local preservation commission



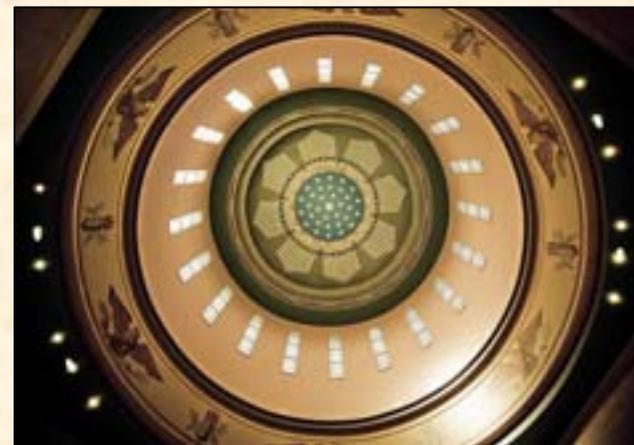
7. Archeological Resources Will Be Preserved in Place or Mitigated

- Avoid or mitigate disturbance of archaeological resources
 - When appropriate, archaeological findings should be accessible to the general public for education
 - Information & artifacts should be interpreted in the new building and/or throughout the district



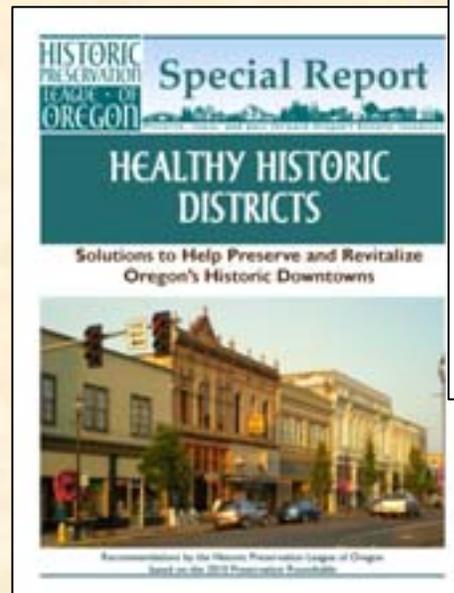
Implementation of Principles

- Local Level
 - Incorporated into advisory, voluntary, and regulatory approaches to guide new construction in historic districts
 - Form the basis for design standards and guidelines, and criteria for incentive programs (such as urban renewal)
- State Level
 - Adoption by Certified Local Government program for allocating Historic Preservation Fund monies.
- Federal Level
 - Addition to Secretary of Interior's Standards
 - Expansion of Federal Rehabilitation Tax Credit program



Questions and Comments

- Much More Detail in the Special Report
 - Background on process
 - Discussion of implementation
 - Detailed rationale behind good design guidelines



All This and MORE!

www.HistoricPreservationLeague.org

The screenshot shows the website for the Historic Preservation League of Oregon. At the top left is the logo, which reads "HISTORIC PRESERVATION LEAGUE OF OREGON". To the right of the logo are social media icons for Pinterest, Facebook, and Twitter. Further right is a yellow circular button that says "Support Us!". Below these elements is a navigation bar with a teal background and white text, containing links for "About Us", "Programs", "Saving Places", "Join / Donate", "Community", and "Resources".

The main content area features a yellow header for the "Calendar" section. The first entry is for "October 13, 2012 Harvest Home Tour". The text below the date reads: "We are proud to present a tour of eight homes in the historic South University neighborhood of Eugene. Tickets available now!". Below this text is a graphic for the "EUGENE Harvest Home Tour" with a sunburst background.

To the right of the calendar is a main heading: "Preserve, Reuse, and Pass Forward Oregon's historic resources...". Below this heading is a paragraph: "What is it that makes Oregon, OREGON! It's not just our great outdoors. It's also our historic homes and neighborhoods, bridges and barns, churches, monuments and storefronts. The Historic Preservation League of Oregon seeks to protect these resources and the tremendous energy, craftsmanship, and heritage they embody."

Below the paragraph is a sub-heading: "To Ensure Livable, Sustainable Communities." followed by another paragraph: "Historic preservation isn't backward looking; it's forward looking. The built environment is one of our most".

On the right side of the page, there is a "Weekly Preservation Round-Up" section. It features a small photo of a person and a graphic that says "Caution Historic Sidewalk". Below this is a section titled "A Whirlwind Preservation Roundup" with the date "Sep 14th 1:30 pm" and a small image of a building.