

WILL PROPERTY OWNERS BE REQUIRED TO REHABILITATE THEIR BUILDINGS?

No. There is no requirement that buildings within a historic district be rehabilitated, although it is encouraged.

DOES BEING IN A HISTORIC DISTRICT RESTRICT LEGAL OWNERSHIP OF THE PROPERTY OR PROPERTY TRANSACTIONS?

No. The historic district does not affect the legal ownership of the property or property transactions.



THE OREGON STRUCTURAL SPECIALTY CODE & HISTORIC BUILDINGS

Section 3403.5 of the Oregon Structural Specialty Code provides owners of historic property some leniency with regard to certain building code requirements. With the

exception of fire and life safety requirements, alternatives are to be considered by the local building officials according to this Section.

THE FEDERAL ECONOMIC RECOVERY TAX ACT (ERTA)

The Economic Recovery Tax Act as amended created a 20% income tax credit for the "substantial rehabilitation" of contributing properties within a National Register historic district, provided they are income-producing (commercial or rental residential). The rehabilitation must be approved by the State Historic Preservation Office (SHPO) and the National Park Service and must comply with the "Secretary of Interior's Standards for Rehabilitation". For more information please contact SHPO at (503) 378-5001.

EUGENE HISTORIC LOAN PROGRAM

The City of Eugene has established an Historic Loan Fund to help finance restoration, rehabilitation, repair and maintenance of designated historic properties. For more information please contact:

Planning & Development
Planning Division
99 West 10th Avenue, Suite 240
Eugene, OR 97401
(541) 687-5481



City of Eugene, Planning Division
and
Demuth/Lakin Joint Venture

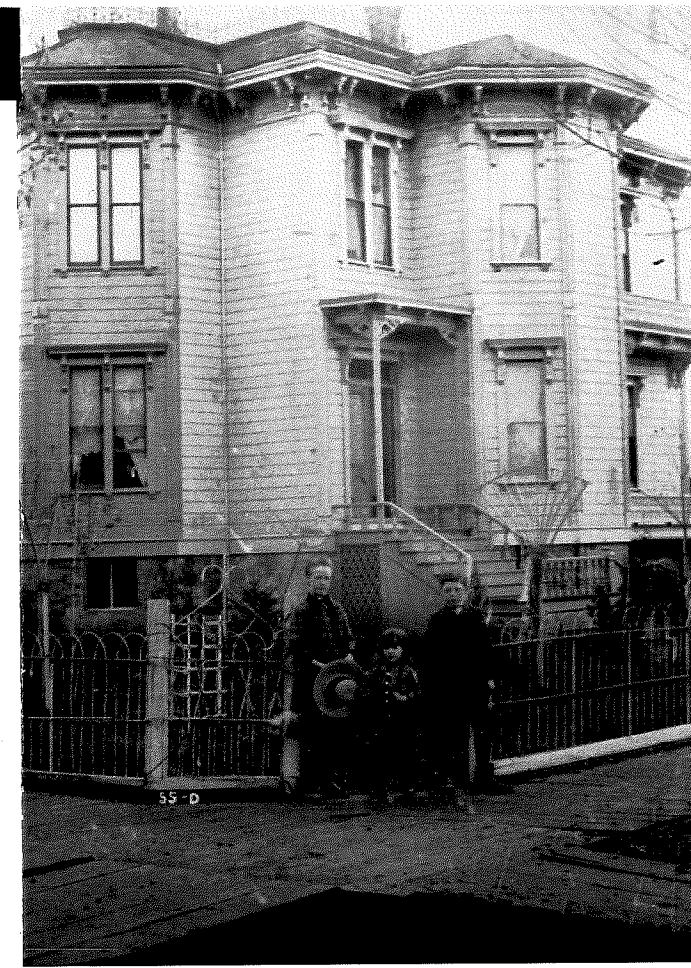
April 1996


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 WHAT IS
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DISTRICT?



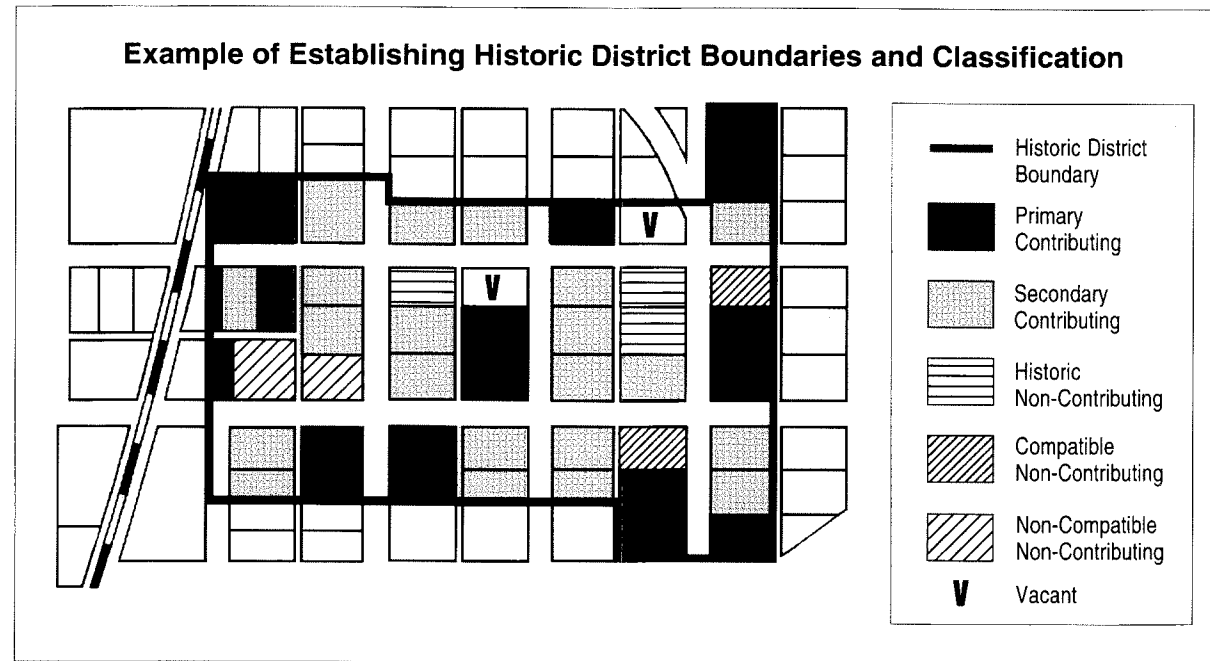
WHAT IS A HISTORIC DISTRICT?

A historic district is a geographically definable area - urban or rural, small or large - possessing a significant concentration, linkage or continuity of historic sites, buildings, structures, and/or objects united by past events or aesthetically by plan or physical detail.

HOW ARE PROPERTIES CATEGORIZED WITHIN A HISTORIC DISTRICT?

Properties are categorized according to their building date and physical integrity. There are five designations which a property may receive:

- **Primary Contributing** - Historic resource was constructed within the first historic building period and contributes significantly to the district.
- **Secondary Contributing** - Historic resource was constructed within the second historic building period and contributes to the district.
- **Historic Non-Contributing** - Historic resource was constructed during the primary or secondary historic building period, but has been altered so that it no longer contributes to the integrity of the district.
- **Compatible Non-Contributing** - Historic resource was constructed sometime after the historic building periods, however its designs is



compatible with the district. Because of its late building date it receives a non-contributing status.

- **Non-Compatible Non-Contributing** - Historic resource was constructed sometime after the historic building periods and its design is not compatible with the district. Because of its late date it receives a non-contributing status.

HOW ARE BOUNDARIES OF A DISTRICT DETERMINED?

Boundaries are selected after careful in-depth analysis of an area. Taken into consideration are: the

concentration and integrity of historic buildings including building height, massing, scale, date, and the number of alterations; significant geographical and landscape elements; change in use; historical factors such as development patterns; and physical factors such as tax lot lines and roads. Establishing a district boundary also provides opportunity for public involvement.



ARE THERE LOCAL DESIGN REVIEW RESTRICTIONS ON HISTORIC DISTRICT PROPERTIES?

The City of Eugene is directed to review proposed alterations to all City landmarks and properties listed on the National Register which are listed individually or included within a historic district. Maintenance work, such as re-roofing and replacement of deteriorated features with in-kind materials, is not subject to review.

The Historic Review Board must prepare design review guidelines for historic districts that take into account the special characteristics of the area and the needs of the property owners within the district. Typically, there are guidelines for new development and public improvements to ensure compatibility with the existing contributing resources. Public meetings are held to discuss any proposed design review guidelines.

IS A HISTORIC DISTRICT A TAXING DISTRICT?

No. A historic district is not a taxing district like a school or recreation district with their elected boards. A historic district might more appropriately be called a historic "area".