

University of Oregon

Historic Preservation Requirements for Repairs and Alterations

Campus Planning, Design and Construction
January 2016

Available online at: <http://cpdc.uoregon.edu>
Contact: Eleni Tsivitzi, Planning Associate, eleni@uoregon.edu, (541) 346-5024

The following describes how to implement UO *Campus Plan* policies and patterns as well as city, state, and federal regulations addressing historic preservation. This information is intended for building managers, construction contractors and staff. For full information contact Campus Planning, Design and Construction to speak with historic preservation staff. (For a full summary of applicable regulations, refer to the Summary of Regulations Governing Historic Properties.)

Project Assessment

Prior to performing any construction work on campus (repairs, alterations, etc.) complete the following three steps:

- 1. Determine if the proposed work might alter the landscape's or the building's interior or exterior character.**
- 2. Determine the historic status of the project building or landscape.**
- 3. Determine what level of historic review is required.**

-
- 1. Determine if the proposed work might alter the landscape's or the building's interior or exterior character.**

Ask: Will the change be visible? If the work might alter the building's or landscape's character-defining features, proceed to Step Two.

Exterior Work (building or landscape):

Generally, **all** repairs and alterations *visible from the exterior* are subject to historical review.

Some examples include:

1. Installation of A\C window units or systems.
2. Alteration or replacement of window trim and sashes.
3. Alteration or replacement of finish features (trim, siding, decorative elements, etc.).
4. Installation of exterior plumbing, vents, etc.
5. Installation of stair rails.
6. Changes to the configuration of the landscaped areas, sidewalks, and landscape features (e.g., light fixtures, retaining walls, plaques, etc.).

*Examples of exterior work **not** subject to review include:*

1. Reroofing with like materials.
2. Repainting (although it may be necessary to select a historically appropriate paint color).
3. Restoration work using historically appropriate materials (e.g., repairing a wooden stair tread with like materials).

Interior Work:

Changes to primary public spaces such as lobbies and gathering places **will likely** require review. However, alteration to, and/or replacement of, any original materials **may** require review. Some examples include:

1. Alteration to or replacement of original plumbing fixtures, flooring, doors, light fixtures, or hardware.
2. Alteration to or removal of decorative features such as trim, murals, fireplaces, banisters, or built-in furniture.
3. Changing the configuration of significant interior spaces (e.g., new walls, lowering ceilings, removing doorways, etc.).

*Examples of interior work **not** subject to review include:*

1. Standard plumbing and hardware repairs that do not involve replacement.
2. Restoration work using historically appropriate materials (e.g., repairing trim with like materials).
3. Repair or replacement of non-original materials. Restoring the original character is encouraged when possible (e.g., replacing a non-compatible light fixture with a historically compatible fixture).
4. Repainting.

2. Determine the historic status of the affected building or landscape.

Refer to the “UO Summary Table of Historic Rankings and Designations for Landscapes, Structures, and Buildings” online at: <http://uplan.uoregon.edu/subjects/HistoricPreservation/histprescover.html>. Or check with Christine Thompson (541-346-5572, cthumps@uoregon.edu).

If the building or landscape has some level of historic status, proceed to Step Three. (Note: Exterior alterations to **all** buildings are subject to Campus Planning Committee review.)

3. Determine what level of historic review is required.

The historic status of campus buildings and landscapes determines the type of review required:

Listed in or Eligible for the National Register of Historic Places, National Park Service: All alterations (interior and exterior) to resources listed or eligible to be listed in the National Register of Historic Places are subject to State Historic Preservation Office (SHPO) review. If federal funds are used, a federal review process (Section 106) is required. Exterior alterations to resources listed in the National Register require submittal of a City Alteration application prior to obtaining a building permit. In addition, proposed work may be subject to Campus Planning Committee Review.

Listed as a City Landmark, City of Eugene: Exterior alterations to City Landmarks require submittal of a City Alteration application prior to obtaining a building permit. In addition, proposed work may be subject to Campus Planning Committee review.

Listed in a Cultural Resources Survey (2008 Campus Heritage Landscape Plan Building and Landscape Resource Surveys or South University/Fairmount Neighborhood Cultural Resources Inventory): Primary-ranked (and sometimes secondary-ranked) resources are likely to be eligible for National Register listing. Refer to National Register discussion above. In addition, proposed work may be subject to Campus Planning Committee review.

Listed in the Oregon State Board of Higher Education (OSBHE) Report: Primary- and secondary-ranked resources are considered eligible for National Register listing (if they are not already listed). Refer to National Register discussion above. In addition, the proposed work may be subject to Campus Planning Committee review.

For most work, historic review is minimal, if required at all, and can be addressed by Campus Planning, Design & Construction staff. Every effort is made to handle reviews in-house (to the degree allowed by applicable regulations). Contact Campus Planning, Design & Construction staff for assistance with the review process (Christine Thompson, 346-5572, cthomps@uoregon.edu).

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings should be followed when working on historic or potentially historic buildings and sites:

**Secretary of the Interior's Standards for Rehabilitation
(Department of Interior regulations, 36 CFR 67)**

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 historic 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 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 archeological 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.

Note: The associated Guidelines for Rehabilitating Historic Buildings are available on the National Park Service web site: http://www.nps.gov/tps/standards/four-treatments/standguide/rehab/rehab_approach.htm

Or as a pdf: www.nps.gov/tps/standards/four-treatments/treatment-guidelines.pdf.

The Guidelines help describe how to apply the Standards.