

City of Auburn

Historic Property Exterior Restoration Policy

I. Applicability: This policy shall affect any historically significant property that is within the Downtown, New Auburn and Union Street Target Areas when the owner is requesting funding under the Residential or Commercial Programs.

II. Historic Neighborhoods Architectural Survey and Visual Property Guide

The Economic Development Specialist will undertake a study of the three target areas to:

- a. Review all properties for heritage and architectural significance;
- b. Determine noteworthy traditional architectural features, building materials, and regional design characteristics of properties;
- c. Identify which properties within the Historic Neighborhoods are deemed historically significant. Historically significant properties will be subject to the Historic Property Exterior Restoration Policy.

III. Historically Significant Buildings

a. Original Building Elements Exists

1. If all or most of the original historic building elements still exists, the Rehabilitation Coordinator will:
 - a) inspect and determine the condition of existing original exterior building elements;
 - b) Prepare a report on the possible/probable causes of exterior material deterioration, dilapidation, damage to the original exterior building elements;
 - c) Produce a cost estimate for the restoration of original building materials;
 - d) Deteriorated building elements 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 (follow prescribed process contained in the National Park Service, US Dept. of the Interior, Technical Preservation Services, "**Preservation Brief #8: Aluminum and Vinyl Siding on Historic Buildings, The Appropriateness of Substitute Materials for Resurfacing Historic Wood Buildings**", <http://www.nps.gov/tps/how-to-preserve/briefs/8-aluminum-vinyl-siding.htm>;

2. If the Rehabilitation Coordinator determines that the restoration of original building elements is not financially feasible, then the project may proceed with approved alternative materials that most closely replicate the original material.
 - a) Alternative siding installation is serving as a temporary visual/maintenance cover with the intent that the original historic siding material shall be preserved for historically appropriate restoration work in future years;
 - b) Alternative siding material will be installed in a manner that minimizes damage to the original historic material underneath;
 - c) Alternative siding material must be installed so as not to cover-over or visually compromise any architectural trim/window casing elements including but not limited to brackets, pilasters, capitals, quoins, casings, lintels, etc.

b. Original Building Elements Material Does Not Exist

1. If all or most of the original historic building elements no longer exists, the Rehabilitation Coordinator will:
 - a) Determine the architecturally appropriate building materials for the historic period of the house-type;
 - b) Produce cost estimate for the restoration of original building materials;
 - c) If determined by Rehabilitation Coordinator that the restoration of original building material is not financially feasible, then proceed with selecting alternative materials that most closely replicate the original material;
 - d) Since original siding material no longer exists, alternative materials may be affixed into the wall material without concern of permanently damaging original historic siding material; however, alternative building materials must be professionally installed so as not to cover-over, visually compromise, or remove any architectural trim/window casing elements including but not limited to brackets, pilasters, capitals, quoins, casings, lintels, etc.