

Appendix A

Glossary

Alteration - Any exterior change or modification to the character-defining or significant physical features of a building or auxiliary structure.

Asymmetrical - A building with an exterior appearance that is not symmetrical or off-centered.

Balustrade - A handrail or railing supported by a series of balusters; such as on porches, staircases, and balconies.

Board & batten siding - Vertical siding made up of alternating wide and narrower boards that cover the joints of the boards.

Brackets - Projecting support members found under the roof eaves or other overhangs.

Bulk - The three-dimensional size or mass of a building.

Casement window - A window that is hinged on the side.

Character-defining features - The elements embodying the style or components of an improvement including the kind and texture of the building materials, and the type and style of windows, doors, and other details.

Compatibility - Compatible in massing, size, scale, bulk and architectural details and materials.

Corner board - A vertical board at the corner of a wood-frame building into which the siding abuts.

Demolition - Any act or process that destroys in part or in whole an individual building or structure.

Design Guidelines - A document illustrating appropriate and inappropriate methods of rehabilitation and new construction that aid in designing and decision-making with regard to retaining the integrity of scale, design, intent, materials, feelings, patterns, and historical character of a historic building or structure.

Dormer - A roofed structure with a vertical window (or windows) that projects from a pitched roof. Gable hip shed

Double-hung sash window - A window with two vertical sliding sashes, each closing half of the window opening.

Eave - The lower part of a roof that projects beyond, and generally overhangs, the wall. A wide eave is generally identified as an **overhanging eave**.

Ell - A wing or addition extended at a right angle from the principal dimension of building, resulting in an "L" shaped plan.

Façade - The exterior front face of a building.

Fascia - A flat member or band at the surface of a building or the exposed eave of a building.

Foundation - The part of the structure that has direct contact with the ground and supports the load of the structure to the earth. The footing is at the base of the foundation.

French door - Two doors composed of small panes of glass between the muntins.

Gable - The triangular end of an exterior wall at the end of a pitched roof, bounded by two pitched roofs.

Gable roof - An inverted "V"-shaped roof of varying pitches divided into eaves & gable ends.

Hipped roof - A roof formed by four pitched roof surfaces; the roof planes slope toward the eaves on all sides of the building.

In-kind. Replacement of building components to match the original component in material, size, profile, texture, and color.

Lap siding - Narrow boards applied horizontally to an exterior wall, each of which overlaps the one below it to create a continuous skin over the wooden frame. There are lots of

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different pattern of for complete explanation **Light**. A pane of glass installed in a window sash.

Mass - Combination of masses that create a building volume; organization of the shapes of a building.

Mortar - A mixture of plaster, cement, and/or lime with fine aggregate and water used for pointing or repointing masonry.

Mullion - A vertical member of a window or door that divides and supports panes.

Muntin - One of the vertical or horizontal members separating and encasing panes of glass in a window.

Pane - A flat sheet of glass cut to size for glazing use in a window; also called a light.

Pitch roof - The degree of a roof slope; usually expressed as a ratio of vertical rise to horizontal run.

Porch - A covered entrance or semi-enclosed space projecting from the façade of a building; may be open-sided, screened, or glass enclosed.

Preservation - Retention of historic material through conservation, maintenance and repair. It reflects a building's continuum over time and the respectful changes and alterations that are made.

Proportion - The relation of one dimension to another.

Rafters - The sloping wooden frame members of a roof that extends from the ridge to the eaves and that establishes the pitch.

Reconstruction - Re-creates a non-surviving site, landscape, building, structure, or object in all new materials. Based on physical or graphic images, and historical research.

Rehabilitation - The retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior

to work.

Repointing or pointing - The treatment of masonry joints filling with quality mortar.

Restoration - The retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.

Rhythm - The repeated pattern of building elements such as doors and windows.

Ridge - Horizontal line formed by the juncture of the upper edges of two sloping roof planes.

Sash - The movable framework holding the glass in a window.

Scale - The relative size of objects or elements to one another making sure they work together and that one does not outweigh another.

Secretary of the Interior Standards for Rehabilitation - The guidelines prepared by the National Park Service for Rehabilitating Historic Buildings (Appendix C).

Shed roof - A single-pitched roof over a small room; often attached to a main structure.

Shutter - An external movable screen or door used to cover a wall opening, especially a window; originally for security purposes; often confused with louvered blinds.

Skylight - A glazed opening in a roof plane that admits light.

Symmetrical - A similarity of form or arrangement on either side of a dividing line.

Appendix B

Secretary of the Interior's Standard for Rehabilitation

The following *Secretary of the Interior's Standards for Rehabilitation* are to be applied to specific rehabilitation projects.

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 historical 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 historic 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 archaeological 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.

Appendix C

Architectural Styles and Characteristics

Hood River's historic residential architecture reflects the regional construction trends of Oregon during various periods plus the unique characteristics of local builders. The style and examples in Appendix C represent common styles found in the Heritage Neighborhoods that were built between the 1880s and the 1940s. Some residences display characteristics of more than one style or are creative builder's adaptations of a style.

Gothic Revival (1860-1900): A popular style after the Civil War, the style has distinctive features such as a steep gable roof with a central front gable, vertical emphasis, narrow windows and doors, pointed arch windows, horizontal siding, and off-set porches and bays.

Queen Anne and Queen Anne Cottage (1880-1905): This style became the favorite design from the 1880s through the early 1900s. These houses have assorted roof shapes, prominent chimneys, irregular plan, wrap around porches, multiple windows types, combination siding types, and decorative details on the porches and eaves.

Colonial Revival (1890-1915): Popular from about 1890 to 1915, the style was an attempt to establish a true American style based on 17th and 18th century Colonial architecture. Colonial Revival residences are usually rectangular in form, wood construction, low-pitched gable or hip roofs with dormers, central prominent entrances, pilasters or columns, and decorative moldings under the eaves.

Bungalow and Craftsman (1910-1930): The Bungalow style and the Craftsman styles are similar, with the Bungalow generally recognized as a more modest version of the "high style" Craftsman house. During the first two decades of the 20th century thousands of these houses were built across the country. Characteristics of the style include low-pitched roofs often with dormers, wide eaves, exposed rafters ends,

front porches with box columns, wood frame construction, double-hung windows, and prominent chimneys often made of native materials such as rock. **The American Foursquare** style house is derivative of the Craftsman style and is constructed of a square or rectangle with two-full stories and a hipped roof.

English Cottage (1910-1935): The English Cottage style follows the tradition of the English Arts & Craft movement of the late 19th century. Characteristics of the style include prominent chimney, medium-pitched gable roof, asymmetrical plan, usually one-and-a-half stories, arched doorways and multi-pane casement windows.

Norman Farmhouse (1910-1935): This style gained popularity after WWI and was inspired by peasant architecture of 10th century France. The small cottage-like houses are distinctive with their steeply pitched gable roof and porch roof, asymmetrical massing, round-arch windows and doors, various exterior siding/construction materials, and elements such as half-timbering and Tudor arches.

Colonial (1920-1940): Colonial Revival style houses became popular after WWI. Usually rectangular in shape, these residences were one-and-a-half or two stories high, and had medium pitched roofs, symmetrical facades, and multi-pane double-hung wood sash windows. Entrance doors were usually classically detailed with columns or pilasters and front door accentuated by sidelights and/or transoms.

Mission (1910-1935): The style was inspired by early stone or adobe buildings of the early mission period in California's history. The style has distinctive elements including shaped or curved parapets, shallow-sloped tile roof, smooth-surface stucco walls, arched doorway, and

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multi-windows.

Minimal Traditional (1940-1950s): The minimal tract houses gained popularity after men and women returned from WWII seeking affordable housing. The style reflects forms of earlier housing styles but lack decorative detailing. Roof pitches are low-medium pitch, shallow eaves, attached garage, and generally constructed of wood, and usually one-story.

Appendix D

Choosing Paint Colors

How can I find the original paint colors of my house?

With a bit of on-the-spot sleuthing, finding the original colors can be fun. If you still have some of its original siding, it is possible to get a general understanding of the color history of your building. First, find a place that is relatively sheltered from direct sunlight and pollution sources such as wind. Using either a scalpel or a piece of sandpaper, carefully scrape away or sand off layers of paint ending up with a small divot with slightly sloping sides that reveal a series of paint layers. This is the history of paints and primers that were used on this part of your building. To get a complete picture of the color, do this same process on the trim, doors, and window sashes. Take samples from more than one spot on each area to double-check that all of the paint layers are represented.

Interpreting the layers of paint can be hard since some layers are primer and dirt. Color also changes over time due to the varnishes and fading. Buildings are usually painted every ten to twenty years, so by counting the layers it may be possible to estimate whether most of the paint history is represented in the sample areas.

Exactly matching the original colors needs to submit paint samples to a laboratory that specializes in paint analysis. However, few owners are interested in the high degree of accuracy usually reserved for house museums. By understanding color preferences of different architectural periods (see below) and then correlating those preferences with a self-guided paint analysis, many owners are able to make educated decisions about paint color schemes.

Below are the colors generally used on different house styles:

Colonial Revival or Classical Revival styles

These styles are based on the marble architecture of Greece and Rome. These revival styles are therefore usually white, pale yellow, or pale stone

gray. Trim color was white - yellowish, or off-white, not stark white - and shutters were often dark green or black to replicate aged bronze shutters of Italian Renaissance buildings.

Victorian Period (1880-1905)

During this period, there was a lot of interest in variety in colors, shapes, and patterns. Popular colors were rich, intense, and fairly strong, and contrasting colors were used to bring out different architectural elements. Deep browns, saturated olives, yellow ochres, and rich brick reds would be commonly used. While not brilliant, these colors were highly saturated and created a rich palette. Architectural elements such as window sash, trim, and carved ornaments were painted in contrasting colors - either darker or lighter - to draw attention to them. Because the roof is often very visible, shingle colors and patterns were likewise taken into consideration in selecting a palette.

Craftsman Era (1900-1930s)

The Arts and Crafts movement emphasized harmony with nature, a return to the handmade, and rejection of machine-like precision. The houses of this period often enjoy a great degree of ornamentation, but the ornament was used to emphasize the structure and construction of the building rather than to adorn for the sake of adornment.

Many of these houses have different siding on the first and second floors - wooden clapboards on the first floor, and wooden shingles on the second - although it was just as common to have only one material. Houses with different siding materials often received two different paint colors. These houses work best using the colors of nature; earth-browns, moss greens, sand yellows, and terra cotta reds. These colors were less saturated and more earthy than Victorian-era colors. In addition, while trim colors were used to bring out architectural details, they were chosen to complement the overall color scheme rather than to emphasize specific

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architectural elements.

It is very common for houses of this period to display a variety of styles or architectural references. Elements of Arts and Crafts, Colonial Revival, English Tudor Revival, Spanish Revival, or other styles crept in as the Craftsman style gradually fell out of fashion. Colonial Revival became one of the predominant styles, and white or yellow houses came into favor.

Post-War Period (1950s-1960s)

As mentioned above, postwar technology enabled the creation of newer, brighter colors. Cookie-cutter subdivisions of smaller ranch or split-level homes sprouted up across the country as veterans returned home and wartime rationing was pushed aside. These houses had almost no ornamentation (aside from non-functional shutters) and narrow window trim. Because the houses were small, they were often exact replicas of their neighbors, and had little ornamentation, they were often painted in brighter colors like coral, light blue, or sea foam green - colors made possible by advances in chemistry. Trim - what little of it there was - was almost always white; the exception being white houses, which often had dark trim.

Appendix E

National Register of Historic Places

National Register Programs

Maintained by the National Park Service in Washington, D.C., the National Register of Historic Places is the nation's official list of buildings, structures, districts, sites, and objects significant in American history, architecture, archaeology and culture. The National Register program is administered by the Oregon State Historic Preservation Office (SHPO). The regulation of National Register-listed properties in Oregon takes place at the local level.

Criteria for National Register Eligibility

In order to be considered eligible for the National Register, a property must be 50 years of age or older (there are exceptions to this rule). Districts, sites, buildings, structures, and objects are significant if they possess integrity of location, design, setting, materials, workmanship, feeling, & associations, and:

- A Are associated with events that have made a significant contribution to the broad patterns of our history; or
- B Are associated with the lives of persons significant in our past; or
- C Embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or
- D Have yielded, or may be likely to yield, information important in prehistory or history.

Benefits

The following benefits and restrictions apply to National Register-listed properties:

- **Recognition:** Owners may want receive an official certificate of designation and/or purchase an official plaque that can be placed on the building. Both of these are optional.
- **Eligibility for federal tax credit.** The SHPO administers a federal tax credit program that can save building owners 20% of the cost of

rehabilitating their National Register-listed commercial, industrial, or rental residential building. Requirements include submitting a short application form and performing only work that meets appropriate rehabilitation standards. Because tax aspects outlined above are complex, individuals should consult legal counsel, an accountant or the appropriate local IRS office for assistance in determining the tax consequences of the above provisions.

- **Consideration in planning for federal projects:** Section 106 of the National Historic Preservation Act of 1966 requires that federal agencies allow for the Advisory Council on Historic Preservation to have an opportunity to comment on all federally licensed, permitted or funded projects affecting historic properties listed in the National Register.
- **Oregon tax incentive:** The Special Assessment for Historic Properties tax incentive program allows owners of properties listed in the National Register of Historic Places to have a "freeze" placed on the assessed value of the property for a 15-year period. The program is designed to assist property owners in the preservation of historic resources. State law establishes a requirement for a public open house once a year, the installation of a property identification plaque, and the option for commercial property owners to apply for an additional 15-year "freeze."
- **Building code leniency:** Under Section 3403.5 of the Uniform Building Code/Oregon Structural Specialty Code, National Register properties, and other certified historic buildings, are eligible to be considered for waivers of certain normal code requirements in the interest of preserving the integrity of the property.
- **Grants:** Competitive "Preserving Oregon" historic rehabilitation grants are available through the Heritage Conservation Division for properties listed in the National Register of Historic Places.

General Resources

Appendix F

Resource List

National Park Service: Cultural Resources

<http://www.cr.nps.gov/toolsfor.htm>

National Register of Historic Places

<http://www.cr.nps.gov/nr>

Oregon State Historic Preservation Office

<http://www.oregon.gov/OPRD/HCD/SHPO/index.shtml>

Historic Preservation League of Oregon

www.hplo.org

Oregon State Archives

<http://arcweb.sos.state.or.us/>

Library of Congress

<http://catalog.loc.gov/>

Preservation Briefs

<http://www2.cr.nps.gov/tps/briefs/presbhom.htm>

Architectural Styles Resources

McAlester, Virginia and Lee. **A Field Guide to American Houses**. New York: Alfred A. Knopf, 1984.

National Trust for Historic Preservation. **Houses by Mail: A Guide to Houses from Sears, Roebuck and Company**. New York: John Wiley and Sons.

Moss, Roger. **A Century of Color: Exterior Decoration for American Buildings-1820-1920**. Philadelphia: American Life, 1981.

Clark, Rosalind. **Architecture Oregon Style**. Portland: Professional Book Center, 1983.

Local Resources

Hood River County Library.

Resources on the history of Hood River and early residents.

Books on architectural styles.

Residential Historic Inventory, 1992.

Appendix F

Resource List

Local Resources (continued)

Hood River County Museum.

Historic photographic collection and family history files.
Residential Historic Inventory, 1992.

Hood River City Planning Department

Residential Historic Inventory, 1992.
Planning Staff files
Preservation Briefs

Hood River County Assessment and Clerk

Property files and deeds

Appendix G

Preservation Briefs

Preservation Briefs

The first *Preservation Brief* was published in 1975. Since then, over 40 more have been added to the series. For over 25 years, Technical Preservation Services has helped home owners, preservation professionals, organizations, and government agencies by publishing easy-to read guidance on preserving, rehabilitating and restoring historic buildings.

Preservation Briefs

www2.cr.nps.gov/tps/briefs/presbhom.htm

- 01: **Assessing Cleaning and Water-Repellent Treatments** for Historic Masonry Buildings
- 02: **Repointing Mortar Joints** in Historic Masonry Buildings
- 03: **Conserving Energy** in Historic Buildings
- 04: **Roofing** for Historic Buildings
- 05: The Preservation of Historic **Adobe** Buildings
- 06: **Dangers of Abrasive Cleaning** to Historic Buildings
- 07: The Preservation of Historic Glazed Architectural **Terra-Cotta**
- 08: **Aluminum and Vinyl Siding** on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings
- 09: The Repair of Historic **Wooden Windows**
- 10: Exterior **Paint Problems** on Historic Woodwork
- 11: Rehabilitating Historic **Storefronts**
- 12: The Preservation of Historic Pigmented **Structural Glass (Vitrolite and Carrara Glass)**
- 13: The Repair and Thermal Upgrading of Historic **Steel Windows**
- 14: New **Exterior Additions** to Historic Buildings: Preservation Concerns
- 15: Preservation of Historic **Concrete**: Problems and General Approaches
- 16: The Use of **Substitute Materials** on Historic Building Exteriors
- 17: **Architectural Character** - Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character
- 18: Rehabilitating **Interiors** in Historic Buildings - Identifying Character-Defining Elements
- 19: The Repair and Replacement of Historic **Wooden Shingle Roofs**
- 20: The Preservation of Historic **Barns**
- 21: Repairing Historic **Flat Plaster** - Walls and Ceilings

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- 22: The Preservation and Repair of Historic **Stucco**
- 23: Preserving Historic **Ornamental Plaster**
- 24: **Heating, Ventilating, and Cooling** Historic Buildings: Problems and Recommended Approaches
- 25: The Preservation of Historic **Signs**
- 26: The Preservation and Repair of Historic **Log Buildings**
- 27: The Maintenance and Repair of Architectural **Cast Iron**
- 28: **Painting** Historic Interiors
- 29: The Repair, Replacement, and Maintenance of Historic **Slate Roofs**
- 30: The Preservation and Repair of Historic **Clay Tile Roofs**
- 31: **Mothballing** Historic Buildings
- 32: Making Historic Properties **Accessible**
- 33: The Preservation and Repair of Historic **Stained and Leaded Glass**
- 34: Applied Decoration for Historic Interiors: Preserving Historic **Composition Ornament**
- 35: Understanding Old Buildings: The Process of Architectural **Investigation**
- 36: Protecting **Cultural Landscapes**: Planning, Treatment and Management of Historic Landscapes
- 37: Appropriate Methods of Reducing **Lead-Paint Hazards** in Historic Housing
- 38: Removing **Graffiti from Historic Masonry**
- 39: Holding the Line: Controlling Unwanted **Moisture** in Historic Buildings
- 40: Preserving Historic **Ceramic Tile** Floors
- 41: The **Seismic Retrofit** of Historic Buildings: Keeping Preservation in the Forefront
- 42: The Maintenance, Repair and Replacement of **Historic Cast Stone**
- 43: The Preparation and Use of **Historic Structure Reports**
- 44: The Use of **Awnings** on Historic Buildings: Repair, Replacement and New Design