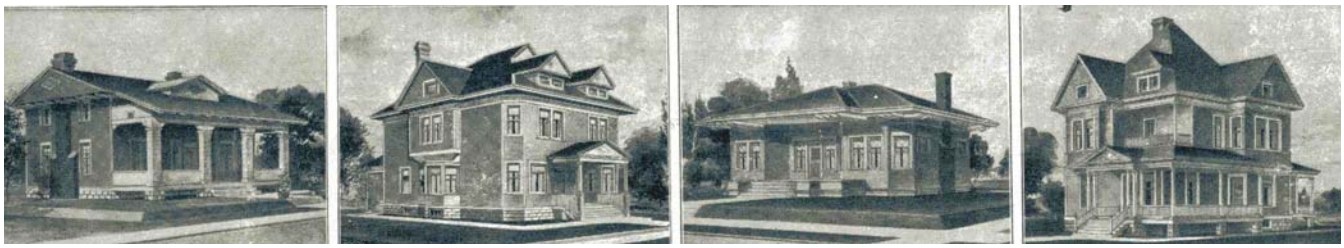
City of Hood River

Residential Design Guidelines for Heritage Neighborhoods

March 2006

Acknowledgements



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Historic Context

An understanding of Hood River's history is essential in creating design guidelines that reflect the character and growth of the community. The City of Hood River developed around the Columbia River that provided food and transportation to the Euro-American settlers and the first inhabitants of the Gorge, the Native Americans who occupied the lands along the river for thousands of years. Epidemics and Euro-American expansion in the mid-1800s caused the native population to decline as pioneers pushed westward into the Oregon territory.

Mary and Nathanial Coe were "Dog River's" first permanent Euro-American settlers, claiming 319.92 acres in 1854. The first Coe home, located near Tenth and Sherman Streets, became the community center, church, post office, and funeral parlor. Hood River developed slowly until 1882 when the railroad connected the town with other communities to the east and west. In

Coe farm near 10th & Sherman streets; strawberry fields surround house.

anticipation of the railroad, the townsite was platted in 1881, and the central focus changed from the ferry landings to the railroad depot. Incorporated in 1895, Hood River's population more than tripled from 201 people in 1890 to 622 people in 1900.

Pre-1900

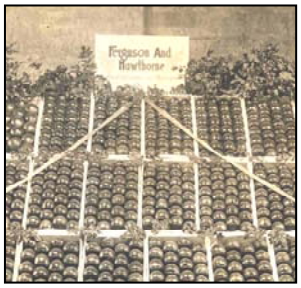
Prior to 1900, the houses in Hood River were sited near the downtown area along Cascade, Oak, and State Streets from the Hood River to Fifth Street. Small wooden cottages lined these streets with a few larger Queen Anne houses built on prominent sites. The first residential neighborhoods were platted south and north of the commercial center and included Winans Addition (1888), Highland Addition (1890s), and Hood River Proper (1890). The area south of May Street, called the "Heights," also began to develop at this time as Pleasant View (1889), Barrett Sipma Addition (1899), and Deans Subdivision (1899) were platted. A majority of the oldest buildings in Hood River are still located in these plats.

Queen Anne style residence originally on the Heights.

1900-1930

Hood River continued to grow after 1900 as the fertile lands were cultivated. Interest in the small community grew during the 1905 Lewis and Clark Centennial Exposition in Portland. People caught daily excursion trains from Portland to Hood River to see the orchard lands producing so many of the fine apples and strawberries displayed at the exposition. The completion of the Mt. Hood Railroad in 1906 from Hood River to Dee, and later to Parkdale, further improved accessibility to the productive agricultural and timber lands of the valley. Between 1905 and 1910 land values reached all time highs.

The houses built during the first decades of the 20th century reflect the influx of people to the Hood River Valley to recreate, start businesses, and establish orchards. The river community's population grew from 622 in 1900 to over 3,000 people by 1930. Schools, churches, a Carnegie library, and new railroad depot were constructed.



Hood River famous apples on display.

Section 1: Historic Context

Substantial brick business blocks began replacing smaller wooden storefronts along the main streets of downtown.

Between 1899 and 1911, Hood River's city limits expanded to the west and south with new residences built in the Waucoma Park, South Waucoma, Riverview Park, Blowers, and Coe's additions. Houses lined the streets from downtown to Thirteenth Street and from Columbia to Montello Streets. Masonry retaining walls were erected along the steep hillsides of Hood River so new residences could be built.

State Avenue before it was paved, ca. 1911. Looking west from about 8th Street.

Community stairs stretched from downtown to the residential areas on the Heights so business owners and employees could walk to and from work. Residential development in the Heights extended further south and west when Hull's, Stranahan's, Spanglers', and Baldwin's additions were platted between 1900 and 1909. New houses were built to 18th Street and beyond.

The automobile brought new development to Hood River.

The new Hood River homes were larger than the first homes and were designed in the Bungalow, Colonial Revival, Craftsman, and Classic Box styles. New sidewalks and paved streets followed as the automobile made its appearance in Hood River in the 1910s. The completion of the Columbia River Highway in 1916 made the Gorge community more accessible, bringing more tourists into Hood River.

Historic view of a Bungalow style residence with a partial front porch, eave overhangs, gable roof, and side driveway covered with a porte-cochere.

The lull in building brought on by the First World War was followed by another period of growth in the business and residential areas in the 1920s propelled by new automobile traffic. By 1923, Hood River County had 2,218 automobiles registered with 262 chauffeurs employed by the area's residents.

Dutch Colonial style residence built in 1927 for the Murphy family. The gambrel roof is a distinctive feature of this style.

Bungalow style houses continued to be built in the residential areas; however, new styles such as the Dutch Colonial, English Cottage, and Tudor were also being constructed between the older style residences. Garages, a new feature to the neighborhoods, were built in the back of residences to accommodate personal automobiles.

Section 1: Historic Context

The Great Depression and Beyond

The Great Depression of the 1930s and WWII slowed construction all over the country. Few houses or businesses were erected in Hood River from 1930 to 1945. The fruit, timber, and tourism industries suffered from the effects of the Depression and labor storages of WWII. Hood River's building boom of the previous decades came to a halt.

The Baldwin House, erected in 1936 on W. Prospect in the Colonial style, was one of a few residences built in Hood River during the Great Depression.

After WWII, a new growth period began. New residential subdivisions were built further south and west. The houses constructed during this period were tract houses, simple in design and detailing. The 1950s ushered in Ranch style residences as Hood River continued to expand. The city once again experienced a building boom equivalent to the early 1900s.

Hood River Today

After the boom years following WWII, Hood River experienced an economic recession in the 1970s and early 1980s. In the 1980s, another industry made its mark on Hood River, the windsurfing industry. Along with the continued success of the fruit industry, the introduction of new water sports sparked interest in Hood River as windsurfing grew into a financially viable industry with year-round importance. Buildings in downtown were revitalized, and the historic residences purchased and rehabilitated. Downtown Hood River was designated a local historic district in 1995, and the Hood River Landmarks Review Board was created to promote and protect the City's historic resources for future generations.

Section 2: Heritage Neighborhoods

What are the Benefits of Preserving Historic Areas?

Across the nation, thousands of communities like Hood River promote the historic preservation of their older neighborhoods because doing so contributes to the area's livability and the community's sense of place. Many buyers are drawn to Hood River's historic properties because of the street appeal, quality of construction, variety of architectural styles, and mature plantings.

Property values often stabilize and/or increase as owners invest in the preservation and rehabilitation of historic residences. Preservation of these historic areas or **Heritage Neighborhoods** helps maintain the unique architectural character of Hood River's late 19th and early 20th century neighborhoods.

Heritage Neighborhoods also:

- Protect the investment of owners & residents.
- Result in positive economic impact through rehabilitation/enhancement of neighborhoods.
- Form a tangible link to a community's past - what previous generations achieved, what they believed, and what they hoped to be.
- Create an appealing place to live & work.
- Minimize negative environmental impacts by saving energy & reducing the need for manufacturing new construction materials.
- Attract potential property owners.

What are Heritage Neighborhoods?

Heritage Neighborhoods represent some of the earliest residential areas in Hood River. Significance of these areas is derived from a grouping of structures viewed as a whole rather than from the importance of an individual building. These neighborhoods are identified not only for their historical and architectural development, but also in terms of their physical boundaries such as topography and major roadways.

Most of the residences in the Hood River Heritage Neighborhoods possess an identifiable character and were constructed in a variety of popular period styles including Queen Anne, Bungalow, Tudor, and Four Square. Primarily built prior to World War II, the setting, historic buildings and streetscape help maintain Hood River's sense of the place.

Historic view of a 1906 Bungalow style house on 9th & State streets

How were these Heritage Neighborhoods Identified?

The 1992 *Hood River Historic Inventory* of *Residential Neighborhoods* provided the initial background information used to help define the characteristics that made up some of our older residences. At that time, over 235 historic buildings were documented architecturally and historically on state historic inventory forms (copies available at City Hall, and the County Museum and Library). This inventory extended ***generally*** from the Hood River to 13th Street and from Columbia Street to Eugene Avenue.

A 1994 windshield survey was conducted, identifying other historic buildings in the City limits. The highest concentration of historic properties was found in the "Heights neighborhood," extending ***generally*** from the Hood River to 18th Street and from Eugene Avenue to Belmont Drive.

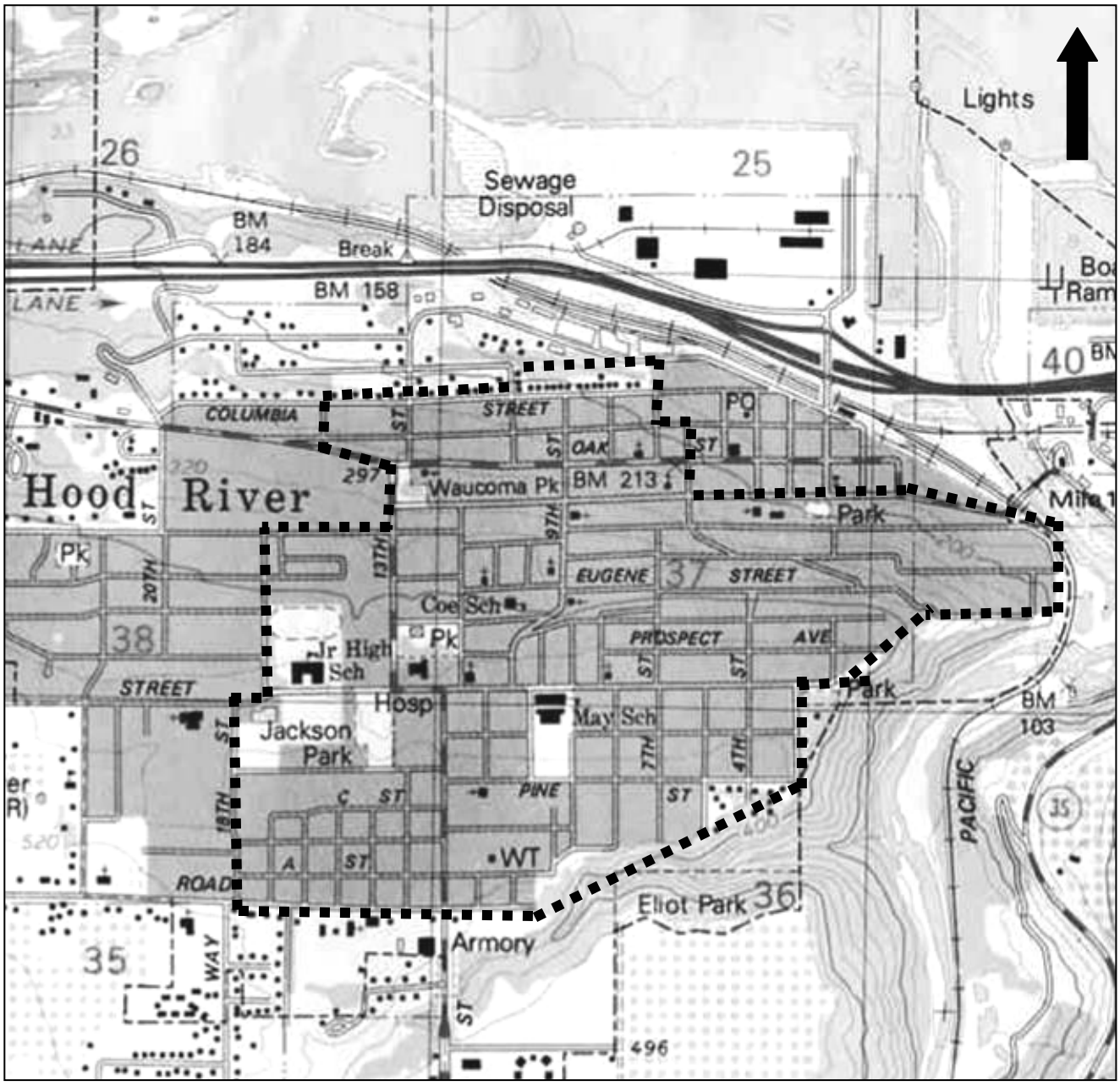
Three major historic neighborhoods were identified through this process:

- Heritage Neighborhood East
- Heritage Neighborhood West
- The Heights Heritage Neighborhood

Note: See Heritage Neighborhoods on the following map.

Section 2: Heritage Neighborhoods

General Boundaries of Three Heritage Areas



Section 3: Design Guidelines

Design Guidelines

Property owners within Heritage Neighborhoods are encouraged to use the *Hood River Residential Design Guidelines* (*Design Guidelines*) as a way to maintain the character of the city's historic neighborhoods. Design guidelines provide the basis for making consistent decisions about the treatment of a historic building or surrounding streetscape. The guidelines also serve as an educational and planning tool for property owners who seek to make improvements.

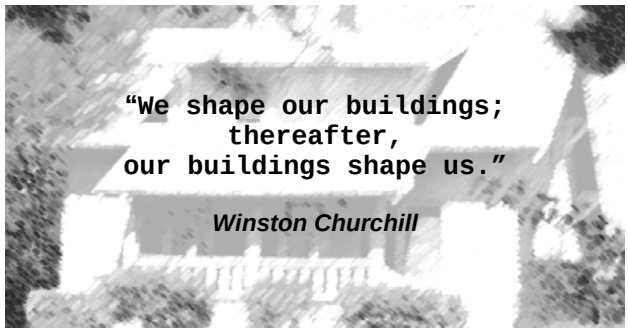
The success of design guidelines can be seen locally in Hood River's Downtown Historic District; a majority of buildings have been rehabilitated, and new buildings are compatible with the neighboring historic properties.

Although changes to buildings and neighborhoods are inevitable, the primary objective of these *Design Guidelines* is to preserve features of the building and site that are important to the overall historic character of the neighborhood.

Emphasizing context and compatibility within the established pattern of the neighborhood development, these guidelines are flexible criteria created to help owners in the design of rehabilitation projects, building additions, and new infill construction.

Why were these Design Guidelines Created?

The *Design Guidelines* were drafted as a result of concerns voiced by local residents and the Hood River Landmark Review Board over development pressures that threaten the character of Hood River's oldest neighborhoods. Over the past ten years, Hood River has experienced tremendous growth; some of this growth has led to the loss of historic buildings and mature plantings, and non-compatible alterations, additions, and new construction.



How were these Design Guidelines Created?

The *Design Guidelines* were created from the visual preference survey results, meeting participant concerns, neighborhood task force survey findings, input from the Landmark Review Board and Planning Commission, and the *Secretary of the Interior's Standards for Rehabilitation for Historic Properties* (Appendix B).

In 2004-05, the City invited neighborhood residents to participate in meetings about developing residential design guidelines. Residents expressed what they liked about their historic neighborhoods and what issues they were concerned about. A visual preference survey was conducted as a way of identifying what housing types and designs were preferred for infill development. There was strong neighborhood support for the development of residential design guidelines and standards.

A City task force was organized from the meetings. The task force members conducted neighborhood surveys to aid in the development of the *Design Guidelines*. The survey included observations about general streetscape characteristics (setbacks, heights, plantings, walls, and topography) as well as building features (roof type, siding, foundation, architectural details, and associated structures). The information was reviewed and general observations summarized. Below are some of the general observations from the task force survey:

Section 3: Design Guidelines

Residences

- One-to-two story high residences with composition asphalt shingles
- Hip or gable roofs (or combination of the two), sometimes with dormers
- Front porches, full or partial
- Double-hung wood sash windows some with decorative panes
- Entrance on the front facade
- Horizontal wood siding or stucco finish
- Decks on the rear or side

Setting

- Uniform setbacks for residences
- Views from property
- Sidewalks if topography allowed
- Parking strips in some areas
- Side driveway with rear garages, if present
- Stone, concrete block, or concrete retaining walls
- Low fences in the front yard, if present
- Mature landscape features

The survey results were presented to the task force members who then were given several different types of residential design guidelines to review. A meeting was held to determine a preference for content and layout for Hood River's *Design Guidelines*.

Draft guidelines were written and reviewed in a meeting with the Hood River Planning Commission, Landmark Review Board, City staff, preservation consultant, and members of the task force.

The visual preference workshop, task force survey, suggestions from the meetings, and other residential design guidelines were used in drafting the final version of the Hood River's guidelines along with the nationally-accepted preservation principles outlined in the National Park Service's *Secretary of the Interior's Standards for Rehabilitation* for Historic Properties (Appendix B).

These national guidelines, that promote preservation and retention of historic properties and landscapes, provided the guiding principles for the *Hood River Residential Design Guidelines.*

General Application

These *Design Guidelines* specifically apply to residential properties and vacant parcels located in the Heritage Neighborhood (see map on page 5) and are advisory in nature. These guidelines are a resource for property owners, builders and architects that live and work in these historic neighborhoods, and do not alter the underlying zoning ordinances.

What do you like about our historic neighborhood?

Walkable
Hidden Garages
Views
Gardens
Craftsman Architecture
Quiet Neighborhoods
Friendly
Charming
Small Houses
Front Yards
Regular Setbacks
Mature Trees
Pride in the Neighborhood
Proximity to Downtown
History
Architectural Details
Maintain Houses
Human Scale

** Comments from community meetings*

Section 4: Rehabilitation of Existing Buildings

Rehabilitation

Rehabilitation is the process of returning a property to a state of utility, through repair or alteration, while preserving those portions and features that are significant to its architectural and historic character.

***Note**: Although natural materials are recommended for rehab projects, substitute materials that are eco-friendly may be used if the texture, shape, and/or pattern of the new materials are compatible with the historic counterparts.*

Applicability

These rehabilitation guidelines apply to projects such as re-roofing, residing, door and window replacement, porch or deck modifications, and foundation repair or replacement. For additions to existing historic buildings, see Section 5.

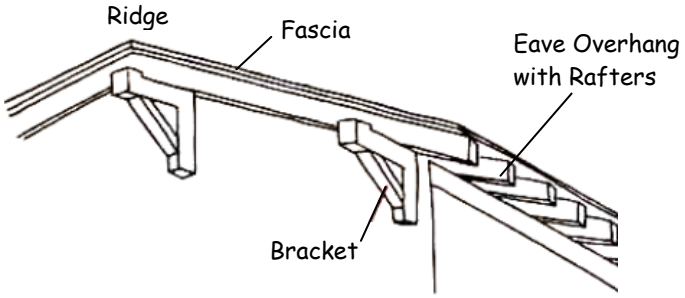
Roofs

Roof forms are essential to the overall character of historic houses. The repetition of similar roof forms along a street also contributes to a sense of visual continuity of a neighborhood. Most of the roof forms in these Historic Neighborhoods are gable or hip, or a combination of the two.

a) General – Preserve original shape, line, slope, and overhang of the roof, and architectural features such as chimneys & dormers.

b) Eaves – Replace deteriorated eave elements such as overhangs, fascias, moldings, brackets, and rafters with the same design, dimensions, and materials as the original roof. A replacement roof should have same eave depth and details as the roof it replaces.

c) Roofing Material - Simulate the original roof pattern, materials, and appearance. Wood and composition asphalt shingles (especially asphalt architectural shingles that simulate wood), and dark colored shingles are appropriate roofing material. Avoid using standing seam metal roofing or tile (including substitute tile material) unless historically used or stylistically appropriate.



The various parts of a roof.

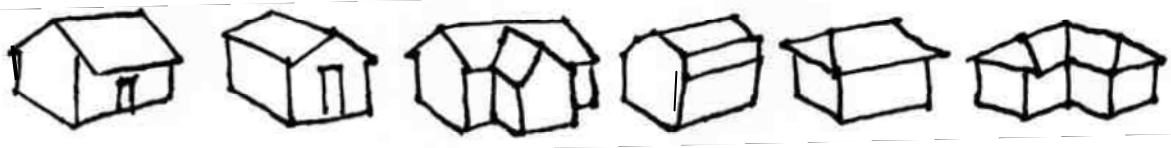
d) Chimneys – Finish new chimneys with brick, stucco, rock, or other materials that match or are compatible in texture and color to the historic style of the residence. Avoid removing original chimneys.

e) Skylights, Solar Panels, and Antennas – Locate skylights, solar panels, and antennas on secondary locations that are not visible from the public street(s).

f) Vents – If needed, install low-profile ridge vents provided that they do not diminish the original roof design or details.

g) Gutters - Install gutters/downspouts so original features are not damaged, obscured, or removed. Paint new gutters /downspouts with a color (or pre-finished baked enamel finish) that blends with the house.

h) Utilities and Energy Retrofit - Install solar panels, roof ventilators, and antennas on the non-street facades on side or rear facades.



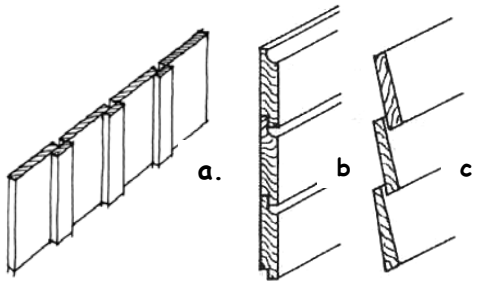
Side Gable Front Gable Cross Gable Gambrel Hip Cross hip

Common roof forms

Section 4: Rehabilitation of Existing Buildings

Exterior Walls and Trim

The type, materials, and details of the exterior wall coverings contribute to the style and distinctiveness of a house. Horizontal wood lap, or tongue & groove siding, wood shingle, and stucco are the most common exterior siding material found these areas. Lap siding is usually finished at the edges with corner boards. There are only a few brick, board and batten, or cast concrete-block houses in these areas.



Common siding types a) Board & batten, b) tongue & grove, and c) lap

a) Details - Retain and preserve the original siding and trim whenever possible. If replacement is necessary, replace only deteriorated elements with material that matches the original siding and trim size, scale, proportions, textures, and details.

b) Substitute Siding - Avoid placing substitute siding materials such as vinyl, aluminum, or T-1-11 over original siding and trim. These types of siding alter the appearance of a historic building and often make maintenance more difficult if moisture problems occur. Artificial siding dents and fades, and often needs painting as frequently as wood siding.

c) Utilities and Vents - Locate vents and mechanical connections on the side or rear of house so they are not visible from the street.

Porches and Balconies

As a primary focal point of a historic house, porches provide a transition between the exterior and interior, connect the house to its surroundings, orient the entrance to the street, and provide a means for interaction with neighbors. Distinctive features of a porch include railings, posts/columns, steps, roofs, brackets, trim, and decking.

a) General – Design replacement porches in keeping with the historic style, period, scale, materials, and detailing.

b) Enclosures – Avoid fully or permanently enclosing front porches that destroy the openness of the porch. When installing privacy or windscreens on porches for screening and protection, construct so that these can be removed at a later date if needed without damaging the historic material.

Porch enclosed with incompatible materials changing the Bungalow's historic

~~c)~~ Columns/Posts – Build missing columns in keeping with the ***historic style*** of the house. Most houses that pre-date 1945 were designed with wood porch posts/columns that were round or square, not metal materials such as wrought iron designed. Commonly, the posts/columns rest on square piers made of brick, stucco, or wood.

d) Details – Avoid applying decorative details on porches or balconies that were not used on houses historically.

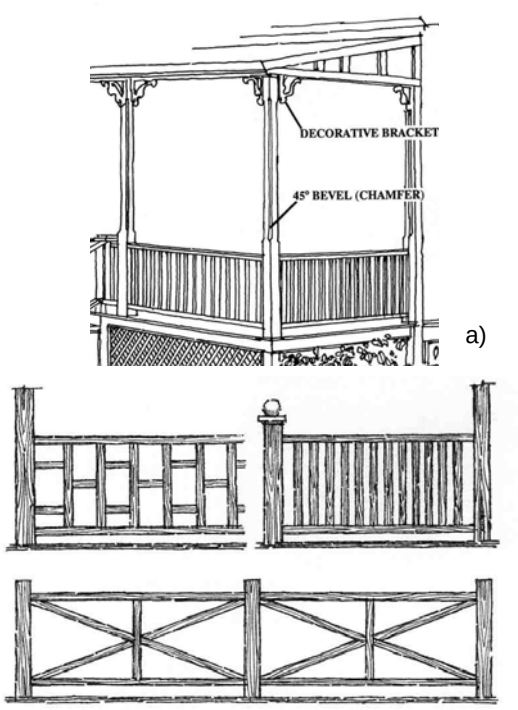
Typical porch post details found on Craftsman, Bungalow, foursquare, and Colonial Revival residences.

Section 4: Rehabilitation of Existing Buildings

e) Decks and Balconies – Avoid building decks or balconies on the front of the building unless integrated into the house or porch design, or screened from the street. Pergolas, half walls, or landscaping help blend decks in with the style of the house (refer to Section 5, Additions to Historic Building).

f) Railing - Design the height of the railing & spacing of the balusters similar to the ones used historically. If building codes dictate a higher railing than historically used, consider designs that visually minimize the height.

Types of railings on early 20th century. Sears, Roebuck & Co. houses.



Chamfered posts, jigsaw brackets, and straight or turned balusters are used on Queen Anne residences; and b) common railing types used on post-1900 houses.

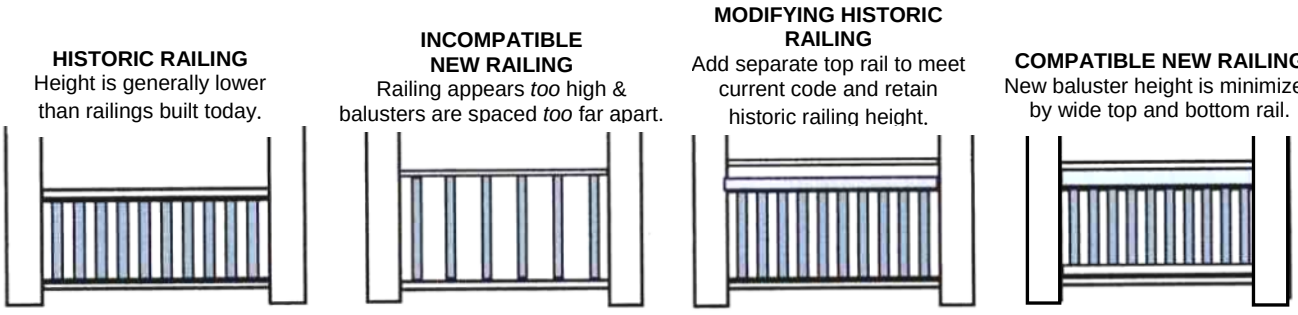


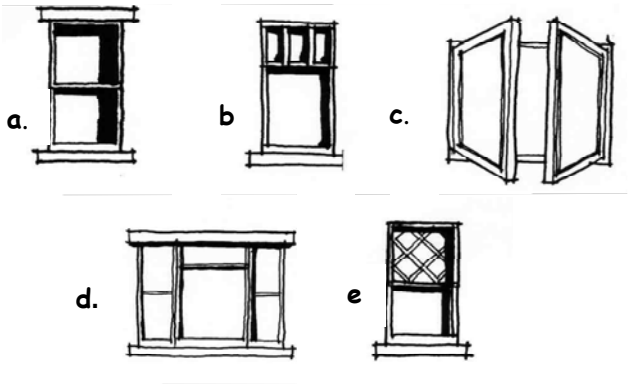
Diagram above shows a) historic railing height, b) incompatible new railing, and c) & d) two ways to meet current building codes & maintain low profile of historic balustrade.

Section 4: Rehabilitation of Existing Buildings

Windows and Doors

Windows and doors add light to the interiors of a building, provide ventilation, allow a visual link to the outside, and are a major part in defining a building's particular style and character.

There are a variety of window types in the Heritage Neighborhoods including single or grouped rectangular windows, multi-paned or single pane-sashes, and narrow vertical windows or larger pictures windows found on buildings built from the 1920s to the 1950s.

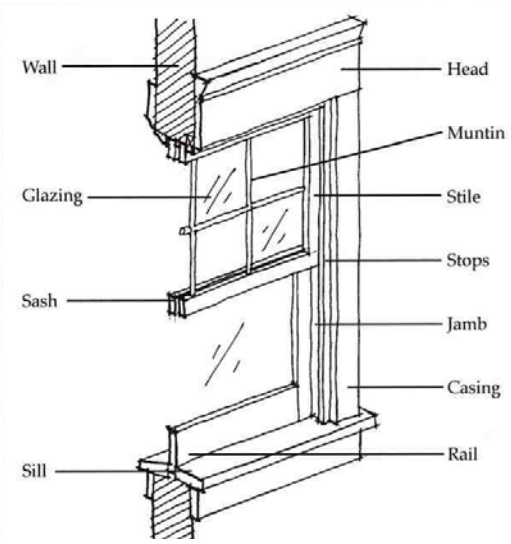


Window: a) Double-hung windows appropriate for all styles predating 1940; b) Bungalows and Four Square styles; c) Casement windows: Tudor & Arts and Crafts styles, and later styles post dating 1950; d) Classical Revival, Bungalow, Victorian and Four Square styles; and e) Victorian, Tudor, Dutch Colonial Revival styles.

Both solid paneled wooden exterior doors, and a combination of wooden panel and fixed pane (upper section) doors are typical in these areas. Some entrances are surrounded by transom windows and sidelights, and are often embellished with beveled or leaded glass.

a) Details - Retain and preserve original wooden windows and doors whenever possible.

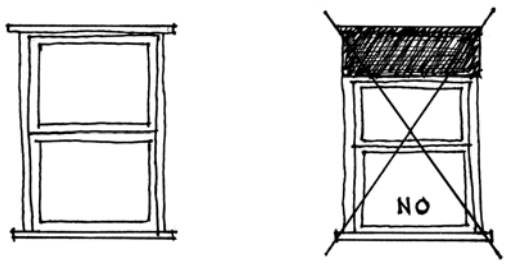
b) Glazing - Avoid using reflective or dark tinted glazing when replacing transparent window or door panes.



Part of a double hung window..

c) Materials – Replace windows with the same type of material if possible. Wood replacement windows are preferred. Snap-in muntins with no depth or relief are not appropriate replacements for true divided-light window panes (other types of energy efficient windows with multi-pane divisions may be an appropriate substitute). Avoid installing unpainted aluminum slider windows as replacement windows. These types of windows were not used historically.

d) Size of Openings - Keep new door and window openings consistent with the material, size, style, and pattern of the original. Avoid buying stock doors and windows that do not fill the existing door and window openings. On



Existing Window **New Window**

Replacement windows should fit the original window opening sizes.

the primary facades, avoid cutting new openings, blocking in windows, or installing replacement sashes that do not fit the opening. Avoid changing the number, location, proportion, and size of the windows and doors on the primary facades. If needed, install new windows or doors on the secondary facades (sides and rear).

e) Storms - Select storm windows or screen doors that are coated with paint or baked-enamel finish (not unfinished aluminum) in a color that matches the building's paint scheme. Install storms or screen doors so that existing windows and frames are not damaged. If possible, install interior storm windows; this will allow the character of the original window to be seen from the street.

f) Shutters - Use shutters only on windows that show evidence of their use in the past. The size of the shutters should fill the window opening when closed.

Foundations

The foundation forms the base of the building and ties the building into the site. The height, material, and features can contribute to its historic character. The foundations in the Heritage Neighborhoods are generally made of concrete, stone (river-rock or cut stone), or decorative cast concrete block. Some of the residences are supported on a post and beam foundation system concealed by a lattice or wood skirting.

a) Details - Retain features of the foundation such as the water table and molding, texture, and material.

b) Utilities - Locate new mechanical connections and utilities through foundations on the side and rear facades to minimize the view from the street.

c) Paint - If previously painted, paint foundations a dark color or a color that reflects the natural color of the material.

d) New Foundations - Design new foundations with the same character as the original. Retaining the height and material (as close as possible) of the original foundation is an important aspect to the overall design of the house.

Paint Colors

Painting a building is one of the least expensive ways to maintain historic fabric and make a home an attractive addition to a heritage neighborhood. A good color scheme highlights the architectural details and complements the overall design of the building. Some paint schemes are comprised of too many colors that detract from the style of the building.

Choose colors that blend with and are compatible with the surrounding streetscape and residents. Generally, walls and trim can be painted contrasting colors with door sashes painted a third accent color. Historically, various color palettes were used for different style and periods. These palettes could be used to provide the basis for color choices. See Appendix D for additional information on *Choosing Paint Colors*.

Section 5: Additions to Historic Buildings

Additions

Many historic residences have been added to over time. Early additions were usually subordinate in scale and character to the main building, lower in height, located at the rear or side, and made of materials similar to the original construction. The tradition of adding onto historic buildings should be continued. It is important, however, to preserve the architectural style, form, and materials of the primary structure when designing an addition.

New additions should not affect the character of the original building and should be distinguishable from the historic portion so that the evolution of the historic building can be understood. The compatibility of an addition with the historic building will be reviewed in terms of the mass, scale, materials, color, roof form, and proportion and spacing of the windows and doors. Additions should echo the style of the original structure and be compatible in design.

Applicability

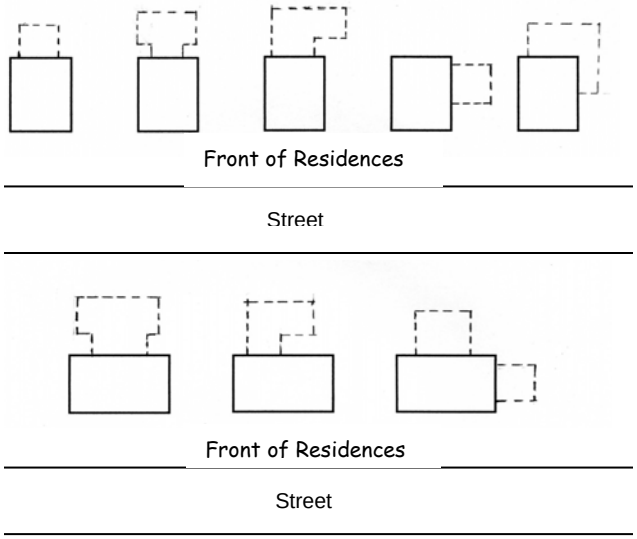
Guidelines for additions to buildings that are less than 50% of the first floor square footage of the first floor. Additions over 50% of the existing building footprint should follow the standards for "New Infill Construction" outlined in Section 6.

Guidelines

a) Setback - Preserve the historic alignment or setbacks that exist in the neighborhood.

b) Location - Locate additions as inconspicuously as possible on the rear façade. If an addition is made on the side of the building, set back the addition to minimize the visual impact and allow the proportions and character of the original building to remain.

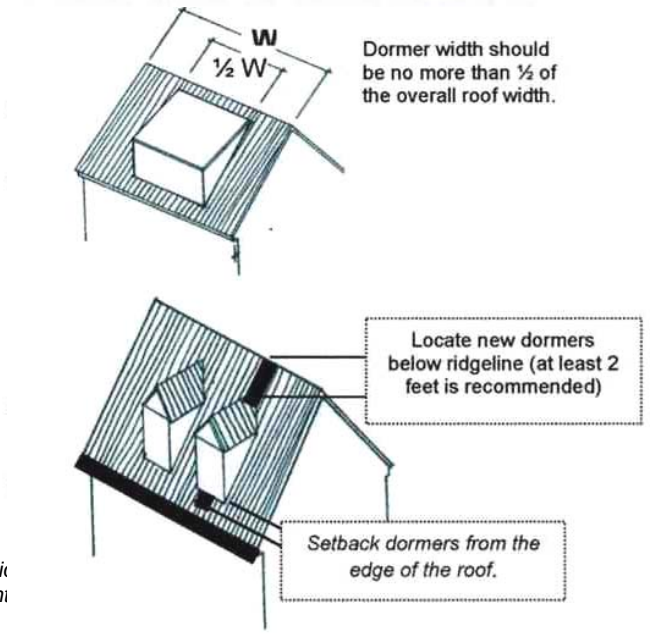
c) Minimize Loss - Construct additions so there is the least possible loss of historic material. Ensure that character-defining features of the historic building are not obscured, damaged, or destroyed.



Compatible locations of additions to historic houses.

d) Size and Scale - Limit the size and the scale of an addition so it does not visually overpower the original house. Additions should not be higher than the historic building.

e) Design – Differentiate the addition design from the historic building so the integrity of the original building is not lost or compromised.



Additi
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Design dormers to be subordinate to and compatible with the original roof form.

Section 5: Additions to Historic Buildings

f)

Section 5: Additions to Historic Buildings

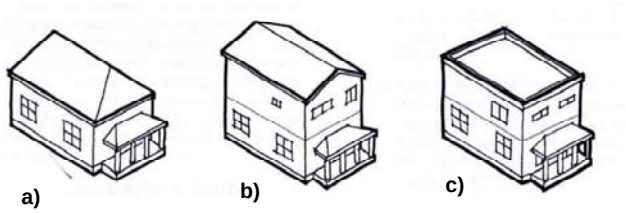
Compatibility - Design an addition that is compatible with the historic building in mass, materials, proportion, spacing, roof shape, and design of existing doors and windows.

g) Design Ratio – For additions on a primary façade, use a solid-to-void (walls-to-windows and doors) ratio similar to the ratio of the historic building.

h) Materials - Select a material, such as wood, that is compatible with the historic materials of the original building. Contemporary siding materials, such as T-1-11, vinyl, or metal siding should be avoided. If eco-friendly siding is used as substitute siding, it should be similar in character to those used historically.

i) Foundation - Design the foundation height and the eave lines to align with those of the historic building.

j) Roof Form - Design the roof form to be compatible with the historic building and consistent with primary roof forms in the area.



Additions: a) The original residence; b) incompatible full second-story added to existing one-story house-this is out of scale for the size of the house; and c) the flat roof form and second-story addition is not appropriate for the house type.

k) Dormers - Dormer additions should be subordinate to the overall roof massing and in scale with the historic dormer if they exist. Generally, set back dormers from the roof edge, locate below the roof ridge, and design compatibly with the style of the house.

l) Landscape – Identify, preserve, and protect mature landscape features during the design and construction phases.

Decks

Outdoor decks are a contemporary exterior feature frequently introduced in residential neighborhoods of Hood River because of the scenic views. Essentially an uncovered version of a back porch, the deck can be compared functionally with a more traditional patio or terrace.

a) Materials - Locate and construct decks so that the historic material of the structure and its character-defining features are not damaged or obscured.

b) Design - Design decks and associated railings and steps to reflect the materials, scale, and proportions of the historic porch or patio designs

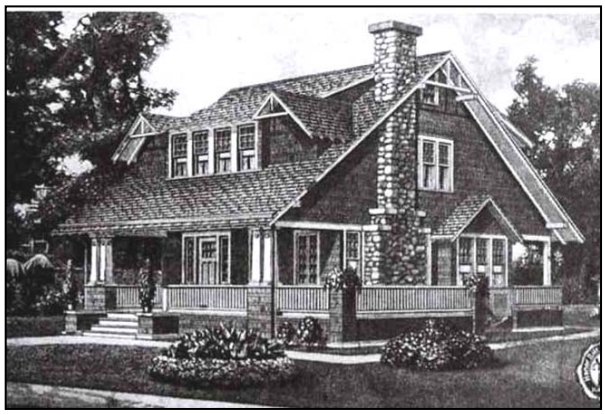
c) Locate - Introduce decks in inconspicuous locations, usually on the building's rear or side elevations and inset from the corners, where they are not as visible from the street. If building a front deck, visually tie the deck to the building by screening with compatible foundation materials such as vertical boards, lattice, masonry panels, and plants.

d) Alignment – Generally, align decks with the height of the building's first-floor level.

e) Removal - Avoid building a deck if doing so will require removal of significant building elements or site features such as a porch or a mature tree.

f) Maintain Historic Character - Avoid adding decks if the structure will detract from the overall historic character of the building.

Section 5: Additions to Historic Buildings



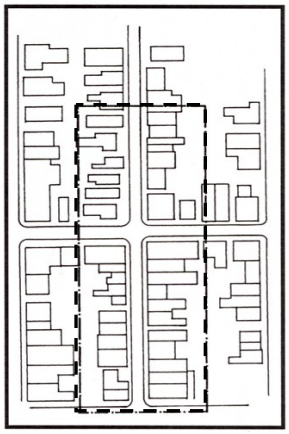
Examples of Bungalows with patios/open porches on the front and side of the house. These types of historic structures are similar to our present-day decks. Historically, these patios served the same function as decks but were integrated into the design of the porch.

Section 6: Infill Construction: Design to Fit

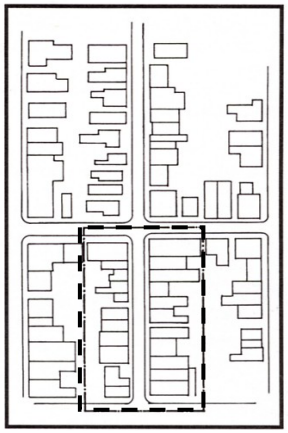
New Infill Construction

Infill construction within a historic neighborhood can enhance the existing character of an area if the proposed design and siting reflect an understanding of, and a compatibility with, the distinctive character of the neighborhood setting and buildings.

This section is intended to provide a general design framework for new construction that encourages quality design and innovation within the context of the surrounding neighborhood. Careful consideration of the siting and design of a new building contribute to the success of the infill project.



Immediate neighborhood of a lot at the corner of the block



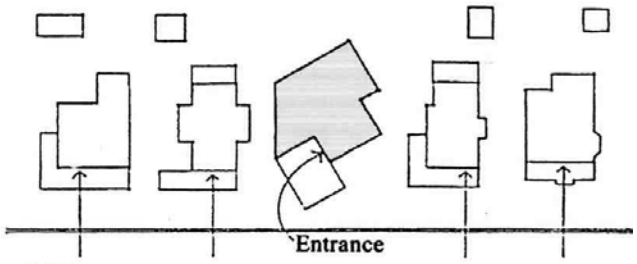
Immediate neighborhood of a lot at the center of the block

A new building should relate to the historic characteristics of the immediate neighborhood.

Siting New Buildings

Site new buildings according to the features of the surrounding neighborhood that contribute to the overall character of the historic area in terms of orientation, distance to adjacent buildings, setback from street, and retention of important site features.

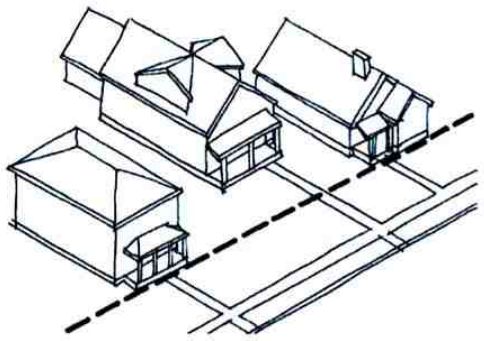
a) Orientation - Orient the front of the new building to the street. The building should be parallel to the lot line, maintaining the traditional grid pattern of the block.



Inappropriate diagonal orientation and front façade garage of in-fill house creating a break in the rhythm of the block.

b) Distance – Make the distance between the new building and the adjacent historic houses compatible with the spacing between existing buildings fronting the same street.

c) Setback – Keep the setback of the proposed building consistent with the setback of adjacent historic buildings fronting on the same street.



The new in-fill house in the middle does not maintain tradition street setback.

d) Design Site - Design new construction so that the overall character of the site features (topography, landscaping, and retaining walls), and significant vistas and views are retained.

e) Landscape - Protect large trees and other significant landscape features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment.

Section 6: Infill Construction: Design to Fit

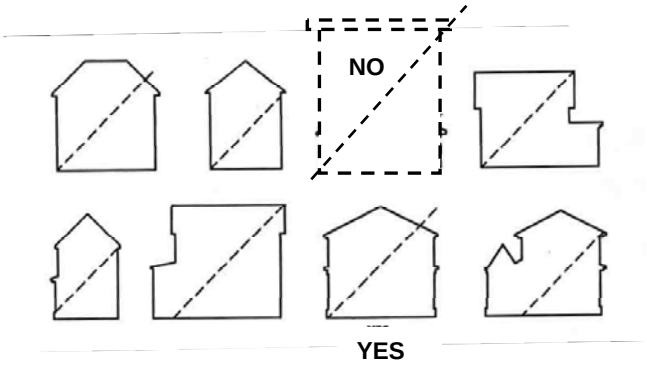
Designing New Buildings

A compatible infill building or accessory structure should complement the existing patterns of the neighborhood. This does not mean replicating a neighboring historic house or designing a house that creates a false sense of history.

General Elements

The following general elements should be considered when designing a new building. These elements are based on national guidelines.

a) Height – Design the proportion of the new building to be compatible with the average height of the neighboring buildings/block. Most houses in the Heritage Neighborhoods are one or one-and-a-half stories high; less frequently buildings are two-stories. In some cases, rear additions may be taller than the front IF the change in scale will not be perceived from the street.



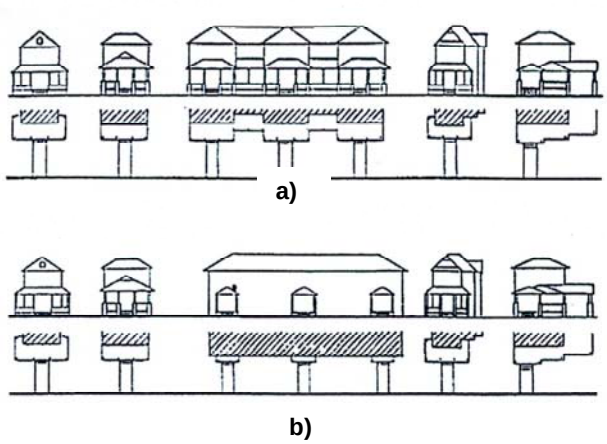
New building should be compatible in height and proportion with the surrounding buildings.

b) Bulk – Design new building so that the bulk (size, mass, and/or volume) is compatible with the surrounding buildings in the neighborhood. Examine the massing (whether symmetrical or asymmetrical, a central block, or L-shape) of nearby buildings, and design the new building with similar bulk.

c) Scale – Design the proportionality of the new building's height and bulk to complement features and elements in the surrounding area. Construct new buildings to reinforce a sense of human scale. One-story porches, building mass and shape, and features such as the number of windows and doors help convey a human scale.

d) Materials – Choose materials that are consistent with the predominant materials and finishes found on other houses in the neighborhood. Examine the color, texture, pattern, composition, and scale of neighboring historic buildings.

e) Width - Design the proportion of the new building to be compatible with the average width and massing of the neighboring buildings. If a building is wider than other buildings on the block, the front façade should be broken up into narrower bays that reflect the common historic widths.



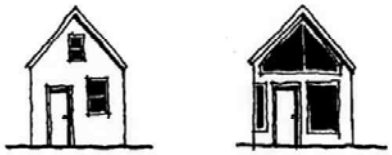
*a) New multi-family residence reflects the shape, established setback, & proportions of the streetscape; b) the massing, alignment, and shapes of this multi-family dwelling **does not** fit the historic streetscape.*

Specific Design Elements

a) Roof Form – Visually, the roof form is the single most important element in the overall building form. Keep new roof forms consistent with the shapes traditionally used. Gables and hips (or combinations) are commonly seen in the Heritage Neighborhoods. Forms such as flat or mansard roofs are rarely seen in these historic areas and should not be used unless it is appropriate within the context.

Section 6: Infill Construction: Design to Fit

b) Windows and Doors – Keep the proportions and pattern of window and door openings similar to neighboring historic buildings. Keep the rhythm of solids (walls) and voids (windows and doors) consistent with the dominant pattern set in the area. Windows with vertical emphasis are encouraged. Generally, the height of the window should be twice the width. Wood double-hung or casement windows, grouped or single, are more compatible with the window forms found in these Heritage Neighborhoods.



Yes **No**

Keep traditional window-to-wall ratios in primary facades of new buildings.

c) Exterior Siding - Select siding material for infill buildings that is compatible with the historic materials. Wood shingles, narrow (3" to 6") horizontal wood siding, and stucco are appropriate siding materials for new construction. These materials strengthen and complement the surrounding historic buildings. Only use synthetic or substitute materials if they are similar in character to those used historically.

d) Architectural Details – Ensure that the architectural details complement the details and style of the neighboring historic buildings. Architectural elements such as eave details, window trim, watertables, and cornice boards help infill buildings blend in with surrounding buildings.

design of new infill construction using materials and proportions consistent with the neighborhood. Most of the houses in the Heritage Neighborhoods have one-story partial or full front or side porches that have hip or gable roofs, wooden posts and railings, and wood floors.

f) Entrances – Orient the main entrance to the street. The entrance should be visually prominent.

g) Foundations - Keep new foundation heights consistent with the foundation design of neighboring buildings. Foundations made of concrete or rock are appropriate.

The new infill house in the center has incompatible window types, roof shape, details, and massing.

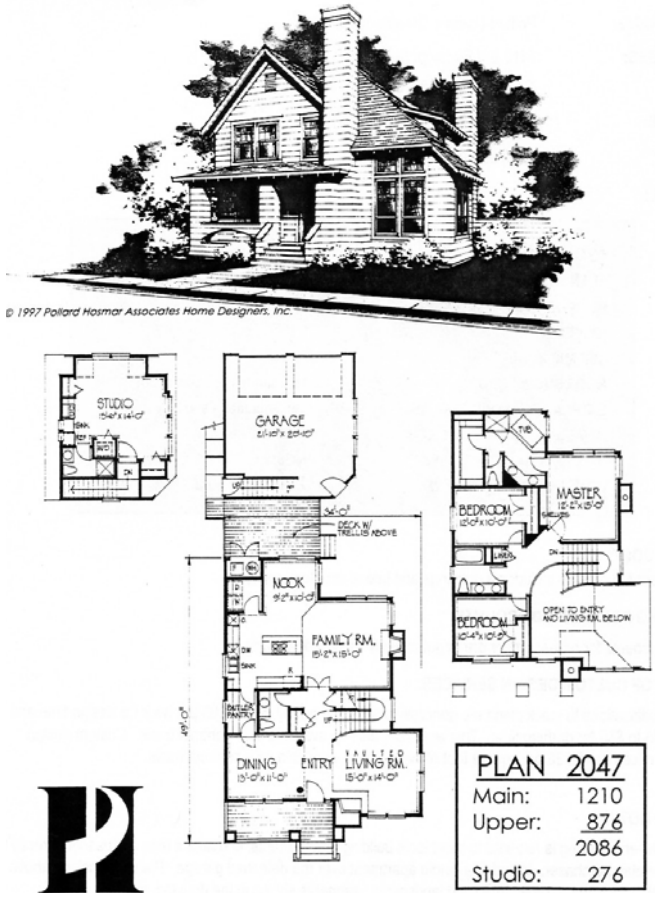
The new infill building (right) is compatible in scale, height, setbacks, massing, style, and material of the older residents in the neighborhood.

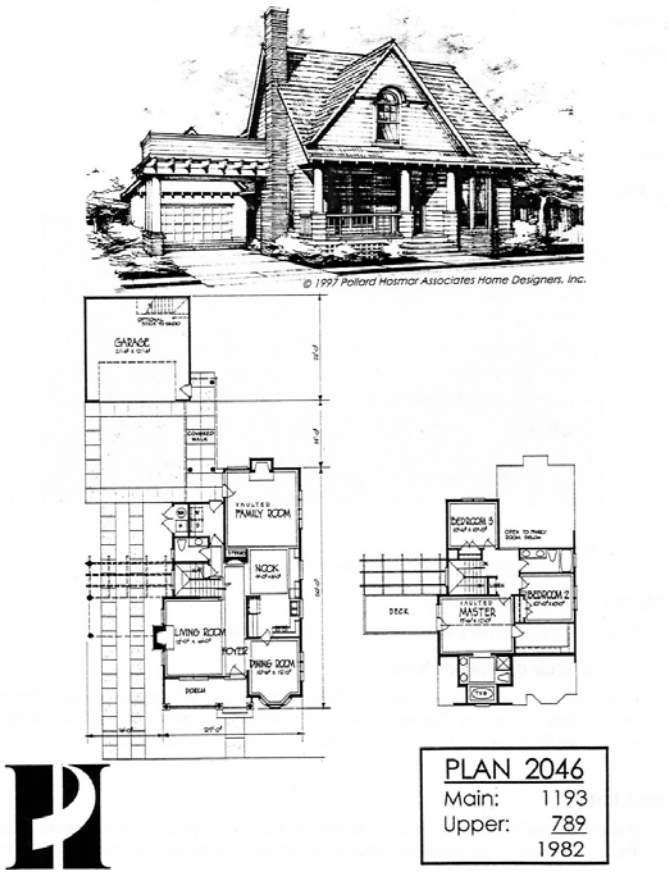
*The lack of porch, visible front door, prominent garage, shallow-pitched roof & horizontal windows make the **center** house incompatible with the surround residences.*

e) Porches – Integrate front porches into the

Section 6: Infill Construction: Design to Fit

These new single and multi-family dwellings respect the scale and height of the surrounding streetscape.





Designs for new residences from "House Plans for Narrow and Small Lots" published for Livable Oregon, plans by Mascord Design Associates. Plan on left has a rear garage and studio and plan on right has a side garage connected by a walkway. Both lots are under 50 feet wide. These building are examples of compatible designs for Hood River's Heritage Neighborhoods.

Section 7: Site Features and Setting

Site Features and Setting

Site features and neighborhood setting encompasses many elements. Although some of these elements are not significant in themselves, poorly planned or incompatible site features can negatively affect historic neighborhoods. These elements include auxiliary buildings such as garages, fences and retaining walls, driveways and parking areas, paving and ground covers, and landscape features.

Driveways and Parking

Many of the houses in Hood River have narrow, concrete driveways that extend along one side of the house. These narrow widths represent the smaller dimensions of early automobiles. Generally, cars park in driveways or on the street, especially when the owner has more than one car. Large off-street parking areas are not typical in the district.

a) Existing Driveways – Retain and maintain existing driveways whenever possible.

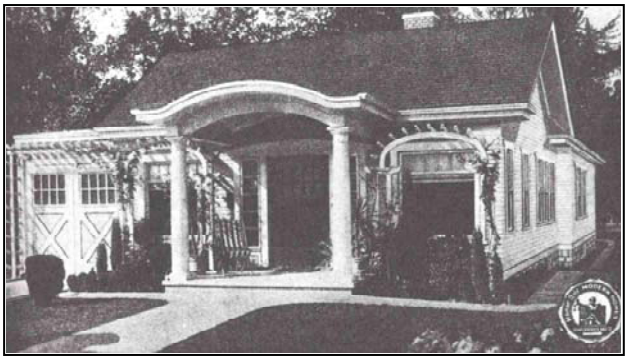
b) New Driveways – Construct new driveways to conform with the spacing, width, configuration, and material of other neighboring driveways. Avoid damaging or impacting historic site features such as mature trees, walkways, or retaining walls when constructing a new driveway.

c) Parking Areas - Use driveway to access rear or side parking areas. It is not appropriate to locate offstreet parking in the front yards.

d) Alternative Paving – Other paving material lessen the affect of new driveways or parking areas. These include solid stone pavers, brick, and concrete grid pavers.

Two types of alternative pavers that soften the impact of parking areas.

Grid pavers in various designs help screen large paved areas by allowing grass or other ground cover to grow in between the open latticework of the pavers. These alternative driveways also help with site drainage issues.



Sears mail order house with garage setback on the side of the building and architectural details that match the style of the house.

Garages and Outbuildings

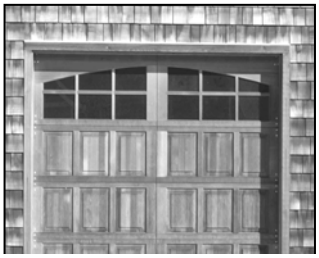
Garages and outbuildings add to the historic character of the site and the neighborhood. As the automobile made its way into Hood River, small garages appeared. These garages were either built in back or along the side of the house, or because of the steep terrain in some of the areas, built into the hillside in front of the house. Historic garages are important features in these neighborhoods.

a) Preserve Garages - Retain and preserve historic garages and outbuildings whenever possible. These features represent the automobile era in Hood River's history. If replacement of features or materials is necessary, use like material and design.

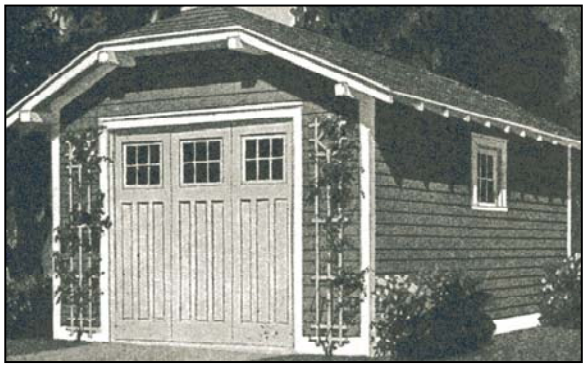
b) Replacement Garages - Replace missing garages with either a reconstruction based on historic plans or photographs, or with a new design that is compatible with the historic house. Keep proportions and heights of new garages and outbuildings consistent with historic designs. Use traditional forms, material, and details when designing a new garage.

Section 7: Site Features and Setting

c) New Garages - Site garages as subordinate features of the front façade or located as a detached structure in the back or side of the house. If designed as part of the main house, setback the garage behind the plane of the primary façade. Details such as paneled garage doors, overhangs, and trim can help diminish the prominence of an attached two-car garage.



New paneled garage doors complement historic architecture.



Historic garages from mail order Sear, Roebuck, & Co. catalogue.

d) Details – Use traditional building materials and designs for new garages that are compatible with the house style. Stock garage doors are now available that look like historic paneled garage doors. These types of details help the new structure blend in with the site and residence.

e) Second Stories – Occasionally, upper stories were part of the original garage design. These often provided room for visitors or hired staff. If an upper floor is planned, design the upper story so that it is lower than and subordinate to the house. It is not appropriate to have over-scaled garages in historic areas, especially near the front of the house.

Landscape Features

Landscape features in historic areas often show the development of the neighborhood. Mature trees and shrubs, sidewalks, parking strips, fences, walls, and gardens all add to the character of the streetscape. Some of the streets in Hood River are lined with mature trees such as oaks, while others have minimal street planting. Landscapes are transitional features and have cyclical life spans. New plantings replace older ones and new landscape elements are introduced to the streetscape.

a) Mature Planting - Retain and maintain historic landscape features especially mature trees that add substantially to the site or neighborhood.

b) Hedges - Avoid planting high hedges near the front property line; these hedges form a barrier to the streetscape and neighborhood. Low shrubs and hedges under 42" high are recommended.

c) New Plantings - Incorporate mature landscape features into site plans for new additions, garages, or new construction.

Mature trees and low hedges add to the streetscape without obscuring the historic architecture.

Section 7: Site Features and Setting

d) Amenities - Design improvements to sidewalks and streets that enhance the visual continuity of the existing streetscapes.

Retaining Walls and Fences

Hood River has a variety of historic retaining walls that were constructed along Hood River's major streets to make more land available for residential use. These retaining walls are made from basalt rock, rounded river rock, and board form concrete. These retaining walls define some of neighborhoods and are important features to the streetscape.

Rock, concrete block, and concrete retaining walls are seen on any streets in of Hood River.

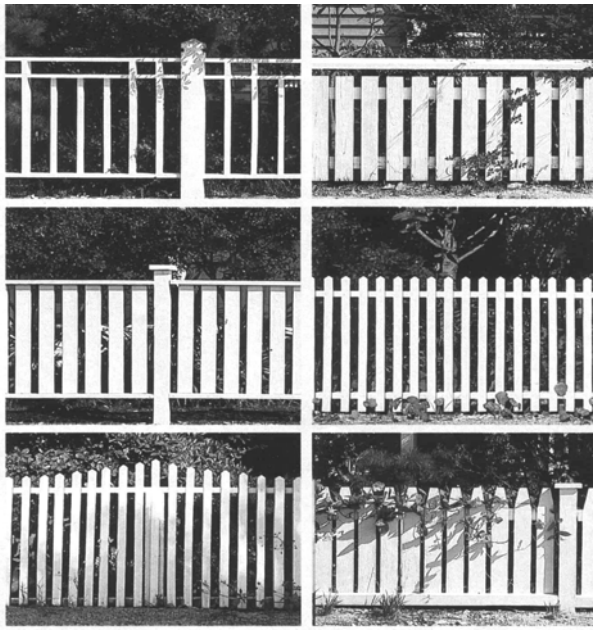
Most of the fences in the Heritage Neighborhoods are newer fences that are made of wire mesh, or vertical wood boards or pickets. The front fences are generally less than four feet high, and back fences range in height from three to six feet. Many of the fences were designed to highlight stylistic features of their homes. Well-designed fences and walls add to the continuity of the streetscape and help define the context of the historic buildings.

a) New Fences - Construct new fences based on historic designs or compatible new designs.

b) Height – Build front fences to a maximum height of 42"; back fences can be erected up to six feet high. Step down side fences so that the fence nearest the front of the lot is lower than the back side fence. Tall privacy fences should only be used in backyards.

c) Materials – Construct fences with wood or metal posts, wire panels, wood pickets, or low vertical boards.

d) Other Fencing Types - Avoid using chain link fences around the front yard; these fences were not used historically. Screen existing chain-link fences with landscaping (climbing vines, shrubs, or other plantings).



These fence designs do not obscure the residences and maintain a friendly streetscape environment.

Section 8: Demolition and Moving

Demolition of a Building

Demolition of historic buildings in the Heritage Neighborhoods is an irreversible step and should be carefully weighed. Once houses are destroyed, they can never be replaced. Hood River has a small number of historic buildings that pre-date WWII; these buildings should be preserved as part of the early history of Hood River.

In the last five years, an increasing number of smaller houses have been demolished to make way for larger structures in these Heritage Neighborhoods. This type of demolition slowly erodes the historic character of the neighborhoods. Prior to demolition, a property owner should consider these questions:

1. Is there another site that would serve the purpose equally as well?
2. Might the existing building be adapted to meet the owner's needs?
3. Is there another buyer for the building who is willing to use the existing structure?
4. Is it possible to move the building to another site?
5. Is the Landmarks Review Board willing to help work on a solution for the property?

If all alternatives to demolition have been exhausted, ***documentation*** of the building, and salvaging the materials and landscape elements is recommended. Photograph the building using black and white film prior to demolition and submit the prints and negatives to the City of Hood River for their archives.

Relocation of Buildings

Relocation is preferable over demolition. When relocating historic buildings to a new site:

a) Document the original location, setting, and landscape features.
b) Assess the structural condition of the building before relocation.
c) Try to preserve the original orientation and setbacks of the building on the new site.

Demolition of historic buildings in the Heritage Neighborhoods is an irreversible step and should be carefully weighed. These resources help define Hood River.