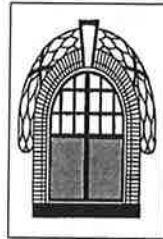


DESIGN GUIDELINES



Hood River *Local Downtown Historic District*



DESIGN GUIDELINES

Hood River Local Downtown Historic District

INTRODUCTION

The purpose of these advisory Design Guidelines are to protect the historic character of Hood River's local Commercial Historic District by providing rehabilitation and new construction guidelines to owners of buildings in the District. Property owners can use these guidelines in making compatible design decisions about their historic buildings, and in developing applications to the Hood River Landmarks Review Board (LRB). These design guidelines will also provide assistance to the City and LRB as they review alteration and new construction requests within the District. The Design Guidelines are designed to encourage Hood River residents and owners of historic properties to appreciate and preserve the local architecture and history which helps define the unique character of the community.

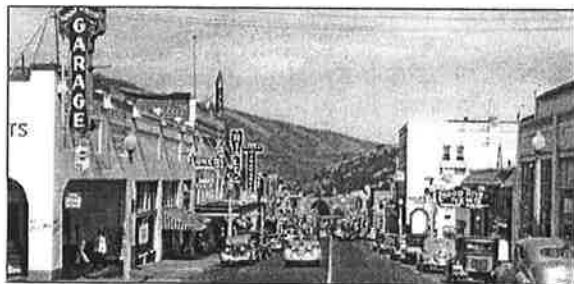
HISTORIC VIEW OF HOOD RIVER

The Hood River Local Downtown Historic District encompasses significant buildings in the City's history which date from 1886 to 1937. The District has a concentrated collection of buildings reflecting the early development of Hood River as a leading trading and transportation center for the Hood River Valley. Downtown Hood River not only served the local community, but also handled the regional trade of the farmers, orchardists, and loggers who came to town to ship their commodities, shop for goods, recreate, and conduct business.

Mary and Nathaniel Coe were "Dog River's" first permanent Euro-American settlers, claiming 319.92 acres in 1854. The Coe home served as the community center, courthouse, church, and funeral parlor. Mary Coe is responsible for renaming the settlement of Dog River to Hood River after majestic Mount Hood to the south. Dependent on the Columbia River for transportation, Hood River developed slowly until 1882 when the railroad was completed through the Columbia Gorge. The railroad connected the town with other towns across the nation. Hood River was platted in 1881 as a result of the coming of the railroad. With its completion, the commercial core of the community refocused from the river to the railroad depot and beginning a new period of expansion. One and two-story wooden buildings lined Oak Street, the main street in town. The town further expanded in 1895 when the town was officially incorporated. The population more than tripled from 201 people in 1890 to 622 people in 1900.

The growth continued after the turn of the century as people from all over acquired the beautiful and fertile land of the Hood River Valley. The completion of Mt. Hood Railroad from Hood River to Parkdale in 1910 improved accessibility to the productive timber and orchard lands in the valley. The buildings in downtown Hood River reflect the influx of wealth that occurred in the first two decades of the 20th century as local industries grew. Between 1901 and 1914 half of the commercial buildings were built. These brick structures represent the second construction phase in the town's history, when brick buildings gradually replaced smaller wooden structures. Fruit warehouses, fraternal buildings, depots, and commercial buildings were erected during this period of rapid economic growth.

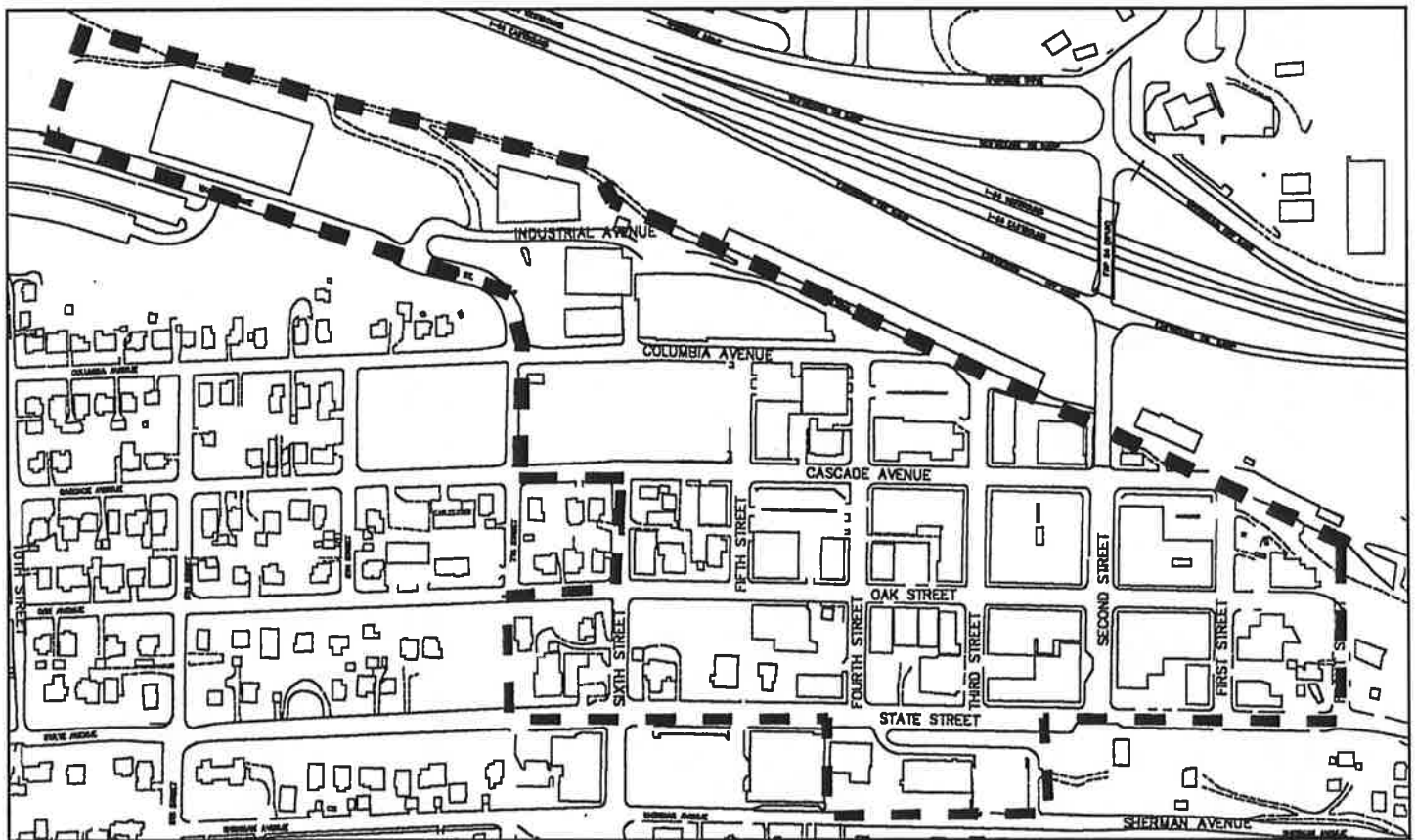
The next growth period occurred as a result of the introduction of the automobile and the completion of the Columbia River Highway from Portland to Hood River in 1916. The automobile changed the face of Hood River as service stations and car dealerships were built in the mid-teens through the 1930s. These buildings were generally made of concrete or hollow clay tile and one-story in height. City Hall, the U.S. Post Office, and fruit, canning, and cold storage warehouses were erected during this early age of the automobile. The historic buildings in downtown depict Hood River's rich past based in the timber, fruit, and tourism industries. These industries are still a part of Hood River's economic base.



DESIGN GUIDELINES
Hood River Local Downtown Historic District

LOCAL DOWNTOWN HISTORIC DISTRICT

The buildings in downtown are significant for their association with the development of Hood River as a leading commercial and trading center for Hood River County. As a way of recognizing and protecting the historic character of downtown Hood River, a local historic district was established in 1994 under the provisions of the Historic Preservation Ordinance Chapter 17.14 of the Hood River Municipal Code (HRMC). Under the ordinance new construction on vacant parcels and major alterations to contributing properties within the District are reviewed by the Landmarks Review Board to maintain the historic integrity of the downtown (see Appendix B for a complete list of the contributing buildings in the District).



Key: **— — — — —** *District boundary*

ARCHITECTURAL STYLES

Similar types of commercial buildings provide continuity to the downtown streetscape; the different styles of these commercial structures create visual variety and help distinguish one building from another. These differences reflect what was popular at the time of construction, the use of the building, and/or the tastes of the owner, builder, or architect.

The historic buildings in the downtown Hood River date from 1886 to 1937, and show a variety of different building styles. Although primarily vernacular in character, the buildings display elements of various styles. Learning about the style of the building can help answer preservation questions including those about the original treatments, color schemes, and what should replace missing elements.



QUEEN ANNE COTTAGE
(Parker Residence, c. 1900: 525 State)



ITALIANATE
(Hotel Waucoma, 1904: 106 Second)



JACOBETHAN
(Hood River County Library, 1913: 502 State)



RICHARDSONIAN ROMANESQUE
(Congregational Church, 1913: Fourth & State)



20TH CENTURY COMMERCIAL
(Franz Hardware, 1908: 116 Oak)



COMMERCIAL-AUTO RELATED
(Hood River Garage, 1919: 202 Cascade)



AMERICAN RENAISSANCE
(City Hall, 1920: 207 Second)



EGYPTIAN
(Butler Bank, 1924: 301 Oak)



MODERNE
(U.S. Post Office, 1935: 408 Cascade)

DESIGN GUIDELINES

Design Guidelines are written in accordance with the Secretary of Interior Standards for Rehabilitation which are used by private and public entities throughout the nation and adopted in the HRMC Chapter 17.14. The Standards for Rehabilitation should be applied to specific rehabilitation projects in a reasonable manner taking into consideration economic and technical feasibility.

The advisory Design Guidelines on the following pages help interpret the ten basic rehabilitation standards listed below.

Secretary of Interior Standards for Rehabilitation

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 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.

Rehabilitation Guidelines

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The first step in determining if a building should be rehabilitated is to evaluate the existing condition, noting the character-defining features of the building. Examine the elements which are original as well as document the more recent alterations. These observations will aid in the rehabilitation project.

General Storefront Rehabilitation Guidelines

When considering a rehabilitation project, respect the original style and period of construction. Storefront rehabilitation projects should be based on traditional storefront designs. Design Guidelines for "New Construction" such as street scape, height, width, and materials may also apply to rehabilitation projects. See appropriate sections on pages 9 to 11.

General Guidelines:

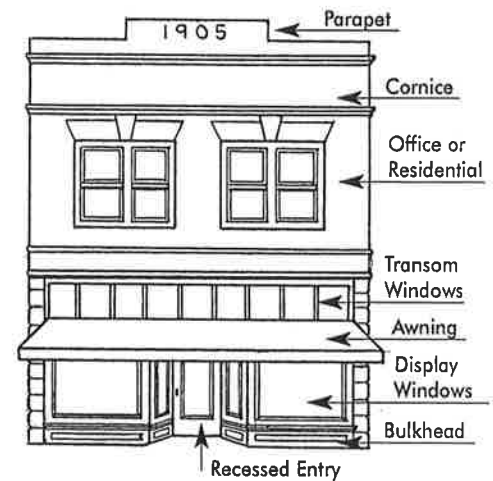
- A. Respect the evolution of the building within the period of significance. Some alterations gain significance in their own right.
- B. Repair rather than replace (wherever possible) significant storefronts (original or historic alteration), including windows, sash, doors, transoms, signs, and decorative features. If repair is not feasible, the element should be accurately reproduced based on historic research or physical evidence.
- C. Avoid creating a "look" that is not based on historic fact or introducing non-historic elements.
- D. Base rehabilitation on solid historical documentation such as physical evidence, photographs, or original drawings. Do not assume what the building looked like historically.
- E. Replace the storefront with a compatible new design and materials based on the design of neighboring building if no evidence of original storefront exists.

Specific Guidelines

- A. Incorporate large storefront windows into new design; these window types are prominent features on the first floor of a traditional storefront.
- B. Install display windows that are made of clear glass.
- C. Make storefront frames of wood or metal (non-aluminum finish).
- D. Fit the rehabilitated storefront into original opening. Do not extend beyond the opening. The storefront may be set back slightly (perhaps three inches) from the plane of the façade to accentuate the sense of containment.
- E. Install clear glass in transom windows. Some types of decorative glass may be appropriate.
- F. Recess entrance doors. Doors should be a large glass panel surrounded by a wood or metal frame (non-aluminum finish).
- G. Design bulkheads of wood panels, stone, tiles (less than four inches), or concrete.
- H. Awnings (see page 15).

Avoid (These represent different building types and styles not found in Hood River)

- A. Mansard roofs with wooden shingles covering the storefronts.
- B. Wood or metal siding, and fake brick or stone veneers.
- C. Inappropriate historical themes such as small window panes and shutters.
- D. Newer metal doors with contemporary designs.
- E. Vinyl windows.



Storefront Rehabilitation



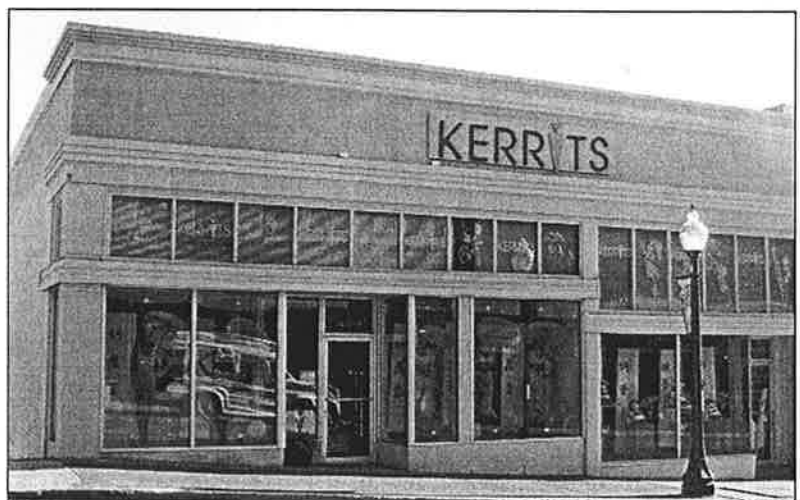
Smith Building: Before rehabilitation.



Smith Building, 213-15 Oak: After uncovering transom windows.



Heilbronner Building; 3rd & Cascade: Uncovered transom windows.



PPL Building, 314-316 Oak: Rehabilitated transom windows and reconstructed cornice.



Kelly Bros. Hardware, 402-06 Oak: Original storefront on left and altered storefront on right.

New Additions

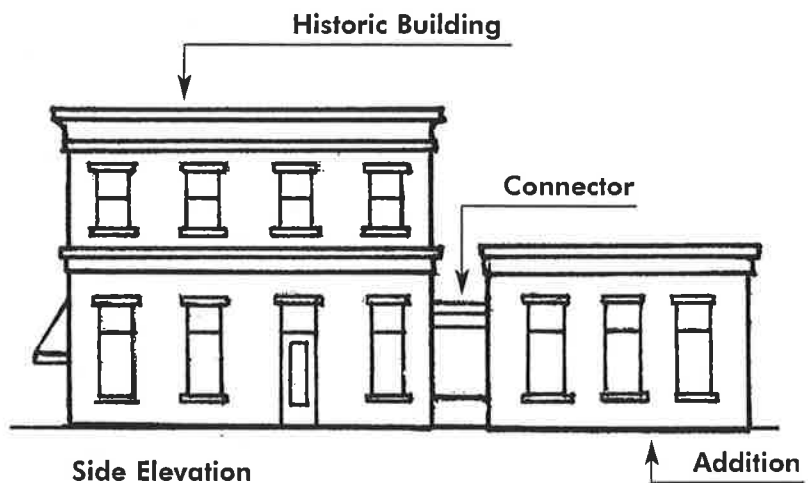
A modern addition to a historic building is the most sensitive and difficult design issue to manage. Few of the historic buildings in downtown Hood River have recent additions. However, changing needs may increase the desire for expansion of these historic structures.

Guidelines:

- A. Preserve significant historic materials and features.
- B. Avoid attaching additions on primary (or street) elevations.
- C. Design the addition to be subordinate to the historic building.
- D. Minimize the loss of historic material by linking the new addition to the historic building by a connector; only the connecting passageway would penetrate the historic wall.
- E. Consider setting the connector back from the historic building's wall plane so the form of the historic building can be distinguished from the new addition.
- F. Protect the historical significance of the building by making a visual distinction between the old and new.
- G. Design new additions that are compatible with the size, scale, proportions, color, material, and character of the historic building, and surrounding buildings in the block.
- H. Design additions so that they are smaller in scale so as not to overpower the historic building.
- I. Set back an additional story from the roof edge to ensure the historic building's profile is not radically changed.
- J. Avoid creating a false historical appearance that does not relate to the surrounding buildings or history of Hood River.



Wasco County Courthouse: Compatible elevator addition on rear elevation.



Rear addition to historic building.

Accessibility

Americans With Disabilities Act

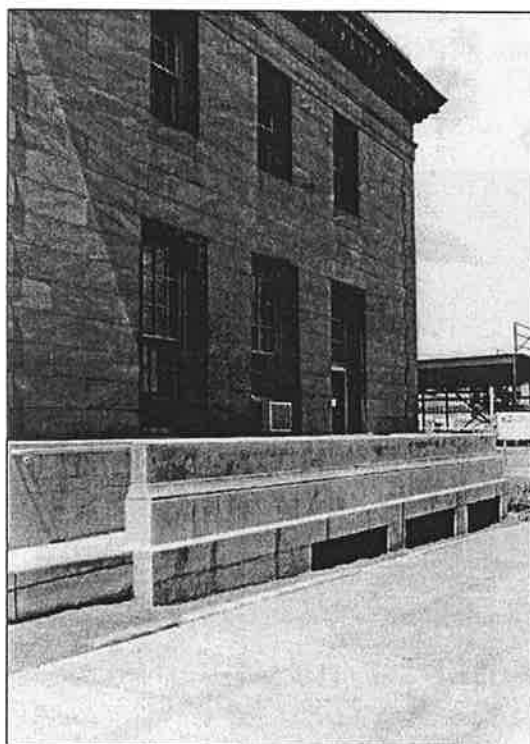
Properties in the District are not exempt from federal, state, or local laws requiring structures to be made accessible to disabled citizens. However, provisions in the Oregon building codes (Structural Specialty Code) allow for special consideration for properties designated as historic resources so the impact on the buildings can be minimized. The challenge is to provide accessibility while meeting code requirements and at the same time maintaining the historic character of the building or site.

Guidelines:

- A. Design new ramps or other structures to be unobtrusive and simple as possible.
- B. Minimize the size of the ramp and landings without inconveniencing the users.
- C. Reduce the visual impact of the access structure by landscaping that screens and by choosing appropriate building materials and compatible colors.
- D. Install ramps or other structures so they are reversible in the future and do not harm the character or material of the historic structure in a detrimental manner.
- E. Design the ramp and railing sensitively to the character, materials, and massing of the building, especially if it is on the front elevation. An appropriate material for ramps in the District would be concrete.
- F. Place the access ramp on the secondary facades of the building if the impact on the front façade is too detrimental.
- G. Seek common solutions such as ramp or elevator additions that might serve two adjacent buildings.
- H. Consider the use of mechanical lifts or other devices where feasible in lieu of a ramp; these are less intrusive alternatives.



Hood River Post Office, 408 Cascade: Landscaping minimizes impact of front ramp.



The Dalles U.S. Post Office: Similar material and style lessen impact of side ramp.

New Construction Guidelines

The following elements are also applicable to rehabilitation projects.

Design guidelines for a historic district should not dictate certain styles for new buildings because most areas exhibit an evolution of architectural styles. These design guidelines emphasize compatibility, context, and design elements rather than styles, which allow for a broad and flexible approach to new construction within an historic district. The design guidelines for new construction emphasize building characteristics that may be shared with old and new. Attention to these elements encourages the design of buildings that clearly are new, yet do not disrupt the historic streetscape of the District. The following are some of the elements to consider when designing new buildings within the downtown Historic District.

Streetscape and Setbacks

Hood River downtown has unique characteristics that define the City's streetscape. The 60 to 80 ft. streets including 10-15 ft. sidewalks, low to medium building heights, and large storefronts reflect the historic character of the town. The majority of the historic buildings in downtown Hood River are flush with the sidewalk, abut one another (except where parking lots have replaced buildings), and have recessed entries. Some of the buildings in the District vary from the traditional setback. Examples of these include the Butler Bank (301 Oak), the U.S. Post Office, the Hood River County Library, and the buildings in the District that once were residential in use. Any new construction should address the street in a manner consistent with neighboring structures and overall street form and character.

Guidelines for Traditional Commercial Setbacks:

- A. Front new construction to the street.
- B. Abut new construction with the adjacent buildings if traditional pattern has been established.
- C. Recess entries slightly from the building's edge creating a protected area.



Traditional setbacks along Oak Street; the buildings are flush with sidewalk and abut one another.

Building Height

Generally the historic resources in the District are one and two-story buildings with the exception of a few three and four-story structures (Stewart Hardware, 202 State; the Paris Fair/IOOF Hall, 315 Oak; and the Hotel Waucoma, 106 Second). The three and four-story buildings are anchor buildings, located on corner lots. The maximum downtown building height allowed in the HRMC is 45 ft. and the average height of a downtown building is between 25 ft. and 33 ft. A majority of the commercial buildings have parapets which make the buildings appear higher (see "Roof Form" guidelines page 11).

Guidelines:

- A. Maintain the range in building heights from one to two-stories; this variation creates a visually interesting street as well as retaining the character of the historic streetscape.
- B. Design the height of the buildings within the range of heights found on the immediate block.
- C. Maintain the height to width ratio with other buildings in the immediate area.
- D. Maintain floor to floor height with other buildings in the immediate area (first floors are generally higher).
- E. Encourage the use of simply designed parapets, in the building design (see "Roof Form" guidelines).

Building Width

Building width is one of the most predominant visual qualities in historic downtown. Downtown buildings were often platted into relatively narrow and deep lots. These widths often characterize how a downtown appears. Building widths in downtown Hood River reflect this patterning and vary from 27 ft. to 100 ft. wide. The smaller historic one-story buildings range in width from 27 ft. to 50 ft. wide and the larger two, three-and four-story anchor or corner buildings are about 50 ft. to 100 ft. wide.

Guidelines:

- A. Construct new buildings from side lot line to side lot line.
- B. Maintain the height-to-width ratio with other buildings in the immediate area.



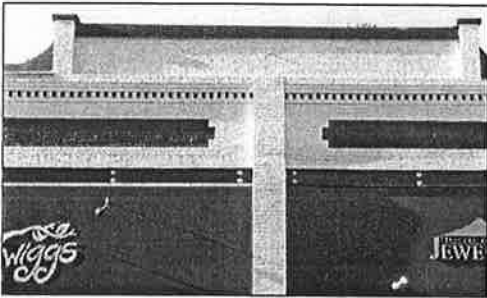
Looking west from Second and Oak Streets, c. 1930.

Roof Forms

The roofs of the commercial buildings in the District are generally flat or sloped and hidden by parapets or false fronts. This is in contrast to visible pitched roofs in residential areas. Parapets add character to a building and are often stepped and embellished with cornices, special facing material, or decorative details. Parapets are a prominent feature in Hood River's downtown. Good examples of parapets are on the Hall Building (210-207 Oak.), the Sheppard buildings (First & State streets), Smith Building (213-15), Hood River Hotel (104-08 Oak), First National Bank (304 Oak), and HR Banking and Trust (Third and Oak).

Guidelines:

- A. Hide the roof plane from view by the use of parapets.
- B. Encourage the use of decorative details on the parapet using examples from surrounding buildings.
- C. Hide other HVAC, and other roof top equipment by the use of parapets.
- D. Use similar types of roofing material to others in the District on roofs that are visible from the adjacent streets or buildings.



Hood River Laundry, 413-15 Oak.



Hood River Garage, 202 Cascade.



Highway Auto Company, 408-16 Oak.



Dewitt Motors, 107-113 Oak.



Franz Hardware, 116 Oak.



Brosius Building, 202-206 Oak.

Rehabilitation and New Construction Guidelines

OPENINGS: Window Types and Proportions

The buildings in downtown Hood River were designed to house a variety of enterprises. These businesses often had central recessed entries that provided more window display space and shelter from the elements along with emphasizing the entrance from the sidewalk. Large display windows usually flanked the entries and low wooden, tile, or masonry bulkheads were built below the storefront windows. A band of horizontal transom windows were generally built above the storefront windows and entries. Historically, the entries were usually composed of single or paired doors made with large glass panes with wood surrounds.

The upper story windows in multi-story buildings are either paired or single, wooden double-hung windows which are vertically oriented. Generally these windows have enough space in between the windows for one or two window widths. The lower stories were often separated from the upper stories by a horizontal band created by such elements as a change in building materials, decoration, stringcourse, and/or awnings and canopies.

Guidelines:

- A. Recess primary entries and orient to the street rather than the side or rear.
- B. Use large panes of glass in the entry doors (paired or single). The use of a solid doors is not recommended on the primary or street facades.
- C. Incorporate transom windows above entries or expose existing transoms.
- D. Use large, clear plate glass in display storefront windows on street level with transom windows above and bulkhead below.
- E. Generally use double-hung windows either paired or singly for the upper floor windows.
- F. Maintain a clear visual division between the lower and upper stories by a change in material, surface texture, architectural detail, or use of awnings and/or canopies to define the horizontal division.
- G. Maintain the rhythm of the window pattern and the ratio of the solid surface area to the window area.
(Look at the surrounding building types to determine ratios of solid surfaces to window areas).

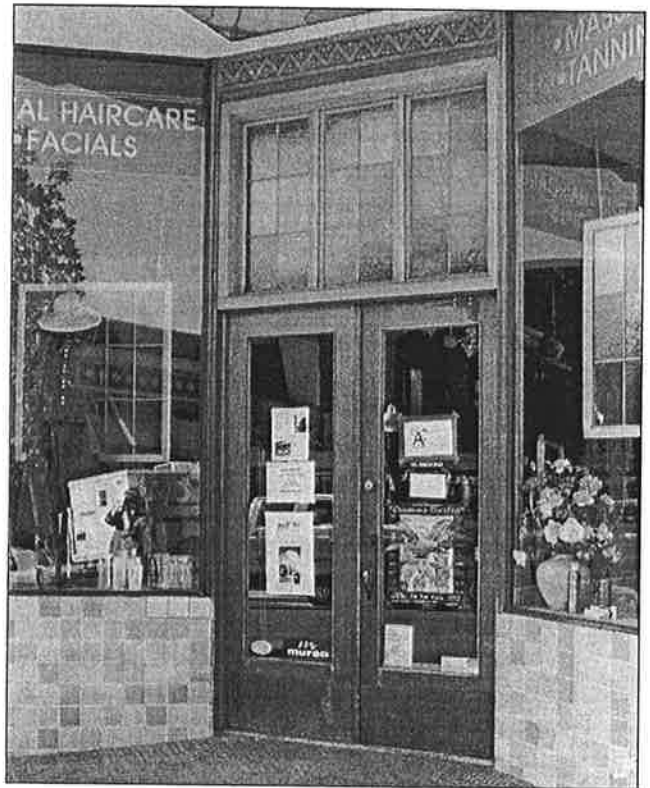


Hotel Waucoma, 106 Second: Displays common characteristics of 20th century commercial building in its recessed entrances, transom windows, clear division between lower and upper floors and one over one double hung windows.

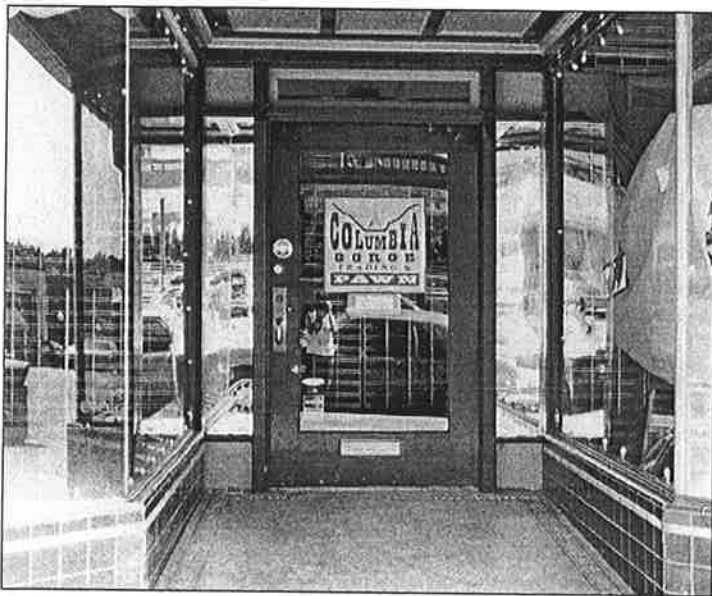
Original Entrances



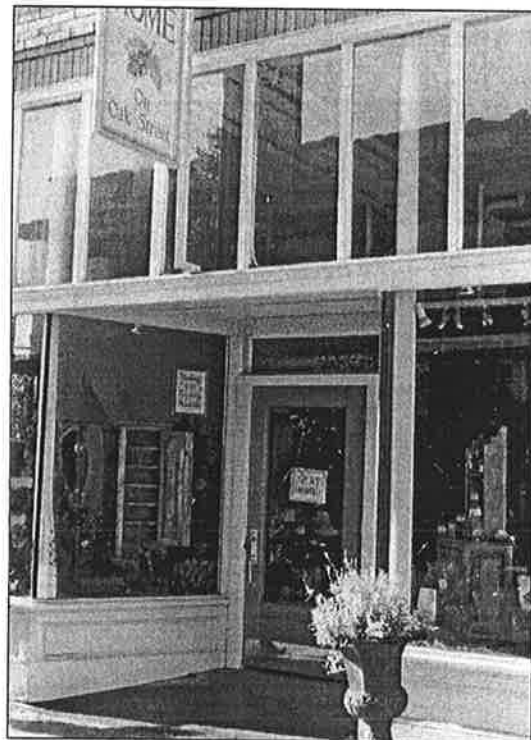
Sproat Building, 112 Oak.



Keir Drugs, 209-11 Oak.



Kelly Bros. Hardware, 402-06 Oak.



Snyder Building, 105 Oak.

Materials

The building material used in the construction of the historic buildings downtown was predominantly brick, hollow clay tile, and concrete. The sense of cohesiveness and continuity of the District derives in part from the consistent use of these building materials. The earliest buildings were constructed of brick; the later buildings are almost all concrete or hollow clay tiles. Common trim materials used historically include wood, brick, sheet metal, and concrete. The window sashes were constructed of wood on the earlier structures.

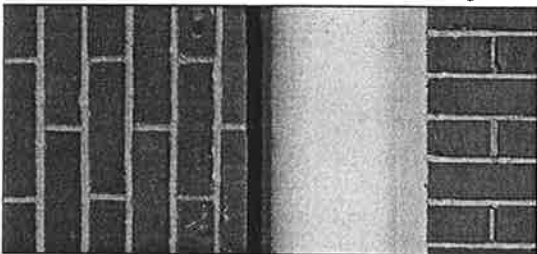
Guidelines:

- A. Use materials in rehabilitation projects and new construction that are compatible with the historic downtown in quality, color, texture, finish, and dimension.
- B. Encourage the use of wood windows.

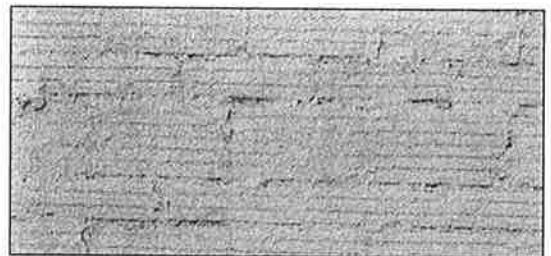
Avoid (These represent different building materials not generally found in Hood River)

- A. Vinyl siding or trim, vinyl windows, vinyl awnings
- B. Aluminum siding
- C. Wood siding consistent with residential construction
- D. Rustic wood shakes, barn wood
- E. Corrugated metal
- F. Corrugated fiberglass
- G. Imitation rock, wood, stone, or brick veneers
- H. Metalized reflective or "smoked" glass
- I. Glass block
- J. Wood shingle façade coverings or canopies

Building materials found in downtown Hood River



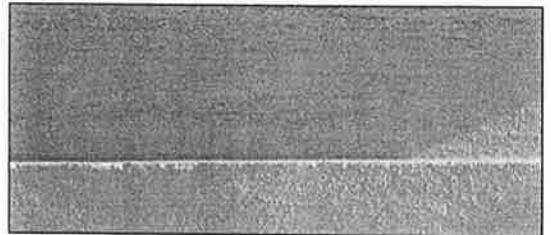
Brick and cast stone



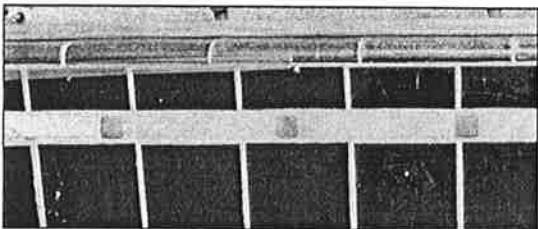
Hollow clay tile



Stone used for trim and foundations



Concrete



Small ceramic tiles cover bulkheads



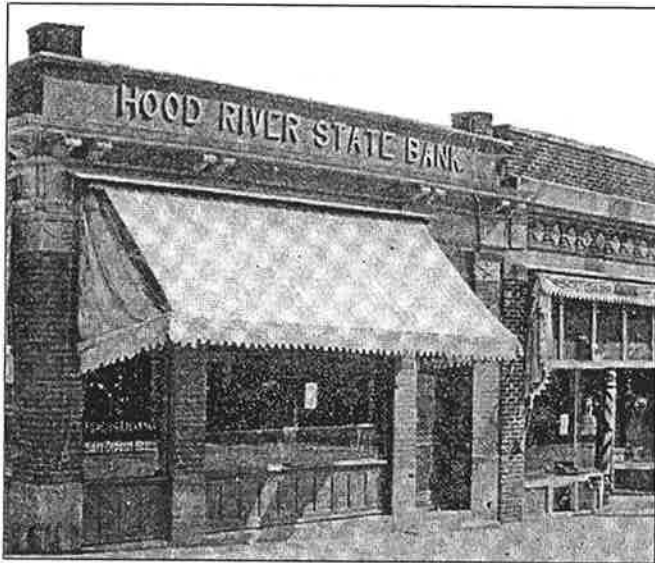
Stucco finish

Awnings and Canopies

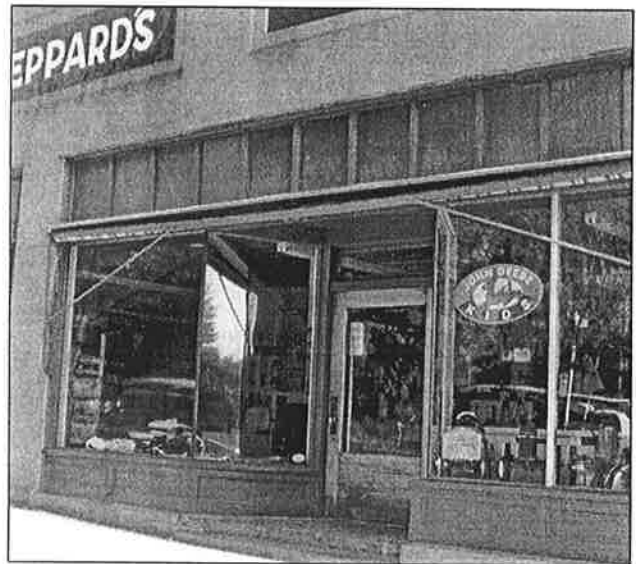
Awnings and canopies provide protection from the elements and create a sense of enclosure to the street. The historic photographs of Hood River show that awnings were plain in design, fit within the window opening or are outside the opening, retractable, and usually striped or solid in color (most likely white) with scalloped or straight edges. Awnings were mainly used on the north side of buildings in Hood River rather than the south side.

Guidelines:

- A. Use historic photographs for reference in replacing or adding new awnings or canopies. These photographs can illustrate the style and detail of historic awnings.
- B. Fit awnings and canopies (if possible) within window bays and do not overlap multiple window openings, unless historic photographs indicate otherwise.
- C. Awnings should not detract or conceal the architectural details or features of the building.
- D. Retractable fabric awnings were used historically and are recommended as they can be adjusted to varying light and weather conditions.
- E. Use an awning slope of no more than 45 degrees.
- F. Choose awning colors that are compatible with the color of the building. Avoid brightly colored or "busy" patterns.
- G. Use flat, horizontal metal canopies suspended by chains or rods, if original. These provide cover for pedestrians and shade within the store. Use historic photographs to aid in determining if the canopies are original or an early addition.
- H. Use of back-lit, plastic, barrel-shaped awnings are not recommended as they detract from the architectural features of the building and are more "modern" in appearance.
- I. Design lettering so that the writing is on the vertical edge and not on sloped or curved sections of the awning. Graphics or logos (without text) may be applied to the curved or sloped portions of the awning.



Original canvas awning on the Hood River Banking and Trust Building, 3rd and Oak.



Sheppards' (First & State streets): Good example of an original striped retractable awning intact below transom windows.

Signage

Signage has always played an important role in the appearance of commercial districts. Typical signs located on commercial buildings are flush-mounted, hanging, window signs, icon or graphic signs, and wall painted signage. Flush mounted signs are signboards or individual letters placed on the front of a building; hanging signs are hung from sidewalk coverings or mounted perpendicular to the sidewalk; and window signs are generally at eye level and are displayed in storefront windows. Icon or graphic signs illustrate the type of business they are advertising. Historic lighted signs include neon and internally lit signs.

Note: Please refer to Chapter 17.13-Sign Regulations in the HRMC before erecting new signage.

Guidelines:

- A. Relate signs in placement and size to other building elements.
- B. Elements such as windows, cornices, or decorative details should not be obscured by signage.
- C. Complement the sign material, style, and color with the building facade.
- D. Relate individual shop signs in a single storefront in design, size, color, placement on the building, and lettering style.
- E. Keep night lighting of signage subtle and in keeping with the architectural style.
- F. Use gold leaf window signs at an appropriate scale.
- G. Use historic photographs for reference.
- H. Use of plastic faced signs are not recommended.
- I. Avoid the use of murals on buildings in the District unless they recreate a previously painted, historic sign. Murals may lessen the integrity of the architecture and damage the building surface especially on unpainted masonry buildings.
- J. Neon lights on the interior of the storefront windows are considered compatible signage. Historic neon signs are becoming rare and their preservation should be encouraged.
- K. Encourage the use of signs as identification not advertising.



Brosius Building, 202-206 Oak: Good example of a historic painted sign.



Hall Building, 201-207 Oak: Traditional lettering on cornice.



Smith Building, 213-215 Oak: Appropriate hanging sign.



Traditional lettering on storefront window.

Color

Painting a storefront can be one of the most dramatic improvements to a building. The commercial buildings in the District are plain in design making them suitable for subtle color choices and a simple color scheme.

Guidelines:

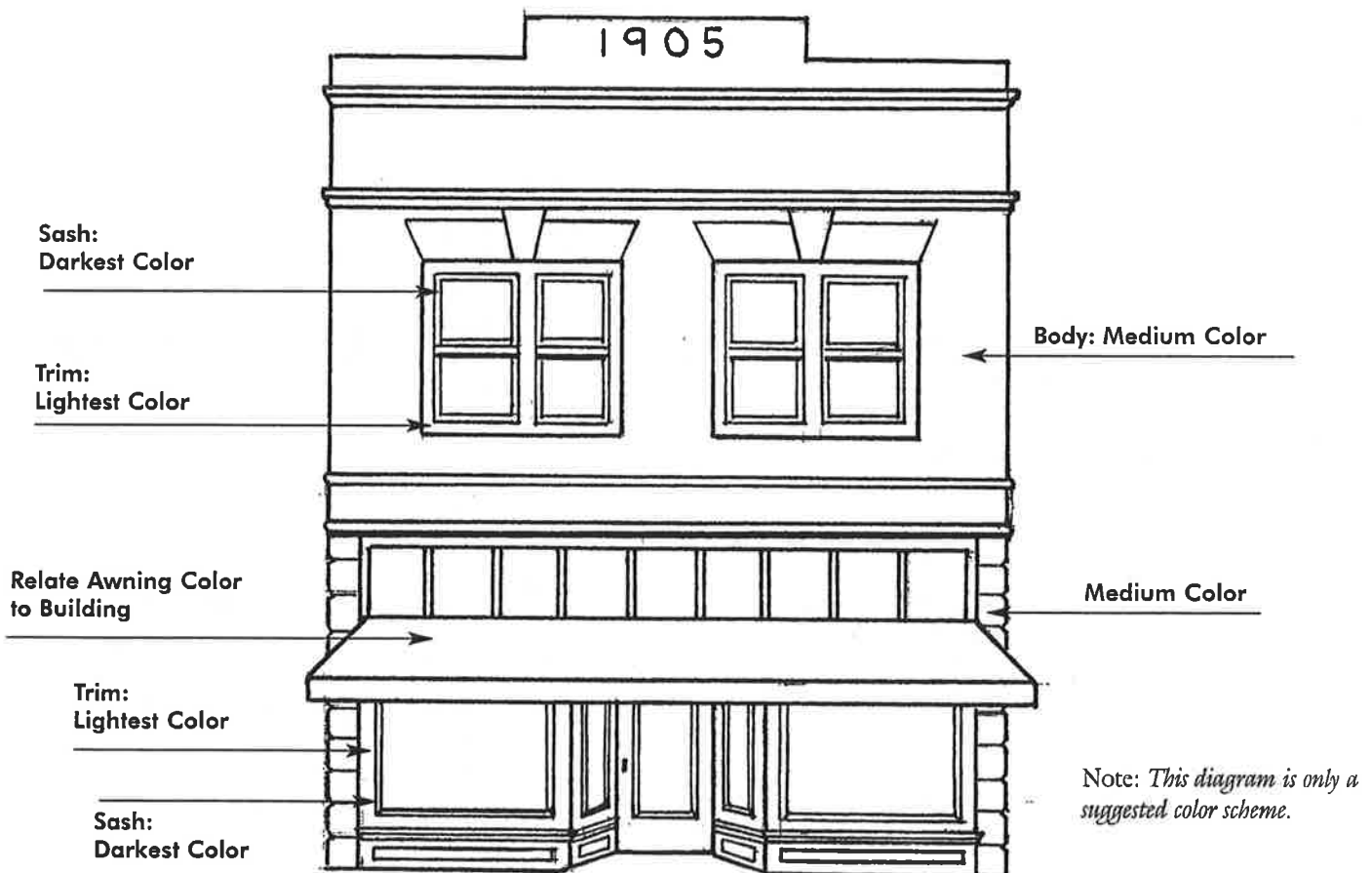
- A. Conduct a paint analysis uncovering the original paint colors for the best method of designing a new paint scheme on a historic building.
- B. Harmonize and relate colors to the building material such as brick or wood.
- C. Blend the color choice with buildings in the same block.
- D. Choose a color that is similar to the original brick color on buildings that have been previously painted.
- E. Choose a maximum of three colors to highlight any building façade. Do not over decorate.
- F. Tie together the upper and lower floors on multi-level buildings by using the same trim color.

Avoid:

- A. Avoid using intense hues and a number of vivid colors on the building.
- B. Avoid colors that highly contrast or overly accent decorative details on the buildings.
- C. Avoid painting unpainted brick.
- D. Avoid sandblasting or using harsh chemical cleaners to remove paint from brick; conduct a test patch prior to cleaning.

When painting a building the following scheme is generally recommended:

darkest color for the window sash; medium color for the body of the building; and lightest color for the trim.



Appendix A

RESOURCES

Periodicals

APT Bulletin and Communique
Association for Preservation Technology
P.O. Box 8178
Fredericksburg, Virginia 22404
<http://www.apti.org>

Fine Homebuilding
The Taunton Press
Newtown, Connecticut 06470
<http://finehomebuilding.com/>

Historic Preservation Magazine
National Trust for Historic Preservation
1785 Massachusetts Avenue N.W.
Washington, D.C. 20008-2302
<http://www.nthp.org>

Landscape Architecture
American Society of Landscape Architecture
401 Connecticut Avenue, N.W, 5th Floor
Washington, D.C., 20008-2302
<http://asla.agc.com>

The Old House Journal
935 Ninth Street
Brooklyn, New York 11215
<http://www.oldhousejournal.com>

Preservation Brief Series
Technical Preservation Services
National Park Services
1849 "C" Street, NW, NC200
Washington, D.C. 20240
<http://www2.cr.nps.gov/tps.care>

Organizations

Bosco Milligan Foundation
Box 14157
Portland, Oregon
(503) 231-7264

Historic Preservation League of Oregon (HPLO)
P.O. Box 40053
Portland, OR 97240
(503) 243-1923
<http://www.ohwy.com/or/h/histplor.htm>

Hood River Co. Museum
Port Marina Park
Hood River, Oregon 97031
541-386-6772
E-mail: hrcm@gorge.net

Livable Oregon
21 SW Morrison, Suite 1300
Portland, Oregon 97205
(503) 222-2182

National Trust for Historic Preservation
1785 Massachusetts Ave. NW
Washington, D.C. 20036
(202) 673-4271
<http://www.nthp.org>

Oregon Downtown Development Assoc.
P.O. Box 2912
Salem, Oregon 97308
(503) 587-0574
<http://www.info@odda.org>

Oregon Historical Society
1200 SW Park Avenue
Portland, OR 97205
(503) 222-1741
<http://www.ohs.org/>

Oregon State Historic Preservation Office (SHPO)
1115 Commercial Street NE
Salem, Oregon
(503) 378-4168
<http://www.prd.or.us>

Rejuvenation
1100 SE Grand Ave.
Portland, Oregon 97214
(503) 238-1900
<http://www.rejuvenation.com>

Appendix B

Contributing Properties in Hood River's Local Historic District (Updated 8/2000)

Contributing Properties: Historic buildings constructed between 1886 and 1937 that have retained a high degree of integrity and have been designated local historic landmarks.

	Property Address	Date	Historic Name (Inventory #)	Current Name
1.	207 Second Street	1920	City Hall (#7)	Police Station
2.	210 Second Street	1901	Masonic Bldg (#8)	Masonic Hall
3.	202 State Street	1905	Stewarts Hardware (#9)	Van Metre's
4.	4th & State streets	1913	Congregational Church (#11)	Riverside Church
5.*	525 State Street	1900 (c.)	Parker House (#13)	Parker House
6.*	503 State Street	1913	Hood River Co. Library (#14)	Hood River Co. Library
7.*	Smith Park	1935	Georgianna Smith Park (#15)	Library Park
8.	514 State Street	1886	E.L. Smith House (#16)	Wine Sellers
9.	413-15 Oak Street	1909 (c.)	Hood River Laundry (#17)	Hood River Jewelers
10.*	315 Oak Street	1906	IOOF & Paris Fair Bldg. (#18)	Paris Fair
11.	311 Oak Street	1893	Bartmess Building (#19)	Annz Panz
12.	305-307 Oak Street	1930 (c.)	Johnson Shoe Store (#20)	Gallery 305
13.*	301 Oak Street	1924	Butler Bank (#21)	City Admin Offices
14.*	213-15 Oak Street	1904	Smith Building (#22)	Hood River Stationers
15.	209-211 Oak Street	1905/27	Keir Medical Building (#23)	Annie Cruz
16.	201-207 Oak Street	1909	Hall Building (#24)	Hall Building
17.	107-113 Oak Street	1919	Dewitt Motors (#26)	Andrew Pizza/Cascade Mall
18.	105 Oak Street	1922	Snyder Plumbing (#27)	At Home
19.	101 Oak Street	1909	Blowers Building (#28)	Doug's Sports
20.	12 Oak Street	1930 (c.)	Yasui Brothers Merchandising (#30)	Holsteins Coffee
21.*	102-08 Oak Street	1912	Mt. Hood Hotel (#31)	Hood River Hotel
22.	112 Oak Street	1910	Sproat Building (#32)	Sail World
23.	116 Oak Street	1908	Franz Hardware (#33)	Franz Hardware
24.	202-206 Oak Street	1904	Brosius Building (#34)	Brosius Building
25.	212 Oak Street	1914	La France Building (#35)	Waucoma Bookstore
26.	Third and Oak streets	1907	HR Banking and Trust (#36)	Apland Jewelers
27.	111 Third Street	1910	Hood River Meat Market (#37)	Scott Insurance
28.	304 Oak Street	1910	First National Bank (#38)	Carousel Museum
29.	314-316 Oak Street	1913 (c.)	PP&L (#64)	Kerritts
30.	402-06 Oak Street	1925	Kelly Brothers Hardware (#39)	Frame Gallery
31.	408-16 Oak Street	1920	Highway Auto Co. (#40)	Oak Mall
32.	504 Oak Street	1895 (c.)	Tum-a-lum Office (#41)	Windwear
33.	509 Cascade Ave.	1905 (c.)	Ingall-Balch Res (#44)	Gorge Animals Sails
34.*	102-108 Second Street	1904	Hotel Waucoma/Oregon (#49)	River City Saloon
35.*	110 Railroad Street	1911	OR&N Depot (#50)	Mt. Hood Railroad
36.	202 Cascade Ave.	1919	Hood River Garage (#51)	Mall 202
37.	214-16 Cascade Street	1905	Davidson Building (#52)	Sweet Surrender
38.	11 Third Street	1925 (c.)	Diamond Fruit Offices (#53)	Advanced Navigation
39.	408 Cascade Ave.	1935	Hood River Post Office (#55)	Hood River Post Office
40.	216 Columbia Street	1905	Union Building (#61)	Union Building
41.	902 Wasco Street	1937	Apple Growers Ass. Plant H (#63)	Waucoma /Sprint Bldg.

*Building listed in the National Register of Historic Places

Note: All contributing properties and vacant parcels within the Historic District boundary are subject to the provisions in the Historic Preservation Ordinance relating of alterations, new construction, additions, and demolitions/relocations.

Chart "B" - Cultural Resources Inventory

Local Downtown District: 1994 (updated 2004)

	Historic Name	Current Name	Address	Inven- tory #	Previous Designation
1	Ingall-Balch House	Colt Realty	509 Cascade Ave	44	
2	HR Garage, Inc	202 Mall	202 Cascade Ave	51	
3	Davidson Bldg	Real Wind Sports	214, 216 Cascade Ave	52	
4	US Post Office	US Post Office	408 Cascade Ave	55	
5	O.R.W. & N. Railroad	Mt. Hood Railroad	Cascade Ave & E. First	50	Nat Reg/Comp Plan
6	Columbia Laundry	HR Jewelers	413, 415 Oak St	17	
7	Paris Fair/IOOF Hall	Annz Panz	315 Oak St	18	
8	Bartmess Building	Informal Flowers/ Red Feather Merc	311 Oak St	19	
9	Johnsen Shoe Store	Twiggs/Benefit Consult.	305, 307 Oak St	20	
10	Butler Bank Bldg	HR City Admin Bldg	301 Oak St	21	Comprehensive Plan
11	E.L. Smith Bldg	HR Stationers	213, 215 Oak St	22	National Register
12	Keir Medical Bldg	Annie Cruz	209, 211 Oak St	23	
13	Hall Bldg	Trillium/Gorge Fly Shop/ Mt View Bicycles	201-07 Oak St	24	
14	Mt Hood Motor Co	Andrews Pizza	107-13 Oak St	26	
15	Top Hat Stoveworks	At Home on Oak	105 Oak St	27	
16	Blowers Block Bldg	HR Windsurfing	101 Oak St	28	
17	Yasui Brothers Mercantile	Holsteins Coffee	12 Oak St	30	
18	Mt Hood Hotel Annex	HR Hotel	102-08 Oak St	31	National Register
19	C.H. Sproat Bldg	Storm Warning	112 Oak St	32	
20	Eliot Bldg (formerly Franz Hardware)	Discovery Bicycles	116 Oak St	33	
21	Brosius Bldg	Carharts/Ananas/Gift House/G.Wilikers	202-06 Oak St	34	
22	La France Bldg	Waucoma Books	212 Oak St	35	
23	Ferguson Bldg	Carousel Museum	304 Oak St	38	Comprehensive Plan
24	Kelly Brothers Hardware	Frame Shop	402-06 Oak St	39	
25	Bartall Bldg	Oak St Mall	408-16 Oak St	40	
26		Windwear	504 Oak St	41	
27	PP & L Bldg	Kerritts	314, 316 Oak St	64	
28	HR Banking and Trust	Apland Jewelers	Oak St & Third	36	
29	Parker House	Parker House	110 Sherman Ave	13	National Register
30	Steward Hardware	Van Metre's	202 State St	9	
31	HR County Library	HR County Library	503 State St	14	Nat Reg/Comp Plan
32	Ezra Smith House	Wine Sellers	514 State St	16	Comprehensive Plan
33	Apple Growers Assoc Plant H	Waucoma Center	902 Wasco St	63	
34	HR City Hall	HR Police Dept	207 Second St	7	Comprehensive Plan
35	Masonic Temple	Masonic Temple	210 Second St	8	Comprehensive Plan
36	Hotel Waucoma	River City Saloon	102-08 Second St	49	Nat Reg/Comp Plan
37	HR Meat Market (formerly Scott Insurance)	Keen Shoes	111 Third St	37	
38	Diamond Fruit Bldg	ANPC	11 Third St	53	
39	Union Truckers Bill of Lading General Office	Union Bldg	Third St & Industrial Ave	61	Comprehensive Plan
40	Riverside Church	Riverside Church	Fourth & State St	11	Comprehensive Plan
41	Georgian Smith Park	Library Park	Fifth & State St	15	Nat Reg/Comp Plan

Appendix C

GUIDELINES FOR BUILDING FACADE MAINTENANCE AND REHABILITATION

MASONRY

Moisture

Brick and stone are exceptionally durable building materials, but they can and do deteriorate. Most often water infiltration is responsible. Moisture can enter through the top of a wall or where the wall meets the roof. Check roof, flashing, and wall copings periodically for soundness. Gutters and downspouts should also be inspected periodically for leakage.

Repointing

The sand and high lime mortar commonly used in older masonry buildings gradually erodes as water runs over the wall surface and with freeze/thaw cycles. Joints should be inspected periodically for crumbling or missing mortar. If mortar joints have recessed more than about 1/2 inch, they should be repointed with new mortar to prevent water penetration and ensure the integrity of the wall. New mortar joints should match the original in style, size, mortar composition, and color. It is especially important to repoint with a mortar of the same hardness as the original. The softer historic mortar compresses as the bricks expand in warm weather and flexes as they contract in cold weather. It is by design the sacrificial element of the wall and gradual erosion is to be expected. Harder modern mortars with a high content of portland cement will resist the warm weather expansion of the brick, causing cracking and spalling of the brick surface. In cold weather this same inflexibility may cause cracks to open up as the historic bricks contract and water may infiltrate.

Cleaning

Masonry cleaning can have a dramatic impact on the appearance of a building. Most historic masonry buildings have never been cleaned and accumulated dirt may be obscuring the original masonry color. Dirt may also hold airborne pollutants which can erode the surface of the masonry.

Masonry should always be cleaned by the gentlest possible method. In many cases low pressure water washing (no more than 250 psi), together with scrubbing with a soft, natural bristle brush may be sufficient. If paint or heavy grime must be removed, a chemical cleaner may be required. There are a wide range of chemical cleaners available and a qualified cleaning contractor should be consulted to evaluate your building and recommend a treatment. Whatever treatment is selected, a test patch should first be tried and allowed to weather for a few weeks or months. If the results of the test are satisfactory and no damage is observed, it should be safe to proceed.

Sandblasting

Sandblasting is especially harmful to brick surfaces, eroding the hard outer layer to expose a softer, more porous surface that will weather rapidly. You should be aware that sandblasting will disqualify a project from consideration applying for federal tax credits.

Painting

In general, exposed masonry should never be painted. Unless the surface was painted from the start - as was sometimes the case with very soft brick - cleaning and repointing of the masonry is always preferable. A previously painted surface should be chemically cleaned. Only if chemical paint removal proves impracticable (due to a cementitious paint coat, for example) should previously painted brick or stone be repainted.

Wood

Storefronts, cornices, brackets, and other decorative facade elements were often made of wood. These original exterior woodwork elements should be retained wherever possible. Regular maintenance will prevent deterioration. Check periodically for soft, rotted areas, splits, and dampness. Damaged or decayed sections can usually be repaired by renailing, caulking, and filling. Epoxy pastes and epoxy consolidants can also be very effective in repairing even seriously rotted wood. When painting, use an oil-based primer followed by two final coats of oil-based paint.

Severely rotted or missing pieces may be reproduced by a good carpenter or millwork shop. Try to match or at least complement the existing details when replacing woodwork.

METALS

Decorative elements of cast iron and sheet metal were frequently applied to brick and stone facades. The ease with which intricate detail could be reproduced in cast iron or stamped sheet metal ornament permitted the appearance of expensive carved or turned work at a fraction of the cost. Needless to say, this kind of architectural ornament became quite popular.

These architectural elements are essential to the character and appearance of your building. They should not be removed unless absolutely necessary.

Cast iron was used extensively for storefront columns and window lintels and is quite permanent. A sound paint coat is essential, though, to prevent rust and corrosion. Rust or paint build-up may be removed by chemical treatment or low pressure dry grit blasting (80-100 psi). If parts are missing, they can be reproduced in fiberglass or aluminum using existing pieces to make a mold. If the missing pieces are relatively free of ornamental detail, wooden pieces might be substituted.

Pressed or stamped sheet metal was most often used to create the sometimes very elaborate cornices that crowned many 19th-century commercial buildings. This thin metal cornice was typically nailed to a wooden framework attached to the building.

Stamped metal ornamentation may be of sheet copper, which requires no surface protection, or of sheet iron, usually coated with zinc or lead to retard rusting. Galvanized or lead-coated sheet metal should always be kept painted. If stamped metal is to be cleaned, a chemical paint remover should be used. Dry grit blasting, while usually safe for cast iron, should never be used on the thinner, more flexible pressed metal.

Reproductions of missing pressed metal ornaments can often be made by a sheet metal shop. In some cases, pressed metal decorative items, stamped in the original molds, are available commercially.

All metals requiring painting should first be primed with a commercial metal primer followed by two finish coats of oil-based paint.

