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Cottage Grove Development Code

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City of Cottage Grove Downtown Historic District Design Guidelines



City of Cottage Grove Downtown Historic Design Guidelines

Prepared by

Community Development Department
City of Cottage Grove, Oregon

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Introduction

The City of Cottage Grove Downtown Historic District Design Guidelines give property and businesses owners in the historic district suggestions and guidance for restoring, rehabilitating, and maintaining their historic properties. It is the intent of these guidelines to enrich the understanding of our historic buildings, encourage respectful rehabilitation, and aid in the understanding of the resources' role in the history and development of the City of Cottage Grove, thereby encouraging continuity. This approach advocates the retention of unique features, repair of original details, and when necessary, replacement with in-kind materials similar to the original. The retention of these materials and details helps to define the character and atmosphere of the original downtown district.

These guidelines are intended to be advisory, not rigid or inflexible, in providing suggestions for sensitive ways in which to maintain, rehabilitate, and utilize the historic resources within downtown Cottage Grove. Retention and recovery of significant architectural features, appropriate use of materials, and sensitive new design can help preserve and improve the integrity of individual historic buildings for many years to come.

The City of Cottage Grove Downtown Historic District Design Guidelines are based on the Secretary of the Interior's Standards for Rehabilitation. These standards make recommendations that can be applied to many different resources types, including buildings, sites, structures, objects, and districts. Additional consideration may affect preservation or rehabilitation projects, including land use codes and building codes. Before undertaking any work on historic properties in Cottage Grove, the local zoning ordinance, Chapter 2.6.300-345 of the Development Code of the City of Cottage Grove, Oregon, as it applies to historic landmarks, should be reviewed and followed. The entire text of Chapter 2.6.300-345 is included in the appendix of these design guidelines. The City of Cottage Grove has a specific review process for alterations, additions, and demolition of historic properties. Please call the Community Development Department for more information at 942-3340.

Historic properties in Cottage Grove and the Downtown Historic District may be eligible for special benefits if qualifications are met. These benefits may include the State of Oregon Special Assessment Program (a tax benefits program for properties that qualify), and the Federal Historic Preservation Historic Tax Incentives (for income-producing properties that are either listed on or eligible for listing on the National Register of Historic Places). Information on tax incentive programs are included in Chapter 6 of this document.

This document includes sections on the major aspects of historic review and design for a downtown commercial district. Written guidelines and illustrations are provided to assist in determining appropriate rehabilitation methods. It explains the process and principles for historic preservation, and provides information and direction for appropriate treatment of historic properties. The glossary and appendices provide further specifics.

CHAPTER 1

Cottage Grove Historic Downtown District History

Prior to 1880, there were apparently no commercial buildings on the east side of the River. The only public building east of the River was the Union Church/Good Templar Hall, a two-story wooden structure, which was near the east bank of the Coast Fork along the south side of the wagon road, near the site where the present day Methodist Church now stands. The Hall was built on a donated lot around 1873. The older Ira Conner residence and the Lurch House-only recently constructed on the northwest corner of the Shields claim-were perhaps the only houses on the south side of East Main in 1880. Along the north side of the road in 1880, between the river and the railroad tracks, were the homes of Mrs. James McFarland, O.F. Knox, G. Van Schoiack, Joe Mann, and the Griffins.

In 1880, Ben and Aaron Lurch lost their store on the West Side to fire, and the merchants decided to build a new establishment next to their new home on the east side of the river. The Lurch Store, erected at what is now the southwest corner of 5th and Main, next door to their new residence, was the first business to locate east of the river. By the time the Lurch store was constructed, a wooden plank sidewalk was being laid from the bridge toward the railroad depot (which was built in 1879) along East Main.

In 1880, just after the Lurch store was constructed, a new schoolhouse was built on the east side of the river. The move of these two important structures to the east started the relocation and reformation of the focus of Cottage Grove's commercial district to where it is today. Other early buildings sprang up after the Lurch move on the east side of the river near the railroad platform; most were tin-clad warehouses. A telegraph office was built at the depot about 1885 although a line had been run prior to the construction to a store on the west side from Latham. Other early structures included a combined hotel and restaurant, saloons, and, in 1884, the Fashion Livery Stable. Slowly over time, other wooden one- and two- story false front commercial buildings sprang up along the street and began to cover the newly created lots between the river and the railroad.

In 1891 the original charter of 1887 that incorporated the west and east side of Cottage Grove as a city was withdrawn. The State Legislature passed a new law reestablishing the City of Cottage Grove with several new areas of development. Shortly after, in 1893, the East and West sides of the City split. The separate incorporation of the City of East Cottage Grove was entered into State Law in February 1893. In 1895, the East Siders again went to Legislature and won approval to rename their separate city Lemati.

Each town developed its own laws and separate fire departments. By 1895, Lemati had installed their own superior iron pipe water system, and had built a separate city hall building just off Main at 6th Street. The East Siders bought a street grader in 1894, and graveled East Main Street in 1895. Many lots in the McFarland and Shields additions were subdivided, and wooden one- and two-story false front commercial buildings sprang

up. Between 1890 and 1900, the new Main Street in Lemati inexorably eclipsed the old Main Street along River Road, and most businesses on the west side slowly but surely relocated east across the river. By 1899, when Lemati and West Cottage Grove finally reunited as the City of Cottage Grove, Oregon, the first brick buildings along Main Street had already been erected and occupied, showing the great prosperity that Lemati held during the 1890s and the strong foundation it set in the East Main commercial district.

Development continued rapidly on East Main through the early part of the twentieth century. Today, we see the remnants of this time in the brick buildings along Main, especially on the 500 and 600 blocks. The next great wave of development that occurred in downtown was brought on by the motor age. Prior to 1920, the Pacific Highway passed through Cottage Grove along River Road. When the highway was rerouted the first time down 5th Street to Main, people were brought through Main Street and away from the older west side businesses.

Bringing the highway to the heart of Cottage Grove sparked commercial industries, aimed at motorists, to build within the downtown. Much of the motor age development still remains within the Historic District, and helps define the borders of the district. In 1940 the highway was again rerouted to its current location along the west edge of the railroad.

Little has changed in the downtown district since 1940. However, various circumstances have changed the look of the district, such as: a series of fires between the 1970s and 1990 devastated or destroyed some of the downtown buildings; some old primary structures were demolished in the early 1970s to make way for the new City Hall near the river; and the remodeling of facades has remained an ongoing process, and was very prevalent in the 1960s. Despite the many changes, the Cottage Grove Downtown District retains much of its historical integrity while it continues its traditional function as the center of civic life in the community.

For more historic information on the City of Cottage Grove please reference the *Historic Downtown Cottage Grove: 1879-1942*, a historical context and statement of significance created in by the Cottage Grove Historical Society in 1994.



Looking from the corner 5th & Main in the late 1920's. Both buildings on the right and left edge of the photo are now one-story structures.

Cottage Grove Historical Timeline

The Cottage Grove Historical Timeline highlights important development, commerce, and community events that have changed the face of the city. Some events are specifically important to the downtown district and can help one understand its various phases of development.

- 1848:** First settlers James Chapin and Richard Robinson build on their Donation Land Claims near Cottage Grove.
- 1851:** First land claims in Cottage Grove—J. Cochran and William Shields.
- 1857:** First lumber mill on Silk Creek built by Hazelton. First store built by Charles Samuels.
- 1862:** East Coast Fork of the Willamette River name changed to Row River due to feuds that took place there.
- 1863:** Gold discovered in Bohemia Mountains.
- 1867:** Post office moved to Cottage Grove from Creswell.
- 1869:** The first Cottage Grove Hotel built; it burns in 1906.
- 1872:** Oregon Central Railroad arrives in Cottage Grove, giving birth to sawmills and logging camps.
- 1873:** Good Templar's Lodge built on Main Street.
- 1874:** Cottage Grove Grange #75 organized.
- 1880:** First school established on Second and Adams Streets. J.C. Stouffer sets shingle and planing mill on the north bank of Silk Creek.
- 1881:** Telegraph arrives in Cottage Grove.
- 1887:** First Cottage Grove City Council meeting.

- 1889:** Telephone comes to Cottage Grove.
- 1890:** Population soars from 800 to 3,000 due to mining boom. Oregon Hotel and Sherwood Hotel built.
- 1892:** First City water flows in wooden pipes from Mt. David Reservoir.
- 1893:** The town “Lemati” secedes from Cottage Grove, and stays so until 1899.
- 1897:** Catholic Church dedicated.
- 1898:** Booth Kelly Lumber Company formed. Cottage Grove post office moved on March 28 to east side of the river. May 10th the post office’s name is restored to Cottage Grove Post Office after a short stint as the Lemati Post Office.
- 1899:** Cottage Grove, reunited, is again recognized as a incorporated city in Oregon.
- 1902:** Oregon Southern Railroad is formed to service the mining district (the Old Slow and Easy).
- 1904:** Levi Geer opened the Calapooya Mineral Springs in London.
- 1905:** Chambers Lumber Mill opens.
- 1906:** Local logs shipped to San Francisco to help them rebuild after the earthquake and fire.
- 1908:** The Electric Arcade Theater opens in the current building on the north side of intersection of 5th and Main.
- 1909:** Pacific Highway and Main Street paved. First automobile comes to the city.
- 1912:** Clinton and John Spriggs build blacksmith shop at the present day Cascade Home Center on 6th and Washington.
- 1913:** The Masonic Temple addition was constructed on top of the old Eakin & Bristow building.
- 1914:** The McFarland Cemetery deeded to Lane County.
- 1916:** Bohemia Lumber Company gets it start.
- 1917:** The Hotel Bartell opens.
- 1918:** Cottage Grove Cannery opens.
- 1919:** The Galloping Goose Trolley offers Row River passenger service.
- 1925:** The Chambers Railroad Bridge built across the Coast Fork River.
- 1931:** Safeway and J.C. Penney open new stores. Safeway moved off of Main Street in the 1950s, then out of the downtown district in the 1970s, but still has a store within Cottage Grove. There is no longer a J.C.Penney.
- 1932:** The first Bohemia Days celebration.
- 1933:** Mt. David oil derrick crashes, recalling questionable 1923 scam.
- 1940-1943:** Cottage Grove Dam and lake constructed, flooding settlement of Hebron.
- 1941-1943:** Dorena Dam and lake constructed, flooding town of Dorena.
- 1941:** Old Westside School razed.
- 1958:** Cottage Grove Museum created.
- 1969:** Cottage Grove named “All America City” by Look Magazine.
- 1976:** The new City Hall, at 400 E. Main, is finished and dedicated.
- 1977:** Movie “Animal House” filmed in downtown.
- 1979:** Gateway Plaza shopping center opens.
- 1980’s:** Timber industry collapses in Cottage Grove.
- 1993:** Cottage Grove downtown is listed on The National Register of Historic Places.
- 1996:** Wal-Mart opens on Row River Road.
- 2004:** Cottage Grove is again named “All America City” by the National Civic League.

Cottage Grove's Other Historic Resources

Collections of other historically significant structures are scattered throughout the City of Cottage Grove, but are predominately in the Northwest Neighborhood, Pine Woods Neighborhood, and along River Road. For a more complete listing of historic buildings and neighborhoods outside of downtown reference the Cottage Grove Context Statement.



The Pine Woods Neighborhood, just south of Main Street, has a large collection of historic homes along Washington Avenue and Adams Avenue.

CHAPTER 2

Historic Preservation Principles

There are four distinctly different, yet related, approaches to the treatment of historic properties. Choosing the method of treatment that is most appropriate for a property is important. The choice depends on a variety of factors, including the property's historical significance, physical condition, proposed use, and intended interpretation.

Preservation is the maintenance and repair of existing historic materials, and the conscious retention of the property's form as it has evolved over time.

- The focus should be on maintenance and repair of historic materials and features, rather than extensive replacement and new construction.
- New exterior additions are not part of this treatment.
- Sensitive upgrading of mechanical, electrical, and plumbing systems, and other work required by code is appropriate

Restoration is the process of returning a historic property to its appearance in a particular time in the property's history. The process requires the removal of evidence of other time periods and does not illustrate the evolution of the building over time.

- Limited and sensitive upgrading of mechanical systems and other code-required work to make a property functional is appropriate.
- The property's significance to a particular period of time should outweigh the potential loss of materials, features, spaces, and finishes that characterize other periods.
- Substantial physical and documentary evidence must exist for accurate restoration work.
- Contemporary alterations and additions are not part of this treatment.

Rehabilitation is the treatment used when there is a need to alter or add to a historic property to meet needs of continuing or changing use while retaining the property's historical, cultural, and/or architectural values.

- Only those features, which are deteriorated beyond repair, may be replaced; repair all that is possible.
- Alterations and additions to the property may be necessary for new or continued use and should be planned according to the following guidelines.
- The treatment should be used only when the depiction of a particular period in the property's history is not appropriate.

Reconstruction recreates vanished or deteriorated portions of a property for interpretive use.

- There must be significant historical documentation to be able to accurately reconstruct portions of the property.
- This treatment is appropriate when no other property exists with the same associative value.

Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs.

The Standards (36 CFR Part 67) apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and interior of historic buildings. The Standards also encompass related landscape features as well as attached, adjacent, or new construction.

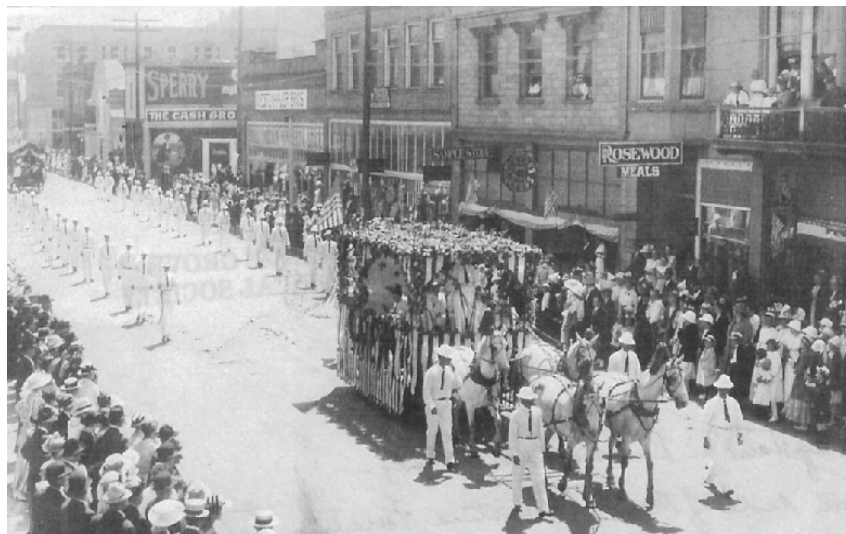
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration 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 historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be

differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

General Design Guidelines for Cottage Grove Downtown Historic District

- Repair rather than replace. Try to keep significant primary facades or elevations, including doors, transoms, windows, sashes, signs, and decorative features. If repair is not possible, the element should be accurately reproduced based on historic research and/or physical evidence.
- Base rehabilitation and restoration on solid historical documentation such as physical evidence, photographs, or original drawings; do not assume what the building looked like originally.
- Avoid creating a “look” not based on historical fact.
- Follow the historic preservation principle most appropriate to the specific building (preservation, restoration, rehabilitation, or reconstruction).
- Try to apply the Secretary of the Interior’s Standards for Rehabilitation to each element of the historic building during any preservation/restoration/rehabilitation/reconstruction project.



Main Street has always been a Mecca for the Cottage Grove Community, and all should be done to preserve the character of the district as possible. The parade seen above from 1916 has many of the same buildings of modern day Main Street and photographic evidence like this should be used to base any restoration projects.

CHAPTER 3

Specific Design Guidelines for Downtown District

A. New Buildings within the District:

New buildings within the downtown commercial district should blend in with neighboring historic contributing buildings. Scale, height, massing, rhythm of openings, and materials should all be considerations in the design of new buildings. For all new development within the historic district an Alteration to Historic Landmark Permit Application and a Design Review Application must be submitted to the Community Development Department for approval by the Planning Commission. The Planning Commission decision will be based upon compliance with these guidelines.

1. *Siting/Setback:* New buildings should conform to adjacent or surrounding buildings in terms of their siting and set back. Most of the historic buildings within Cottage Grove's downtown district front directly to the sidewalk and cover the majority of their lot. It is especially important to maintain the horizontal and vertical plane of the fronts of buildings on Main Street to keep the integrity of the historic district. New buildings should conform to the existing planes set by adjacent buildings within the district.

New construction next to existing buildings should abut them when neighboring buildings dictate this pattern.

2. *Orientation:* The orientation of new buildings should match that of adjacent or surrounding buildings. Facades or parapets should be oriented in the same direction.
3. *Form/Massing:* Form and massing are important considerations for commercial properties. New retail buildings should in some way imitate or otherwise complement historic buildings within the district. New facades, for example, should extend the line of existing parapets or repeat the form and massing of adjacent buildings. Similarly, new commercial buildings, even those covering more than one lot, should suggest the form and massing of a single lot development.



The 500 block on Main clearly depicts fronting to the sidewalk.

4. *Height:* New commercial development within the historic district should respect the heights of adjacent and nearby buildings. Again, owners wishing to build a new commercial building within the district should attempt to relate the new building to the surrounding historic buildings by not exceeding the height precedent set by historic buildings within the district.



The newly redone Homestead buildings display rhythm with their first and second floor windows.

5. *Bay Division/Rhythm:* The rhythm of door and window openings and other vertical divisions of commercial buildings within the district should be repeated in new construction.

6. *Details:* Details on newer commercial buildings should in some way complement the surrounding buildings, but not copy their design.

Cornice lines, string courses, and window locations should be reminiscent of other buildings while still preserving the irregular patterns of these aspects on Main Street.

7. *Materials:* New buildings within the historic downtown should utilize materials common on the surrounding historic buildings whenever possible. Trim materials, glass, and materials for details, such as doors, should also match the character and quality of surrounding historic examples.
8. *Windows and Doors:* Window and door arrangements, as suggested vertically by bays and horizontally by stories, should follow the precedent set by the other contributing historic buildings within the district. The traditional proportions of window openings to wall spaces should also be respected.
9. *Style:* New buildings in design should complement the existing commercial styles within the district, especially the styles directly surrounding the new building. Special care should be taken in designing a building that emulates the historic styles within the district, while not too closely copying another building within the district.
10. *Streetscape:* Bicycle racks, benches, café tables, and flowerpots are appropriate in recessed awnings of new construction as long as 5 feet of the sidewalk remains clear.

B. Additions and Alterations to Historic Buildings within the District:

While additions are generally not suggested, if more space is needed additions should be made to the back of the building. Additions, including new stories, should be setback far enough to not be visually apparent from the street, and should be distinct but related to the original structure.



The Bookmine's addition does not take away from the original false front structure that sits on the first half of the lot and demonstrates what an appropriate addition within the district should look like. The addition is simple, low in profile, and completely hidden from Main Street.

For new additions or alterations to buildings in the historic district, an Alteration to Historic Landmark Permit Application and Design Review Application must be submitted to the Community Development Department for approval by the planning staff or Planning Commission. These design guidelines will be what all Planning approval decisions will be based upon.

C. Preservation and/or Restoration of Historic Buildings:

The unique character of Cottage Grove's Historic Downtown should be preserved and maintained to the up most degree. The City highly suggests and appreciates property and business owners' attempts to better the appearance of each building within the district; however, the following sub-groups need to be carefully examined. Streetscapes, setbacks, heights and widths, elevations, floors, roofs, foundations, exterior materials, decorative details, windows, doors, awnings and signage are all key components to the historic integrity of the district. Changes to these should be based on historic documentation as well as the following suggestions.

For all restoration and/or preservation work done within the historic district an Alteration to Historic Landmark Permit Application must be submitted to the Community Development Department for approval by the planning staff or the Planning Commission. These design guidelines will be what all Alteration to Historic Permit Application decision will be based upon.

Streetscapes and Setbacks:

1. A uniform setback should be carefully maintained within the district.
2. Walls of the front facades and sidewalls should not be stepped back, but should preserve the vertical plane.
3. Bicycle racks, benches, café tables, and flowerpots are appropriate in recessed awnings as long as 5 feet of the sidewalk remains clear.

Building Heights and Widths:

1. Maintain elements that define existing height.
2. Floor-to floor heights are usually uniform; this pattern should be maintained by retaining the alignment of the storefronts, window openings and horizontal trim.
3. Cornices should not be aligned, but should preserve the irregular pattern line created by different building heights and details on the cornices and parapets.
4. If a cornice has been removed, design the new cornice on historic photographs and written descriptions. If no historic documentation exists, design a simple cornice using elements related to the rest of the building's details and styles.
5. Maintain the historic pattern of façade widths.
6. Visually divide large buildings into typical widths at first floors by creating individual storefronts.
7. Preserve the historic visual character of the upper floors of the buildings.
8. Do not paint a portion of the façade using different paint schemes, or add or remove existing ornamentation in order to define a storefront that occupied a portion of the building block.

Elevations and Floors:

1. On the first floor maintain the appropriate historical storefront with large glass display windows and a kick plate below the windows.
2. Keep a recessed entry, transoms, a sign band, and decorative framing, if present currently, or in historic evidence.
3. On the upper floors maintain the historic vertical plane and repetitive pattern of windows that is unique to upper stories within the district.

4. Limit ornamental detailing to cornices and window heads, unless other ornamentation was present historically.

Roofs and Foundations:

1. When replacing a roof, use only a roof form which is hidden from public view behind the parapet or cornice (unless historic evidence indicates the roof was configured differently).
2. Foundation materials should be retained and repaired whenever possible. If repair is not feasible, the new foundation should match the historic one in material, appearance, and height to maintain the pattern of the streetscape.

Exterior materials and Decorative Details:

1. When repairing existing or constructing new brick walls, joint width and surface form should match the existing forms. Mortar mixture, mortar color, brick color, and brick size and shape should all be matched to the original brick wall.
2. Brick that was not painted historically should remain unpainted.
3. Do not sandblast masonry to remove dirt or paint from the wall surfaces. The least damaging method for brick cleaning for each building should be used.
4. Preserve existing historic wood siding and details. If portions need to be replaced match the siding and details to the existing woodwork.

5. All wood should be painted to prevent damage. Clear finishes or the use of wood that is unfinished is inappropriate for the historic district.

6. Materials such as stucco, metal, terra cotta, ceramic tiles, colored or ornamental glass, enameled metal, or concrete should be preserved and/or restored to reflect the historic periods in which it was used.



Brick that was not historically painted should remain bare, however, any historically painted brick, like the above Coca-Cola sign, should be preserved.

7. Do not stucco a brick building that has not been previously stuccoed.

8. Shutters are not generally appropriate for use on commercial buildings within the district.
9. The use of plastic, bright-unfinished metal, and unpainted wood are inappropriate within the district and should not be used.
10. Vinyl siding is not appropriate for the historic district.

Interiors:

1. Maintain original height of the ceiling within the structure. Exteriors lighting is more appropriate than recessed lighting in a dropped ceiling.
2. Preserve ALL historic tin ceilings.
3. Tin ceilings are encouraged if historically appropriate for the structure.
4. Do not remove historic thresholds from the front entrance.
5. ADA access improvements should be made to the side or rear if the building has raised thresholds.

Windows and Doors:

1. Retain the original sash and frame by repairing whenever possible. Where too deteriorated to repair, match new windows in the same materials and configurations as the original windows.
2. Do not add windows to sidewalls unless there is no alternative. If windows must be added, larger windows should be limited to the first floor and should be simple. Additional windows on the upper floors should use window openings of the same size and shape as existing openings, and the windows should be placed in a regular spacing pattern. New windows should mimic the same sash and frame as other existing windows throughout the building.
3. If doors need to be replaced, try to match the new doors to the style and era of the building. Base new doors of historical evidence if possible.
4. During renovation the City encourages infilled windows and doors to be reopened and utilized.
5. Do not infill windows or doors unless absolutely necessary. If it is necessary to fill in a window or door keep the original window or door in place, and fill the inside portion. Mirrored or darkly tinted glass might be appropriate to put in the window or doorframe on the infilled opening.

6. Ornamental glass should be retained where existing, or placed where historically documented.
7. Maintain regularly spaced window openings on upper floors.
8. Use interior storm windows for energy efficiency rather than replacing existing windows with double pane windows.

Awnings:

1. Awnings are only appropriate on the north side of Main Street since this is where they were historically used. Awnings will be permitted on the south side of Main Street only if evidence of an awning on that storefront can be historically proven.

2. Awnings generally extended across the full width of an individual storefront, but in some cases, awnings covered individual windows. Restoration should aim to use what was on the building historically.

3. Awnings should be made out of canvas and be designed to roll or fold up when not in use. They should be hung above the transom, unless historic evidence indicates otherwise.



The awning on the Knickerbocker Building is constructed of appropriate materials and is located on the historically correct side of the street.

4. Permanent canopies should not be constructed unless there is a clear evidence of their existence historically. Brightly colored and flamboyant patterns on the awnings are not appropriate.

5. Contemporary materials, such as vinyl and plaster, shall not be used for awnings.

Signage:

1. Commercial signs should be flush mounted on the sign band above the transom, painted on a window, hanging on the front of the building, or on the awning.
2. Signs cannot obscure building features, such as windows, cornices, or decorative details.
3. Sign material, style and color should complement the building's architectural style and materials. Vinyl or plastic signs and flat plywood rectangular signs are especially not appropriate within the district.

4. When there are a variety of shops in one building, signs for each shop should relate to one another in design, size, color, and placement.
5. Signs should have easy-to-read lettering and should not be overly complex. Too many signs only confuse observers; the number of signs should be kept to a minimum.
6. Historical signs should be preserved to maintain authenticity in the district.
7. Signs can have exterior illumination with a light quality close to that of incandescent light.
8. Floodlights should be kept to an absolute minimum and when used should be shielded so as to not be seen from the public right of way.
9. Neon signs are appropriate if historically documented.



The historic neon sign at the Grove Tavern is a good example of historical signage in downtown.



This 1920s photo shows historic signage that the City would like to see brought back to the district.

10. Franchise and chain store signs should adapt their standardized signs to meet local guidelines.
11. Projection signs are appropriate, but the bottom of the sign must be at least 8 feet from the ground. Internally lit signs are not appropriate for the downtown district.
12. Signage on a historic building should meet all of our current development

Murals:

1. Murals require Community Development Department approval.
2. Murals should not be painted on unpainted brick.
3. Historic murals should be preserved and restored appropriately.
4. Repaint all existing murals.

Alleys:

1. Garbage shall be enclosed in site obscuring locked receptacles.
2. The city encourages alley entrances to become a source of entry for the public.
3. These entries should be user friendly and historically appropriate.
4. Painting alleys to brighten the atmosphere and “clean-up” the appearance is highly recommended.
5. Adding historically appropriate lighting in the alleys is encouraged.

CHAPTER 4

Maintenance of Historic Buildings

Improper maintenance often results in deterioration of historic buildings. Proper maintenance prolongs the life of the building and allows for the retention of the original materials and design. Buildings should be regularly inspected for signs of deterioration. When attended to immediately, repairs are usually simple and inexpensive. Property owners within the historic downtown are greatly encouraged to maintain their buildings for future generations. The following provides key suggestions for maintenance of historic buildings within the district.

Drainage Control and Protection from Moisture:

1. An intact roof is the first line of defense against moisture. Roofs should be sloped enough to drain and be covered with an impervious membrane.
2. Roof drainage should be directed to gutters and then into downspouts. Gutters and downspouts, and their connections, must be kept intact, sloped to drain, and free of debris.
3. Discharge from gutters and downspouts and from slopes above the building must be directed away from the building.
4. Chimneys, vents, and skylights should be carefully flashed.
5. Seams and seals should be intact. All caulking should adhere to both sides of a crack and should have a smooth, elastic surface and be visibly unobtrusive. If caulking is pulled away from the sides or is cracked, it should be replaced.
6. Brick, stone, and concrete are susceptible to moisture damage, which can cause spalling of the surface and the need to replace the masonry units. Once the outside skin of the masonry has been compromised, water can saturate the surface and further deteriorate the masonry. Unfortunately, sealants cannot effectively replace the outer surface.

Cleaning:

1. Use cleaning methods recommended by preservation professionals. For extensive cleaning, especially of masonry buildings, consider hiring a preservation professional to clean the building.
2. DO NOT SANDBLAST or use other abrasive cleaning methods on any surface, especially masonry.

Painting:

1. Wood surfaces should always be painted to protect the surface from deterioration. Cracked paint should be scraped away. Cracks in the wood should be filled and sanded. Missing pieces should be duplicated and replaced. The surfaces should be primed prior to the repainting of the wood.
2. Exposed masonry should be left unpainted, unless it has been previously painted to protect the surface from further deterioration. A previously painted surface should be repainted rather than chemically cleaned. Before repainting, mortar should be re-pointed if necessary and loose paint should be scraped off. The building should be cleaned with a water wash and primed before painting.

Stucco:

1. Do not remove current stucco from buildings.
2. Paint and maintain stuccoed surfaces.
3. Do not further texture stucco or add large materials to smooth-faced stucco.

Maintenance of Doors and Windows:

1. Repair windows and doors whenever possible. Replace them only when deteriorated beyond repair or missing. If replacement is required, windows should be replaced with wood sashes and frames. Do not cover or remove original details.
2. Repair window sashes by filling cracks with caulk or wood putty, sanding the surface, and painting. Only those portions of the sash that cannot be repaired should be replaced, rather than replacing the whole window.
3. Loose glazing putty should be replaced if cracked or dried out. Loose caulking between the window frame and the wall opening should be removed and the joints should be re-caulked to prevent air and water infiltration.
4. Loose or broken window panes can be easily repaired. Remove old glazing putty. Replace the broken panes with glass similar to the existing glass and, using a glazier's point and putty, re-glaze both new and loose panes.



The doors replaced on the Old Town Club Building are great examples of era appropriate pieces. The doors are too fancy for downtown and the historic hotel that was originally at this location; however, the addition of these doors and the reopening of the transoms brought the façade of the building back to the most historically significant time period for this structure.

5. Replacement windows should match the original windows in size and materials. Windows that are not in keeping with the style of the building are not allowed.
6. Storm windows can conserve heat and energy, especially on upper floors. Storm windows should duplicate the shape of the window and can be mounted on the exterior; however, on the front of the building, it is more desirable to mount them on the interior where they will not be seen. Care must be taken to ventilate them properly to prevent moisture from accumulating and damaging the wood.
7. If the original door is deteriorated beyond repair or missing, a replacement door may be used. There are basically two options to replacing doors: have a new door built with the same design, proportions, and materials as the original door, or find a manufactured door that resembles the original.
8. Do not use doors decorated with moldings, cross bucks, or window grills unless there is evidence that the original doors had these elements.

CHAPTER 5

Historic Commercial Styles in Downtown District

False Front Commercial



The Allison Building (514 Main Street)

False Front commercial dominated the downtown core until 1900. Generally, false front commercial are gabled roof buildings (sometimes with a second floor apartment space) that had a “false front”, usually rectangular in form, built across the gabled roof. These fronts were commonly used for signage and often had a simple shed roof covering the entrance. Several false front buildings still reside in the historic downtown, such as the Allison Building (514 Main), The Bookmine (702 Main), and Cascade Home Center (49 South 6th). Cascade Home Center sports a later version of the false front commercial.

Brick Commercial



Old Town Club Building or Stewart Building (522 & 524 Main Street)

A number of commercial brick buildings still survive in the Downtown Historic District. Typical characteristics of brick commercial architecture include recessed entries, sometimes with canted display windows. Transoms are common, though many have been covered with modern siding or materials. The second floors frequently display single or paired double hung windows. Corbelled brick defines the cornice and parapet. One of the most significant brick buildings is the Stewart Building (522 & 524 Main). This building was designed by Eugene architect John Hunzicker and has two commercial bays on the first floor.

Motor Age Commercial Structures



While not within the historic district, the current Farm Hand Feed & Home Co. is a great example of a motor age commercial style building being used for other business types while still keeping its architectural style.

After World War I Cottage Grove entered a new stage of development. The automobile had become popularized and businesses related to the auto industry began to appear. With this boom of auto businesses architectural styles related to this industry began to appear in great quantity in Cottage Grove. Buildings such as Holloman Ford and the Githens building were built for this industry, as well as the Farm Hand Feed building located on 6th street, which used to be a gas station. Motor Age construction and patterns of development are common in the historic district and continue down both the new and old locations of the Pacific Highway.

Art Deco



The newly renovated Hart Building Façade exposed and preserved its art deco architecture.

The Art Deco style is exemplified by “cubist-inspired European Modernism, with streamlined, rhythmic machine formed, exotic Pre-Columbian and Navajo zigzag imagery, and a love of gaudy colors and shiny materials” (*Architecture: From Prehistory to Postmodernity*, Marvin Trachtenberg & Isabelle Hyman, 2003, p. 526). While Cottage Grove has a limited supply of Art Deco inspired architecture, there are two buildings that bring this style into the historic downtown. The Armory on Washington Street, a John Hunzicker firm design, and the newly restored Hart Building’s façade give visitors and residents a look at this unique period of design in the district’s history. The Hart Building’s original façade was not Art Deco, but when it was remodeled to Art Deco in 1938 its new façade became and continues to be more historically significant than the original.

Fraternal Architecture



I.O.O.F. Building is the best-preserved fraternal architecture within the district, and Cottage Grove as a whole.

The I.O.O.F. Building is the most significant fraternal structure in town and also demonstrates how fraternal architecture can take on almost any style. I.O.O.F. is the only American Renaissance structure within the community, and both its style and architecture make it significant. Fraternal architecture can take on any style, and be made of almost any material. Other fraternal architecture within Cottage Grove, such as the old Masonic Lodge on the corner of Main and River Road, should also be maintained to the same historic degree as any historic building within the district.

CHAPTER 6

The Special Assessment of Historic Property Program

This program is a tax incentive program administered by the State Historic Preservation Office (SHPO) and consists of a 15-year freeze on the assessed value of qualifying historic properties. The purpose of this program is to encourage the maintenance and rehabilitation of historic properties throughout Oregon. An additional 15-year, one-time only, special assessment is available for commercial properties that are trying to make improvements in one or more of the following areas: energy conservation, seismic improvements, and Americans with Disabilities Act (ADA) compliance.

How does a property qualify?

A property must be: 1.) in need of rehabilitation work, and 2.) must be designated historic at the national level.

To be designated historic at the national level means: 1.) the property is listed individually on the National Register of Historic Places, **or** 2.) the property is a contributing element to historic character of a National Register Historic District, **or** 3.) the properties have been recommended for listing by the State Advisory Committee on Historic Preservation. All contributing (primary or secondary) structures within the Cottage Grove Downtown Historic District are eligible.

What am I required to do?

A property owner must:

1. Make an application to SHPO (State Historic Preservation Office) with a restoration plan;
2. Complete the rehabilitation work outlined in his or her preservation plan (submitted with the application) and maintain the property in good condition;
3. Seek prior design review and approval from SHPO for any significant changes, alterations, or additions to the historic features of the property;
4. Follow the Secretary of the Interior's "Standards for Rehabilitation" to maintain the historic character of property;
5. Hold a yearly open house allowing the public to tour the property;
6. Display a standard plaque that identifies the property as listed on the National Register and participating in Oregon's Special Assessment for Historic Property Program;
7. Periodically produce progress reports of the rehabilitation work for SHPO.

Contact Information:

To find out more or to obtain an application package contact:

Oregon State Historic Preservation Office
1115 Commercial St. NE Suite 2
Salem, OR 97310-1021
Phone: (503) 378- 4168 ext. 227
FAX: (503) 378-6447

CHAPTER 7

Resources

The following sources have contributed to the completion of the City of Cottage Grove Downtown Historic District Design Guidelines:

Architecture From Prehistory to Postmodernity. Prepared by Marvin Trachtenberg & Isabelle Hyman, 2002, Prentice-Hall Inc.

Springfield Historic Design Guidelines. Prepared by the Springfield Historic Commissioners, 2003.

The Madison Historic Preservation Manual: A Handbook for Owners and Residents. Prepared by William Chapman, 1990.

Cottage Grove Historic Context Statement Prepared by Kenneth J. Guzowski, August 1992

Secretary of the Interior's Standards for Rehabilitation,
<http://www.cr.nps.gov/hps/tps.tax/rehabstandards.htm>

Oregon State Historic Preservation Office,
<http://egov.oregon.gov/OPRD/HCD/SHPO/index.shtml>

Cottage Grove Historical Society & Marsha Allen

CHAPTER 8

Glossary

Arch - a construction technique and structural member, usually curved and often made of masonry. Composed of individual wedge-shaped pieces that span an opening and support the weight above by resolving vertical pressure into horizontal or diagonal thrust.

Alteration - the change, addition, removal, or physical modification or repair, which affects the exterior appearance of a building.

Apron - An either plain or decorated piece of trim found directly below the sill of a window.

Architectural Significance - A building or district important because 1) it portrays the environment of a group of people in an era of history characterized by a distinctive architectural style; 2) it embodies those distinguishing characteristics of an architectural-type specimen; 3) it is the work of a master builder or architect whose work has influenced the development of the community; or 4) it contains elements of architectural design, detail, materials or craftsmanship which represents a significant innovation.

Architrave - the lowest part of an entablature, or the molded frame above a door or window opening.

Asymmetrical - a building with an exterior appearance that is not symmetrical or balanced. Any arrangement of building elements, including doors, windows, or porches that are offset to one side.

Balcony - a platform projecting from the wall or window of a building, usually enclosed by a railing.

Baluster - One of a series of posts or pillars that support the upper rail of a railing or handrail. Balusters may be lathe-turned, simple cut-outs, or square posts.

Balustrade - A handrail or railing supported by a series of balusters, such as on porches, staircases and balconies. Or, the entire railing system including a top rail and its balusters, and sometimes a bottom rail.

Barge board - an ornamental board, sometimes jigsaw-cut, that serves as trim and is attached to the overhanging raking ends of a gabled roof; sometimes called a vergeboard.

Battered piers and posts - tapered piers and posts that are thicker at the base than at the top.

Bay - a regularly repeated spatial element defined by beams or ribs and their supports.

Bay window - a projecting bay with windows that forms an extension of the interior floor space. On the outside, it extends to the ground level, in contrast to an oriel window, which projects from the wall plane above ground level.

Beltcourse (or stringcourse) - a horizontal course or masonry or wood on the exterior of a building that usually corresponds with the level of an interior floor.

Beveled siding - siding tapered or beveled so that its upper edge is thinner than its lower; it is lapped in laying to cover the horizontal joint between two adjoining pieces; also called clapboards.

Board-and-batten siding - vertical siding made up of alternative wide and thin boards where the thin boards cover the joints between the wide boards.

Brackets (or braces) -projecting elements, sometimes carved or decorated, that support or appear to support a projecting eave, lintel or other overhangs.

Casement window - a window that is hinged on the side and opens inward or outward.

Chamfered post - a post exhibiting a beveled edge, which may be either a flat surface, a grooved surface, or a more elaborately molded surface.

Certified Rehabilitation - rehabilitation that complies with the Secretary of the Interior's Standards for Rehabilitation and has been approved by the National Park Service.

Chimney pot - a decorative masonry element placed at the top of a chimney, common on Queen Anne and Tudor Revival buildings.

Clapboards - siding that consists of narrow, horizontal, overlapping wooden boards that are tapered or beveled so that the upper edge is thinner than its lower; the reveal (the exposed area of each board not overlapped by another board) is usually three to six inches.

Column - a vertical shaft or pillar usually circular in section that supports, or appears to support a capital, load beam or architrave.

Corbel - a projection from a masonry wall or chimney, sometimes supporting a load and sometimes for decorative effect.

Corner board - a board that is used as trim on the external corner of a wood-framed structure and against which the ends of the siding are usually fitted.

Cornice - the exterior trim of a structure at the meeting of the roof and wall; usually consists of bed molding, soffit, fascia, and crown molding.

Course - in masonry, a layer of bricks or stones running horizontally in a wall.

Cresting - decorative grillework or trim applied to the ridge crest of a roof; common on Queen Anne style buildings.

Cross-gabled roof - a roof that has two intersecting gables where one is the main axis or ridge of the house and the other is perpendicular to the main ridge. Dentil molding —a molding composed of small rectangular blocks run in a row.

Detailing - The decorative embellishments of a building that help convey its architectural style.

Dormer - A vertical window that projects through a pitched roof, covered with its own roof. The specific name of a dormer is frequently determined by the shape or type of its roof. For instance, a **shed dormer** is covered by a single incline, or shed roof. Other examples include **hip dormer and gable dormer**.

Double-hung sash window - a window with two or more sashes; it can be opened by sliding the bottom portion up or the top portion down, and is usually weighted within the frame to make lifting easier.

Droplap siding - a type of horizontal board siding that is overlapped; the profile often includes a rounded "channel" along the top edge of the board; sometimes referred to as channel siding.

Eave - the part of the roof that projects beyond the walls of a building. A wide eave is commonly identified as an **overhanging eave**.

Entablature - the part of a building carried by the columns; consisting of the cornice at the top, the frieze in the middle, and the architrave on the bottom.

Facade- the principle face or front elevation of a building.

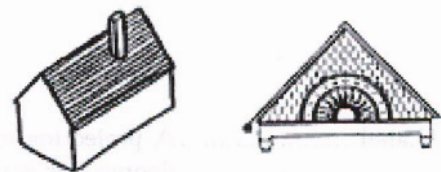
Fanlight - a window, often semicircular, over a door with radiating muntins suggesting a fan.

Fascia board - a flat member or board horizontally located at the top of an exterior wall, directly beneath the eaves.

Flashing - pieces of non-corrosive metal used around wall and roof junctions and angles as a means of preventing leaks.

Frieze - the middle division of an entablature, below the cornice.

Gable - the vertical triangular portion of an exterior wall at the end of a building having a double-sloping roof. Usually the base of the triangle sits at the level of the eaves, and the apex at the ridge of the roof, bounded by the two roof slopes; the term sometimes refers to the entire end wall. Gabled roof - a roof form having an inverted "V"-shaped roof at one or both ends.



Gambrel roof - a roof having two pitches on each sloped side, typical of Dutch Colonial Revival architecture; a double slope on two sides of a building.

Gingerbread - highly decorative woodwork with cut-out ornamentation, made with a jigsaw or scroll saw.

Goal 5 - A portion of state land-use law that pertains to the protection of historic resources. This goal also applies to natural and scenic areas, as well as open space and other community assets.

Half-timbering - in late medieval architecture, a type of construction in which the heavy timber framework is exposed, and the spaces between the timbers are filled with wattle-and-daub, plaster, or brickwork. The effect of half-timbering was imitated primarily in the Tudor Revival styles of the 20th century.

Header- A brick laid with the short side exposed, as opposed to a “stretcher.”

Hipped roof - a roof that slopes upward on all four sides, like a pyramid.

Hip gambrel roof - A combination of a hip roof and a gambrel roof. The hip portion is on the gabled ends of a gambrel roof.

Historic District - A geographically definable area with a high concentration of significant resources. If listed on the National Register of Historic Places, properties which contribute to the historic district can qualify for tax incentives.

Historic Resource - A building, structure, object, site or district that is over fifty years old and retains its historic integrity.

Historic Preservation League of Oregon (HPLO) - A non-profit, statewide organization that is committed to the historic preservation of historic resources. HPLO offers technical assistance to individuals, local governments, and local non-profit groups.

Historical Significance - A resource that is important because: 1) it has character, interest or value as part of the development, heritage or cultural characteristics of the community; 2) it is the site of a historic event with an effect on society; 3) it is identified with a person or a group of persons who had some influence on society; or 4) exemplifies the cultural, political, economic, social or historical heritage of the community.

Hood molding - a decorative molding over a window or door frame, commonly found on Italianate-style buildings.

Horizontal lapped board siding - a term used to describe siding material that consists of wooden boards that are applied horizontally and are overlapped; used in a generic sense when it cannot be determined easily if the boards are beveled clapboards.

Infill — construction of new buildings on empty lots between existing structures.

Inventory - A census of historic resources within a specific geographic area or that is linked by other means.

Jerkinhead roof - a gabled roof truncated or clipped at the apex; also called a clipped gable roof. Common in bungalows and Tudor Revival style architecture.

Leaded glass - small panes of glass, either clear or colored, that are held together in place by strips of lead called cames.

Light- A section of a window, the pane or glass.

Lintel - A horizontal structural member that supports a load over an opening such as a door or window; usually made of wood, stone, or steel; may be exposed or obscured by wall covering.

Mansard roof — a roof with two slopes where the lower slope is nearly vertical and often concave or convex in profile. Common in Second Empire style architecture.

Massing - The overall group of forms that comprise the physical bulk and weight of a 3-dimensional building or space.

Molding - a decorative band or strip with a constant profile or section generally used in cornices and as trim around window and door openings. It provides a contoured transition from one surface to another or produces a rectangular or curved profile to a flat surface.

Monitor (roof)- A roof with a continuous section raised above the main part of the roof in order to admit light. Usually used in factories.

Mullion - the vertical member of a window or door that divides and supports panes or panels in a series.

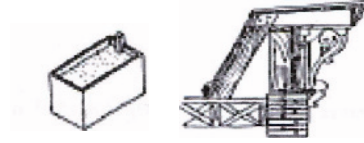
Muntin - one of the members, vertical or horizontal, that divides and supports the panes of glass in a window.

National Register of Historic Place - The national list of historic resources that are considered worthy of preservation. Individual nominations to the Register are made by the property owner to the State Historic Preservation Office. If approved at that level, nomination is forwarded to the Keeper of the National Register at the Department of the Interior in Washington, D.C. for final approval.

National Trust for Historic Preservation- A congressionally chartered non-profit, membership-based organization dedicated to historic preservation. The Trust's Western Regional Office provides technical and field services to Oregon as well as eight western states.

Oriel window - a window bay that projects from the building beginning above the ground level.

Palladian window - a window divided into three parts: a large arched central window flanked by two smaller rectangular windows. Common to Italianate and Colonial Revival style architecture.



Parapet - a wall that extends above the roof line.

Pediment - A triangular section framed by a horizontal molding on its base and two sloping moldings on each of its sides; used as a crowning element for doors, windows, over mantels, and niches. Pent roof - a small sloping roof, the upper end of which butts against a wall of a house, usually above the first-floor windows.

Pier — a stout, vertical, structural support, often made of masonry; common supports for porch posts on Craftsman bungalows.

Pilaster - a pier or pillar (or vertical portion of) attached to the wall of a building, often with a capital and base.

Pitch - the degree of slope or inclination of a roof.

Porch - a covered entrance or semi-enclosed space either projecting from the facade of a building or recessed into the facade beneath the main portion of the building's roof. Portico - a porch or covered walkway consisting of a roof supported by columns. Post - a vertical support member of a building; square, rectangular or boxed posts commonly support porch roofs of Craftsman bungalows, while turned posts are commonly found on Queen Anne style houses.

Purlins - Horizontal members in the roof frame that run on the top of, or between rafters.

Pyramid-hipped roof - A pyramid-shaped roof with four sides of equal slope and shape. Synonym: pyramidal roof.

Quoins — cornerstones of a building, rising the entire height of the wall, and distinguished from the main wall construction material by size, texture, or conspicuous joining. In masonry construction, they reinforce the corners; in wood construction, they do not bear any load, are made of wood, and imitate the effect of stone or brick for decorative purposes.

Rafters (and rafter tails) - the sloping wooden roof-frame members that extend from the ridge to the eaves and establish the pitch of the roof. In Craftsman and bungalow style buildings, the ends of these, called "rafter tails," are often left exposed rather than boxed in by a soffit.

Reconstruction - Rebuilding a building or part of a building that has been destroyed. It differs from restoration in that a replica is recreated, based on archaeological and historical documents and physical evidence.

Rehabilitation - Returning a property to a state of utility through repair or alteration, making contemporary, efficient use possible while preserving those portions or features of the property which are significant for architectural, historical or cultural values.

Remodel - Redesign so that historic features are obliterated.

Restoration- Accurately recovering the form and details of a property and its setting as it appeared at an earlier period of time by means of removal of later work or by the replacement of missing earlier work.

Ribbon coursing - a method of applying wood shingles as siding where the courses of shingles alternate between a wide and narrow reveal.

Ribbon window - a continuous horizontal row or band of windows separated only by mullions. Used to some degree in Craftsman style buildings, but they also appear in early modern styles.

Rustication - masonry characterized by smooth or roughly textured block faces and strongly emphasized recessed joints.

Sash — window framework that may be fixed or moveable. If moveable, it may slide, as in a double-hung window; or it may pivot, as in a casement window.

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

Secretary of the Interior's Standards for Rehabilitation - Design standards developed by the National Parks Service to evaluate the appropriateness of a wide variety of alterations to historic buildings.

Setback - the distance between the street or sidewalk and the front edge of a building.

Shakes - hand-cut wood shingles that are heavier than shingles; usually not tapered as are shingles, with more irregular, rough surfaces than shingles. Used for roofing materials on some contemporary styles of houses.

Shed roof - A roof consisting of one inclined plane. A shed roof need not be carried by a higher wall (i.e. it may serve as a buildings primary roof form).

Shingles - Thin rectangular pieces of wood or other material used in overlapping rows as a means of covering walls or roofs; the base of the shingles can be cut in a variety of shapes to give the shingled surface a distinctive pattern.

Shiplap siding - a type of horizontal board siding that is rabbited so as to be flush-mounted, tight surface on the exterior wall; occasionally the edges of the boards are beveled and when placed together the joint creates a small "V" groove.

Sidelight — a framed window on either side of a door or window.

Siding (also called sheathing) - the material that covers the exterior surface of a buildings walls; may include horizontally lapped boards such as clapboards, weatherboard, shiplap or droplap; vertical boards such as board-and-batten; shingles such as cedar shingles, decoratively shaped wood shingles, and asbestos cement shingles.

Sill - the lowest horizontal member in a frame or opening of a window or door; also the lowest horizontal member in a framed wall or partition.

Skirting - siding or latticework applied below the watertable molding on a building; sometimes applied only beneath the decking of the porch.

Soffit - The exposed underside of an arch, cornice, balcony, eave, beam, etc.; sometimes embellished with **soffit panels** or other decorative devices.

Spelling - the cracking or flaking of particles from a surface; occasionally occurs in masonry walls where moisture is a problem.

Special Assessment - Also known as the Oregon Property Tax Freeze. This program allows the owner of a building on the National Register or in a National Register Historic District to freeze the assessed value (not rate) for 15 years. The program was enacted to promote rehabilitation of historic buildings.

State Advisory Committee on Historic Preservation - The state board which reviews Register nominations, as well as other topics related to preservation in Oregon.

State Historic Preservation Office (SHPO) - The state agency that is responsible for the statewide Inventory of historic resources, including archaeological resources; reviewing National Register nominations and administration of the Special Assessment program

Stoop - A small covered entry.

Stucco - An exterior wall covering consisting of a mixture of portland cement, sand, lime, and water; or a mixture of portland cement, sand, hair (or fiber), and sometimes crushed stone for texture; this term is often used synonymously with cement plaster.

Surrounds - the molded trim around a door or window.

Symmetry - Refers to a balanced overall exterior appearance of a building. The porch, door, windows and other features on the front facade of a building are arranged in such a manner that if the building was divided down the center, each side would mirror the other.

Tongue-and-groove - a type of board milled to create a recessed groove along one side and a corresponding flange along the other side that lock together when two or more boards are placed side-by-side. Tongue-and-groove boards were commonly used for flooring and siding.

Transom windows — a window or series of windows above a door or large window.

Trellis - A light frame or latticework used as a screen or as a support for vines.

Turned post - A post that has been decoratively made by turning it on a lathe.

Veranda - a covered porch or balcony, which wraps around at least one corner of the house.

Vergeboard - an ornamental board, sometimes jigsaw cut, that serves as trim and is attached to the overhanging eaves of a gable roof; sometimes called a bargeboard.

Vernacular - Architecture that exhibits regional forms and materials. Stylistic character is generally lacking except for simplified ornamentation that vaguely shows some influence from one or more particular styles. For example, a simple dwelling may have fish-scale shingles in the gable, turned columns with gingerbread brackets or simple spindles around the porch reflecting house styles from the Victorian era.

Water table - a projecting ledge, molding, or string course just beneath the siding of a building, designed to throw off rainwater; it usually divides the foundation of a building from the first floor.

Weatherboard siding - a horizontal lapped board siding where the boards are not tapered, but are of even width.

CHAPTER 9

Appendices

- Development Code Chapter 2.6.300-345