



Springfield Historic Design Guidelines

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This publication has been financed in part with Federal Funds from the National Park Service, Dept. of Interior, as provided through the Oregon State Historic Preservation Office. However, the contents and opinions do not necessarily reflect the views or policies of the Dept. of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Dept. of the Interior.

Published in 2003, City of Springfield

Springfield Historic Design Guidelines

August, 2003

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Introduction

The Springfield Historic Design Guidelines give owners and residents of historic properties in Springfield and in the Washburne 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 Springfield, thereby encouraging continuity. The approach taken 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 community.

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. 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, as well as the Washburne Historic District and Downtown Springfield, for many years to come.

The Springfield Historic Design Guidelines are based on the Secretary of the Interior's Standards for Rehabilitation, as specified in the appendices. These standards make recommendations that can be applied to many different resource types, including buildings, sites, structures, objects, and districts. Additional considerations may affect preservation or rehabilitation projects, including land use codes and building codes. Before undertaking any work on historic properties in Springfield, the local zoning ordinance, Article 30 of the Springfield Development Code, as it applies to historic landmarks, should be reviewed and followed. The entire text of Article 30 is included in the appendices. The City of Springfield has a specific review process for alterations, additions, and demolition of historic properties. Please call the Development Services Department for more information at 726-3759.

Historic properties in Springfield and the Washburne 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 Tax Incentives (for income-producing properties that are either listed on or eligible for listing on the National Register of Historic Places).



Craftsman Bungalow

This document includes sections on the major aspects of historic review and design. 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.



Figure 1. Electric Streetcar in Downtown Springfield, c. 1910
(Photo courtesy of the Springfield Museum)

History

The seed for the City of Springfield was planted when Elias Briggs settled this donation land claim in 1852. Briggs and his wife fenced off a portion of their claim that included a natural spring. The spring later served as the community's water source for over 25 years, and provided the city its name. The Briggs family was instrumental in establishing saw and grist mills in 1853 and 1854. They also ran a ferry across the Willamette River near the present railroad bridge. Members of the Washburne family from Junction City, Byron J. Pengra (Surveyor General of Oregon in 1862), and the stockholders of the Springfield Manufacturing Company were all involved in land transactions which formed the community of Springfield. In 1885, Springfield was incorporated, and a town blacksmith named Albert Walker served as the first mayor.

The Booth-Kelly Lumber Mill was established in Springfield in 1902. It provided the town with jobs, and the lumber with which many of the historic properties were built. The company assisted mill workers in the purchase of homes by deducting house payments from paychecks.

The Washburne Historic District

Many of Springfield's historic properties are found in the Washburne Historic District. The Washburne Historic District is more than just an inventory of historic buildings; it is also a living neighborhood of families. The people who live and work in this District represent a variety of different occupations, income levels, and social involvement with the community. Children attend school and play on streets within the district. Neighbors and visitors interact not only with each other, but also with the built environment. This high level of interaction and personal involvement helps to foster regard not only for each resident's home and surroundings, but for the entire neighborhood as well. The neighborhood has a sense of place that is communicated by the homes and the people who live in the Washburne Historic District. Specific major and minor arterial streets, changes in land use, different architectural styles, and block sizes determined the boundaries of the Washburne Historic District.

In general, the perimeter of the Washburne Historic District runs along these streets: the western edge is marked by the Pioneer Parkway (formerly 2nd and 3rd

Streets), the eastern edge by 10th Street, the northern edge by H Street, and the southern edge by A Street. The district map included below shows the precise boundary lines of the district today.

The Washburne Historic District is part of the original Briggs land claim, which was platted between 1872 and 1890. The district encompasses most of the city's old grid system of blocks, and is characterized by vernacular housing forms common to small farming and logging communities in Oregon. This area contains graveled alleys that provide automobile access to garages and outbuildings.

Older trees such as Douglas Fir, Oregon Big Leaf Maple, Western Red Cedar, Oak, and Coastal Redwood characterize historic landscaping in the community. The interrelationship of homes and landscaping is a fundamental element of the historic context of the Washburne Historic District. Existing in this community is a cohesiveness developed through a similarity of architectural styles, scale, plan and construction materials. What emerges is a strong sense of identity: a neighborhood that serves as a visual reminder to the community of both the standards and tastes of an earlier period. One of the hallmarks of the district, as the core of early Springfield, was the self-contained aspect of its development. That is, people lived, worked, worshipped, shopped, and attended school all in a walking distance area.

Pamphlets for a self-guided walking tour of the Washburne Historic District are available at the Chamber of Commerce, Springfield Museum, and Springfield City Hall.



Figure 2. Washburne Historic District Sign
(Photo by D. McCormack, 2003)

Springfield's Other Historic Resources

But central Springfield is only a part of the historic resources of the community. Many valuable and significant properties exist elsewhere. These include Booth-Kelly, Glenwood, Downtown, Main Street, Kelly Butte, the Gateway area, South Springfield, Hayden Bridge and Thurston.

Washburne Historic District Map



Figure 3. Map of the Washburne Historic District

Historic Preservation Principles

There are four distinctly different, yet related, approaches to the treatment of historic properties. Choosing the method of treatment 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.

Restoration is the process of returning a historic property to its appearance in a particular time in the property's history. This 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 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 design guidelines.
- This 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 uses.

- 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.

Historic Review

What is it and to whom does it apply?

The purpose of Historic Review is to encourage the preservation and adaptive uses of Historic Landmark Structures and Sites as identified in Article 30 of the Springfield Development Code. Any property owner wishing to modify, renovate, or rehabilitate a historic site or structure must submit plans and proposals to the City. Historic Review also implements the historic policies of the Metro Plan, Washburne Historic Landmark District, Chapter 1 of the Springfield Code – 1965, and OAR Chapter 660.

How Does It Work?

- 1 The pre-application meeting: The prospective applicant is encouraged to meet with Springfield City staff in a pre-application meeting to become familiarized with the review process, and to determine what is required for a complete application.
- 2 Application Submittal: The applicant fills out the appropriate Historic Review Application describing the proposal, and submits it to the Development Services Department, accompanied by any other requirements of submittal and a fee, when required, to help offset the cost of processing.
- 3 Review: The type of review is dependent upon the work proposed. The following are the various categories of proposals.

Type I: City staff will review Applications for Minor Alterations of Historic Landmark Sites and Structures. Adjacent property owners and occupants are not notified. The types of minor alterations reviewed are:

- Construction, modification, or demolition of accessory structures;
- Additions, partial or total demolitions, or substantial alterations to building facades of non-contributing and intrusive structures;
- Replacement of damaged exterior features with virtually the same material;
- Additions, partial demolitions or alterations to Historic Landmark Sites or Structures which fully conform to the standards of Section 30.100 of the Development Code and which are not visible from the street;
- Installation of fewer than four parking spaces;
- Installation of signs less than four square feet;
- Any similar alterations or use which does not distract from the character of a Historic Landmark Site or Structure.

Type II: The Springfield Historic Commission will review applications for Major Alterations of Historic Landmark Sites or Structures. The Historic Commission acts as the Development Committee for issues involving Article 30H Historic Overlay District. Adjacent property owners and occupants are notified and may attend a public review meeting and state their concerns, or send written comments. The types of Major Alterations reviewed are:

- Additions, partial demolitions, or substantial alterations to a building façade;
- Change to a more extensive use category as defined in the underlying districts;
- Installation of four or more parking spaces;
- Removal or radical trimming of large established trees or vegetation, except where necessary for immediate public safety as determined by the City Engineer;
- Special use in the Washburne Historic District listed in Section 30.080 (3) of the Development Code;
- New construction of 1,000 square feet or more within the Washburne Historic Landmark Districts;
- Any other alteration or use that the Director determines may detract from the historical character of a Historic Landmark Site or Structure.

Type III: The Planning Commission or Hearings Official will review applications for establishing the Historic Landmark Inventory, removal of individual historic landmark structures from the Historic Landmark Inventory, demolition of historic landmark structures, and any discretionary use listed in the underlying district. The Historic Commission shall also have the opportunity to present their recommendations. Adjacent property owners and occupants are notified and may attend these public meetings and state their concerns, or send written comments.

Type IV: Applications for the establishment or modification of a Historic Land Mark District will be reviewed by the City Council. The Planning Commission will hold a public hearing and review the recommendation from the Historic Commission. A public hearing before the City Council will follow. Adjacent property owners and occupants are notified and may attend these public hearings and state their concerns, or send written comments.

Who Do I Contact?

City of Springfield
Development Services Department
225 Fifth Street
Springfield, Oregon 97477
Phone: (541)-726-3753
Fax: (541)- 726-3689

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction should not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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:

- Respect the original style and period of construction
- Respect the evolution of the building within its period of historic significance: some alterations gain significance in their own right.
- Repair, rather than replace, significant primary facades or elevations, including windows, sash, doors, transoms, signs, and decorative features. If repair is not possible, the element should be accurately reproduced based on historic research and/or physical evidence.
- Avoid creating a “look” that is not based on historical fact.
- Base rehabilitation and restoration on solid historical documentation such as physical evidence, photographs, or original drawings; do not assume what the building looked like historically.
- Whenever possible match the original color of the building to its historic colors. Avoid using intense color hues and a quantity of vivid colors on a building unless there is historic evidence for doing so. Paint colors should harmonize with the building’s materials.
- Brick should not be painted unless it was painted historically. If brick (or other masonry) is to be repainted, it should be first cleaned with a gentle cleanser. Do not sandblast masonry to remove dirt or paint.
- Keep wood elements painted to protect against deterioration.

Exterior Design Guidelines

Property owners naturally want to make improvements to their properties. The following guidelines provide direction so that changes do not jeopardize the historic character of the neighborhood or the individual property. In general, the guidelines advocate the retention of unique features, repair of original details, and (when necessary) replacement with in-kind materials similar to the original. Respectful rehabilitation is sensitive to the fact that many historic properties changed over time historically, and these changes may have acquired historic significance of their own, and therefore be worthy of preservation.

Any exterior modification that changes the appearance of a historic property identified and protected by Article 30 requires a review and approval by city staff and/or the Historic Commission. This may include windows, siding, porches, doors, and other features. See the specific guidelines for more information and direction.



Fig. 4. School group taking a walking tour of the Washburne Historic District.
(Photo by D. McCormack, 2003)

Setbacks and Spacing

Although there is not a uniform setback or spacing of houses, residential buildings are usually set back from the street on the lot with a relatively sizable front yard, which includes a wide parking strip between the street and the sidewalk. Buildings in a residential district generally are located on lots so that open space exists between them. Lot width and the width of the buildings vary, but there is an impression of a repetitive pattern of buildings and open space created by side yards and driveways between buildings.

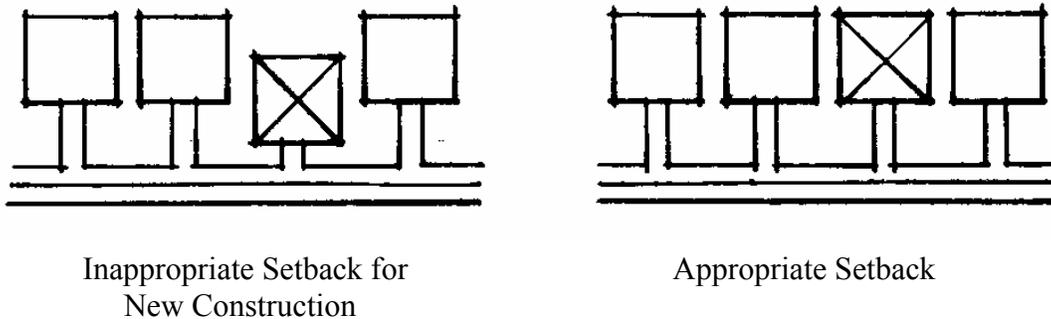
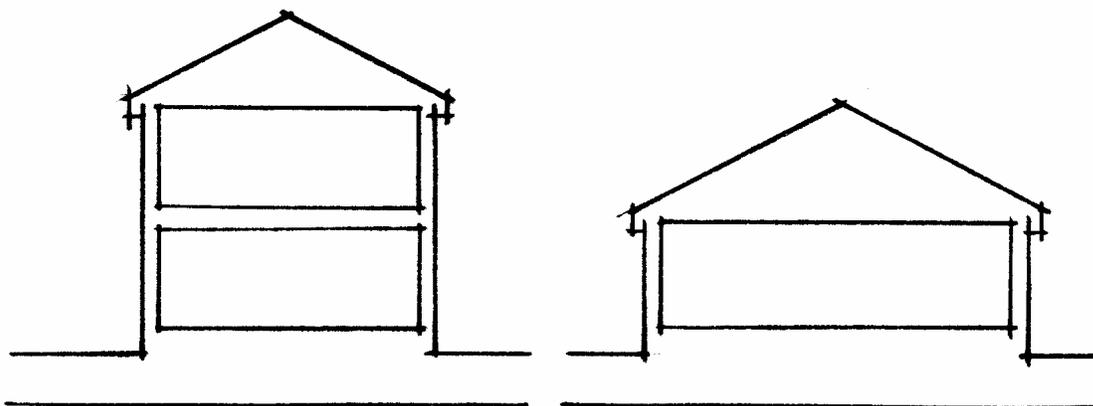


Figure 5. Setbacks and Spacing

Guidelines for Setback and Spacing:

- Maintain the pattern of setbacks for each block.
- Front setbacks should be yards, perhaps with driveways along the sides of buildings: front setbacks should not be developed into parking areas.
- Maintain parking strips and street trees as appropriate.
- Maintain the pattern of buildings set apart by open spaces between them as established historically.

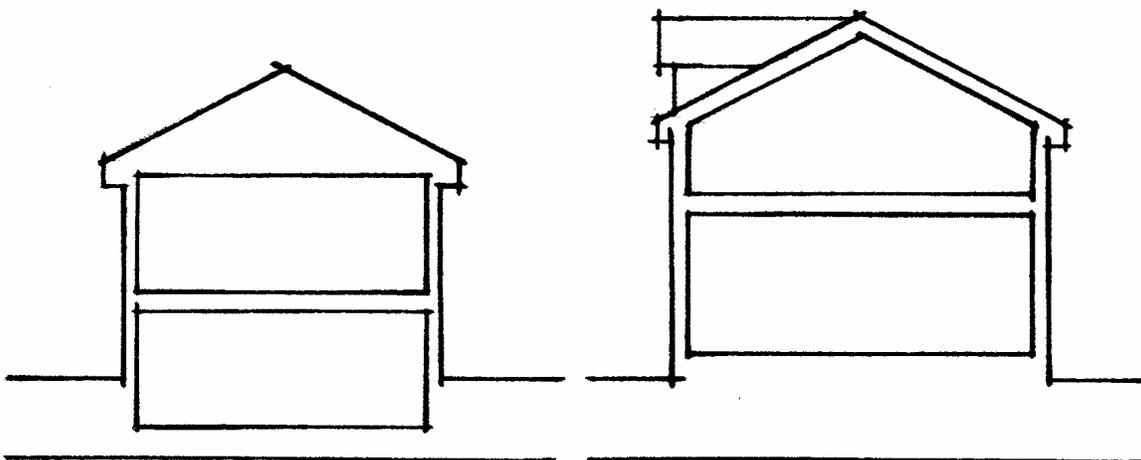


Two Story

One Story

Building Size and Scale

Historic homes in Springfield and the Washburne Historic District are generally one, one-and-a-half, or two stories in height. Size and scale in historic neighborhoods should be respected. Modifications or additions to historic buildings should also consider size and scale of the structure and neighboring properties.



One Story
With Full Basement

One-and One-Half Story

Figure 6. Building size and scale

Guidelines for Building Size and Scale:

- Maintain elements that define the existing size and scale of buildings.
- Larger buildings should generally be located at corners, and smaller buildings should generally be located in the mid-block.
- Floor-to-floor heights are generally uniform: this pattern should be maintained.
- Additional floors are generally not appropriate. Attempts to gain additional floor space may be obtained through the use of appropriate additions. The additional space should be compatible in design, but distinguishable from the original portion of the building. (See additions section).



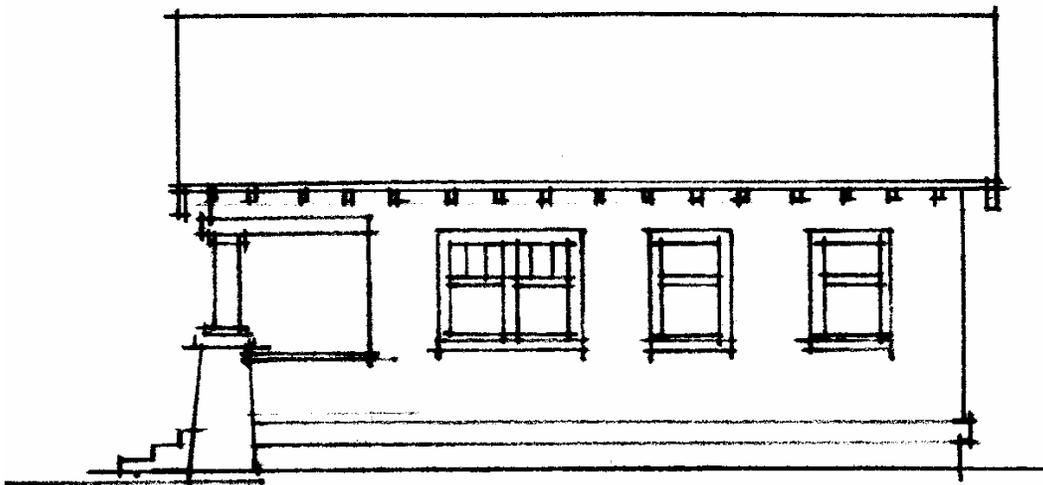
Figure 7.
Inappropriate rear addition
that overwhelms the scale of the
original structure

Distinction Among Front, Side, and Rear Elevations

The front elevations of buildings in Springfield are generally considered the main facades, and they are sometimes distinguished from the side and rear elevations by the use of more elaborate architectural detail and ornamentation.



Front Elevation



Side Elevation

Figure 8. Elevations

Guidelines for Elevations:

- Maintain the front facade orientation to the street or corner unless historic orientation was different.
- Original features of each elevation (such as porches, balconies, windows, and trim details) should be retained and rehabilitated.
- Additions to buildings should be located on the rear and side elevations, which are sometimes unadorned to distinguish them from the front elevations.
- Avoid creating a false historical appearance that is incompatible with the style of the building. Rehabilitation should be based on sound pictorial or documented evidence.

Exterior Siding and Decorative Details

Wood was the predominant building material used for historic properties in Springfield. It was abundant, inexpensive, and easily worked to produce siding, moldings, decorative features, and finishes. Other materials that were used include brick, concrete and stone. It is important to identify and protect character-defining features such as siding types, window and door moldings, cornices and brackets.

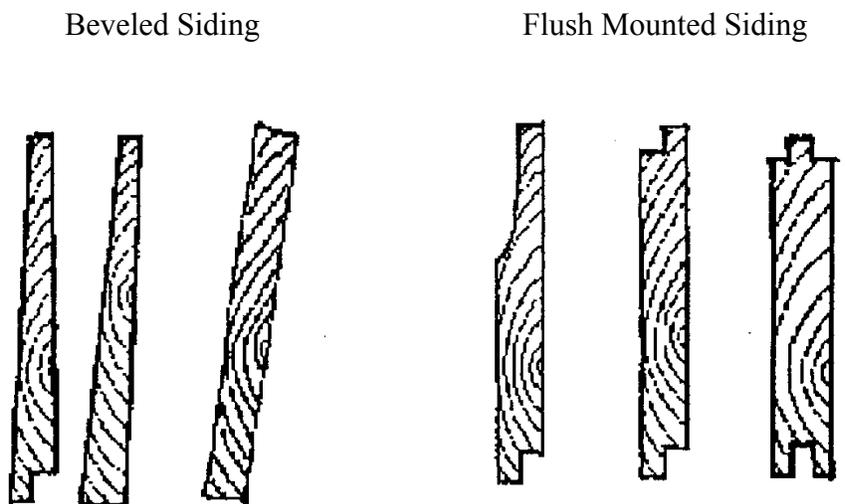


Figure 9. Examples of wood siding include:
(from left to right)
Rabbited, Clapboard, Weatherboard, Droplap, Shiplap, and Tongue-and Groove

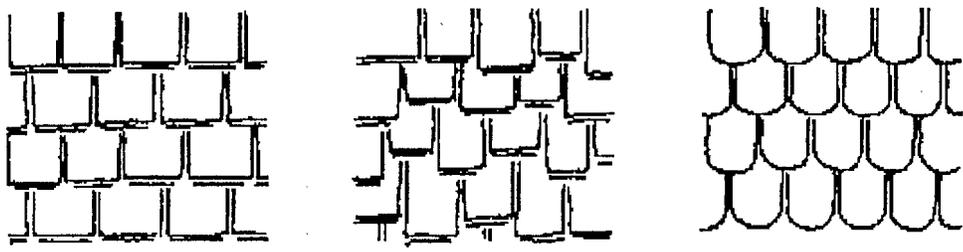


Figure 10. Examples of wood shingle application include:
(from L to R) Coursed, Staggered, and Fishscale.

Guidelines for Siding and Decorative Details:

- Whenever possible, original siding and details should be retained or restored, and maintained rather than replaced. Keep in mind that original materials (especially wood) are often of higher quality than replacement products available today.
- If replacement of siding materials is necessary, match the siding type, material, and reveal as closely as possible. Do not substitute one type of siding for another (for example, do not use heavy shakes to replace wood shingles; do not use flush-mounted shiplap to replace clapboards; do not use an 8-inch reveal vinyl to replace a 6-inch reveal of wood weatherboard).
- A number of siding materials are inappropriate and are discouraged. These include T1-11 siding, plywood, aluminum, and vinyl.
- If replacement of moldings and decorative materials is necessary, match the materials and details as closely as possible.
- Most buildings should be painted as they were historically. Avoid using stains and clear finishes on siding and details unless this was the original type of finish on the building.
- Avoid using destructive surface preparation such as propane or butane torches, sandblasting, and high-pressure water blasting, as these treatments can damage the original siding and trim material.
- **Replacement Siding must be approved by the Historic Commission.**

Figure 11.

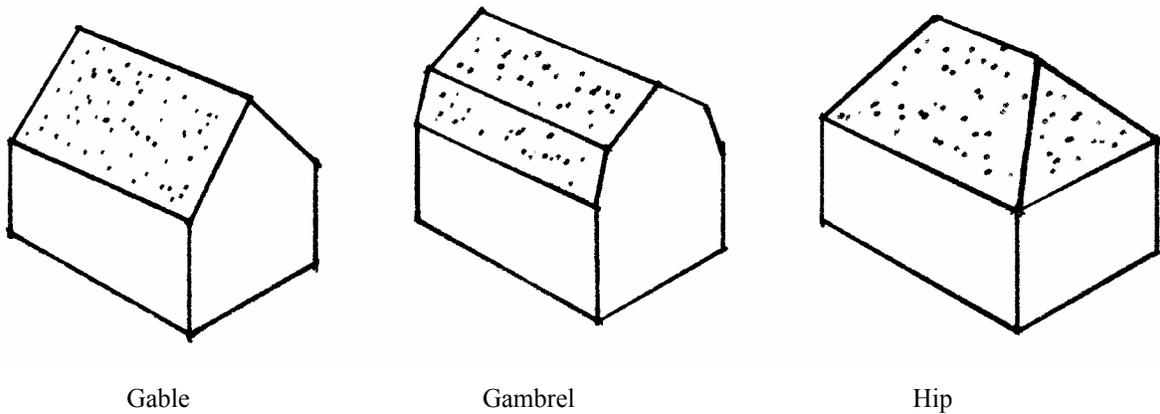


Vernacular house.



Inappropriate details and embellishments change the character of the house.

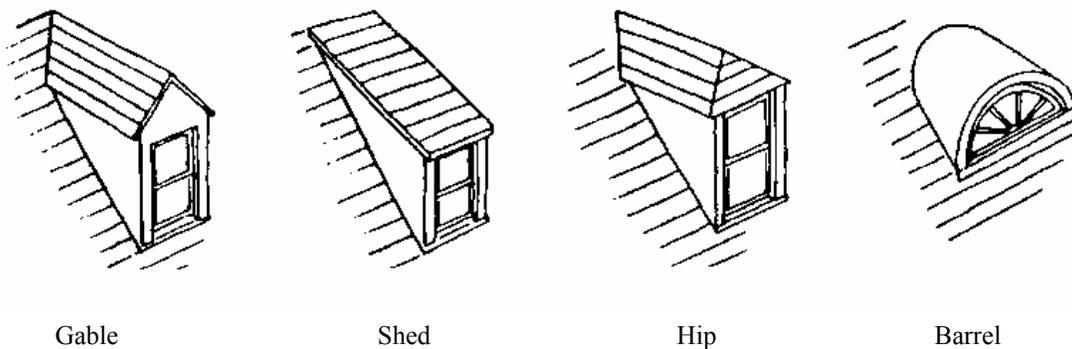
Figure 12. Roof Types



Roof Forms and Dormers

Gabled, gambrel, and hipped roof forms are the three most dominant roof shapes on Springfield's historic properties. Pitch (angle of slope) is an important determinant of how the building looks or reads. The pitch can be low (less than 30 degrees) normal (30-45 degrees) or high (over 45 degrees). Roof pitch, overhangs, and eave treatments are character-defining features that help to define a building's architectural style.

Figure 13. Dormer Types



Dormers are identified by shape and can have a significant impact on a building. Dormers are used to provide additional space in attic areas, introduce variation to the roofline, and also to provide an element of decoration to a structure.

Guidelines for Roofs and Dormers:

- The repair and alteration of roofs should match the original shape, pitch, and overhangs.
- Distinctive decorative features, such as dormers and exposed rafter tails, should be retained. New dormers generally should have the same character as the existing roof (for example, a gabled dormer on a gabled roof), and should be designed in proportion to the roof area and other windows in the house. Dormers that did not exist historically should be kept to the rear of the house and out of view from the public right-of-way whenever possible.
- Do not install roof features that never existed or that create a false historical appearance. This may include cupolas, cresting, or ornate and corbeled chimneys.
- Skylights, roof vents, new chimneys and flues, mechanical systems, and roof decks should be as inconspicuous as possible from the public right-of-way.
- When feasible, roof materials should be repaired or replaced in-kind. Match original patterns, textures, and materials when possible.
- When repair or replacement of an original material is not possible, the use of composition shingles is acceptable.
- Some roofing materials are inappropriate and are discouraged. Generally, the use of metal, tile, concrete, vinyl, shakes, and “snow-roofs” should be avoided unless there is clear evidence that these materials were used on the building historically.



Figure 14.
Dormer style alters the character of the house.
Gable above matches the original roofline.
Shed dormer below gives a different look.



Foundations

The majority of Springfield's historic properties have concrete foundations, either poured reinforced structural concrete or concrete block. There may be a few examples of foundations constructed of brick or stone.

Guidelines for Foundations:

- When possible, the original foundation should be repaired. Changes to foundations should match or be compatible with original foundations both in height and use of materials.
- Porch steps, access doors and windows, and vents are features that may be considered part of a foundation. Care should be taken to retain these features when repairing or replacing foundations.

Doors and Windows

Windows and doors provide access, light and ventilation. Their design and arrangement is often a primary decorative feature in a historic building. In Springfield, the majority of historic windows are double-hung wood sash, although there are several other styles. Historically, doors in the district were also of wood.

Guidelines for Doors and Windows:

- Original window and door openings should be retained. Original decorative details should be preserved.
- Repair sashes, frames, and trim whenever possible. If repair is not possible, replacements should match the original, and original details should not be covered or removed.
- Repair original doors whenever possible. If repair is not possible, replacements should match the original in design and materials.
- Avoid removing a historic window and blocking the opening or replacing it with a new window that conveys a completely different appearance.
- If storm windows are essential, consider those that can be installed on the interior of the windows. If exterior storms are necessary, select storm window materials that would be compatible with the age of the house (wooden storm windows are appropriate for houses constructed prior to 1935, while aluminum storm windows became popular for houses constructed after 1935).
- Some door and window replacement materials are inappropriate and are discouraged. Generally, the use of metal or vinyl should be avoided unless there is clear evidence that these materials were used on the building historically.
- **Replacement Doors and Windows must be approved by the Historic Commission.**

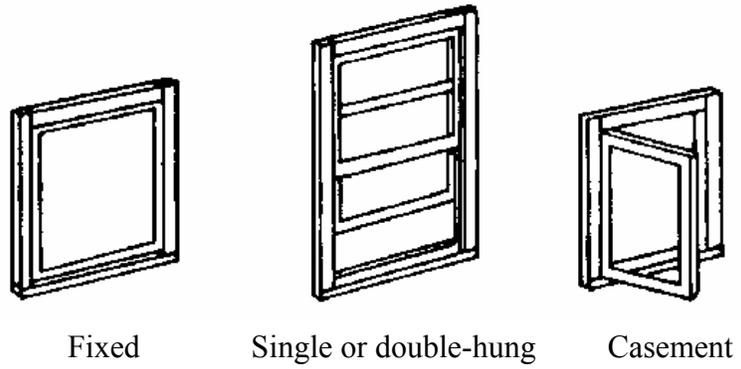


Figure 15. Window types

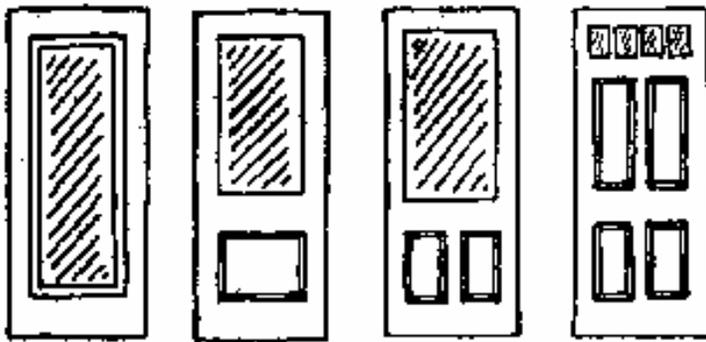


Figure 16. Examples of paneled doors with glass

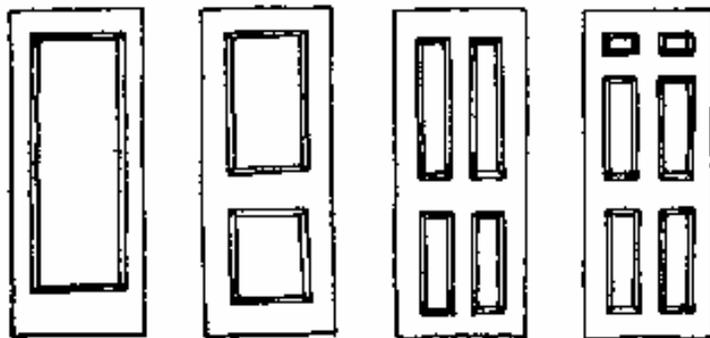


Figure 17. Examples of wood paneled doors

Porches

A front porch is a characteristic feature of many historic homes in the Washburne Historic District and throughout Springfield. Porches serve as the transition from the street to the interior of the house, provide protection from the weather, and serve as outdoor living space.

Guidelines for Porches:

- Avoid removing original porches and their distinctive features, such as posts, railings and stairs, or replacing them with incompatible porches that destroy or cover up character-defining features of the house.
- Repair porch elements whenever possible. If repair is not possible, replacement of materials should be in-kind and original design and details should be retained.
- Porches should not be enclosed unless the railings, detail and open quality of the porch are carefully preserved.
- When trying to replicate a historic porch that has been removed, base the replacement design on historic photographs and historical research and documentation. If photographs or written descriptive evidence is not available, use a period design that is suitable for the style, replicating siding materials and trim details of the house.
- **Replacement porch design must be approved by the Historic Commission**



Figure 18. Porch enclosure (above) preserves the original details and characteristics of the historic porch (below).



Color

The restoration of original colors on historic buildings is desirable, but not always feasible. Colors appropriate to the style and era are encouraged. The following includes a list of sample color combinations that were characteristic of historic architectural styles. The information is intended to offer guidance in selecting a color scheme that is consistent with both the architectural character of the house and with individual taste. **Please note: those historic properties receiving tax incentive through the Oregon Special Assessment Program are subject to stricter standards for historic compatibility and need to have paint colors approved by the State Historic Preservation Office.**



Tudor Style

Guidelines for Color:

- *Queen Anne* – Examples of this style that include spindlework ornamentation (such as the Queen Anne/Eastlake cottages) were often painted in a variety of dark colors, commonly browns, greens, reds, oranges and grays. Combinations might include a greenish-gray wall color accented by brown decorative shingles and reddish-brown and green decorative trim, and dark red window sashes. Many people think of the brightly contrasting “Painted Ladies” of San Francisco as examples of color schemes for Queen Anne houses. While these examples are distinctly expressive, they do not represent the typical historic color schemes of such houses in Springfield. Examples of this style that fall within the *Free Classic sub-style were also historically subdued with warm and muted colors. Because of the classical features associated with these houses, the colors sometimes included warm off-whites and yellows.
- *Bungalow (Craftsman)* – Although the natural materials of this style were often stained or left untreated in other parts of the county, Oregon’s weather dictated painting of exterior materials. Typical colors include creams, grays, medium browns and medium greens for the body of the house with contrasting trim in either a lighter or darker tone.
- *Colonial Revival* – In an effort to echo the past, white was a common color for this style. Often the body and trim would be painted all in one color, whether white, pale yellow, gray or cream, with doors and shutters painted a dark brown, red, or green for contrast.
- *Tudor Revival* – The primary color scheme for this style was white or buff-colored walls with dark brown or black half-timbering. Unpainted brick was also a common exterior treatment.
- *Early Modern Styles* – The Minimal Traditional, War-Era Cottage and Ranch style houses generally shared common color schemes. Walls were typically white or light pastels with trim painted the same color or slightly darker shade for contrast.

Additions

Occasionally a property owner wishes to increase the living space within an existing building. Additions are a common way to increase square footage; a number of historic buildings in Springfield have had additions. Following these guidelines will insure that the new construction does not endanger the historic character of the structure or the neighborhood. Employing an architect or designer who is knowledgeable and sensitive to historic preservation can avoid plans and proposals that would be unacceptable to the Commission.

Guidelines for Additions

- Additions should be made to the rear of the building if possible. Occasionally a side “L” may be an appropriate addition.
- Generally, the same roof type and pitch should be used for additions.
- No addition should overwhelm the scale of the building.
- The additional space should be both compatible in design, but distinguishable from the original portion of the building. Compatible materials and construction techniques should be considered.
- Additions should be made so that if the addition ever were to be removed, there is minimal damage to the original structure.
- **Additions must be approved by the Historic Commission.**

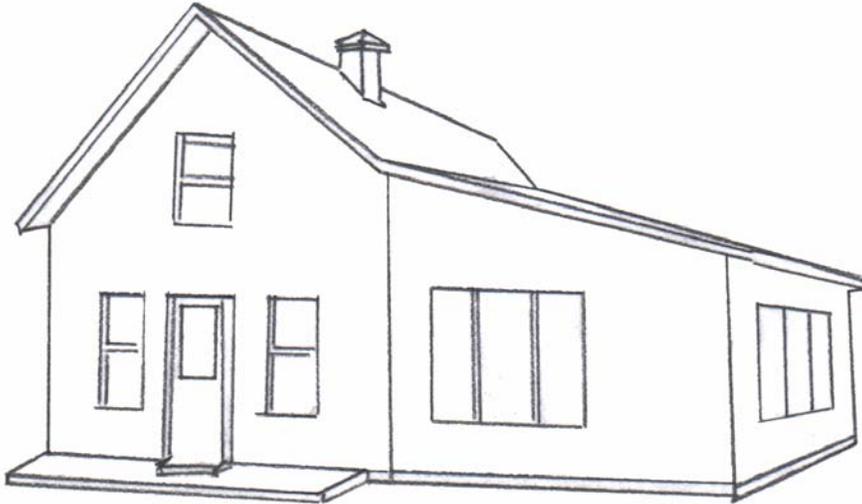
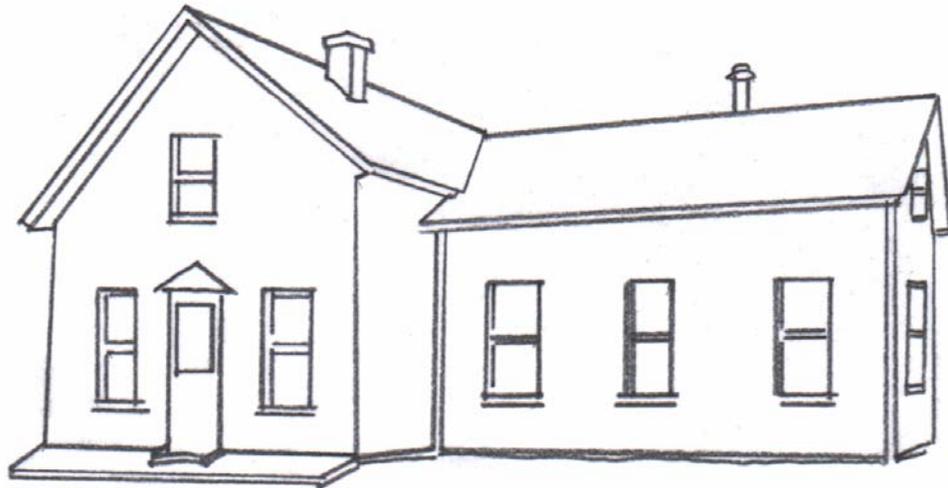
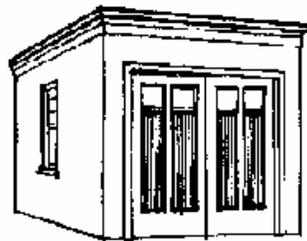
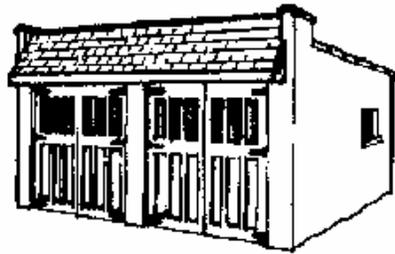


Figure 19.
Inappropriate side addition (above)
And an appropriate side addition (below)



Accessory Structures

Garages and outbuildings should not be overlooked as important components of historic properties. There are a number of historic garages and outbuildings in Springfield. Alterations or additions to these buildings should be carefully considered.



Guidelines for Accessory Structures:

- Whenever possible, original garages or outbuildings should be retained or restored, and maintained rather than replaced.
- Retain and repair historic materials whenever possible; replace them in-kind when necessary.
- If replacing a historic garage that has been demolished, use photographic documentation to guide the design for the replacement. Early garages were often designed to match the house; replacement of such garages should take such design and materials usage into account.
- If constructing a new garage for a historic property, the size and scale of the garage should be compatible with the historic house for which it is being constructed. The shape and pitch of the garage roof and siding materials should match that of the house.
- The key element in garage design is the door. Repair original garage doors whenever possible. If replacement is necessary, avoid overhead roll doors (unless the garage is recent enough to have an overhead roll door originally). Consider using typical early garage doors, which are often side-hinged, paneled bi-folds with the top third glazed. It is possible to construct side-hinged, bi-fold doors that can be activated with a garage door opener.
- Whatever paint color is appropriate to the style and age of a historic house applies to the garage as well.
- Houses built after World War II might have had a carport rather than a garage. As with garages, these should be designed to be compatible with the historic house.

Design Guidelines for Interiors

Although there is no local design review for interior alterations, property owners are encouraged to consider historic interior floor plans, built-in features, and decorative finishes prior to undertaking rehabilitation. Please note: those historic properties receiving tax incentive through the Oregon Special Assessment Program are subject to stricter standards for historic compatibility and need to have plans for interior alterations approved by the State Historic Preservation Office. Generally, the following may be of assistance to owners of historic properties.



Figure 20. Interior of the DeHaven House at 504 E Street
(Photo by D.McCormack, 2003)

Guidelines for Interiors:

- Avoid radically altering a floor plan or interior arrangement of spaces.
- The insertion of additional floors, dropped ceilings, or adding or removing walls is not desirable.
- Avoid painting previously varnished surfaces or removing plaster or wood to expose masonry walls.
- Do not install new decorative material that covers up or disguises character-defining interior finishes or details.
- Do not remove original doors, windows, woodwork or light fixtures whenever possible.
- Avoid destructive methods like sandblasting or torches to remove paint or other finishes.
- When removing a deteriorated feature that is irreparable, replace it with a compatible material that replicates the historic look.
- Paint colors that are not compatible to the historic interior should be avoided.
- Protect significant interior features like mantels, balustrades and flooring during rehabilitation to avoid gouging, scratching or denting.

Design Guidelines for Landscapes, Alleys and Parking

Landscaping is an important feature of the Washburne Historic District and other areas of Springfield. When evaluating historic architecture for preservation and rehabilitation it is important to consider landscape elements associated with individual sites and the district as a whole.



Figure 21. A Washburne garden scene.
(Photo by D. McCormack 2003)

Individual Yards and District Streetscapes

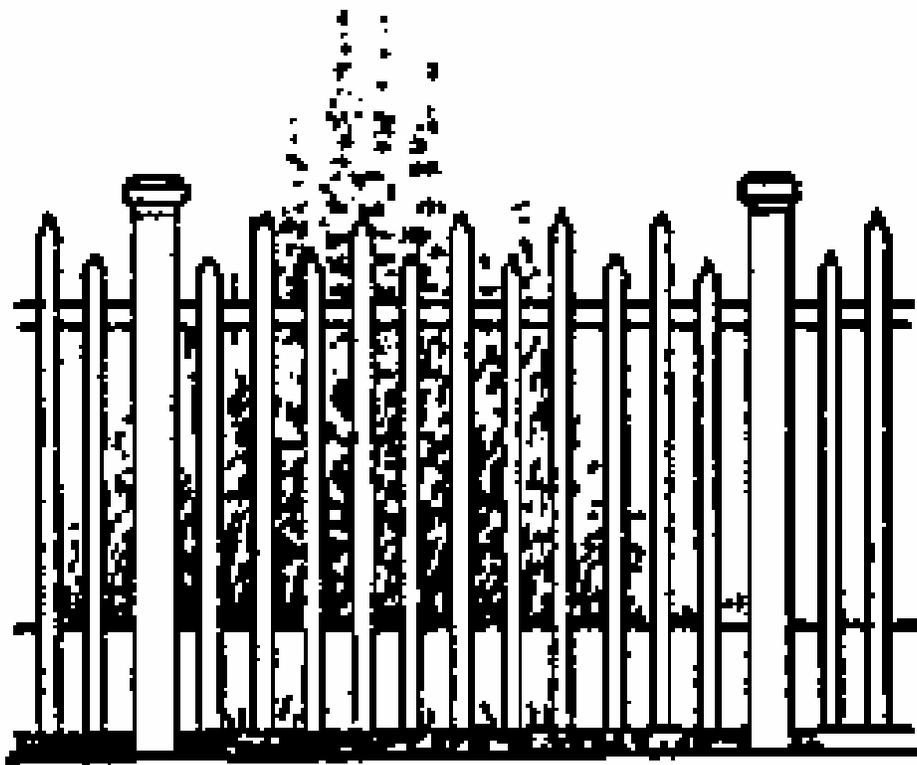
Although vegetation is the primary feature of a landscape, other elements include fences, walls, paths, terraces, lawns, hedges, trees and shrubs, gardens and ornamental plants, topography (grading), furnishings (benches and statuary), and water features. These elements should be considered with the goal of sympathetic enhancements to the existing landscapes, rather than a reproduction of a particular historic period.

Guidelines for Landscapes :

- Landscaping in individual yards and in the District as a whole should attempt to reflect the landscaping that was present historically.
- New plantings should enhance, not hide or cover up, historic architecture.
- Landscapes in the District should incorporate small areas of perennial ground cover and small flower beds with patches of lawns, rather than large planting beds with black plastic and bark mulch.
- Retaining walls should be stone or poured concrete, not concrete block or “cottage stone.”
- Fencing should be of an open design and lower than 48 inches in height, particularly facing the street. Avoid chain link or tall vertical board fences.
- Retain existing trees in good health. Provide annual maintenance, such as selective pruning and applying fertilizer. Do not top cut trees.
- Replant trees as necessary along the streets. Select the species with care. (See “Appropriate Trees for Curb Strip” in Appendix.) Suitability to climate, hardiness, resistance to damage and disease, and maintenance requirements are factors to consider. Size and shape (of mature trees) are equally important to consider, as trees of the wrong species can obscure building facades, block key views, or impede pedestrian traffic. Contact the city regarding trees in the public right-of-way.
- Large historic trees should not be removed to accommodate parking.
- **Removal or radical trimming of large trees or vegetation requires Historic Commission approval.**

Alleys and Parking

Landscapes also include driveways, parking and alleys. The alleys in the Washburne District and many areas of Springfield provide an important function of access to the back of the house and outbuildings. It is important to maintain the character of the alleys, while providing access. Parking can make one of the most serious impacts on a historic district and poses a challenge. Parking should be carefully designed to be compatible with the historic character of the district.



Picket Fence

Guidelines for Alleys and Parking:

- The Alleys are public right-of-way.
- Private property along alleys should be safely lighted. The quality of light should provide for good visibility, but high-output security lighting is inappropriate. Lights should be directed and/or hooded whenever possible.
- Historic buildings and historic trees within the Washburne Historic District should not be demolished to provide space for parking. A site plan review application is required with approval from the Historic Commission.
- The development of large parking areas in front of homes in the District is inappropriate. Whenever possible, off-street parking should be to the sides of or behind homes. A site plan review application is required with approval from the Historic Commission.
- Landscaping, such as fencing or hedges, may be used to screen unsightly parking areas where appropriate.

Design Guidelines for New Construction in the Washburne Historic District

New construction should complement the existing pattern of the Historic District and neighborhood. A new building should use a similar architectural vocabulary as its neighbors. Following are general guidelines for new construction in the District.



Figure 22. New construction at 534 7th St. that blends well with existing homes.
(Photo by D. McCormack 2003)

Guidelines for New Construction:

- New construction should be set back to match the setback of the surrounding buildings. The front setback should be a yard, not a parking area.
- Orient the building front to the street. Building entries should be at the front of the building facing the street.
- The size and scale of new buildings should be consistent with that of the surrounding buildings in the neighborhood.
- Siding materials used on new buildings should be consistent with the predominant materials used on other buildings in the neighborhood. It is preferable to use wood siding; vinyl, aluminum, and other non-historic sidings are not acceptable in historic neighborhoods.

Guidelines for New Construction: (continued)

- Use decorative detailing sparingly and locate it at the eaves, window and door heads, and porch. Do not attempt to create a false historic appearance.
- The roof form of the new building should be compatible with that of existing buildings on the block. For example, if all of the houses on the block have medium-pitched, front-facing gabled roofs, the new buildings should also have a front-facing gabled roof of a medium pitch rather than a shallow-pitched shed roof.
- The foundation should be constructed of concrete, either poured or simple block. Avoid decorative concrete blocks that have no relation to historic materials.
- The relationship of width to height of windows and doors should be consistent with the dominant pattern set by the surrounding historic buildings, as should the rhythm of walls to openings.
- The use of porches should be compatible with that of surrounding historic buildings. If nearby houses have porches, consider designing the new building with a porch compatible in style and scale. If nearby houses are of a vintage where porches were not included, the new building may be designed without a front porch, or with one that is modest and unobtrusive.
- Although color choice is a personal decision for the property owner, it can greatly affect how a new building fits into the neighborhood. Consider selecting colors that are compatible with the surrounding buildings.
- **New construction requires site plan review and Historic Commission approval.**

Design Guidelines for *Public Works Projects*

In general, all features, elements, and construction should be designed so as to be consistent with or representative of the features, elements, and construction that were present in the Washburne Historic District historically. Whenever possible, original features should be preserved. Contact the City of Springfield Public Works Department for requirements.

Streets, Curbs and Gutters

Guidelines for Streets Curbs and Gutters:

- Widening of streets should be avoided, as it substantially alters the character of the District.
- New or replacement curbs and gutters should be consistent with, or representative of, original curb and gutter installations in design, color, workmanship and materials to the extent that this can be determined.
- Contact the City Public Works Department

Utilities and Storm Drainage

Guidelines for Utilities and Storm Drainage:

- Installation of new water and sewer lines should not damage historic resources.
- Service for electric, phone and cable TV lines should be placed underground wherever possible.
- Appropriate drainage should be provided to protect historic resources from uncontrolled runoff.
- Contact the City Public Works Department

Streetlights

Guidelines for Streetlights:

- Replications of historic street light fixtures should be used to replace contemporary fixtures.
- Light fixtures should be placed at intervals shown in historic photographs.
- **Streets should be safely lighted. The quality of light should provides for good visibility, but high-output security lighting is inappropriate**

Sidewalks

Guidelines for Sidewalks:

- Repair original sidewalks whenever possible.
- New or replacement sidewalks should be consistent with, or representative of, original curb and gutter installations in design, color, workmanship and materials to the extent that this can be determined.

Murals

The painting of murals of the exterior walls of buildings has become increasingly popular in some cities and towns. They can provide ornament to bare walls and serve as a forum for local artists' talents. It should be cautioned, however, that murals are generally inappropriate in historic residential districts, as there is little if any precedence for them historically.

Guidelines for Murals:

- Do not paint murals on fronts of residential buildings. Side walls of corner residential buildings should also not be painted with murals.
- The painting of false facades onto historic buildings is inappropriate.
- Murals should be limited to secondary spaces.

GUIDELINES FOR COMMERCIAL BUILDINGS

Commercial buildings are those buildings that house enterprises such as retail sales, business and professional offices, financial institutions, fraternal and social organizations, and restaurants. Historically they usually were grouped together in the area of a community often referred to as the “downtown area“. These buildings, and the areas with which they are historically associated, have characteristics specific to commercial architecture that distinguishes these buildings from residential architecture and neighborhoods.



Figure 23. Springfield's Main Street, c. 1946.

(Photo courtesy of the Springfield Museum)

Streetscape and Setbacks for Commercial Buildings

Commercial streetscapes, especially in the downtown, have unique characteristics, including the setback of the buildings from the street, building size and scale, and retail storefronts with expanses of display windows. Historically commercial buildings in the downtown had a uniform setback that created an important visual characteristic. To maintain this historic character, the following is recommended:

Guidelines for Streetscape and Setbacks:

- A uniform setback should be carefully maintained.
- Walls of the front facades and side walls should not be stepped back, but should preserve the vertical plane.
- Maintain horizontal alignments that contribute to the historic visual characteristic.
- Abut new construction with a existing buildings where neighboring buildings dictate this pattern.

Building Heights and Widths for Commercial Buildings

Commercial buildings in Springfield were generally one or two stories. The height of the tops of the building facades vary because of differences in detail or cornice or parapet. The widths of commercial buildings generally extend from lot line to lot line, connected at times by party walls, giving the impression of a repetitive pattern of shops along the street. The pattern of the heights and widths of the commercial buildings are important visually and contribute to the historic character. To maintain this character, the following is recommended:

Guidelines for Building Heights and Widths:

- Maintain elements that define existing height.
- Taller buildings should generally be located at corners and buildings with less height should generally be located in the middle of the block.
- Floor-to-floor heights are usually uniform; this pattern should be maintained by retaining the alignment of the storefronts, window openings and horizontal trim.
- Cornices should not be aligned, but should preserve the irregular pattern line created by different building heights and details on the cornices and parapets.
- If a cornice has been removed, restore it only if there is evidence upon which to base a restoration. If there is no evidence of the original cornice, design a simple cornice using elements related to the rest of the building's details.
- Additional floors are generally not appropriate. When necessary additional space cannot be accomplished any other way, no more than one additional floor should be added to an existing building and it should be set back from the facade and not be visually apparent from the street.
- Maintain the historic pattern of facade widths.
- Visually divide large buildings into typical widths at first floors by creating individual storefronts.
- Preserve the visual character of the upper floors of the buildings.
- Do not paint a portion of the facade, using different paint schemes, or add or remove existing ornamentation in order to define a commercial establishment that occupies a portion of the building block.

Distinctions Between Elevations and Floors for Commercial Buildings

First floors of commercial buildings are usually storefronts with large expanses of glass. Upper floors, often used for offices and/or apartments, tend to have evenly spaced windows openings. The first floor is often separated from the second floor by a horizontal architectural detail, such as a stringcourse of decorative brick, an awning, or a cast iron element. The elements that distinguish the first floor from the upper floors should be maintained. To maintain these, the following is recommended:

Guidelines for Elevations and Floors:

- On the first floor, maintain the appropriate historical storefront with large glass display windows, and a kick plate below the windows.
- A recessed entry, transoms, a sign band, and decorative framing (such as cast iron) if present.
- On the upper floors maintain the masonry walls in a single vertical plane; maintain window openings placed in a repetitive pattern.
- Limit ornamental detailing to cornices and window heads, unless other ornamentation was present historically.

Roof and Foundations for Commercial Buildings

In commercial architecture, the roof plane is generally hidden by the extension of the front wall plane, which becomes a parapet, or by the cornice. Typically, the roofs are flat (with a slight slope for drainage) rather than pitched roofs. Foundations of historic buildings were usually brick, stone or concrete; basements may have been included in some instances. The following is recommended:

Guidelines for Roofs and Foundations:

- 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).
- Materials may include built-up membrane roofing, sheetmetal, or contemporary roofing as long as it is not visible from the street.
- Foundation materials should be retained and repaired whenever possible. If repair is not feasible, the new foundation should match the original in material and appearance; foundations should be maintained at their original height to maintain the pattern of the streetscape.

Exterior Materials and Decorative Details for Commercial Buildings

Brick, stone, concrete, wood, and metal are the most common construction materials in historic commercial architecture. Decorative details may have been constructed of one of these materials or possibly with an ornamental material such as terra cotta or ceramic tile. Usually decoration is limited to the front facades of buildings (unless the building sits on a corner where two sides may face streets). These materials contribute to the visual and historic character of the building and should be maintained. The following is recommended:

Guidelines for Exterior Materials and Decorative Details:

- Brick generally should be limited to one color.
- When repairing existing or constructing new brick wall surfaces, joint width and surface form should match existing forms; original mortar mixture and color should be matched. Do not use bricks that are larger than the standard size.
- Brick that has not been painted should not be painted.
- Stone should be limited to original colors and types.
- Match stone coursing, finish and joints in restorations and renovations. For new construction, use existing stonework as an example.
- Do not sandblast masonry to remove dirt or paint from the wall surfaces.
- Preserve existing historic wood siding and details; match wood siding and details in restorations.
- Paint all wood.
- Materials such as stucco, metal, terra cotta, ceramic tiles, colored glass, enameled metal, or concrete should be preserved and/or restored to reflect the historic period in which it was used.
- Maintain historical architectural detailing at window heads, cornices, beltcourse, and corners.
- Do not add balconies where they were not original.
- Shutters are generally not appropriate for use on commercial buildings.
- Generally, the use of plastic, bright unfinished metal, unpainted wood, and false stone is inappropriate and should be discouraged.

Windows and Doors for Commercial Buildings

The proportions of window and door openings are important visual characteristics of commercial buildings. Whenever possible, the original size, division and shape, and materials should be retained or restored. The following is recommended:

Guidelines for Windows and Doors:

- Maintain the historic storefront, including elements such as a recessed entry, paired doors, large plate glass display windows (with kickplates below), and transom windows.
- Ornamental glass should be limited to use in transoms.
- Maintain regularly-spaced window openings on upper floors.
- Retain the original sash and frame by repairing whenever possible. Where too deteriorated to repair, match with new window in the same materials and configurations as the original windows.
- Do not add windows to side walls 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 same size and shape as existing openings and should be placed in a regular spacing pattern.
- Do not use reflective glass.
- Do not use vinyl windows.
- Use interior storm windows for energy efficiency rather than replacing existing windows with double pane windows.

Color for Commercial Buildings

Colors appropriate to the style and period of construction are desirable. Generally, large architectural elements such as walls of commercial buildings are generally painted in subtle colors, while trim can be a contrasting or complementary color. Details can be highlighted by accent colors. **Please note: properties receiving tax benefits through the Oregon Special Assessment Program are subject to stricter standards and need to have paint colors approved by the State Historic Preservation Office.** The following is recommended for commercial architecture:

Guidelines for Color:

- Avoid using intense color hues and a quantity of vivid colors on a building.
- Paint color should relate to or harmonize with a building's materials. Colors that highly contrast or those that highly accentuate architectural details should be avoided.
- Whenever possible match the color to historic colors. A paint analysis is the best method of determining what colors existed on a building historically.
- The surface sheen of paint is an important characteristic. Whenever possible, match the surface sheen of oil-based paint which has a shiny surface. Many latex-based paints have a dull, matte surface which is less desirable for commercial architecture.
- Clear finishes, or the use of wood without a finish, are generally inappropriate. All exterior wood surfaces should be painted, unless historic evidence indicates that clear finishes or no finishes are appropriate.

Signage and Awnings for Commercial Buildings

Signage has always played an important role in the look of commercial buildings. Signs should not, however, obscure or interfere with architectural elements or significant decorative detail. Signage should complement the architectural style of the building. Awnings were used historically to define individual storefronts, shade display windows, and provide shelter for pedestrians. The preservation or restoration of original signs and awnings is encouraged. The following is recommended:

Guidelines for Signage and Awnings:

- Use historic photographs to determine the types of signs and awnings that existed on the historic storefront.
- Commercial signs generally are flush mounted on the sign band above the transom, painted on a window, hanging on the front of the building, or on the awning.
- Sign material, style and color should complement the building's architectural style and materials.
- When there are a variety of shops in one building, signs for each shop should relate to one another in design, size, color, placement on the building, and lettering style.
- Signs should use 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.
- Historically lighted signs included neon and internally lit signs. Preservation of both is encouraged.
- Other signs should have exterior illumination with a light quality close to that of incandescent light.
- Flood lights should be kept to a minimum and when used, shielded so as to not be seen from the public right of way.
- Franchise and chain store signs should adapt their standardized signs to meet local guidelines.
- Awning 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.
- Awnings are generally made of canvas and are designed to be rolled or folded up when not in use. They should be hung above the transom (unless historic evidence indicates otherwise).
- Permanent canopies should not be constructed unless there is clear evidence of their existence historically.
- Brightly colored and flamboyant patterns on the awnings is not appropriate.
- Contemporary materials, such as vinyl and plaster, should be avoided.

Alterations and Additions for Commercial Buildings

Commercial districts develop over time and have specific characteristics that make them recognizable to the citizens and visitors to the community. It is important to preserve these characteristics and respect the original style and period of construction when considering alterations or additions to a building, as they should not alter the historic character of the building. The following is recommended to preserve the overall character of a commercial district, as well as the character of individual buildings:

Guidelines for Alterations and Additions:

- Avoid creating a look that is not based in historical fact. Do not attempt to create a look that appears to be “historic” or one that creates a “theme park” effect.
- Research the history of the building. Some changes that have occurred may be significant in their own right. Restorations and alterations that reflect a secondary period of significance may make more sense than trying to return the building to its original appearance, especially if there is little or no original detail remaining.
- Maintain as much of the original building as possible. Respect the characteristic of the style when altering doors, windows, materials, and architectural details. Match materials whenever possible and follow the guidelines for specific features as set forth in other sections of this document.
- Place additions to the rear of the building if possible; try to avoid adding an additional story. If an additional story must be added, it should be set back from the facade, kept simple, and not be visually apparent from the street.
- Create a visual separation between additions and the existing building.
- New stair towers and elevators should be internal whenever possible.

New Construction or Infill for Commercial Buildings

The construction of new buildings on vacant lots in the downtown area should be encouraged. It is particularly important, however, that the new facade be designed to be compatible with and sensitive to the character of the its neighbors without mimicking them. The following is recommended for new infill construction in a commercial district:

Guidelines for New Construction or Infill:

- Limit building height at the interior of the block to two stories. New buildings built on corner lots may be more than two stories if zoning allows.
- Use masonry for construction. Brick veneer would be desirable and highly compatible with nearby historic buildings.
- Stone masonry generally should be limited to detailing on brick buildings.
- Mortar joints in new masonry construction should have the same thickness, profile, and mortar color as in existing historic masonry buildings in the area. This is important for creating an appropriate visual continuity.
- Align new building elements with those of existing buildings. The new facade should be flush with its neighbors and not be set back from the sidewalk. It is important to continue the rhythms, such as window spacing and horizontal alignment, throughout the block on which the new building sits.
- Use a flat roof with a parapet wall.
- Emphasize the cornice with simple contemporary design.
- Incorporate architectural characteristics of the commercial building type into the design. Use the elements of the storefront, including a recessed entry, transoms, and display windows over kick plates, in a simple contemporary design.
- If the building is on a corner, place larger windows on the first floor and keep details simpler at the sides of the building.
- Window openings of corner buildings or upper floors of mid-block buildings should have treatment similar to those of existing buildings. They should be regularly spaced with fewer openings on the building sides. Window openings generally should be vertical in proportion and should include some detail at the window head that indicates structural stability, such as a lintel or masonry arch. They should be wood sash and frame, and generally should be double hung. Picture windows or single-paned fixed windows are inappropriate. Vinyl windows are inappropriate.
- Reflective glass for windows and doors is inappropriate.
- Skylights or atriums should not be visible from the street.

DESIGN GUIDELINES FOR PUBLIC AND EDUCATIONAL BUILDINGS

Figure 24. Mill Street School
(Photo by D. McCormack, 2003)

Public and educational buildings include those that house municipal, state and federal governmental activities (such as city halls, fire and police stations, and post offices), schools and libraries. Although similar in many ways to commercial buildings, public and educational buildings have specific characteristics that make them visually distinguishable from commercial buildings. It is important to preserve these characteristics, as well as those similar to the commercial architecture, as historically significant to these building types. These buildings differ from commercial buildings in that they are usually freestanding on their sites and are surrounded by some type of landscaping. They often are symmetrical and have more than one public side, with entrances on each. They may have a distinctive architectural style, with relatively elaborate details, and be constructed of masonry. Public buildings and some early schools may have a raised first floor with a visually distinct raised base (usually of masonry). Educational buildings often have a specific window pattern unique to schools that are a character-defining feature which should be preserved. To maintain these important visual characteristics, the following is recommended:

Guidelines for Rehabilitation of Public and Educational Buildings:

- Maintain the freestanding character of the building. Maintain the site and landscaping around the building.
- Maintain the symmetry of the original design whenever possible.
- Maintain the raised first floor and building base, where it exists.
- Maintain the window patterns as well as the original materials whenever possible.

In addition to guidelines specific to these building types, many of the guidelines for commercial buildings also apply. Refer to the following areas in the Commercial Buildings section for guidelines that may also apply to these building types:

- Exterior Materials and Decorative Details
- Roof and Foundations
- Windows and Doors
- Color
- Alterations and Additions

Guidelines for New Construction or Infill

Designs for new public and educational buildings should incorporate the elements that are characteristic of historic public and educational buildings, without copying historic details from earlier architectural styles. The following is recommended when constructing a new public or educational building within a historic area of the community:

Guidelines for New Construction or Infill:

- Place the building on its site so there is landscaping around the building and it appears to be freestanding.
- Raise the first floor on a building base of public buildings.
- A symmetrical building is most appropriate.
- Window and door openings should be regularly spaced and symmetrical in public buildings and follow appropriate windows patterns for school buildings.
- Orient the building parallel to the street.
- Building scale is appropriately larger than commercial buildings, but should not be so large as to be out of scale with the size of the neighborhood.
- Building height should be limited to two to three stories.
- Use an architectural style suitable to public and educational buildings.

DESIGN GUIDELINES FOR RELIGIOUS BUILDINGS



Figure 25. Ebbert Memorial United Methodist Church
(Photo courtesy of the Springfield Museum)

Religious buildings are an integral part of the community, sometimes located in residential neighborhoods and sometimes located near commercial areas. In Springfield, religious buildings include churches of various denominations. Religious architecture includes several character-defining features such as layout and design, materials, windows, and architectural styles and decorative detailing.

It deserves the same consideration as commercial or residential architecture when making alterations or modifications. The following is recommended to retain the important visual characteristics associated with religious buildings:

Guidelines for Rehabilitation of Religious Buildings:

- Maintain the character-defining features such as windows, doors, steeples, bell towers, and religious iconography whenever possible.
- New additions should be designed in a manner that is compatible to the historic architecture. Place additions to the rear of the existing building whenever possible and create a visual separation between the addition and the existing building.
- Do not add stories.
- Locate parking areas to the rear or side of the building.
- Maintain significant landscape features.

In addition to guidelines specific to religious buildings, many of the guidelines for commercial buildings also apply. Refer to the following areas in the Commercial Buildings section for guidelines that may also apply to these building types:

- Exterior Materials and Decorative Details
- Roof and Foundations
- Windows and Doors
- Alterations and Additions

Guidelines for New Construction or Infill for Religious Buildings

Designs for new religious buildings should incorporate the elements that are characteristic of historic churches, without copying historic details from earlier architectural styles. The following is recommended when constructing a new religious building within a historic area of the community:

Guidelines for New Construction of Infill:

- Orient the building parallel to the street.
- Building scale should be appropriate for the neighborhood in which it is located.
- Building height should be limited to one story, perhaps on a raised basement, with a bell tower or steeple.
- Use an architectural style suitable to public and educational buildings.
- Locate parking areas to the rear or side of the building.
- Develop a landscape appropriate to a religious building and appropriate for the neighborhood.

DESIGN GUIDELINES FOR MISCELLANEOUS BUILDING and RESOURCE TYPES: INDUSTRY & MANUFACTURING, AGRICULTURAL, AND TRANSPORTATION-RELATED



Several other building types are typically found in historic communities. These include buildings and other resources related to industry and manufacturing (such as mills and millraces, factories, and warehouses); agriculture (such as barns and silos, orchards, and greenhouses); and transportation (such as train depots, bridges, gas stations and auto dealerships). In many cases, these buildings and resources had important uses that are no longer necessary or economically feasible. These buildings and resources, however, are essential to the character of the community. They should be preserved and adapted for contemporary uses, but without destroying the historic character of the building or resource.

Each of these building and resource types has its own character-defining features. As the features are too many to list in this publication, it is recommended that property owners work with City Staff and the Springfield Historic Commission to determine what those features are and which are significant when undertaking a rehabilitation or renovation project. In addition to the general guidelines spelled out in the Secretary of the Interior's Standards for Rehabilitation (page 8), each building and resource type may have specific guidelines pertaining to the property type, which can be discussed with City Staff and/or the Springfield Historic Commission at the time of application for permits.

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 in Springfield, especially in historic neighborhoods, are encouraged to maintain their buildings for future generations.

Drainage Control and Protection from Moisture

Most building damage is caused by moisture. Controlling it and redirecting it away from the building is the objective of most maintenance.

Guidelines for Drainage Control and Protection from Moisture:

- 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.
- Chimneys, vents, and skylights should be carefully flashed.
- 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.
- 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 and leaves.
- Discharge from gutters and downspouts and from slopes above the building must be directed away from the building.
- 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 this outer surface.

Cleaning

Removing pollutants and dirt from surfaces of historic buildings restores the original qualities of the surfaces and prolongs the life of the buildings. Improper cleaning, however, can damage historic materials and can result in further deterioration.

Guidelines for Cleaning:

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

Painting

Painting can protect the surface of a historic building. In general, unpainted surfaces, such as masonry, should be left unpainted, while painted surfaces should be repainted and maintained.

Guidelines for Painting:

- 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 can be duplicated and replaced. The surfaces should be primed prior to the repainting of the wood.
- 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.

Maintenance of Doors and Windows

Every effort should be made to maintain and repair original doors and windows. Both are visually important to the overall character of the historic building and to the district as a whole.

Guidelines for Maintenance of Doors and Windows:

- Repair windows and doors whenever possible. Replace them only when deteriorated beyond repair or is missing. If replacement is required, windows should be replaced with wood sashes and frames. Do not cover or remove original details.
- Repair window sashes by filling cracks with caulk or wood putty, sanding the surface, and painting. Only those portions of the sash which cannot be repaired should be replaced, rather than replacing the entire window.
- 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.
- Loose or broken windowpanes can be easily repaired. Remove old glazing putty. Replace the broken panes with glass similar to the existing glass and, using glazier's points and putty, re-glaze both the new and loose panes.
- Replacement windows should match the original windows in size and materials. Duplicate the original pattern. Windows that are not in keeping with the style of the building are inappropriate.
- Storm windows can conserve heat and energy, especially on upper floors. Storm windows should duplicate the shape of the window and be painted to match the color of the window sash. Storm windows can be mounted on the exterior; however, on the front of the building, it may be 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.
- If the original door is deteriorated beyond repair or is 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 or find a manufactured door that resembles the original front door.
- Do not use doors decorated with moldings, cross bucks, or window grills unless there is evidence that the original doors had these elements.
- **Replacement of doors and windows require Historic Commission approval.**

Historic Residential Styles

People naturally want to make improvements to their homes. This section can provide direction and background information so that changes can be made to homes without jeopardizing the historic character of the neighborhood, or of the individual historic property. To understand appropriate aesthetics, it is necessary to identify the original design, and its distinguishing architectural features.

Historic houses within Springfield and the Washburne Historic District fall into several styles. A word of caution: not every home will fit neatly within a specific style; some buildings may combine features of several styles. Characteristics of a building's shape and details can help identify its architectural style.

A short description of styles common to Springfield and the Washburne Historic District follows below, in chronological order.



Victorian Style

Victorian Houses, 1860 – 1910



Figure 27. Queen Anne Victorian
(Photo by D. McCormack, 2003)

Queen Anne:

From the late 1880s through the early 1900s, the Queen Anne style was popular for residential building in Oregon. The style is characterized by elaborate wood detailing, asymmetrical massing, a variety of surface textures and patterns, porches and verandas enriched with spindlework, bracketing, and jigsawn elements; a variety of windows; and occasionally turrets or towers. The wood-framed houses were generally two or more stories. The smaller one-and-a-half story version is often referred to as a Queen Anne Cottage. Examples found in the Washburne Historic District are less ornate than those found in other regions.

City of Springfield

Roof: The Queen Anne style is characterized by steeply-pitched irregular roof forms that complement irregular floor plans. The typical example may have a dominant front-facing gable, or hipped roof with lower cross-gables. Gabled dormers are common. Eaves may be boxed and contain a slight overhang. A cornice may also be present.

Siding: The Queen Anne style is characterized by a variety of textures, and decorative detailing, with combinations of siding materials. Often wood shingle patterns are applied to the upper stories, with horizontal siding to the lower.

Windows: Wall surfaces are the primary decorative element, and window and openings are used to accentuate an asymmetrical look. Windows are often located in bays and towers. These may include straight-topped, round-arched, bays, and dormers, with an emphasis on the use of the vertical element. Stained or leaded glass may be present. Double-hung wood sash windows are predominant.

Doors: Wood doors, typically oak; with beveled glass panels are common; more elaborate versions have stained glass panels, and occasionally transom windows.

Porches: A Queen Anne Porch often repeats the same type of detailing found on the remainder of the building. Porches are located one or two steps off of the ground. The wrap-around porch is the most common, but many full and partial front porches are found in Springfield. Porch roofs are usually low-pitched sheds or hips that can include small gables to mark the entry. Supports are usually slender with turned columns or square posts. Railings are generally small members with one-and-one-half inch balusters.

Victorian Queen Anne Cottage



Figure 28. Queen Anne Cottage located at 631 6th Street.
(Photo by D. McCormack, 2003)

Homestead



Figure 29. Homestead Style Home located at 430 'E' Street.
(Photo by D. McCormack, 2003)

Homestead

A vernacular one-and-one-half story (occasionally one or two stories) front-gabled building, called the Homestead style house in the Washburne Historic District, has a predominantly symmetrical arrangement of openings. Occasionally this balance is compromised on the first floor by an off-center entry. These tall narrow buildings were commonly built between 1890 and 1910, and are less ornate than most Victorians. In most cases, they are sited close to the street with a conspicuous, asymmetrical entry. Usually the porches run continuously across the front facade of the building with simple posts.

Roof: The Homestead style house usually has a front-facing or cross-gabled roof form with a steep pitch. Eaves typically have very little overhang and are usually closed with a fascia board and a soffit with eave returns.

Siding: Horizontal wood siding is almost always used. Lapped and clapboard sidings

are found throughout the Washburne neighborhood. The profile may vary, but the overall appearance is similar. Narrow profile siding in the form of a false beveled board is most common.

Windows: Tall one-over-one double-hung sashes are most common. They are symmetrically arranged, and small attic windows are common.

Doors: Plain single or double doors with glass (sometimes beveled) and/or wood panels are the rule.

Porches: The Homestead porch extends across the entire façade, and is typically three to five steps off of the ground. Stairs can be centered, or offset to one side. The porch roof is usually a low-pitch hip, but shed roofs can also be found. Boxed eaves cover the rafter tails with moderate overhangs. Porch supports are typically square or turned columns with a simple base and capital, which may contain decorative brackets. Both open and closed railings are used.

Mill Cottage



Figure 30. Mill Cottage located at 870 'C' Street.
(photo by D. McCormack, 2003)

Mill Cottage

This modest single-story home was generally constructed between 1890-1915. It is simply and efficiently constructed from local materials. The entry is centered on a symmetrical facade and is covered by a full-length or wraparound porch.

Roof: The Mill Cottage style generally has a pyramidal-shaped hipped roof on a square plan, or a hipped roof with the ridge parallel to street on a rectangular plan. Almost all roof forms are low-pitched and have open eaves with exposed rafter tails. Occasionally dormers are included, usually gable or shed-roof types.

Siding: Horizontal wood siding is almost always used. Lapped and clapboard sidings are found throughout the District. Narrower profiled siding in the form of a false beveled-board is most common.

Windows: These simple one-story cottages usually have symmetrical openings, rectangular in shape with double-hung sashes. The windows are typically tall and narrow with one-over-one double-hung sash with little detailing, other than lambs-tongue brackets.

Doors - Single or double doors with glass are the rule; transom windows are common.

Porches: The Mill Cottage porch typically runs the full or partial width of the front facade, sometimes wrapping around the building. The porch roof is generally a low-pitched shed or a hip roof with exposed rafters. Supports may include solid, full-height chamfered posts or turned columns. Railings are often later additions. The porch deck generally rests only one or two steps off the ground.

American Foursquare: 1900-1930



Figure 31. American Foursquare located at 525 'C' Street
(Photo by M. Dennis, 1999)

American Foursquare

The American Foursquare was a popular vernacular house style constructed primarily between 1900 and 1930 with a four-over-four room plan. The overall shape of the building is a two-story square or rectangle with a hipped roof and symmetrical configuration. The symmetry common to this style is reinforced by the position of the entry. Many exhibit Craftsman or Colonial details. The main entry, located off-center on the front facade, is a dominating visual feature. Due to their larger size most Foursquare houses are sited close to the street.

Roof: The American Foursquare roof is usually hipped, sometimes with hipped dormers, and with the ridge located perpendicular to street. Projecting eaves generally have flared edges. Lower pitched roof styles often include an enclosed soffit with brackets or cantilevers (horizontal rafter ends).

Siding: The American Foursquare style house may be clad with horizontal wood siding and possibly wood shingles if a Craftsman Foursquare. Trim boards are generally wider than five-and-a-half inches.

Windows: The American Foursquare is related to the Prairie style, and is easily recognized by symmetrically placed windows. Double-hung windows, often in pairs, typically have a single pane of glass in the upper and lower sash. In more elaborate houses the upper sash is separated by muntins into square panes. Window placement typically forms a repetitive pattern.

Doors - Typically made of oak; glass panels or sidelights are occasionally used. with either a center or an off-center entrance

Porches: The porch extends across the front façade; stairs may be centered or offset to one side. There are usually three to five steps from the porch decking to grade. The porch roof is usually a low-pitched, hipped style, but can also be constructed with a shed roof. Square posts with a simple base and capital are common. Small, simple members are grouped to form either a solid or open railing.

Bungalow: 1905 - 1930



Figure 32. Craftsman Bungalow located at 606 'D' Street
(Photo by D. McCormack, 2003)

Bungalow

This was one of the most popular styles during the early 20th century. Its one or one-and-a-half stories, wide overhanging eaves, and front porch characterize a true Craftsman. They usually exhibit exposed structural members, often oversized, to showcase the carpenters' skill. During this period, relative to the Arts and Crafts movement, the use of natural materials and the relationship to the landscape were emphasized. Porch supports may be square or tapered, frequently resting on piers and enclosed with a knee wall. A number of stylistic variations appear, including Colonial, Oriental, and perhaps most commonly, Craftsman Bungalows. Because this style emphasizes construction details, individual craftsmanship, and the close relationship to the land, it should remain open and inviting.

Roof: Broad gabled roof forms are occasionally hipped. Larger bungalows may have cross gables. Generally the roof over the porch is lower than the main roof and has a low-pitched front gable or shed roof. Wide overhanging eaves cover exposed rafter tails and decorative braces (knee braces) at gable ends. Shed or gable dormers are

Siding: The most common siding material is wood, often shingles, lapped siding, or a combination of horizontal siding and shingles. Stone, brick, block, or stucco often accents porches and foundations.

Windows: Craftsmen usually have double-hung windows with small panes in the upper sash. Often a large window flanked by smaller windows will be prominent. A variety of window sizes may be used in different combinations, often with leaded or stained glass.

Doors: Typically doors were paneled woods. Sometimes beveled glass was used as panels.

Porches: These typically run the full or partial width of the house, occasionally cut-away. Roof rafters and purlins are typically exposed; false beams or braces may be used for decoration. Porch ceilings are commonly finished with tongue and groove boards. Short boxed posts rest on battered piers. Often the posts are tapered to emphasize the base. Railings on the bungalow porch are often open; when closed they are clad with the same siding material as the main body of the house. If closed, rails may be flared. Generally, the porch is raised three to five steps from ground level.

20th Century Period Revivals: 1920-1940

In the 1920s, several styles based on earlier designs became popular. They include revivals of the Colonial (including Cape Cod Colonial, Dutch Colonial, and Spanish Colonial) and Tudor, or English Cottage. Most houses built of these styles were smaller and less architecturally sophisticated than their ancestors.

Colonial Revival:



Figure 33. Colonial Revival located at 315 5th Street.
(photo by M. Dennis, 1999)

Colonial Revival

This style is symmetrical in plan and is simple in detail. The façade is symmetrical with a formal and centered entrance. Porches are small but elegant with round well-proportioned columns and double-hung windows.

Roof: Usually side-gabled with gabled dormers.

Siding: Common examples in Springfield are generally clad in wood. Siding is generally lapped, beveled or dropped (both single and false-bevel board).

Windows: These are typically double-hung sashes, with multiple glazing in one or both. Frequently they are placed in adjacent pairs.

Doors: The front entry is accentuated, with a decorative crown and pilasters. Often doors have overhead fanlights or sidelights.

Porches: Porches in this group are small and simply cover a front entry. Many different variations in size and shape can be found in the District. Porch supports, when present, may be either columns or posts. Brackets may be the sole means of support for some porch roof structures. Railings are typically not used, and the porch base is one or two steps from ground level.

Dutch Colonial



Figure 34. Dutch Colonial located at 346 7th Street.
(Photo by D. McCormack, 2003)

Dutch Colonial

In Springfield these houses are easily identified by their steeply-pitched gambrel roofs. They are usually one-and-one-half story with a second story of floor space under their characteristic roof.

Roof: Dutch Colonial homes' gambrel roofs may be front, side facing or cross gambrel. These roofs may have either separate dormer windows or a continuous shed dormer with several evenly-spaced windows.

Siding: Common examples in Springfield are generally wood, as with other styles. Locally, horizontal wood lapped siding is predominant.

Windows: Small, rectangular paned windows are the rule, often with shutters. Most sashes have multiple lights, including the dormer windows.

Doors: Wooden paneled doors with small windows are typical; sidelights are divided into small panes of glass. Fanlights, sidelights, and transoms are common.

Porches: These vary from small porches resembling Colonial Revival to full-length or even wraparound. Porches are often blended into the main roof, or sometimes have a pediment. Roofs vary greatly, from simple gables to integrated extensions of the main roof. Supports are usually columns or posts, with simple bases and capitals. Railings may be balustrades or knee walls.

Tudor



Figure 35. Tudor Style located at 606 'E' Street.
(Photo by M. Dennis, 1999)

Tudor

This style is reminiscent of late Medieval English architecture, and was particularly fashionable in the suburbs during the early twentieth century. Occasionally half-timbers are found, but not often locally. Tudors in this area are always wood construction, sometimes with wood siding. Occasionally stucco is used over wood construction. Chimneys are prominent. The Tudor ranges from thatched-roof folk cottages to grand manor houses. The traditions are mixed in the American examples, but are tied together with an emphasis on steeply pitched, front-facing gables.

Roofs: Steep-pitched roofs usually have cross gables, and chimneys are often crowned by decorative features.

Siding: They may be clad in brick, stucco, stone or wood. However, most local examples are stucco or wood shingles.

Windows: Tall narrow windows, usually with multi-pane glazing, are most often grouped. Windows are typically wood casement, although double-hung sashes are found. They are typically grouped in strings of three or more, and commonly located on or below the main gable, or on bays. Small transoms are sometimes present above the main windows, and small decorative windows are often found in unexpected locations.

Doors: Simple round-arched doorways are characteristic; Tudor arches are often used in door surrounds or porch entryways. Heavy board-and-batten doors are common. Doorways are the favorite places for Renaissance or other quaint detailing.

Porches: If present, porches are generally small and often enclosed. They are used to accentuate the cottage look. Side porches are sometimes present.

Modern: 1935 to Present

Minimal Traditional Style: 1935 - 1950



Figure 36. Minimal Traditional Style located at 757 'E' Street
(Photo by D. McCormack, 2003)

Minimal Traditional

A simplified version of period revivals, known as minimal traditional style houses, was popular from about 1935 until 1950. Relatively small, one or one-and-a-half stories, they have gable roofs with low to medium pitches and are often called "eaveless," as their closed eaves and rakes are nearly flush with the wall surface. They may be either rectangular or L-shaped with a slightly projecting front gable that is lower than the ridgeline of the main portion of the house. Often these houses seem reminiscent of Tudor style, but with lower rooflines and detailing removed.

Roof: Pitches are low to intermediate. Eaves and rake are close, rather than overhanging. Usually at least one gable faces the street, and often a large chimney dominates one end.

Siding: Shingles and horizontal wood siding dominate in this area, but brick or stone may be present on the lower part of the first story.

Windows: Generally larger and sometimes multi-paned, many of the centered windows did not open.

Porches: Traditional porches are absent. An entrance is often recessed creating a small stoop.

WWII-Era Cottage



Figure 37. WWII-Era Cottage located at 711 'F' Street.
(Photo by D. McCormack, 2003)

WWII-Era Cottage

Another small house, the WWII-Era Cottage, was popular between about 1938 and 1948. They have compact floor plans and are generally one story cottages with low to medium pitched hip roofs. There may be a noticeable absence of stylistic ornamentation.

Roof: Usually hip roofs of a low to medium pitch.

Siding: Most often wood with minimal use of trim. Wood shingles are common.

Windows: Wood windows are often paired at the corners creating a wraparound effect. Small round or octagonal windows were commonly used.

Porches: Traditional porches are absent. Entrances are often recessed creating a small stoop.

Ranch



Figure 38. Ranch Style located at 757 'D' Street
(Photo by D. McCormack, 2003)

Ranch

Two Ranch style houses appear in the mid-20th century. The Early Ranch style, built between 1932 and 1935, was a one-story “ground hugging” house, with a low-pitched roof and deep eaves. They were often “U” or “L” shaped with large expanses of windows. A garage or carport may be integrated with the house.

The Suburban Ranch house evolved from the early ranch style in the 1950's and 1960's. They are typically more compact, rectangular in shape, and have an attached garage or carport. There may be one or two large picture windows rather than large expanses.

Roof: typically asymmetrical one story shapes with low pitched roofs dominate. Usually moderate or wide overhangs with boxed or open eaves, are present. Roofs Low pitched roofs may be hipped, cross gabled, or side gabled. The asphalt shingle roof was popular on these homes.

Siding: Wood or brick, many examples used wide horizontal board siding along with a brick veneer.

Windows: A wide variety of window styles were used. While wood was still used, steel and aluminum windows became common. Large picture windows are often found in main living areas. Ribbon windows were frequently used, especially in bedrooms.

Porches: If present, porches are usually small, sometimes inset, and often feature decorative iron or wooden porch supports. Porches are commonly low to the ground. Often stoops are used in lieu of porches.

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 the 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 make improvements in one or more of the following areas: energy conservation, seismic improvements and Americans with Disabilities Act (ADA).

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 the historic character of a National Register Historic District (*i.e.*, the Washburne Historic District) or 3) the properties have been recommended for listing by the State Advisory Committee on Historic Preservation.

What am I required to do?

A property owner must:

- 1) complete the rehabilitation work outlined in his or her preservation plan (submitted with the application) and maintain the property in good condition;
- 2) seek prior design review and approval from SHPO for any significant changes, alterations, or additions to the historic features of the property;
- 3) follow the Secretary of the Interior's "Standards for Rehabilitation" to maintain the historic character of the property;
- 4) hold a yearly open house allowing the public to tour the property;
- 5) 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;
- 6) 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

**ARTICLE 30
HISTORIC OVERLAY DISTRICT**

- 30.010 GENERAL
- 30.020 DESCRIPTION
- 30.030 APPLICABILITY
- 30.040 REVIEW
- 30.050 ESTABLISHMENT OF THE HISTORIC LANDMARK INVENTORY
- 30.060 REMOVAL OF INDIVIDUAL HISTORIC LANDMARK SITES AND STRUCTURES FROM THE HISTORIC LANDMARK INVENTORY
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- 30.100 MAJOR AND MINOR ALTERATION STANDARDS
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**ARTICLE 30
H HISTORIC OVERLAY DISTRICT**

30.010 GENERAL.

The regulations of the H Overlay District shall supplement the regulations of the underlying district. In cases where the regulations conflict, the H Overlay District regulations shall supersede the underlying district regulations.

30.020 DESCRIPTION.

The purpose of this Article is to encourage the restoration, preservation and adaptive use of identified Historic Landmark Structures and Sites. The H Overlay District implements the historic policies of the Metro Plan, the Washburne Historic Landmark District, Chapter 1 of the Springfield Code, 1965 and OAR Chapter 660.

30.030 APPLICABILITY.

This Article shall apply in the following instances:

- (1) To all structures and sites within the Washburne Historic Landmark District:
- (2) To all structures and sites that appear on the adopted Historic Landmark Inventory within the City or its urbanizing areas, including individually designated Historic Landmarks:

Stevens and Perkins Building
330 Main Street

I.O.O.F. Building
346 Main Street

Pacific Power & Light Building
590 Main Street

Southern Pacific Railroad Depot
310 S. 7th Street

Brattain / Hadley House
1260 Main Street

Stewart House
214 2nd Street

Douglas House
961 S. 32nd Street

Thurston Grange Hall
66th Street & Thurston Road

30.040 REVIEW.

(1) The Historic Commission shall make recommendations of the following to the Planning Commission or City Council:

- (a)** The establishment or modification of a Historic Landmark District (e.g. the Washburne Historic Landmark District) shall be reviewed under Type IV procedure (see Section 30.070 of this Article.)
- (b)** The establishment of the Historic Landmark Inventory shall be reviewed under Type III procedure (see Section 30.050 of this Article).
- (c)** The removal of individual Historic Landmark Sites and Structures from the Historic Landmark Inventory shall be reviewed under Type III procedure (see Section 30.060 of this Article).
- (d)** Demolition of Historic Landmark Structures shall be reviewed under Type III procedure (see Section 30.110 of this Article).
- (e)** Any Discretionary Use listed in the underlying district shall be reviewed under Type III procedure (see the appropriate Article of this Code).

(2) The following major alterations of Historic Landmark Sites or Structures shall be reviewed under Type II procedures (see Section 30.100 of this Article):

- (a)** Additions, partial demolitions, or substantial alterations to a building facade;
- (b)** Change to a more intensive use category as defined in the underlying District;
- (c)** Installation of four or more parking places;
- (d)** Removal or radical trimming of large established trees or vegetation, except where necessary for immediate public safety as determined by the City Engineer;
- (e)** Special uses in the Washburne Historic Landmark District listed in Section 30.080(2) of this Article;
- (f)** New construction of 1,000 square feet or more within the Washburne Historic Landmark District;
- (g)** Any other alteration or use that the Director determines may detract from the

historic character of a Historic Landmark Site or Structure.

(3) The following minor alterations of Historic Landmark Sites and Structures shall be reviewed under Type I procedures (See Section 30.100 of this Article):

- (a)** Construction, modification or demolition of accessory structures;
- (b)** Additions, partial or total demolitions or substantial alterations to the building facades of non-contributing and intrusive structures within the Washburne Historic Landmark District;
- (c)** Replacement of damaged exterior features with virtually identical materials.
- (d)** Additions, partial demolitions or alterations to Historic Landmark Sites and Structures which fully conform to the standards of Section 30.100 of this Article and which are not visible from the street;
- (e)** Installation of fewer than four parking spaces;
- (f)** Installation of signs of less than four square feet;
- (g)** Any similar alteration or use which does not detract from the character of a Historic Landmark Site or Structure.

(4) A complete application together with all required materials shall be accepted by the Director prior to the review of the request as specified in Section 3.050, Application Submittal. The application shall include a Plot Plan and exterior elevations of sufficient detail to determine compliance, as prescribed by the Director or Historic Commission.

30.050 ESTABLISHMENT OF THE HISTORIC LANDMARK INVENTORY.

(1) The following criteria shall be considered by the Historic Commission or Planning Commission in establishing sites or structures on the Historic Landmark Inventory. In each case the approval authority shall determine whether the Historic Landmark Site or Structure is:

- (a)** Associated with historic or famous events;
- (b)** Old (usually at least 50 years old);
- (c)** Representative of a period or style of architecture or method of construction;
- (d)** Recognized as having architectural merit, by reason of unusual or extraordinary design, detail, use of materials or craftsmanship;
- (e)** Identified as the work of an architect, designer, or master builder whose individual work has influenced development in the City, State or Nation;
- (f)** Included in the National Register of Historic Places;
- (g)** Related to the broad cultural history of the City, State or Nation;
- (h)** Identified with a person or persons, organizations or events that have contributed significantly to the history of the City, State or Nation;
- (l)** Identified as a unique aesthetic or educational feature of the City.

(2) If at least two of the criteria specified in Subsection 30.050(1) of this Section apply, and the Historic Landmark Site or Structure is not in an advanced state of deterioration, the Planning Commission upon the recommendation of the Historic Commission may add the Historic Landmark Site or Structure to the Historic Landmark

Inventory.

(3) Once a Historic Landmark Site or Structure is included in the Historic Landmark Inventory, it is automatically subject to the provisions of the H Overlay District.

30.060 REMOVAL OF INDIVIDUAL HISTORIC LANDMARK SITES AND STRUCTURES FROM THE HISTORIC LANDMARK INVENTORY.

In order to remove a Historic Landmark Site or Structure from the Historic Landmark Inventory, the Historic Commission shall determine that:

- (1) The original criteria used in determining historical significance specified in Section 30.050(1) of this Article were erroneously applied; or
- (1) That demolition has been approved in accordance with Section 30.110 of this Article.

30.070 ESTABLISHMENT AND MODIFICATION OF HISTORIC LANDMARK DISTRICTS.

(1) Historic Landmark District Preservation Plans shall be defined as Refinement Plans of the Metropolitan Area General Plan.

(2) The provisions of Article 8, Adoption or Amendment of Refinement Plan Text or Refinement Plan Diagrams shall apply to the establishment and modification of Historic Landmark Districts

(3) The applicant shall demonstrate that the establishment or modification of an Historic Landmark District is in conformance with the following additional criteria:

- (a)** The proposed area can be logically bounded and is distinguishable from the surrounding areas; and
- (b)** The area possesses a significant number of Historic Landmark Sites and/or Structures; or
- (c)** The area possesses a significant concentration, linkage or continuity of sites and/or structures that may individually lack distinction but are collectively important due to their visual or historic association.

30.080 SCHEDULE OF USE CATEGORIES.

(1) Historic Landmark Sites and Structures. The categories of uses listed in the underlying district shall be permitted, provided that the integrity of the historic landmark site or structure can be maintained as specified in this Article (Refer to Section 32.130 for siting standards and review process for certain wireless telecommunications systems facilities for all underlying zoning districts in the Historic Overlay District.

(2) The Washburne Historic Landmark District. To encourage investment in the historic restoration of existing homes, limited small-scale businesses shall be considered in residential districts. These businesses may operate out of a home, provided that the residential character of the neighborhood and the integrity of the Historic landmark Site

or Structure is not substantially altered. Therefore, in addition to uses permitted in the underlying residential district, the following additional uses may be permitted subject to the special use standards of Subsection (3) of this Section and the provisions, additional restrictions and exceptions specified in this Article.

(a) Professional offices. Such as accountants, architects, attorneys, counselors, engineers, insurance agents, medical practitioners, planners, and real estate sales.

(b) Studios for artists, interior decorators or photographers.

(c) Retail sales of hand-crafted merchandise, original art or antiques, exclusive of mass-produced items, copies of original art objects, or second-hand goods with limited historical value as determined by the Historical Commission.

(d) Bed and Breakfast facilities.

(3) Washburne Historic Landmark District Special Use Standards.

(a) Both the business and the dwelling shall be owned and operated by the resident.

(b) Not more than 40% of the habitable floor area of the dwelling may be used for business purposes; i.e. at least 60% of the habitable floor area shall be used for residential purposes.

(c) The business may not employ more than two full-time support persons, exclusive of family members who reside on the premises. All professional practitioners shall reside on premises.

(d) In addition to the two required parking spaces for the dwelling, one off-street parking space shall be required for each full time employee.

1. Access to employee parking shall be through an alley, and employee parking spaces shall not be located between the house and front or street side property line.

2. In cases where the installation of employee parking would require the removal of a Historic Landmark Site or Structure, the Historical Commission may waive one or both of the required spaces if substantial traffic problems would not result. In making this determination, the Historic Commission shall consider the report of the Transportation Manager.

(e) No display of merchandise either from the windows of a structure or on the property itself shall be permitted.

(f) No commercial vehicle repair and/or sales shall be permitted.

(g) Home businesses shall not be open to the public on Sundays or holidays recognized by the City, except for activities sponsored by the City or the Washburne Neighborhood Association.

(h) Hours of operation shall be limited as follows:

1. On local streets, from 9:00 a.m. to 8:00 p.m.

2. On collector or arterial streets, from 7:00 a.m. to 10:00 p.m.

(4) Commercial uses specified in Section 30.080(2)(a), (b) and (c) may be permitted on Assessor's Map 17-03-35-24 Tax Lots 10800, 10801, 10900, 12900, 13000 and 13100 when the integrity of the Historic Landmark Site or Structure is not substantially altered provided that:

(a) The development meets the standards of Article 31, Site Plan Review.

(b) Parking areas shall have paved alley access, and shall not be located between the house and front or stressed property line.

(c) In cases where the installation of parking would require the removal of a Historic Landmark Site or Structure, the Historical Commission may waive up to 50% of the required spaces if substantial traffic problems would not result. In making this determination, the Historical Commission shall consider the report of the City Engineer.

(d) No display of merchandise for sale that is incompatible with the residential character of the neighborhood shall be permitted.

(e) No commercial vehicle repair and/or sales shall be permitted.

30.090 DEVELOPMENT STANDARDS.

The setback, lot size, lot coverage, density, building height, sign and parking standards of the underlying district shall apply, except that the following H Overlay District development standards shall supersede the standards of the underlying district.

(1) In order to protect the historical character of an Historic Landmark District or an individual Historic Landmark Structure, residential garages may be permitted to abut an alley, provided that:

(a) Minimum fire separation as required by the Building Safety Codes is not exceeded; and

(b) Access is taken from the alley.

30.100 MAJOR AND MINOR ALTERATION STANDARDS.

(1) The following standards apply to major and minor alterations specified in Subsections 30.040(2) and (3) of this Article, within the H Overlay District.

(a) proposed use shall minimize exterior alteration of the Historic Landmark Site or Structure and its environment; uses that require substantial exterior alteration shall not be permitted.

(b) The distinguishing original qualities of the Historic Landmark Site or Structure and its environment shall not be substantially altered. The removal or alteration of any historic material or distinctive architectural features shall be prohibited except where an immediate hazard to public safety exists.

(c) All Historic Landmark Sites or Structures shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be prohibited.

(d) Changes that have taken place in the course of time are evidence of the history and development of an Historic Landmark Site or structure and its environment. Where changes have acquire significance in their own right, this significance shall be recognized.

(e) Distinctive stylistic features and examples of local or period craftsmanship which characterize a Historic Landmark Site or Structure shall be retained.

(f) Deteriorated architectural features shall be repaired rather than replaced. In the event replacement cannot be avoided, the new material shall match the material being replaced in composition, design, color, texture and visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplicate features, substantiated by historic, physical or pictorial evidence

rather than on conjectural design, or the availability of different architectural elements from other buildings or structures.

(g) New design for undeveloped Historic Landmark Sites in the Washburne Historic Landmark District and for alterations and additions to existing Historic Landmark Sites and Structures shall be permitted when they complement significant historic, architectural or cultural features and the design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

(h) New additions or alterations to Historic Landmark Structures shall not impair the essential form and integrity of the structure.

30.110 DEMOLITION STANDARDS.

Demolition of Historic Landmark Sites or Structures is an extreme measure that may be permitted only after all other reasonable alternatives for preservation have been thoroughly examined.

(1) No demolition permit shall be granted for any Historic Landmark Site or Structure unless the owner has demonstrated to the satisfaction of the Historic Commission that one of the following criteria applies:

(a) The condition of the Historic Landmark Site or Structure constitutes a serious and immediate threat to the safety of the public or occupants that cannot be eliminated without repairs that would exceed 50% of the value of the structure itself.

1. An MIA-certified appraisal shall be required to determine the value of the Historic Landmark Structure.
2. At least two bids from qualified contractors shall be required to determine the cost of repairs to the Historic Landmark Structure.

(b) The property owner has demonstrated that there would be no reasonable, long-term economic benefit from preservation of the Historic Landmark Site or Structure. In making this determination, the owner must demonstrate that all potential uses or adaptive uses for the Historic Landmark Site or Structure have been thoroughly examined. For example:

1. The fact that a greater economic return would result from demolition than preservation is insufficient to meet this criteria.
2. A lack of adequate funds to pursue potential uses or adaptive uses is insufficient to meet this criteria (i.e., selling the Historic Landmark Site or Structure is an option that shall be considered).

(2) If an Historic Landmark Site or Structure is permitted to be demolished, the property owner shall provide the Historical Commission with:

(a) Four sets of measured drawings prepared by a qualified draftsman showing the primary floor plans and the primary exterior elevations.

(b) A set of photographs that document the exterior and interior details, including significant architectural elements.

(c) The property owner shall also supply the Historical Commission with any artifact or other architectural element as identified by the Historical Commission. The artifact or architectural element shall be carefully removed and delivered to the Historic

City of Springfield

Commission in good condition to be used in future conservation work.

(Ord. 5405 10/19/87):

Sections 30.010; 30.020; 30.030; 30.040; 30.050; 30.060; 30.070; 30.080;
30.090; 30.100; 30.110.

(Ord. 5417 12/21/87):

Section 30.080.

(Ord. 5633 5/4/92):

Section 30.090.

(Ord. 5804 12/18/95):

Section 30.040.

(Ord. 5849 3/17/97):

Section 30.080.

(Ord. 5867 12/1/97):

Sections 30.040; 30.050.

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.

Bargeboard – 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.

Façade - 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.

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.

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.

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 pans 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.

Spalling – 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.

Planting Guide

PLANT	SCALE	
Latin name	common name	dimensions (height x width)

APPROPRIATE TREES FOR CURB STRIP : single trunk 40' to 70' tall

Acer platanoides	Norway maple	75' x 60'
Acer rubrum	Red maple	75' x 60'
Aesculus hippocastaneum	Horse chestnut	60' x 50'
Cladrastus lutea	Yellowwood	60' x 60'
Fraxinus pennsylvanica	Green ash	60' x 30'
Gleditsia triacanthos	Honey locust	40' x 30'
Liquidambar styraciflua	Sweet gum	75' x 20'
Liriodendron tulipifera	Tulip tree	75' x 20'
Quercus coccinea	Scarlet Oak	70' x 60'
Quercus rubra	Quercus rubra	70' x 60'

GROUND COVERS FOR TRANSITION SLOPE

Arctostaphylos uva ursi	Bearberry	1' X 3'
Vinca major	Periwinkle	1' X 2'
Pachysandra terminalis	Pachysandra	1' x 2'
Viburnum laurastinus	Laurastinus	5' x 3'
Gaultheria procumbens	Wintergreen	1' x 1'
Mahonia nervosa	Mahoni Long leaf	2' x 3'
Erica carnea	Heath	2' x 3'
Abelia grandifolia	Abelia	3' 3'

	MASS		COLOR	
shape		texture	fall	spring flowers
	full	coarse	yellow	
	full	medium	yellow	red
	full	coarse	yellow	white
	full	medium	yellow	
	vertical	medium	yellow	
	full	fine	yellow	
	vertical	medium	red	
	vertical	medium	orange	white
	full	medium	scarlet	
	full	medium	red	
	horizontal	fine	red	red
	spreading	medium	yellow	lavander
	spreading	fine	green	white
	vertical	medium	green	pink
	spreading	fine	green	white
	spreading	medium	green	yellow
	spreading	fine	green	lavander
	fountain	fine	green	pink

PLANT		SCALE
Latin name	common name	dimensions (height x width)

FOUNDATION SHRUBS

Hydrangea macrophylla	Bigleaf hydrangea	5' x 5'
Aucuba japonica	Japanese aucuba	6' x 6'
Viburnum plicatum	Japanese snowball	15' x 15'
Weigela florida	Flowering weigela	6' x 5'
Spiraea x van houttei	Vanhoutte spirea	5' x 5'
Spiraea thunbergii	Japanese spirea	5' x 5'
Buxus sempervirens	Japanese boxwood	5' x 5'
Ilex crenata convexa	Japanese holly	5' x 5'
Syringa vulgaris	Common lilac	20' x 10'
Stewartia ovata	Mountain stewartia	10' x 5'

often used.

Historic Design Guidelines

shape	MASS	texture	COLOR	fall	spring flowers
full shrub		coarse	brown		assorted
full shrub		coarse	evergreen		red
horizontal		medium	red		white full
rangy		medium	brown		reds
weeping		fine			white
weeping		fine			white
thick mass		fine	evergreen		white
thick mass		fine	evergreen		white
irregular		medium			lilac(fragrant)
slender		fine			white

City of Springfield

Web Sites and On-line Resources

City of Springfield: www.ci.springfield.or.us

Springfield Historic Commission: www.ci.springfield.dsd/Planning/hcommission

Oregon State Historic Preservation Office (SHPO): <http://shpo.prd.state.or.us>

National Park Service Historic Preservation Resources: <http://www2.cr.nps.gov/tps>

Old House Journal: www.oldhousejournal.com

Additional information may be obtained from the City of Springfield Planning Division.

Other Resources:

Springfield Library: Contact the library for a list of books related to historic preservation.

Springfield Museum: Photographs and other materials related to historic Springfield properties can be examined.

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