

City of Monmouth



Architectural Styles and Guidelines

March 31, 2010

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March 31, 2010

This document is part of a Certified Local Government Project, funded in part by the National Park Service, granted by the Oregon State Historic Preservation Office.

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Purpose

The Purpose of the Architectural Styles and Guidelines: This document is intended to provide guidance for recognizing and appreciating the rich architectural heritage of Monmouth and provide guidelines for retaining the character-defining features of each style.

Why are Historic Resources Important?

Historic buildings are aesthetically pleasing and provide a rich heritage for our neighborhoods that enhance the quality of our lives. Preserved buildings also attract tourists and visitors who want the sense of being “someplace” with individual character, not just “anywhere.” Perhaps the most important reason to save old buildings is because they make up our collective memory of what came before.

Preserving Monmouth’s historic resources affords each person the opportunity to interpret and appreciate the values and ways of life of those who lived and worked here before us, establishes a sense of place to which each of us can connect, and reveals what we value. It is through the dedication of individuals working together in the community that the historic resources remain as a tangible link from the past, through the present, to the future.

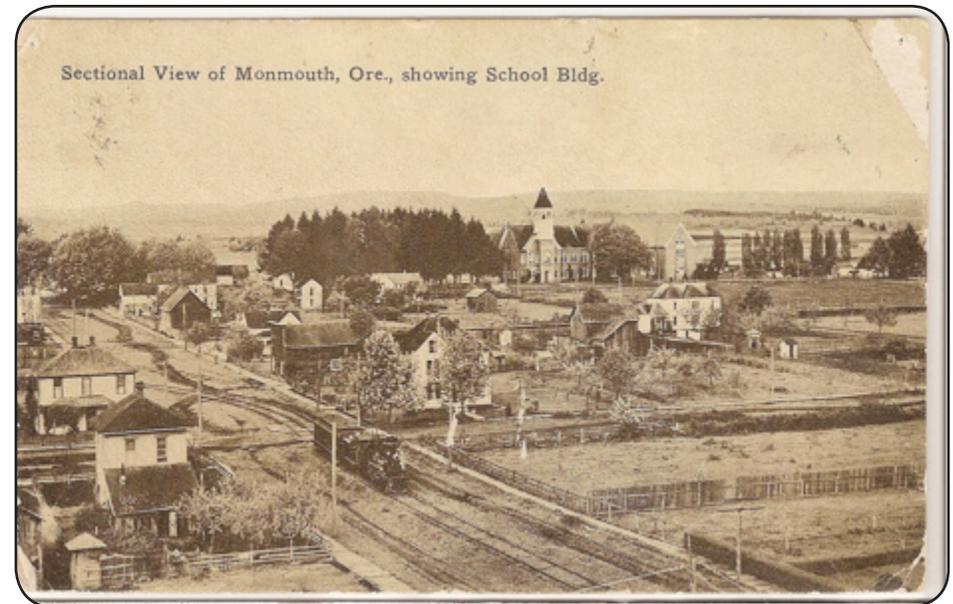
The Advisory Council on Historic Preservation, an independent federal agency established by the National Historic Preservation Act of 1966, has identified community benefits of preservation:

- new business formed,
- private investment stimulated,
- tourism stimulated,
- increased property values,
- enhanced quality of life, sense of neighborhood and community pride,
- new jobs created,
- compatible land-use patterns,
- increased property taxes.

Historic Background of Monmouth

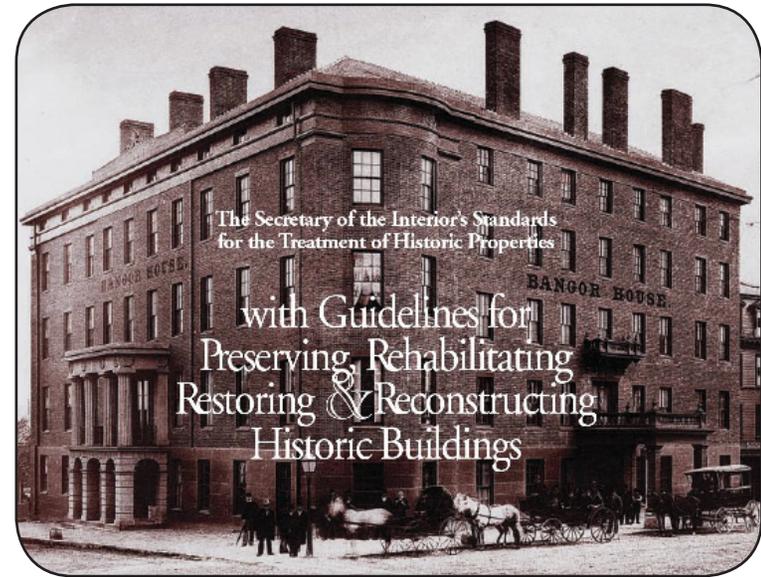
Monmouth, Oregon is located approximately 16 miles southwest of Salem in the heart of the Willamette Valley. The area was settled in 1853 by a group of pioneer families from the Disciples of Christ Christian Church from Monmouth, Illinois. Unlike most early towns in the Willamette Valley, Monmouth is not located near a river. The settlers who founded the town were not primarily interested in establishing a trading center which needed a river for transportation of goods and services but rather, as one writer states, Monmouth’s pioneers were “driven by an idea...a missionary fervor...deliberately intending to establish a church in the western wilderness and found a theological school” (Monmouth – The Growth of an Idea, p. 3).

Today Monmouth has grown to incorporate sections of several Donation Land Claim’s including those of Thomas Lucas, Squire S. Whitman, Joseph Carmack, John B. Smith, Aaron Burbank, and William Myers. The town’s livelihood has continued to focus upon the support needs of the college and the surrounding agricultural area.



Basic Principles of Historic Preservation

- Use the building for its historic purpose or place it in a new use that requires minimal change to the defining characteristics of the resource.
- Retain the historic character of a property and the historic materials and architectural features.
- Avoid changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings.
- Changes that have occurred over time that have acquired historic significance in their own right should be preserved.
- Repair deteriorated historic features rather than replacing them. Where it cannot be repaired, the new feature should match the old in design, color, texture, and other visual qualities and, where possible, materials.
- Construct new additions so that they do not destroy historic materials and characteristics of the property. The new work should be differentiated from the old and be compatible in massing, size, scale, and architectural features to protect the historic integrity of the resource.
- New additions should be made in a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Exterior rehabilitation can unknowingly alter or destroy a building's distinctive architectural features. The replacement of windows, doors, porch posts and decking, siding and eave details with materials that are incompatible to the architectural style or period of construction can diminish the integrity of historic architecture. This can compromise the character of the historic resource, and the city. When original features have already been removed, their restoration is encouraged, provide the features can be documented through photographs, drawings, or physical evidence.

The following guidelines are based on the Secretary of the Interior's Standards for the Treatment of Historic Properties that are nationally recognized and tested for historic buildings, structures, sites, objects, and districts.

General Guidelines

ROOFS: The repair and alteration of roofs should match the original shape and pitch. Distinctive decorative features of the roof should be retained.

In Oregon, wood shingles were common roofing material prior to 1920. A composition shingle roof is acceptable for historic properties because it is more affordable than wood singles and usually offers greater fire resistance. Composition shingle colors like dark gray or brown that do not have a variation in shades, are recommended.

Do not install roof features that never existed or that create a false sense of history, including cupolas, cresting, or ornate or corbelled chimneys. Dormers, skylights, roof vents, plumbing vents, wood stove flues, mechanical systems and roof decks should be inconspicuous from the public right-of-way. Avoid damaging distinctive architectural features when making these installations.

FACADES: The façade oriented to the street or corner should be maintained in the historic manner, respecting details of the historic period and style. Rehabilitation work should be based on sound pictorial or documented evidence. Avoid creating a false sense of history by adding features that were not historically part of the house.

Additions and structural alterations should be limited to the rear or sides that are minimally visible from the public right-of-way. Original features of the façade, like porches, bay windows, siding, trim details and dormers should be retained and rehabilitated.

WINDOWS: Retain and preserve existing windows and distinctive decorative features like frames, sashes, sills, muntins, and moldings.

The design and arrangement of windows is usually the primary decoration in a historic house. If not repairable, new windows, and windows on additions, should be compatible with the original windows in form, materials, type, pattern and placement of openings.

Deterioration of windows usually begins on horizontal surfaces where water collects. Check the windows periodically to ensure the materials and putty are maintained and protected from the elements. A properly painted window is the best protection from the weather.

A number of different types of storm windows, both exterior and interior, have been developed over they years and will provide additional comfort and energy savings in certain instances. Be sure to install them correctly and utilize the “weep holes” correctly (don’t paint over them) to prevent moisture from accumulating between the storm and historic window.





ENTRANCES AND PORCHES: Avoid removing or replacing original doors and porches and distinctive decorative features like columns, balustrades, railings, and stairs.

The front porch is a characteristic feature of many historic styles. It serves as the transition from street to interior of the house. It can be an energy-saving feature by shading the house. The porch provides a cool place to sit when it's hot, and a dry place when it's raining.

Avoid replacing wood porch decks with poured concrete slabs. Do not cut new entrances into the faces that are visible from the public right-of-way. Do not enclose porches in a manner that creates a look that is not compatible to the historic character of the house.

EXTERIOR SIDING AND DETAILS: The retention and maintenance of original siding is recommended.

Wood was the predominant building material used for residential architecture. It is important to identify character-defining wood features on the primary facades. Historic wood siding and details (like cornices, brackets, and window surrounds) that are character defining should not be removed. Destructive paint removal methods, like propane or butane torches, sandblasting and water blasting, should not be used as they can permanently damage historic woodwork.

Wood siding and details should not be removed and replaced with materials that create an "improved" appearance. New materials used on additions should be compatible with the historic siding, without exactly matching it to the point that it creates a false sense of history. Plywood, T-1-11, aluminum and vinyl siding is strongly discouraged.

FOUNDATIONS: Changes to foundations should match or be compatible with original foundations in height and use of materials.

Foundation height helps to establish the design of a building. Porch steps, water tables, vents and access doors or windows, are features that are considered to be part of foundations.

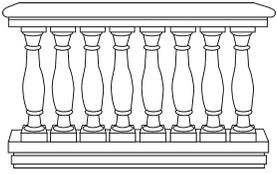
Where buildings are on wood post and masonry pad foundations, concrete block and poured concrete wall foundations are acceptable replacements. Rusticated and decorative concrete block should be avoided. A thin coat of stucco can be applied to concrete block and poured concrete foundations to imitate the historic appearance of early concrete.

SOLAR AND ALTERNATIVE ENERGY: Position mechanical systems so they are not visible from the public view.

Property owners who wish to install solar panels on historic architecture need to ensure that the panels will not be placed on the primary façade or front roof of the house. Solar panels, mechanical systems, and piping should be positioned on the rear of the house, out of the public view.

Definitions/Architectural Terms

There are terms used throughout this document that describe the architectural features within each of the various styles. The following definitions are included here as background and reference.



Balusters - Any of the small posts that support the upper rail or a railing, as in a porch rail or staircase.

Balustrade - A rail and the row of balusters or posts that support it.

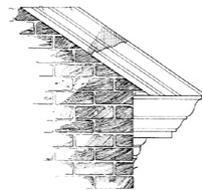
Barge Board – A decorative board running along the edge of a gable.

Board and Batten – Exterior vertical wood siding where the joints are covered by narrow wood strips. Historically the strips were used to cover the joints to keep out light and air. Since the 1950s this type of siding has been used decoratively.

Bracket – A triangular shaped supporting element placed between the building wall and the soffit of an overhanging eave or roof. Brackets may be either structural or decorative.

Corner Board - A board that is used as trim on the external corner of a wood-frame building against which the ends of the siding are fitted.

Cornice - The exterior trim of a building at the meeting of the roof and wall.



Cornice Return - The continuation of a cornice in a different direction, as at the gable end of a house.

Eave – The finishing element beyond the building walls is called an overhanging eave. Eaves may be simple or ornamental.

Fascia – Any flat horizontal member or molding with a little projection, such as the band at the top of an exterior wall, at a right angle to the eave.

Gable – The triangular section of an exterior wall just under the eaves of a double-sloped roof.

Gable Roof – A peaked roof form that encloses a gable where both sides of the roof have equal slopes. Gable roofs may have steep or shallow slopes.

Hip Roof, Hipped Roof – A roof that slopes in the direction of each wall of a four-sided building. A modified hipped roof consists of two or more adjoined hipped roofs over a building with more than four sides.

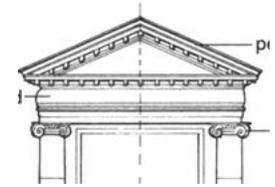
Horizontal Board Siding - One of the most common types of cladding for a wood-frame house. Various types include; lapped, drop or flush.

In-Kind - Using the same materials and design, with the same appearance and composition.

Light - A pane of glass, or a compartment of a window.

Overhang - A projection of the roof or upper story of a building or structure beyond the wall of the lower part.

Pediments: A surface used ornamentally over doors or windows; usually triangular but may be curved.



Pyramidal Roof - A hipped roof that has four equal sloping surfaces that meet in a point at the top, so as to have a pyramidal form.

Sash, window sash - Any framework of a window; may be moveable or fixed; may slide in a vertical plan (as in a double-hung window) or may be pivoted (as in a casement window).

Shed Roof - A roof shape having only one sloping plane. A half-gabled roof with the junction of the roof and the wall occurring in a single horizontal plane.

Soffit – The exposed undersurface of any overhead component of a building.

Vertical Window: A window with a vertical dimension more than its horizontal dimension.

Description of the East Main Street Neighborhood

The East Main Street Neighborhood is a focus of this document because it represents the broad range of architectural styles in a concentrated area. The houses in this neighborhood date from c.1865 to 1975. The eclectic nature of the neighborhood provides a physical backdrop for experiencing the range of historic growth in the city.

The primary styles located in the East Main Neighborhood include:

- Gothic Revival, 1865-1900
- Vernacular "Style" Architecture, 1880-1975
- Queen Anne, 1870-1905
- Bungalow/Craftsman, 1905-1925
- Period/Tudor Revival, 1920-1935
- Minimal Traditional, 1935-1950
- Ranch, 1940-1960
- Mid-Century Modern, 1950-1975





(9) 789 Jackson



(10) 160 Craven



(11) 175 Craven



(12) 225 Craven



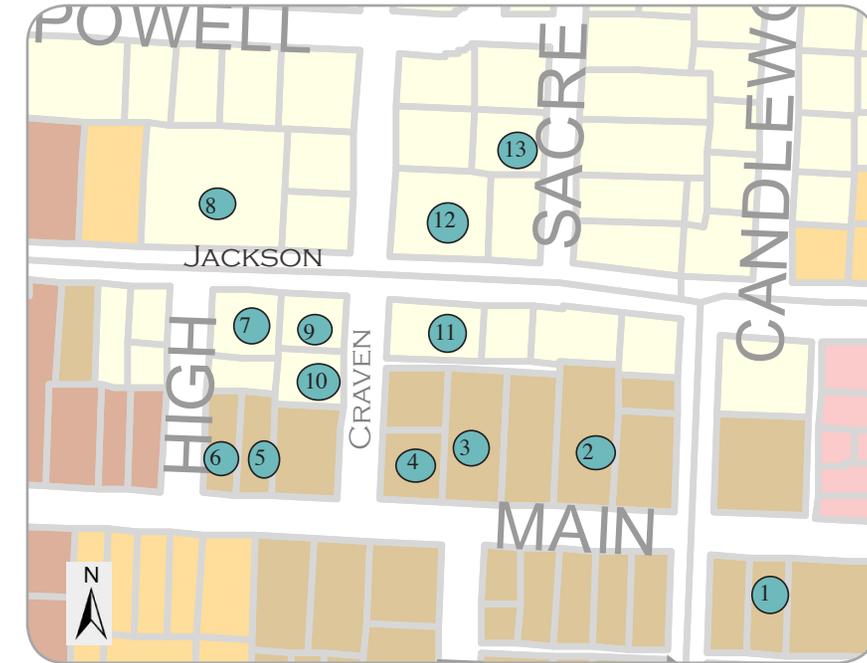
(8) 718 Jackson



(7) 719 Jackson



(6) 718 Main



(5) 744 Main



(4) 810 Main



(3) 858 Main



(13) 260 Sacre



(1) 1009 Main



(2) 910 Main

Gothic Revival Style, 1865-1900

The Gothic Revival style was inspired by the wave of Romanticism that swept across the western world. This movement started in England and recalled the Christian Medieval past as described in books by Sir Walter Scott. It borrowed elements from Gothic cathedrals such as pointed arch windows and door openings and steeply pitched gable roofs.

The Gothic Revival style was popularized by Andrew Jackson Downing through his pattern books because it could be used for cottages as well as for mansions and churches, and could be constructed with the skills and materials available to the average builder. In the United States, the availability of lumber and factory-made architectural trim lead to a distinctly American version of Gothic Revival. Wood-framed Gothic Revival homes became America's dominant style in the mid-1800s. The style was introduced in Oregon in the 1850s.

Feature: Projecting bay window, Vertical multi-pane double hung wood windows

Guidelines:

- Preserve the original four-over-four wood sash in the historic arrangement.
- Retain the hood and simple wood frame.
- Weatherstrip, reputty, and caulk as necessary to stop air infiltration.

Feature: Trim - Cornerboard and wide fascia board

Guidelines:

- Maintain the original trim.
- Repair or replace with wood of same dimension and profile.

Feature: Steeply gabled roof - Central Gable

Guidelines:

- Retain the distinctive steeply gabled roof line.
- Re-roof with similar asphalt shingles with minimal color variation.
- Locate vents or other roof top features on the rear of the house.

Feature: Symmetrical front elevation

Guidelines:

- Retain front-facing gabled projection.
- Construct additions on the rear.

Feature: Wood frame construction with horizontal board siding

Guidelines:

- Maintain the original horizontal board siding.
- Repair by patching, piecing together or selectively replacing damaged portions.
- When beyond repair, replace with wood siding of the same dimension and profile.

Feature: Projecting porch with decorative trim, turned columns and balusters

Guideline:

- Maintain the original shed roof line and porch configuration and design, including stairs, turned columns and balusters at the existing height.



**Gothic Revival Style, c.1869/c.1895
858 E. Main**

Vernacular “Style” Architecture

Some buildings defy being classified in a particular style. Much of the vernacular architecture is made of local materials in response to local needs, generally following traditional patterns and is marked by a combination of folk architecture and popular styles.

This house exhibits various stylistic features in a manner that does not fit a particular style of architecture. It appears that it was originally constructed c.1905, and displays a box shape with a shallow pitch hipped roof that is reminiscent of the Italianate (boxed eaves) and Foursquare (box shape) styles, and has elements of the Craftsman (porch) and Classical (windows) style.

Feature: The box-shape displays the influence of the Foursquare style, altered through projecting rooms.

Guideline:

- Maintain the massing and asymmetrical building form.
- Construct additions on the rear of the building.

Feature: Wood frame construction with horizontal board siding - Local materials.

Guidelines:

- Maintain the original horizontal board siding.
- Repair by patching, piecing together or selectively replacing damaged portions.
- When beyond repair, replace with wood siding of the same dimension and profile.



Feature: The simply-detailed soffit, frames, and columns, are classical features.

Guidelines:

- Maintain the simple detailing.
- Repair, patch, replace in-kind as needed.

Feature: The full-width porch shows the bungalow influence, c.1920.

Guidelines:

- Retain the open porch in the same configuration.
- Retain the historic railing height which emphasizes the horizontal character.
- Patch and repair wood elements.

**Vernacular Style, c.1905/c.1920
718 E. Main**

Queen Anne Style, 1870-1905

The Queen Anne style was the most popular style of architecture of the Victorian era. It was popular from the late 1870s until about 1905. It is eclectic in the pure sense of the word, choosing elements from all styles including Elizabethan English Mansions, Colonial columns, Eastlake trim and exotic Asian Middle Eastern towers and turrets. Houses in every size and shape were built in this style as well as churches and commercial buildings.

A hallmark of the Victorian era was the asymmetrical massing of the houses. Irregularity of plan and massing: towers and turrets, wraparound porches and verandas, recessed porches in upper stories, are common features.

Feature: Decorative Eastlake elements such as rows of spindles and knobs, turned columns, lattice work

Guidelines:

- Retain original woodwork.
- Repair by patching, piecing together or selectively replacing damaged portions.
- When beyond repair, replace with same materials, design, dimensions, and proportions.

Feature: Various roof shapes in combination; hipped, gable, pyramidal

Guidelines:

- Retain the distinctive central pyramidal roof with projecting gables.
- New roofing material should consist of similar asphalt shingles.
- Do not add dormers or solar panels on the street-facing roof slopes.

Feature: Various window shapes, including one-over-one double hung wood sash vertical windows and bay windows, with decorative frames and hoods

Guidelines:

- Retain the original wood sash and frames.
- Weatherstrip, re-putty, patch and repair as necessary; replace with same materials and design and apply interior or exterior storms as needed.



**Queen Anne Style, 1895
175 Craven**

Feature: Wood frame construction, horizontal siding, patterned shingles

Guidelines:

- Retain the original horizontal board siding.
- When beyond repair, replace with wood siding that has the same dimensions and beveled edge.

Feature: Asymmetrical composition with vertical emphasis

Guidelines:

- Retain the varied wall planes that provide visual interest.
- Retain the narrow projecting gables, cornerboards and tall narrow windows that emphasize the vertical appearance.

Feature: Porch (or Veranda)

Guidelines:

- Retain the distinctive porch configuration.
- Maintain turned columns and balusters, and historic rail height.
- Maintain decorative woodwork in historic design and materials.

Victorian Era, 1870-1905

Other Victorian Era styles that are seen in the City of Monmouth include the Stick Style and Eastlake Style: The most characteristic feature of the Stick Style is on the exterior wall surfaces where the emphasis was on patterns and lines rather than three-dimensional ornamentation. The characteristic “stick work” is applied at vertical, horizontal and diagonal angles to suggest the unseen structural frame. Flat board banding and other ornamentation was applied in geometric patterns to adorn the exterior clapboard wall surfaces. Many have asymmetrical floor plans with steeply pitched roofs. The “stick” style was a term coined by Vincent Scully in his architectural writings in the 1950s. This Victorian era style often incorporated Eastlake features on the porches. Charles Lock Eastlake was an English architect and furniture maker who wrote a very

influential book called *Hints on Household Taste* (1868). It was so popular that it was published six times through 1883. He was influenced by William Morris, an English social reformer and apostle for the Arts and Crafts Movement, which was a reaction against factory produced furniture and crafts. It called for a return of handmade domestic arts and hoped to focus attention upon craftsmen and making objects available to common people. However, what is now called the Eastlake style would likely not suite Mr. Eastlake’s aesthetic, for “Eastlake” elements tend to be machine made decorations which look like table legs, spindles and spools and are placed on a building to dress it up. Eastlake features are commonly found on porches of Queen Anne and Stick style house.



**Stick Style, c.1895
212 Knox**



**Queen Anne Style, c.1895
Alterations in the 1950s
719 Jackson**



**Queen Anne Style, c.1895
Eastlake Detailing
287 Monmouth**

Bungalow/Craftsman Style, 1905-1925

The word bungalow was used by the British to describe the one-story shelters with thatched, low-pitched roofs that were built as rest stops for foreign travelers along the main roads of India in the 19th century. The term “Bungalow” came to be used as a general term for any variant on this Indian theme throughout the U.S. The bungalow form became the common house style between 1905-1925.

The style’s greatest influence was the Arts and Crafts Movement which was popularized in the United States by Gustav Stickley in his monthly magazine, *The Craftsman*, and published from 1901 to 1916. Stickley believed that buildings should be inspired by nature, be built by craftsmen and that the inside and outside should be treated as a work of art. Stickley, influenced by William Morris and the English Arts and Crafts movement, advocated fine craftsmanship, structural honesty, and the use of natural materials. Books available in Oregon included *The Craftsman Book of Bungalows* (Portland, 1908), *The Bungalow Book, Deluxe Edition* (Seattle, 1916) by Judd Yoho, and *Bungalow Craft* (Los Angeles, 1920).

Feature: Dormers - gable, hip or shed roofs

Guideline:

- Retain the original size and configuration, and design.

Feature: Chimneys-rough brick or cobblestone

Guidelines:

- Maintain the prominent brick chimney.
- Use the guidelines in Preservation Briefs #1 and #2 for maintaining, cleaning, and/or repointing brick

Feature: Low-pitched gable or hipped roof

Guidelines:

- Maintain the low pitch and ground-hugging quality of the roof line.
- New roofing material should consist of 3-tab asphalt shingles.
- Locate vents or other roof top features on the rear of the house.

Feature: Double hung wood sash , often with multi-lights in the upper sash

Guidelines:

- Preserve the original double hung wood windows, in the existing arrangement.
- Repair window components by patching, piecing-in, consolidating and reinforcing the material.
- Weatherstrip, reputty, and caulk as necessary to stop air infiltration.

Feature: Porches with tapered porch posts

Guidelines:

- Retain the open porch in the same configuration.
- When there are balustrades, keep historic railing height which emphasizes the horizontal character.
- Patch and repair wood elements.
- Leave brick unpainted (otherwise it becomes a maintenance issue)



**Craftsman Bungalow, c.1910
744 E Main**

Feature: Wide overhanging eaves with exposed rafter ends, exposed purlins, and decorative brackets

Guidelines:

- Maintain the distinctive detailing that illustrates the hand-crafted, exposed structural form, a hallmark of the Craftsman style.
- Patch and repair as needed. Replace with same materials and design as necessary.

Feature: Rectangular composition with horizontal earth-hugging quality, 1 to 1-1/2 stories in height

Guidelines:

- Maintain the low profile and massing.
- If additions are made, attach to the rear and recessed behind existing wall plane

Feature: Wood frame construction with horizontal board siding

Guidelines:

- Maintain the original horizontal board siding and repair as necessary.
- Replace, if necessary, with same material, dimensions, and profile.

Bungalow/Craftsman Style, 1905-1925

There are a significant number of Craftsman style bungalows in Monmouth, indicating a rapid period of growth during the first part of the 20th century. The houses throughout the city represent a wide range of applications used during this period when the exposed structural elements provided a decorative statement that remains popular today.



**Craftsman Bungalow,
hipped roof dormer, c.1910
421 Jackson**



**Craftsman Bungalow, c.1915
910 E Main**



**Craftsman Bungalow, c.1920
810 E Main**



**Craftsman Bungalow,
pedimented entrance, c.1925
620 W Main**



**Craftsman Bungalow, c.1925
718 Jackson**



**Bungalow - Craftsman
(brackets) & Colonial Revival
(clipped gable roof) c.1925
1009 E Main**

Period Revival/Tudor Revival Style, 1920-1935

Americans were attracted to the English country manor house and it became one of the most popular styles in the years following World War I. In the 1920s and 30s, a revival of the Tudor style occurred. Many of the prosperous families built an English-style house to emphasize their Anglo-Saxon roots, and the Tudor house became a symbol of cultural and economic aspirations.

During the period after World War I, the exposure to European architecture began to appear in American houses. There began a transition from the Bungalow form, with the horizontal, rectilinear emphasis, to Period Cottages with the emphasis becoming more vertical, less emphasis on the exposed structural components, reducing the size

of the porches, and the use of more steeply gabled roof lines, and smoother surfaces and arches.

- Built primarily between the wars, architects designed several different styles depending on the desire of the client, conceivably at the same time in the same neighborhood.

- This ability came in part because of the Beaux Arts academic tradition which had been adopted by most American schools of architecture by the turn of the century.

Some of the most popular styles were: English Cottage, Tudor & Jacobethan, Colonial & Georgian, Spanish Colonial & Mediterranean, Mission & Pueblo, Italian Renaissance, French Renaissance, Classical Greek & Roman, Romanesque, and Egyptian.

Feature: Steeply pitched front-facing gables with cornice returns

Guidelines:

- Maintain the distinctive steeply gabled roof line.
- New roofing material should consist of 3-tab asphalt shingles.
- Locate vents or other roof top features on the rear of the house.

Feature: Wood frame construction with cedar shingle siding

Guideline:

- Maintain the original cedar singles and repair as necessary



Feature: Multi-light wood sash double hung windows, sometimes with leaded glass

Guidelines:

- Preserve the original six-over-one double hung wood windows, in the existing arrangement
- Repair window components by patching, piecing-in, consolidating and reinforcing the material.
- Weatherstrip, reputty, and caulk as necessary to stop air infiltration.

Feature: Asymmetrical front elevation

Guideline:

- Maintain the varied front facing gabled projections and the off-center recessed porch

**Period Cottage with Tudor Revival features, c.1925
160 Craven**

Period Revival/Tudor Styles, 1920-1935



Period Cottage, c.1930
546 Monmouth

In Monmouth, as in many communities across the country, especially in the West, some of the first applications of the Period Revival, or Period Cottage, characteristics were applied to a shifting Bungalow form.



Tudor Revival , c.1935
395 College

The characteristic half-timbering, usually only a superficial design placed on a stucco wall, was based on the medieval tradition which called for heavy timber framing with wattle and daub (a mud-and-straw or twig mixture) or brick in-fill between the timbers. Tudor Revival houses are usually asymmetrical in design with imposing roof lines.

Minimal Traditional, 1935-1950

Minimal Traditional houses date from 1935 to 1950 and are relatively small, one or one-and-one-half stories in height. They are sometimes referred to as eave-less, with closed eaves and rakes which are nearly flush with the wall surfaces (no overhangs), side gabled roof low to medium pitch. The plan is either rectangular or “L” shaped,

with a slightly projecting front-facing gable which is often lower than the ridgeline of the main portion of the house. There is often a large exterior end chimney, Reminiscent of Period cottages, but with minimal decorative detailing. Wall surfaces may be wood, brick, stucco or stone, or a combination.

Feature: Rectangular or “L” shaped massing, one or one-and-one-half stories in height

Guideline:

- If additions are made, attach to the rear and recess behind existing wall plane.

Feature: Low to medium pitched roof, either hipped or gable

Guidelines:

- Maintain the simple roof line.
- New roofing material should consist of 3-tab asphalt shingles.
- Locate vents or other roof top features on the rear of the house.

Feature: Closed eaves, flush with the wall surface (no overhangs)

Guideline:

- Retain the eaveless design which accentuates the simple detailing of the period.

Feature: Wood frame construction with cedar shingle siding:

Guideline:

- Maintain the original cedar singles and repair as necessary.

Feature: Reminiscent of Period Cottages, but lack decorative detailing

Guideline:

- Retain the simple unornamented elements, relying on massing, fenestration pattern and entries as character-defining features.

Feature: Multi-light wood sash double hung windows, sometimes with leaded glass

Guidelines:

- Preserve the original six-over-one double hung wood windows, in the existing arrangement.
- Repair window components by patching, piecing-in, consolidating and reinforcing the material.
- Weatherstrip, reputty, and caulk as necessary to stop air infiltration.



**Minimal Traditional, c.1935
225 Craven**

Ranch Style, 1940-1960

Although often dismissed as simply tract housing, the Ranch style was one of the most important forms of architecture to develop in the twentieth century. Its distinctive form and appearance was the result of the combination of a number of important twentieth century trends; the rise of homeownership brought about by federal governmental policies, the mass production of building parts and the advent of new technologies associated with WW II, and changing American demographics and the informal life style.

After World War II, when the suburban boom gained momentum, variations on the ranch style became the prominent form of building for suburban neighborhoods and large tracts of standardized middle-class housing throughout the U.S. between 1940 and 1960s. Modern houses included the California ranch, raised ranch, split-level, and “sea ranch” after the 1950s. Similar to the International Style, are designed to look to the future - not to the past - for their inspiration.

Feature: Attached Garages were becoming common place

Guidelines:

- Retain garage opening.
- Do not convert to living space; rather construct an additional room on the rear of the garage.

Feature: Rectangular composition, one story in height

Guidelines:

- Maintain the low profile and massing.
- Retain the rectangular or “L” shaped ramblers with or without wings and additions.
- If additions are made, attach to the rear and recessed behind existing wall plane

Feature: Low-pitched gable or hipped roof

Guidelines:

- Maintain the low pitched roof line.
- Reroof with similar asphalt shingles, low in color contrast.
- Locate vents or other roof top features on the rear of the house.



**Ranch Style, c.1950
789 Jackson**

Feature: Wood frame construction with wide horizontal wood siding

Guidelines:

- Maintain the original wide wood siding.
- Patch and repair or replace with same materials, design, dimensions, and composition.

Feature: Connections to outside with patios, sliding doors, picture windows, open interior plan, blending of functional spaces.

Guideline:

- Maintain the large windows, porches and sliding patio doors.

Feature: Mixture of fixed, wide multi-light windows, grouped in pairs or placed at or near corners; and double hung wood sash windows

Guidelines:

- Maintain the historic configuration of the windows, one of the most character-defining features in a Ranch house.
- Repair window components by patching, piecing-in, consolidating and reinforcing the material.
- Weatherstrip, repetty, and caulk as necessary to stop air infiltration.

Ranch Style, 1940-1960

Another significant period of growth in Monmouth, and throughout Oregon and the nation, is reflected in the extensive number of Ranch Style homes, with a range of stylistic features. Postwar suburbs were the result of one of the largest building booms in American history which represented a new and distinctive stage in the succession of suburban neighborhood types.



Early Ranch - c.1945
240 Knox



Traditional Ranch, c.1950
380 High



Rambling Ranch, c.1955
497 Ackerman



Storybook Ranch, c.1960
440 Broad

Mid-Century Modern, 1950-1975

This design term is applied most frequently to residential (and some commercial) architecture, interior design and furniture. Related to the Space Age, it translated the ideology of modernism into a sleek, cool, yet accessible lifestyle. Mid-century modernism was more organic in form and less serious than the International Style. Scandinavian and Finnish designers and architects were very prolific at this time, with

a style characterized by simplicity, functional design and organic shapes. They had an influence on Mid-century modernism throughout the world. Well-known designers of the mid-century modern era include: Alvar Alto, Ray Eames, Max Gottschalk, Richard Neutra and Eero Saarinen. New materials, including sheet glass, glass blocks, asbestos, plywood and plastic gave the architect a whole new palette to work with. Mid-century modernism has become popular in recent times, and has influenced contemporary modern design profoundly.

Feature: *Large expanses of glass, often set into wood frames without sashes*

Guidelines:

- Maintain the simple window detailing and expanse of glass.
- Use interior curtains and/or laminated glass to reduce solar gain and heat loss.

Feature: *Very low pitched roof with broad overhangs often covering patios and/or carports*

Guideline:

- Maintain the simple roof line.
- Locate vents or other roof top features on the rear of the house.

Feature: *Wood frame construction with unfinished and unpainted siding of native woods*

Guideline:

- Maintain the wood finishes. Patch and repair as necessary.

Feature: *Asymmetrical, open floor plan*

Guideline:

- Keep spaces open to maintain views to outside

Feature: *Integrating the building with the environment*

Guideline:

- Maintain the landscaping and connection between indoors and outdoors.

Feature: *Carport located within the overall roof plane*

Guideline:

- Maintain the open quality of the carport that continues the openness between building and environment.



**Mid-Century Modern, 1963
260 Sacre**

Mid-Century Modern, 1950-1975

The City of Monmouth has a relatively large number of Mid-Century Modern houses, suggesting the 1950s-1960s was a significant period of growth in the community. The following examples illustrate the over-arching characteristics of the style with a variety of roof forms and use of materials.



Mid-Century Modern, Flat Roof, c.1955
314 Sacre



Mid-Century Modern, Shed Roof, c.1955
22 Ivy Lane E



Mid-Century Modern, Various Roof forms, c.1965
820 Olive Way E



Mid-Century Modern, "Folded Plate" Roof, c.1965
766 Craven

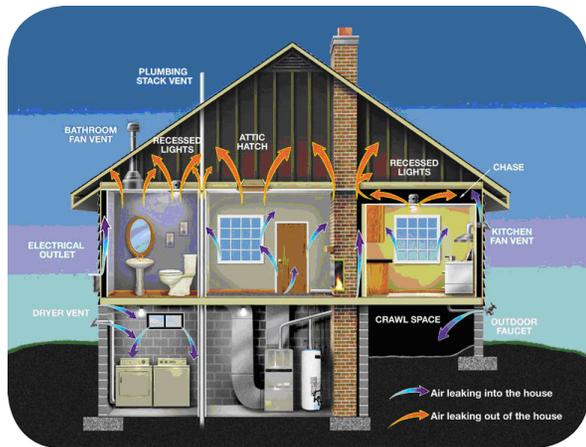
Alterations for Energy Efficiency:

National Trust Recommendations: The National Trust for Historic Preservation and other preservation organizations, such as the State Historic Preservation Office, and the Historic Preservation League of Oregon, are working diligently to provide additional information concerning energy efficiency and historic preservation. The greenest building is the one that's already built. Embodied energy accounts for significant energy savings. Based on the emphasis for making our homes more efficient, a brief summary of what to look for and think about when considering how to make your home more energy efficient, is included here. The following is copied from the National Trust for Historic Places website. For more detailed information see www.preservationnation.org.

Insulation:

Adding insulation can be good for your home, but you might be surprised to find that it does not always make as big of an impact as other types of efficiency-minded home improvement projects.

Regardless, when insulating, it is critically important to consider the uniqueness of your building, the characteristics of its materials, the climate in which it resides, and the specific building methods that were used in its construction. Always keep in mind that improperly adding insulation to a building has the potential to wreak havoc on its overall performance. You can (perhaps unknowingly) do irreparable damage to priceless historic features by adding insulation where it is not needed, inappropriate, or ineffective.



Many older and historic homes were not designed with insulation, so it requires great care to select compatible insulating systems and materials. Older buildings, or those built before modern HVAC systems existed, were actually built to deal with the movement of air naturally through special design features. If your building was constructed before 1950, you need to give careful consideration before upgrading insulation. All systems – new and old – need to work in harmony.

Windows:

While being very beautiful, original historic windows also serve a great purpose – they impart a building's inside-outside connection. They provide ventilation and light, and can function as emergency egress. Above all, they offer clues to a building's history because they are integral aspects of architectural design.

However, despite all of these attributes, windows are an easy target and are all too often blamed for energy loss. Commonly, people jump to replace their historic windows because companies promise that their replacement windows will not only save them time and money, but that their products and services are the “green” thing to do. In fact, a thriving industry has grown around the perceived need to replace rather than restore.

Have you ever wondered why there are no replacement fireplaces? Fireplaces with ill-fitting or missing dampers leak more heat than windows do, but salesmen don't leave flyers for new dampers in your mailbox, do they?

One reason why it is tempting for homeowners to replace their original historic windows is because they can immediately see a difference when a window is replaced. And, even though a project like sealing air leaks will ultimately save more energy than replacing windows, there is relatively low demand for air-sealing services.

Extensive guidance on how to weatherize your windows and not only save what is usually old-growth wood from ending up in a landfill, creating local jobs, and saving the cost of new windows that are often made with toxic materials (PVC) that can take up to 100 years to regain the cost on investment. Please contact the Oregon State Historic Preservation Office website at www.oregonheritage.org for contact information and guidance for maintaining your historic home.

10 Reasons to Repair Your Old Windows



Replacement windows are called “replacement” for a reason. Manufacturers often offer lifetime warranties for their windows. What they don’t make clear is that 30% of the time, a replacement window will be replaced within 10 years. *Rypkema, 2006*



More heat is typically lost through your roof and un-insulated walls than through your windows. Adding just 3 and 1/2 inches of insulation in your attic can save more energy than replacing your windows and will likely cost less. *Rypkema, 2006*



If your wood windows are 60 years old or older, chances are that the wood they are made of is old growth, dense and durable wood that is now scarce. Even high-quality new wood windows, except for mahogany, won’t last as long as historic wood windows.



Studies have demonstrated that **a historic wood window, properly maintained, weather-stripped and with a storm window, can be just as energy efficient as a new window.** *Sedovic, 2005*



Each year, Americans demolish 200,000 buildings. That is 124 million tons of debris, or enough waste to construct a wall 30 feet high and 30 feet thick around the entire U.S. coastline. Every window that goes into the dump is adding to this problem. *Hadley, 2006*



According to studies, **it can take 240 years to recoup enough money in energy savings to pay back the cost of installing replacement windows.** *Calculations by Keith Heberern available at www.historichomeworks.com/hhw/education/windowshandout/windowenergyanalysis.pdf*



Replacement windows that contain vinyl or PVC are toxic to produce and create toxic by-products. Installing these in your house is not a ‘green’ approach. *Sedovic, 2005*



Historic windows are an important part of what gives your older building its character.



With a little bit of practice, **it can be easy—and inexpensive—to repair and maintain your windows.**



Not a DIY-er? There are people near you who can do it for you. **Hiring a skilled tradesperson to repair your windows fuels the local economy and provides jobs.** *Rypkema, 2006*

For more information...
www.PreservationNation.org

List of Historic Preservation Websites

<http://www.cr.nps.gov/places.htm> The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. It is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources.

<http://www.nps.gov/history/hps/tps/publications.htm> A primary goal of Technical Preservation Services (TPS) is to publish state-of-the-art information about responsible methods of caring for historic buildings. The collection includes Standards and Guidelines, public service leaflets and books on using the Tax Incentives, reports on conserving fragile historic building materials, case studies on specific structures, and a wealth of technical preservation guidance on preserving historic buildings and landscapes.

<http://www.ncptt.nps.gov> National Center for Preservation Technology and Training (NCPTT) NCPTT advances the application of science and technology to historic preservation. Working in the fields of archeology, architecture, landscape architecture and materials conservation, the Center accomplishes its mission through training, education, research, technology transfer and partnerships.

<http://www.nps.gov/history/hps/tps/standguide/> The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings are intended to provide guidance to historic building owners and building managers, preservation consultants, architects, contractors, and project reviewers prior to treatment.

<http://www.oregon.gov/OPRD/HCD/SHPO/index.shtml> The Oregon SHPO was established in 1967 to manage and administer programs for the protection of the state's historic and cultural resources. SHPO's program coordinators and representatives are here to assist city planners and other officials, property owners and preservation groups in finding forward-thinking solutions to better protect and preserve our past.

<http://www.oregon.gov/ECDD/mainstreet/index.shtml> Oregon Main Street is a statewide commercial district revitalization program administered through the Oregon Economic and Community Development Department. This program,

in partnership with the National Trust Main Street Center, was created to assist communities in achieving viable commercial districts.

<http://www.vinyl-windows.org/Vinyl-Window-Facts.htm> - 137 Things Vinyl Window Salespeople Won't Tell You – U.S. Dept. of Energy Report

<http://www.oldhousejournal.com> Old House Journal Online is the premiere resource for restoring old houses. Find products and services for homes built before 1950 and everything you'll need for your old house restoration projects.

<http://www.preservationnation.org/about-us/> The National Trust for Historic Preservation provides leadership, education, advocacy, and resources to save America's diverse historic places and revitalize our communities. It is a private, nonprofit membership organization dedicated to saving historic places and revitalizing America's communities. Recipient of the National Humanities Medal, the Trust was founded in 1949 and provides leadership, education, advocacy, and resources to protect the irreplaceable places that tell America's story.

<http://www.oregon.gov/ODOT/HWY/GEOENVIRONMENTAL/docs/Cultural/Mainstreet.pdf> You can download a copy of the Historic Main Streets: Strategies for Compatible Design Publication