

MT. HOOD NATIONAL FOREST



DESIGN GUIDELINES FOR RECREATION RESIDENCES

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RECREATION RESIDENCES

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for:

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I. PREFACE

WHY SHOULD CABIN OWNERS CARE ABOUT DESIGN GUIDELINES?

The recreation residences (your cabin) located on the Zigzag Ranger District are private property located on federal land. Because the land is managed by the US Forest Service, the agency is required to follow the National Historic Preservation Act which requires the identification, evaluation and preservation of historic properties.

Each cabin within the tract has been identified and evaluated. This evaluation of your cabin determines what features of your cabin are historic. Before you start planning a project on your cabin, find out about the status of your cabin. This simple task can help you narrow the scope of your project while working in partnership with the agency. This information in conjunction with the information provided in this guidebook can be extremely helpful when planning a project on a cabin. Please feel free to call the Special Uses Permit Administrator for more information.

II. BACKGROUND

In 1915, Congress passed legislation to allow private development of summer homes and commercial recreation facilities in the national forests. Following the passage of this law—16 USC 497 March 4, 1915, often called the Term Occupancy Act—many national forests found suitable locations for recreational development, and surveyed tracts and lots. Building began in the 1920s and continued through the end of the program in the 1960s. As part of the program, the Forest Service created regulations and policies to govern the use, maintenance, and construction of recreation residences and other private buildings.

In general, these regulations and policies are covered in the special use agreement by “Terms and Conditions, IV, Responsibilities of the Holder, A” which asks that new unit holders “comply with all present and future regulations of the Secretary of Agriculture and all present and future federal, state, county, and municipal laws, ordinances, or regulations which are applicable to the area or operations covered by this permit.” All rehabilitation, remodeling, and improvements require review and written authorization by the Forest Service.

One of the federal laws that pertains to recreational cabins on the national forests is the National Historic Preservation Act of 1966. This requires that federal agencies like the Forest Service identify and protect any significant cultural resources within their jurisdiction. As recreational developments age past the 50-year mark, the Forest Service evaluates them to determine whether they are potentially eligible for nomination to the National Register of Historic Places. The National Register of Historic Places is a list of significant properties in the United States. Properties may be significant because of their historic associations, their connections with important Americans, their distinctive design or construction, or their archaeological potential. Cabins on the Mt. Hood tracts are potentially eligible for their distinctive designs. Resources that are determined eligible are given extra protection by the Secretary of the Interior’s Standards for historic structures. A copy of these standards is attached as an appendix to the *Design Guidelines*.

The intent of the *Design Guidelines* is to preserve the character of these buildings and historic summer home tracts. This can be accomplished by recognizing the distinct architectural character of the cabins, maintaining historic materials, replacing deteriorated material with similar new material, and using compatible designs for additions to existing cabins and for new construction within the tract. These guidelines comply with state, county, and local ordinances and building codes. The *Design Guidelines* are intended to help promote an awareness and understanding of the special use administration standards by which the Forest operates the recreational tracts, and provide the historic context of the architectural styles found in the developments.

WHY CREATE DESIGN GUIDELINES?

Since its inception in 1916, the Forest Service recreational residence program has contained safeguards to protect public lands and also to protect the cabins within the residence tracts. These safeguards are found in Forest Service policies for special use permit holders, and in the design review process that occurs before each cabin is built. As cabins age, however, they are repaired and modified. Sometimes they are expanded, and occasionally they must be replaced. The purpose of the *Design Guidelines* is to help maintain consistency in the ways that cabins are modified from their original approved designs, and to ensure that neighborhoods of cabins and the public lands are protected from inappropriate development.

The *Design Guidelines* provide the basis for making consistent decisions about repair and maintenance of cabins, modification and additions to cabins, and replacement of existing cabins damaged beyond repair. The Guidelines also

- Offer compatible solutions to development issues.
- Provide consistency in development and permit reviews.
- Ensure that new construction and modifications that are compatible with the forested setting and surrounding historic cabins.
- Maintain the visual and historic character of the lots and cabins.

HOW WERE THESE GUIDELINES DEVELOPED?

The development of these *Design Guidelines* was based on three documents:

- 1) The Recreation and Special Uses sections of the *Forest Service Manuals and Handbooks*
- 2) The nationally-accepted principles for preservation outlined in the National Park Service's *Secretary of the Interior's Standards for Rehabilitation* for Historic Properties (Appendix B)
- 3) *The Mt. Hood National Forest Recreational Cabin Tracts Determination of Eligibility for Listing in the National Register of Historic Places*

WHAT KINDS OF ALTERATIONS DO THESE GUIDELINES APPLY TO?

These guidelines apply to all designated historic cabins and any cabin (contributing or non-contributing) within the historic Mile Bridge Tract, Still Creek Tract, and Zigzag Ski Club Tract.

These design guidelines only apply to the exterior of the structures; modifications to the interior are not part of these guidelines. Ordinary maintenance including re-painting with existing approved colors may not require extensive review, but does require Forest Service approval. Other examples of ordinary maintenance include repair of broken windows, cleaning roofs and siding, repairing shutters or skirting.

III. HISTORIC CONTEXT

The introduction of the automobile in the early 1900s and the development of the nation's highway system stimulated growth of tourism and recreation. By the 1910s, automobile roads were being constructed throughout the Pacific Northwest, providing access to mountain resorts in the Cascades. It became increasingly



Example of small Rustic style cabin

apparent that more facilities for families and resort owners were needed in the national forests to meet the demand. The passage of The Term Occupancy Act in 1915, strongly supported by the Forest Service, allowed private use and development of public forest lands for terms up to 30 years by persons or organizations wishing to erect recreation residences, summer camps, stores, hotels or other facilities. The number of privately financed resorts and lodges grew rapidly after the passage of the act.

Summer home tracts were leased and the permit-holders formed associations to provide for common utilities and services. Many middle-class people who desired a cabin in the woods now had an opportunity to apply for a permit and select a forested lot. Fees were low and summer homes were often built on shoe-string budgets.

The recreational cabins were distinctive because they were deliberately built as primitive and simple seasonal residences. The cabins were not intended for year-round habitation, and did not offer the comforts that might be found in a conventional home of the period. However, as Forest Inspector Fred W. Cleator wrote in his *Summer Homes in the National Forests of Oregon and Washington* (1932), the cabins were to be:

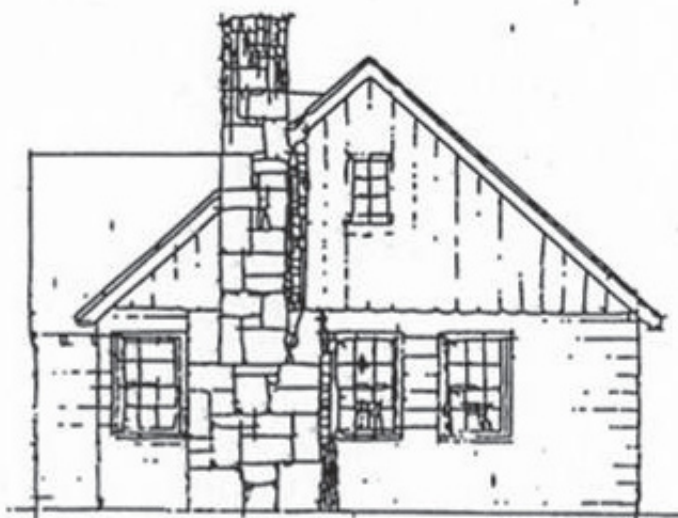
... put up in a workmanlike manner with substantial roofs, floors, doors, windows, brick or masonry chimneys...; and that the setback of the residences and general ensemble should not be out of harmony with the neighborhood.

Later, he noted that:

This does not mean that buildings must be uniform in character, but it will usually mean that they shall be of a generally accepted rustic style, and attractive in appearance. Glaring colors are not permitted.

By rustic style, Cleator was not speaking in general terms, but was referring to a specific design gaining popularity in the 1930s on public lands throughout the nation. This is sometimes called the “National Park” style. Architectural historian Rosalind Clark notes that many of Oregon’s most famous public buildings were designed in this style, including the Oregon Forestry building, Timberline Lodge, Silver Falls Lodge, and others. National Park Service architect Albert Good provided the best definition of the Rustic style in 1935.

It is a style which, through the use of native materials in proper scale, and through the avoidance of rigid, straight lines, and over-sophistication, gives the appearance of having been executed by pioneer craftsmen with limited hand tools. It thus achieves sympathy with natural surroundings and with the past.



*Example of a Rustic style residential design
from FS manual*

The Rustic forest cabins, built from native materials, were characterized as simple and “old-fashioned” buildings that blend in with natural surroundings. The authors of a recent (2004) history of USDA Forest Service buildings in Region 6 have characterized the cabins on national forests throughout Oregon and Washington in the following paragraph:

The cabins were small structures because their special use permits limited the square-footage of the floor plan. They represented the salient features of the Rustic Style. Built primarily of native materials, these buildings were generally wood buildings one to one-and-a-half storied, front or sidefacing gable with shed or gable dormers, large rock end chimneys or brick or rock ridge chimneys, and multi-light casement or double-hung windows, often grouped. Siding materials included wide lap siding, wood shingles or shakes, board and batten siding, round or half peeled logs. Porches were full-length or partial, and were supported by peeled logs or square posts. Decks and patios were integral to the design in many cases.

CHARACTER DEFINING FEATURES

Forest Service Region 6 Historian E. Gail Throop has written extensively on the Rustic style of architecture found on public lands in the Pacific Northwest. The style has roots in several older architectural styles, but it reached its fullest expression in the 1930s, especially as practiced by the National Park Service, Forest Service, and Civilian Conservation Corps during the Great Depression. Throop identifies the following elements of the mature or late period Rustic style:

- Natural or native materials, especially stone and timber
- Varied exterior treatment, contrasting siding on gable ends
- Gable, hip and shed roof shapes
- Multi-paned windows
- Masonry chimneys
- Dormers complementing or contrasting to roof shape
- Main entry covered
- Shutters on windows
- Trim elements such as brackets, posts, corbels

RECREATION ON THE MT. HOOD NATIONAL FOREST

President Cleveland's 1893 creation of the Cascade Range Forest Reserve preserved the public domain in Oregon's Cascade Mountains at the time it was in the greatest peril. The forest reserves program was not well-positioned to manage the enormous reserves, however. To enable more active management of public domain forest lands, President Theodore Roosevelt and others established the U.S. Department of Agriculture Forest Service and the national forest program in 1905. In 1908, the 5-million acre Cascades Range Forest Reserve was divided into smaller national forests. Among these was the Oregon National Forest, which later became the Mt. Hood National Forest. This forest was created from a portion of the Cascade Range Forest Reserve and the Bull Run Reserve, which was the municipal watershed for Portland. The new national forest included two very important recreational resources—Mt. Hood, and the southern side of the Columbia River Gorge.

The scenery of the Columbia Gorge appealed to visitors and residents alike. Before highway travel, the Gorge was relatively isolated, accessible by railroad and steamboat only. When automobile roads penetrated the Gorge, Portlanders became concerned about development threatening the scenery and recreational opportunities so close to home. Wealthy Portland businessmen in the Portland Chamber of Commerce and the Business Men's Club of Portland, including Julius Meier and Simon Benson, pressured the Forest Service to protect the Gorge. As a result, the Forest Service created the Columbia River Gorge Park on the Oregon National Forest (now the Mt. Hood NF). The park preserved nearly 14,000 acres on the Oregon side of the Columbia for recreation. It was the most ambitious national forest recreation area to date, and recorded over 150,000 visitors in 1919. In the following years, Portland notables advocated the construction of the Columbia Gorge Highway through the park as a recreational amenity. This scenic highway became a regional treasure, and is currently listed on the National Register of Historic Places.

South of the Gorge, Mt. Hood and its surroundings had significance for Portland beyond its convenience as a water supply. The mountain is conspicuous from Portland on clear days, and forms a central element of the city's scenery. During



The Mt. Hood Loop Highway, ca. 1925.

the 19th century, a wagon road crossed the rugged Mt. Hood country, providing a route for a wagon road from The Dalles to the Willamette Valley for Oregon Trail immigrants. This was the Barlow Road, established in 1845 by Samuel Barlow, and operated as a private toll road until 1915. As difficult as the passage over the Barlow Road was for the immigrants, it was much safer than the harrowing raft trip down the Columbia River.

In 1919, the state of Oregon bought the Barlow Road from its owners, the estate of Henry E. Wemme. After this purchase, the Oregon

State Highway Department, the Mt. Hood National Forest, and the U.S. Bureau of Public Roads began joint planning for a new highway around Mt. Hood. It would extend 106 miles in a loop east from Portland then north to the city of Hood River where it would join the Columbia Gorge highway.

The planners engaged landscape architect Frank A. Waugh to design the new highway. Waugh was a pioneering landscape architect, and professor of agriculture at the University of Massachusetts. Waugh's academic training was diverse, as befits someone in an emerging field, but he was heavily influenced by the work of Frederick Law Olmstead. Like Olmstead, Waugh believed that man-made improvements should be unobtrusive in the natural environment, and that indigenous geology and vegetation should be preserved in the landscape. In 1917, in a truly prescient move, the Forest Service national office engaged Waugh to investigate recreational activities in national forests throughout the U.S. His 1918 report, *Recreational Uses of the National Forests*, was the first agency-wide approach

to recreational planning and scenery management. Waugh continued to consult with the Forest Service until his retirement in 1926.

On the Mt. Hood National Forest, the leadership of Frank A. Waugh and Forest Service recreation planner Fred W. Cleator resulted in three important documents. These were “Recreation Uses of the Mt. Hood Area” (Waugh 1920), “Mt. Hood Loop Recreation Unit Plan” (Cleator 1923) and “The Mt. Hood Recreation Land Classification Order” (Jardine 1926). As a result of these plans, national forest lands adjacent to the Loop Highway—especially in the Rhododendron to Government Camp corridor—were targeted for recreation, including summer cabin tracts, sites for organizational camps, and commercial facilities.

Fred Cleator was an outspoken advocate of summer cabin development on the national forests of Region 6. He wrote dozens of reports and planning documents, but he is best remembered for his 1932 publication *Summer Homes in the National Forests of Oregon and Washington*.

Cleator was responsible for establishing the recreation cabin tracts on forests throughout Region 6, including the Mile Bridge tract on the Mt. Hood. Cleator’s original tracts on Mt. Hood were the Mile Bridge, Still Creek, Tollgate, and Camp Creek (Clauss and Rooke 2004: 4). Four cabins were built on the Mile Bridge tract prior to the official surveys. These cabins were probably permitted by the Forest under the annul permit system that antedated the Term Occupancy Act. By 1926, Forest Service policy had embraced recreation on Mt. Hood to the extent that the lands were formally designated the Mt. Hood Recreation Area, comparable to the Columbia River Gorge Park on the forest’s northern boundary. The language of the designation makes clear the Forest Service’s management objectives:

All National Forest lands therein are held for the use and enjoyment of the general public for recreational purposes. A proper and orderly utilization of timber, forage, water power, and other economic resources shall be allowed within the area, but such utilization shall not be permitted to impair the value of the area as a site for public campgrounds, municipal or health camps, sanitarium, club houses,

hotels, summer homes, or public utilities requisite for the comfort and convenience of the people using the area for recreational purposes.

The crown jewel of recreational development on the Mt. Hood National Forest was, of course, Timberline Lodge, built between 1936 and 1938 by the WPA as part of the New Deal public works program. Like other recreational amenities located along the Loop Highway, Timberline Lodge was a phenomenon of what historian Elisabeth Walton [Potter] called “the Motor Age.” The Loop Highway provided motor vehicle access to the lodge for visitors during the summer and the winter, when it was usually blanketed by at least 10’ of snow. Unlike the grand hotels and resorts built in the national parks a generation earlier, Timberline was accessible only by car—there was no railroad serving the area. The recreating public that visited Timberline was comprised of working-class people who drove to the lodge, spent a day or two enjoying the mountain and then drove home.

IV. REHABILITATION OF EXISTING BUILDINGS

These *Design Guidelines* are based on the *Secretary of the Interior's Standards for Rehabilitation* that states that rehabilitation is the process of returning a property to a state of utility, through repair or alteration, while preserving those portions and features which are significant to its architectural and historic values. These principals have been applied to the various types of building rehabilitation projects. All such project work will require review and written authorization by the Forest Service.

ROOFS

A. Character Defining Features. Similar roof forms contribute to the sense of visual continuity. Typically, gable or hip roofs dominated roof designs in the recreation cabin tracts. Historically, wood shingles or composition shingles were used as roofing. Metal roofing is not acceptable.



Composition shingles—acceptable



Wood shingles—acceptable



Metal roof—not acceptable

B. General Guidelines

- 1) Snow Loads – Design any changes to roofs to withstand the maximum snow loads of the area.
- 2) Preserve – Retain and preserve the original shape, line, slope, and overhang of the original roof, and architectural features such as chimneys and dormers.
- 3) Replacement – Replace deteriorated eave elements such as overhangs and rafters with the same design, dimensions, and materials as the original roof. If a replacement roof is necessary, the new roof should have the same eave depth and details as the original.
- 4) Re-Roofing – In general, the following guidelines apply to roofing materials:
 - Replace old roofing with the original material or an acceptable substitute.
 - Old wooden shingles or shakes may be replaced with composition, or other fireproof material that resembles wooden shingles. Cabin owners should submit samples.
 - Roofing on additions must match the rest of the structure unless it has a sheet metal roof.
 - Roofing on secondary buildings should be consistent with the main building unless it has a sheet metal roof.
 - Metal shingles may be a possible substitute roofing material.

C. **Chimneys.** Original chimneys are prominent features of recreation cabins. Masonry chimneys are one of the hallmarks of the Rustic style. Most chimneys are made of brick or native stone, and are located on the exterior of the gable end or on the ridge-lines.

- 1) Preserve – Avoid removing original chimneys. Preserve and repair original stone or masonry rather than replace.
- 2) Repair – If repair is not possible, contact the Special Uses Administrator. Build new chimney with fireproof material to match the scale, size, texture and material of the original.



Chimneys are important contributors to the character of rustic cabins

- 3) Non-Functional Chimneys – Maintain non-functional chimneys if they contribute to the historic character and design of the cabin.
- 4) Foundation – Build a solid chimney foundation with adequate footing during rehabilitation.
- 5) Spark Arresters – Install Forest Service approved spark arresters on all chimneys.
- 6) Re-Pointing – Re-point with mortar that matches the width, depth, color, and texture of the original mortar. Simple mortar mixes of one part lime and two parts sand can be used. This type of mixture allows the mortar compound to expand and contract thus causing less material to fail. Avoid using white Portland cement or other hard mortar to re-point original chimneys; this material often damages softer stone. Use natural mortar colors including off-white, beige, or grays.
- 7) Replacement – Damaged or collapsing chimneys may be replaced in-kind, matching the original as closely as possible.

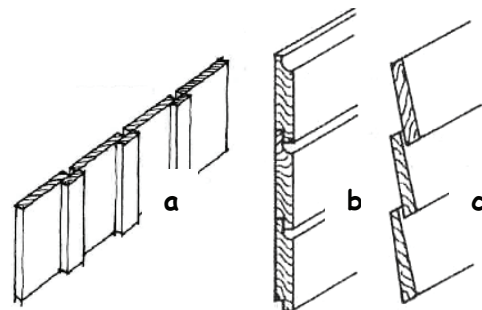
D. **Dormers.** Historically, dormers were used as a way of creating more space in the interior of the building without adding a second story. The most commonly built dormers on recreation cabins had gable or shed roofs.

- 1) Maintain – Preserve and maintain original dormers.
- 2) Re-Roof – Re-roof with the same material, color, and design as roofing on the main roof structure if main roofing is an approved type.

Note: See “Section IV, Building Additions I” for a discussion of adding dormers to existing structures.

EXTERIOR WALL TREATMENT

A. **Character Defining Features.** The type, materials, and details of the exterior walls contribute to the overall style, character, and distinctiveness of recreation residences. Typical Rustic style exterior sidings include horizontal lap, tongue and groove, wood shingles or shakes, simulated log siding, and board and batten.



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

The narrower horizontal lap siding was generally finished at the edges with corner boards with the exception of the cabins that were clad with wide (1'x10" or 1'x12") tongue and groove horizontal siding. Frequently, the gable ends were finished with a different siding material than the body of the house.

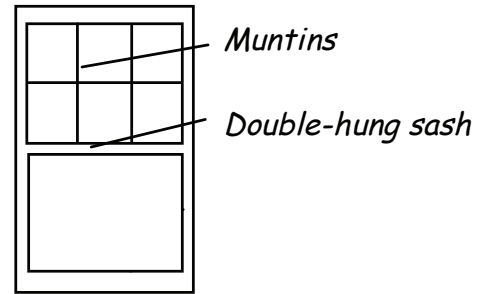
B. Guidelines. All work involving exterior wall treatment must be reviewed and authorized by the Forest Service.

- 1) Preserve – Retain and preserve the original siding and trim whenever possible. If replacement of wall elements is necessary, replace only deteriorated elements to match the original size, scale, proportions, textures, and details.
- 2) Repair – Replace missing elements with in-kind material that matches the original material if known. If not available, use substitute siding that matches the original siding in dimensions and texture.
- 3) Materials – Use consistent type(s) of siding materials throughout a structure (note: many of the cabins historically had two siding materials-usually on the gable end and body of the cabin).
- 4) Replacement Siding & Trim – Use natural materials as new siding and trim whenever possible.
 - Use horizontal wood lap, tongue and groove siding of various widths, board and batten, wood shingles or shakes, or logs. Match the dimension and style of the original material.
 - Avoid substitute siding materials such as vinyl, aluminum, or T-111 that covers the original siding and trim, and changes the appearance of building. Other sustainable substitute siding material that simulates wood may be approved (decided on a case-by-case basis).
 - Try to replace siding with the same materials that were used on the original structure.

WINDOWS AND DOORS

A. Character Defining Features. Windows and doors are prominent visual elements of a dwelling and often reflect the architectural style or period of construction. The pattern, arrangement, location, size, and shape of windows and doors contribute significantly to a building's historic and stylistic character.

Typical common window types are multi-light casement or double-hung windows, or one-over-one (1/1) double-hung windows.



Example of a six-over-one double hung sash window

- B. Guidelines.** Retain and preserve original wooden windows and doors whenever possible. If replacement is necessary, replace with doors and windows with elements that match the original size, proportions, and details.

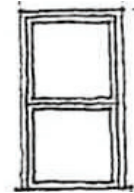
Note: Although retention of historic material (wood) is recommended, substitute materials may be used if the texture, shape, and/or pattern is compatible with the historic window material and style.

- 1) Replacement Windows – Avoid buying stock doors and windows that do not fill the existing door and window openings. Snap-in muntins are not appropriate replacements for true divided-light window panes (other types of energy efficient windows with multi-pane divisions may be an appropriate substitute). Aluminum slider and vinyl windows are not permitted.
- 2) Size of Openings – Keep new door and window openings consistent with the material, size, style, and pattern of the original. On the primary facades, avoid cutting new openings, enclosing windows, or installing replacement sashes that do not fit the opening. Avoid changing the number, location, proportion, and size of the windows and doors on the primary facades. If needed, install new windows or doors on the secondary facades (sides and rear).
- 3) Storms – Select storm windows or screen doors that are wood paint or baked-enamel finish (not unfinished aluminum) in earth tones. Install storms or screen doors so that they blend in with the existing windows and

*Common window types
Double-hung and casement*



No



Yes

*Replacement window should fit
the original opening size*

do not damage windows frames. *Alternative:* Consider installing interior storm windows if feasible; this will allow the character of the original window to remain.

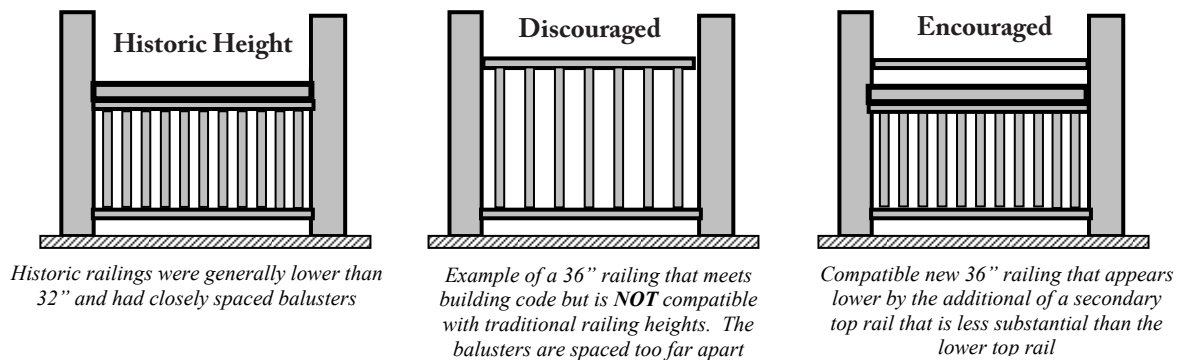
- 4) Shutters – Install window shutters only if there is evidence of past use. The size of the shutters should fill the window opening when closed. Avoid installing decorative, non-functional shutters.

PORCHES, DECKS, AND PATIOS

A. Porches

- Porches should be limited to 25 percent of the total square footage of the building, not to exceed 400 square feet.
- Porches shall not be enclosed, expanded or removed without prior approval.
- Front or primary elevation porches should not be enclosed, as this negatively impacts the visual and historic character of both the building and the overall appearance of the tract.
- The enclosure of rear or secondary porches may be approved if the enclosure will not result in removal or alteration of any significant architectural features such as porch posts, eave details, or other elements that allow the interpretation of the enclosed section as a former porch.
- Addition of porch screening on the non-primary facades is allowed if the screening will not alter the existing porch roof supports, railing, eave details, or other historic architectural features of the residence.
- Deteriorated elements of a historic porch (flooring, support posts, railing, eave details) should be repaired rather than replaced. Where the level of deterioration requires replacement, these elements shall be replaced in-kind in material, workmanship, dimension, and design.
- If the entire porch is deteriorated beyond repair, replace with a porch that matches the original in location, scale, and design of roof shape, decking, posts, and railings.
- Replacement railings that comply with building codes may be too high for historic cabins. No railings are required by the code if the porch deck is less than 30" from the ground. Owners of historic cabins can request a variance from the UBC under section 3403.5 if the code requirement would result in an adverse effect to the cabin. If the replacement railing is to meet code requirements of 36" high, the railing can be designed to minimize the

apparent height by designing more substantial top and bottom rails and/or adding a secondary horizontal top rail (see figure below).



B. Decks

- Lattice railings and solid railings are not allowed.
- Construction of decks on the front or primary facades or expansion of existing decks on the front or primary facades shall be avoided.
- Decks may be left unpainted after initial construction, but once they are stained or painted, the finish must be maintained (maybe not paint but colored stain is OK).
- OR Decks shall be painted or stained to match or compliment the permanent colors of the main structure and not left to weather naturally.
- Decks shall not be more than 400 square feet in total.
- Decks shall be designed for local snow loads.
- Decks will be designed to be visually subordinate to the building, and blend in with the surrounding environment in material, design, scale, and color.
- Non-compatible decks on the front or primary facades, that were not original or built during the historic period, will be removed or replaced with historically-appropriate designs (location, design, materials) when replacement is necessary.
- Screen area under deck with compatible screening such as tightly laid lattice in a frame that is painted or stained. Avoid the use of diagonal lattice that has wider openings, like many ready-made commercial lattices.
- Decks should have a design similar to the detailing on the building. Simple structures call for simple decks.
- No pressure treated lumber may be used because of potential harm to the aquatic environment.

- Second story decks or balconies are prohibited unless part of the original design.

C. Patios

- Historic period patios were made of concrete or native stone. Manufactured materials, such as synthetic stone (pavers) can be used if they can achieve the appearance of natural materials. The key is to make the scale, color, and texture of materials correspond to the setting.
- Stone or masonry patios cannot exceed 400 square feet square.

FOUNDATIONS

A. **Character Defining Features.** Foundations tie the building into the site.

The height, material, and features can contribute or detract from the original style or character of the dwelling. Many cabins were built without continuous perimeter foundations. These buildings were supported on wooden post-and-pier foundations which often deteriorate and must be replaced.

B. **Guidelines**

- 1) Replacement Foundations – Design replacement foundations built of poured concrete, stone, or stone facing. Avoid exposed concrete block unless faced with native stone. Retaining the height and material (as close as possible) of the original foundation is an important aspect to the overall design of the house.
- 2) Utilities – Locate new mechanical connections and utilities through foundations on the side and rear facades to minimize the visibility.
- 3) Paint – If previously painted, foundations can be painted a dark color or a color that reflects the natural color of the forested setting.
- 4) Skirting – Install skirting around exposed foundation piers of the cabin to enhance the visual appearance of the cabin. Use materials that match the original siding, or materials such as vertical boards, or lattice (earth tone stained) rather than plywood. Lattice skirting should be mounted with lattice vertical and horizontal rather than diagonal. Faux stone is not permitted for skirting.

SECONDARY BUILDINGS

- A. **Character Defining Features.** Secondary buildings such as outhouses, garages, and sheds can be contributing elements to the district. Historic outhouses no longer used for sanitation can be retained as sheds. Most secondary buildings are made from the same materials as the main building, and show the same stylistic features.
- B. **Guidelines.** All projects involving outbuildings with historic tracts or on lots with historic cabins must be reviewed and authorized by the Forest Service.
- 1) Number – The USFS regional standards allow only one outbuilding per lot. Exceptions are allowed for historical structures only.
 - 2) Maintenance – Maintain secondary buildings at the same standards as primary buildings. Replace broken windows, missing shingles, etc.
 - 3) Painting – Paint secondary buildings the same colors as the main building, unless the original paint was different.

HARDSCAPE FEATURES

- A. **Character Defining Features.** “Hardscape” is generally defined as elements of the landscaping that are built of semi-permanent material to enhance the aesthetics or utility of the surroundings. Since much of the hardscape on the Mt. Hood national Forest tracts are made of native stone, they are a significant element of the NPS Rustic style, and important to the setting.

Hardscape elements present in the Mt Hood National Forest tracts include the following:

- *Paths* – These are typically trails made of crushed rock or gravel bordered with basaltic fieldstone.
- *Walls* – These are made of unmortared, uncoursed basaltic ashlar.
- *Gates* – These are wooden entries that may have stone posts or pillars.
- *Steps, stairs* – These are typically unmortared basalt steps providing access to buildings, decks, or different elevations on paths.
- *Bridges* – These are wooden pedestrian bridges across streams or gullies.

- *Patios* – Stone or concrete slab for outdoor activities.
- *Fireplace, fire ring, grill* – These are stone facilities for containing fires for ambiance, outdoor heat, or outdoor cooking. Fireplaces or grills that combine a stone fire box with a metal cooking surface were important hardscape elements in parks and in national forest campgrounds during the 1920s and 1930s.

B. Guidelines.

- 1) Preserve – Keep the original hardscape elements in place if they are native stone or rustic wooden elements like benches or bridges.
- 2) Maintain and repair – replace dislodged stone steps, unmortared walls, or decorative borders. Re-point mortared stone elements. Repair wooden elements with in-kind materials. Renew paint if appropriate.

V. ADDITIONS TO EXISTING BUILDINGS

Many of the cabins have been added to over time. Historic additions were usually subordinate in scale and character to the main building, lower in height, located on the rear or side, and made of materials similar to the original construction. This tradition of preserving the architectural style and materials of the cabins should be maintained when designing new additions.

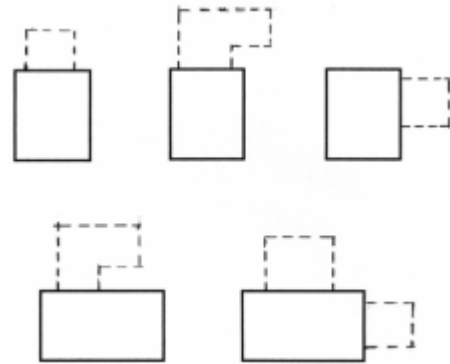
New additions should not affect the character of the original recreation residence and should be distinguishable from the historic portion so that the evolution of the historic building can be understood. The style, mass, scale, materials, color, roof form, and proportion and spacing of the windows and doors should all be considered in designing compatible additions.

Guiding Principals

A. **Location.** Locate additions as inconspicuously as possible to maintain the original design of the building. If an addition is made on the side or back of the building, set back the addition to minimize the visual impact and allow the proportions and character of the original building to remain.

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

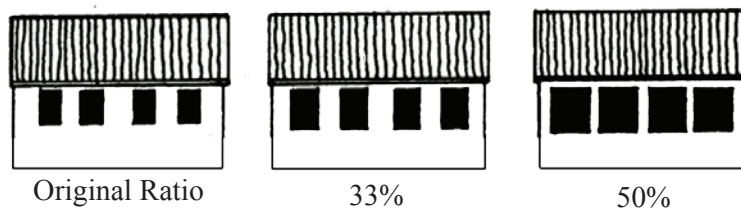
C. **Size and Scale.** Limit the size and scale of the addition so that it does not overpower the original cabin. Additions should not expand the original footprint by more than 120%-150%. Additions should not be higher than the



Set additions on the rear or side elevations to retain the original facades and proportions.

original building, but they can be the same width. The distinction between old and new should be apparent.

- D. **Design.** Differentiate the addition from the original building so the integrity of the existing building is not lost or compromised. Design addition so that perceived scale of the roofline and building form are not compromised
- E. **Compatibility.** Design an addition that is compatible with the original building in mass, materials, proportion, and spacing and design of existing doors and windows.
- F. **Windows: Ratio.** For additions on a primary façade, use a solid-to-void (walls-to-windows and doors) ratio similar to the original cabin ratio. Generally, glass areas in excess of 33% of the total wall area will not be compatible with the historic cabins. *Exceptions: Porches enclosed with glass windows*



Window-to-wall design ratio. Ratios over 33% are not recommended in compatible additions.

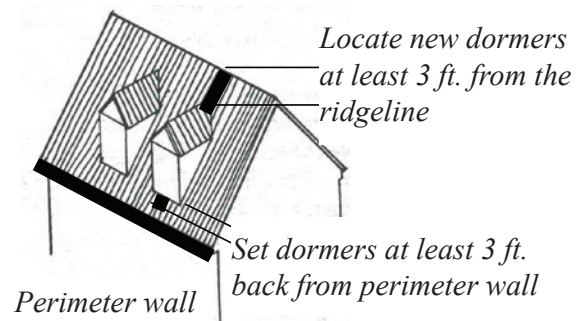
- G. **Materials.** Select a material, such as wood, that is compatible with the historic materials of the original building. Anachronistic siding materials, such as T-111, vinyl, or metal siding should not be used.
- H. **Roof Form.** Design the roof form to be compatible with the original cabin and consistent with primary roof forms in the area. Gables and hip roofs were commonly used on the main volume of the cabins, and shed or hip roofs were commonly used for porches and small entrance hoods. See guidelines for roof forms in “New Construction,” Section V.
- I. **Roof Materials.** Roof materials should be the same as the original cabin.
- J. **Dormers.** Traditionally dormers were small in scale and used as a way of

creating added space to the interior without building an additional story. These guidelines were created to maintain the appropriate scale of the dormers and minimize the visual impact. Dormer additions should be subordinate to the overall roof massing and in scale with the historic dormer if they exist.

- 1) Scale – Add dormers that are in scale with the original dormer (if present).
- 2) Damage to roof framing – Design new dormers to preserve the original rafters as much as possible.
- 3) Design – Design new dormers as subordinate elements of a roof, and compatible with the style and materials of the existing roof.

4) Setbacks –

- Dormer should be set back a minimum of three feet from the top plate of the perimeter wall measured by the rafter run.
- Locate new dormers lower than the primary ridgeline a minimum of a least 12 vertical inches, or at least 3 feet from the ridge as measured by the rafter run.

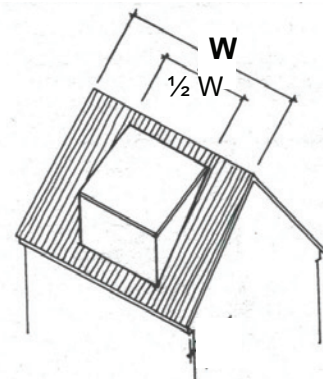


5) Pitch –

- Shed dormers: pitch of no less than 3" in 12".
- Generally, gable or hip dormers will have the same pitch as the main roof.

- 6) Width – Avoid extending the dormer the full width of the roof. Generally, the dormer width should be no more than $\frac{1}{2}$ of the overall roof width. Two small dormers on the same elevation can often be a suitable alternative to one large dormer.

- 7) Height – Minimize the height of the dormers. The recommended dormer height (measured from the top plate of the dormer to the main roof) should be no more than 40% of the height of cabin measured from the sill to the top plate.



- 8) Finishes – Relate new dormer windows to the windows and doors in the main body of the cabin in the character, proportion, and design.

Dormer width should be no more than 1/2 of the overall roof width

Finish the sides of the dormers to either match the wall treatment of the building and/or the existing roof material. Trim new dormers using the same type of details as on the cabin or existing dormer (i.e. exposed rafter ends, roof form).

- K. **Foundation.** Design the foundation height to align with the original cabin.
Refer to the guidelines in the “New Foundations” under the “Rehabilitation, Section III.”

VI. REPLACEMENT BUILDINGS: COMPATIBLE DESIGNS

A new recreation residence should complement and be compatible with the existing patterns and styles of the existing buildings in the residential tract. This does not mean replicating a neighboring historic cabin or designing a structure that creates a false sense of history. Use compatible size, proportions, materials, styles, and designs to help the new dwelling blend in with landscape and other recreation residences in the development.

NEW CONSTRUCTION PRINCIPALS

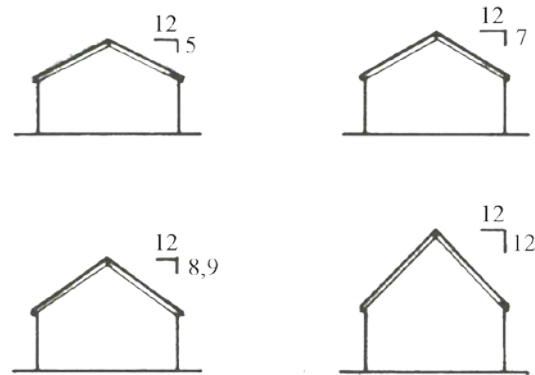
A. **General Guidelines.** These general guidelines shall be used when designing new cabins.

- 1) Bulk – Design the new residence so the bulk (size, mass, and/or volume) is compatible with and complements the surrounding setting, site, landscape features, and buildings. The bulk of the existing historic cabins are generally simple in form. Common building volumes include rectangles, or L-or T-shapes.
- 2) Scale – Design the proportionality of the new dwelling's height and bulk to complement features and elements in the surrounding forest. Construct new buildings to reinforce a sense of human scale by adding one-story porches with gable or shed roofs. The number of windows and doors also help convey a human scale. Maintain the small scale of the buildings.
- 3) Materials – Choose materials that are consistent with the wooded environment and historic Rustic style architecture. Rustic style materials and finishes include wood, brick, stone, and concrete (foundations only). Match the texture of the materials to the scale of the setting.
- 4) Width – Design the proportion of the new building to be compatible with the average width and massing of the historic buildings in the tract. If a building is wider, the front façade should be broken up into narrower bays that reflect the common historic widths or forms.

- 5) Windows and Doors – Reduce the amount of visible glass and reflection by breaking up large spans of windows using smaller panes; often the wood deck railings help break up expanses of glass (see Section D-3. Below).

B. Roof Design

- 1) Roof Form – Keep new roof forms consistent with the shapes traditionally used in the recreation tracts. Visually, the roof form is the single most important element in the overall building form. Gables, intersecting gables, and gables with lower gable, hip or shed extensions are commonly seen. Forms such as flat or gambrel roofs were not commonly built and are not preferred roof forms except when appropriate within the context.



Examples of roof pitches consistent with historic roof pitches

- 2) Roof Materials – Choose roofing material consistent with the Rustic style, the forest setting, and other cabins in the tract. Asphalt composition shingles, wood shingles, or simulated shingles (textured metal, rubber or fiberglass) may be appropriate.
- 3) Roof Pitch – Design the pitch of the main roof with a minimum 5” rise to 12” run (5/12). Moderate to high pitch roofs are recommended.
- 4) Dormers – See design guidelines for dormers under “Additions, Section IV-I.”
- 5) Chimneys –
- Install Forest Service approved spark arresters on all chimneys.
 - Line new flue with firebrick or flue tiles.
 - Finish exterior of new chimney with brick, rock, or other materials that are compatible with texture and color of the historic chimneys.
 - Install U.L. listed factory built chimneys in accordance with the listing and code.
 - Avoid white mortar mixture; off-white, gray and tan mortars are preferred.

C. Windows.

- 1) Preferred Type – Install multi-pane, double-hung or casement windows, grouped or single, or double-hung windows. These window types were used historically. Wood windows are preferred but vinyl, extruded aluminum with a baked enamel finish, or other types of windows are allowed in new construction. Snap-in muntins in new windows are not recommended.

- 2) Size – Keep the proportions and pattern of window openings similar to original cabins. Generally, the height of the window should be twice the width with the exception of bands of windows.



Yes



No

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

- 3) Rhythm – Keep the rhythm of solids (walls) and voids (windows and doors) consistent with the dominant pattern set in the residential tract. One row of windows is allowed on the first floor and in the gable end with dwellings that have front-facing gables.
- 4) Shape – Avoid using large “picture windows” or windows that are “irregular” in shape.
- 5) Window Trim – Match the window casings, shutters, and other outside trim with the main structure and the environment.
- 6) Shutters – Avoid adding non-functional decorative shutters

D. Doors

- 1) Opening – Keep the proportions and pattern of door openings similar to historic cabins.
- 2) Preferred – Single doors that have multi-panes, or doors with single or multi-pane windows above a lower wooden panel.
- 3) Type – Unfinished aluminum sliding “patio” doors are not permitted. Install French doors or multi-pane sliding doors instead of “patio doors.”

E. Exterior Siding

- 1) Compatibility – Select siding material that is compatible with the historic materials. These materials strengthen and complement the surrounding setting.
- 2) Substitute Siding – Use only synthetic or substitute materials if they are similar in character to those used historically.

H. Architectural Details

- 1) Details – Ensure that details complement the details and style of the neighboring historic cabins.
- 2) Blend – Architectural elements such as eave details, window trim, and window type help buildings blend in with surrounding landscape and other recreational residences.

G. Porches

- 1) Scale – Integrate front porches into the design of new cabin using materials and proportions consistent with the other cabins.
- 2) Roof Type – Gable or hip roof porch designs are common the cabins designs.
- 3) Windows – Divide large panes of windows enclosing porches with divided lights that break up the expanses of windows.

H. Footings (see *Operation and Maintenance Plan* for more details)

- 1) Footing – Build footings under all foundations walls or piers to properly distribute loads.
- 2) Material – Construct of plain or reinforced masonry.
- 3) Height – Extend footings below prevailing frost line but not less than 12 inches below finished grade unless set on solid rock.

I. Foundation (see *Operation and Maintenance Plan* for more details)

- 1) Height – Build foundation walls or piers of masonry or poured concrete at a minimum of 8 inches above finished grade.
- 2) Material – Construct foundation of concrete or rock (preferred over concrete block unless covered). Small concrete blocks, lightweight aggregate blocks,

split face block, and similar materials in mute tan, gray, green, and charcoal are acceptable in appropriate combination with wood. Do not use white or bright colored mortar.

- 3) Vents – Install vented curtain or foundation wall between the finished grade and the ground level.
- 4) Walls – Curtain walls may be:
 - Vented closed construction, or
 - Footing supported masonry, or
 - Wood construction protected from contact with the ground.
- 5) Clearance – Adjust for additional clearance or facing with fireproof material to guard against ignition from ground fires. Provide for clearance of not less than 18 inches and not more than 48 inches between bottom of joists and ground level.

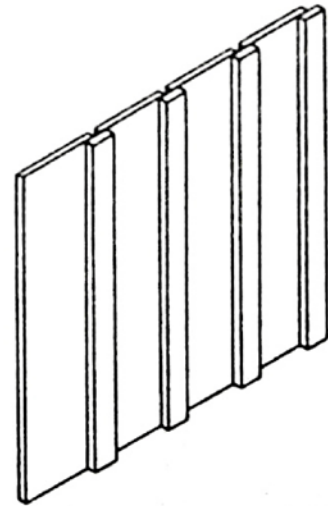
APPENDIX A

Glossary

Alteration – Any exterior change or modification to the character defining or significant physical features of a building or auxiliary structure.

Asymmetrical – Not symmetrical (off-center).

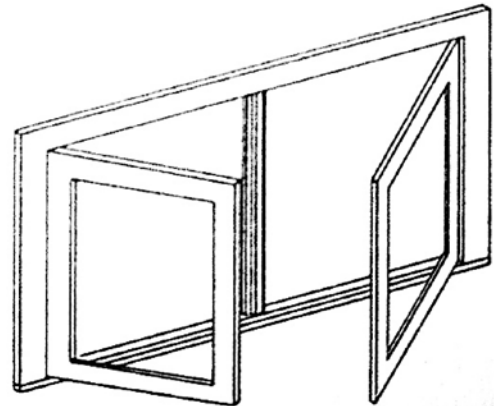
Board-and batten siding – Vertical siding made up of alternating wide and narrower boards that cover the joints of the boards.



*Vertical board and
batten siding*

Bulk – The three-dimensional size or mass of a building.

Casement window – A window that is hinged on the side.



Casement Window

Character-defining features/ Architectural details – The elements embodying the style or components of an improvement including the kind and texture of the building materials, and the type and style of windows, doors, and other details.

Lap siding or weatherboard – Narrow boards applied horizontally to an exterior wall, each of which overlaps the one below it to create a continuous skin over the wooden frame. There are lots of different pattern of for complete explanation.

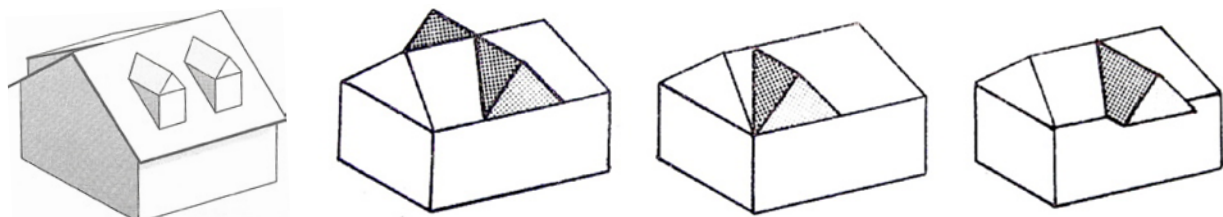
Compatibility – Compatible in massing, size, scale, bulk and architectural details and materials.

Corner board – A vertical board at the corner of a wood-frame building into which the siding abuts.

Demolition – Any act or process that destroys in part or in whole an individual building or structure.

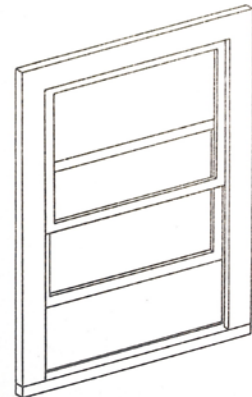
Design Guidelines – A document illustrating appropriate and inappropriate methods of rehabilitation and new construction that aid in designing and decision-making with regard to retaining the integrity of scale, design, intent, materials, feelings, patterns, and historical character of a historic building or structure.

Dormer – A roofed structure with a vertical window (or windows) that projects from a pitched roof.



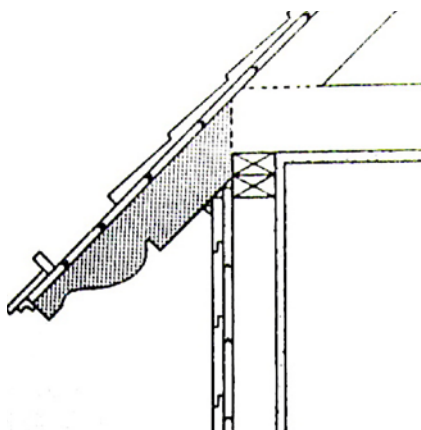
Dormers

Double-hung sash window – A window with two vertical sliding sashes, each closing half of the window opening.



Double-hung window

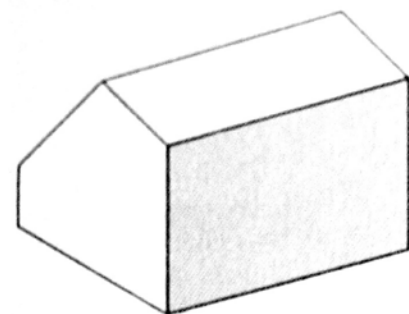
Eave – The lower part of a roof that projects beyond, and generally overhangs, the wall.



Eave, showing ornamented rafter-tail and framing details

Ell – A wing or addition extended at a right angle from the principal dimension of building, resulting in an “L” shaped plan.

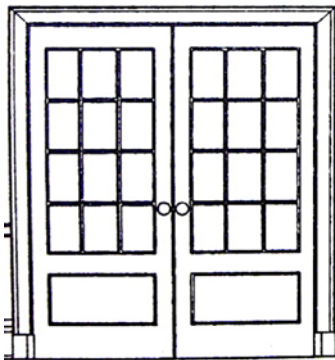
Facade – The exterior front face of a building.



Facade, or the front entry side of a building

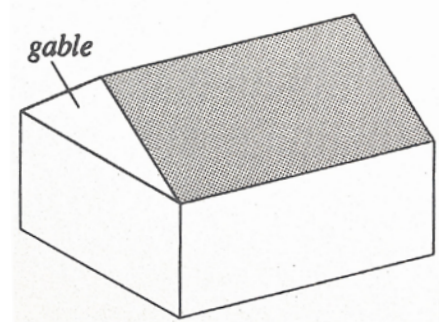
Foundation – The part of the structure that has direct contact with the ground and supports the load of the structure to the earth. The footing is at the base of the foundation.

French door – Two doors composed of small panes of glass between the muntins.



French doors

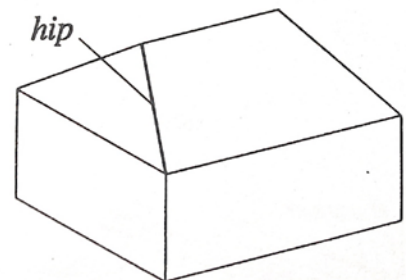
Gable roof – An inverted “V”-shaped roof of varying pitches divided into eaves and gable ends.



Gable roof

Hardscape – Outdoor elements such as walks, garden walls, fireplaces, etc.

Hipped roof – A roof formed by four pitched roof surfaces; the roof planes slope toward the eaves on all sides of the building.

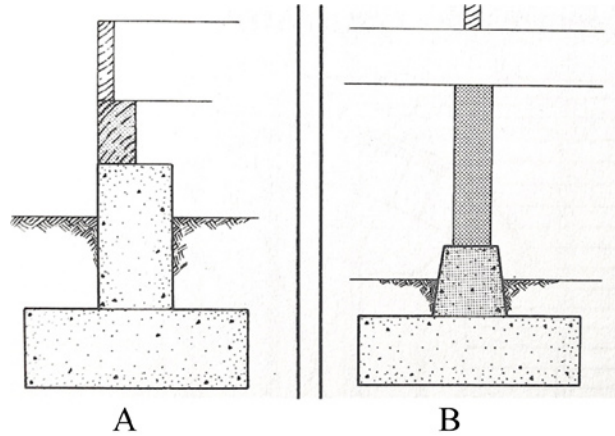


Hip roof

Improvement – Any building, structure, fence, gate, tree, wall, or other specified object constituting a historical physical feature of real property, or any part of such feature.

In-kind – Replacement of building components to match the original component in material, size, profile, texture, and color.

Light – A pane of glass installed in a window sash.



Foundation types including A: perimeter foundation and B: post and pier

Loft – An undivided portion of the attic made available for sleeping. It usually has half or knee walls and sometimes dormers or side windows.

Masonry – Stone, concrete block or brick.

Mass – Combination of masses that create a building volume; organization of the shapes of a building.

Mortar – A mixture of plaster, cement, and/or lime with fine aggregate and water used for pointing or repointing masonry.

Mullion – A vertical member of a window or door that divides and supports panes.

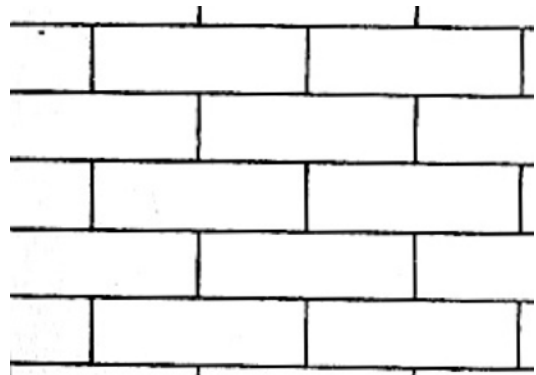
Muntin – One of the vertical or horizontal members separating and encasing panes of glass in a window.

Pane – A flat sheet of glass cut to size for glazing use in a window; also called a light.

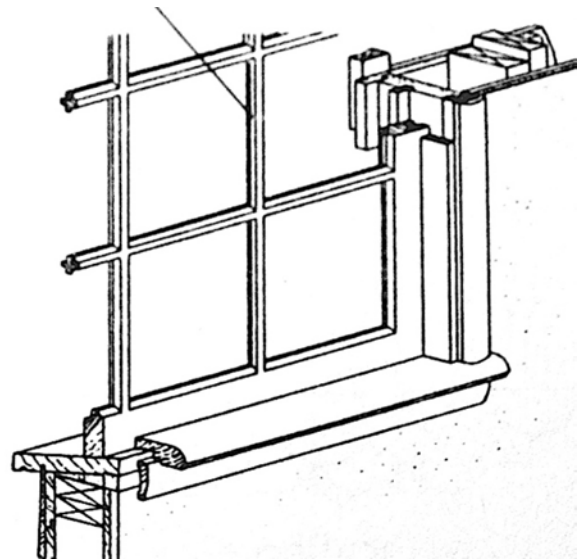
Pitch roof – The degree of a roof slope; usually expressed as a ratio of vertical rise to horizontal run (inches vertical in 12 inches horizontal).

Preservation – Retention of historic material through conservation, maintenance and repair. It reflects a building's continuum over time and the respectful changes and alterations that are made.

Proportion – The relation of one dimension to another.



Masonry, showing bricks arranged in a running bond pattern



Elements of a double-hung window sash, including light (or pane), mullions and muntins

Rafter – The sloping wooden roof-frame member that extends from the ridge to the eaves and that establishes the pitch.

Reconstruction – Re-creates a non-surviving site, landscape, building, structure, or object in all new materials. Based on physical or graphic images, and historical research.

Rehabilitation – The retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work.

Repointing or pointing – The treatment of masonry joints filling with quality mortar.

Restoration – The retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.

Rhythm – The repeated pattern of building elements such as doors and windows.

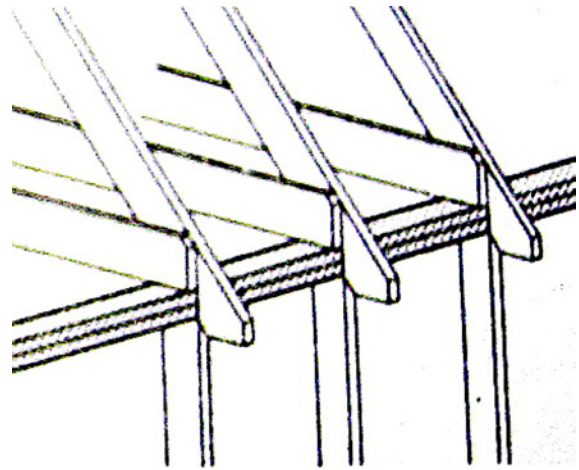
Ridge – Horizontal line formed by the juncture of the upper edges of two sloping roof planes.

Sash – The movable framework holding the glass in a window.

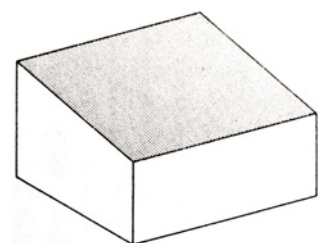
Scale – The relationship between the apparent size of a human being.

Secretary of the Interior Standards for Rehabilitation – The guidelines prepared by the National Park Service for Rehabilitating Historic Buildings (Appendix B).

Shed roof – A single-pitched roof over a small room; often attached to a main structure.

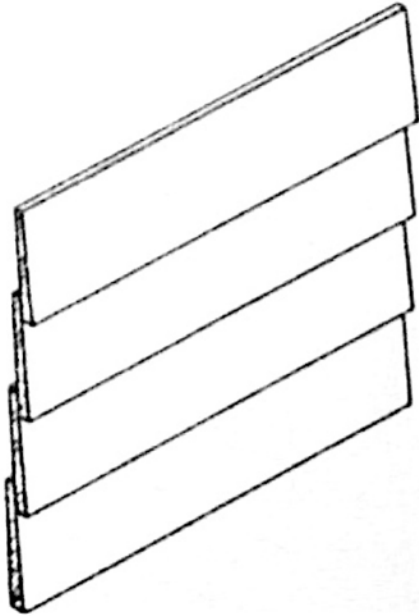


Framing elements, including rafters, ceiling joists, studs, and plate.

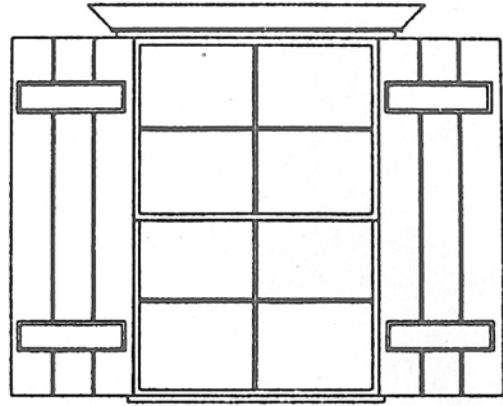


Shed roof

Shutter – An external movable screen or door used to cover a wall opening, especially a window; originally for security purposes; often confused with louvered blinds.



Horizontal siding—can be lap, bevel or clapboard



Shutters, showing ornamental shutters

Siding – Exterior covering of a structure.

Skylight – A glazed opening in a roof plane that admits light.

Symmetrical – A similarity of form or arrangement on either side of a dividing line.

APPENDIX B

Secretary of the Interior's Standards for Rehabilitation

The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historical materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected

and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.