

**CITY OF LA GRANDE
Landmarks Commission Work Session**

Thursday, April 14, 2022

Begins at 6:00 p.m.

You can view the Work Session on Facebook Live at the following link:
www.facebook.com/CityofLaGrande

AGENDA

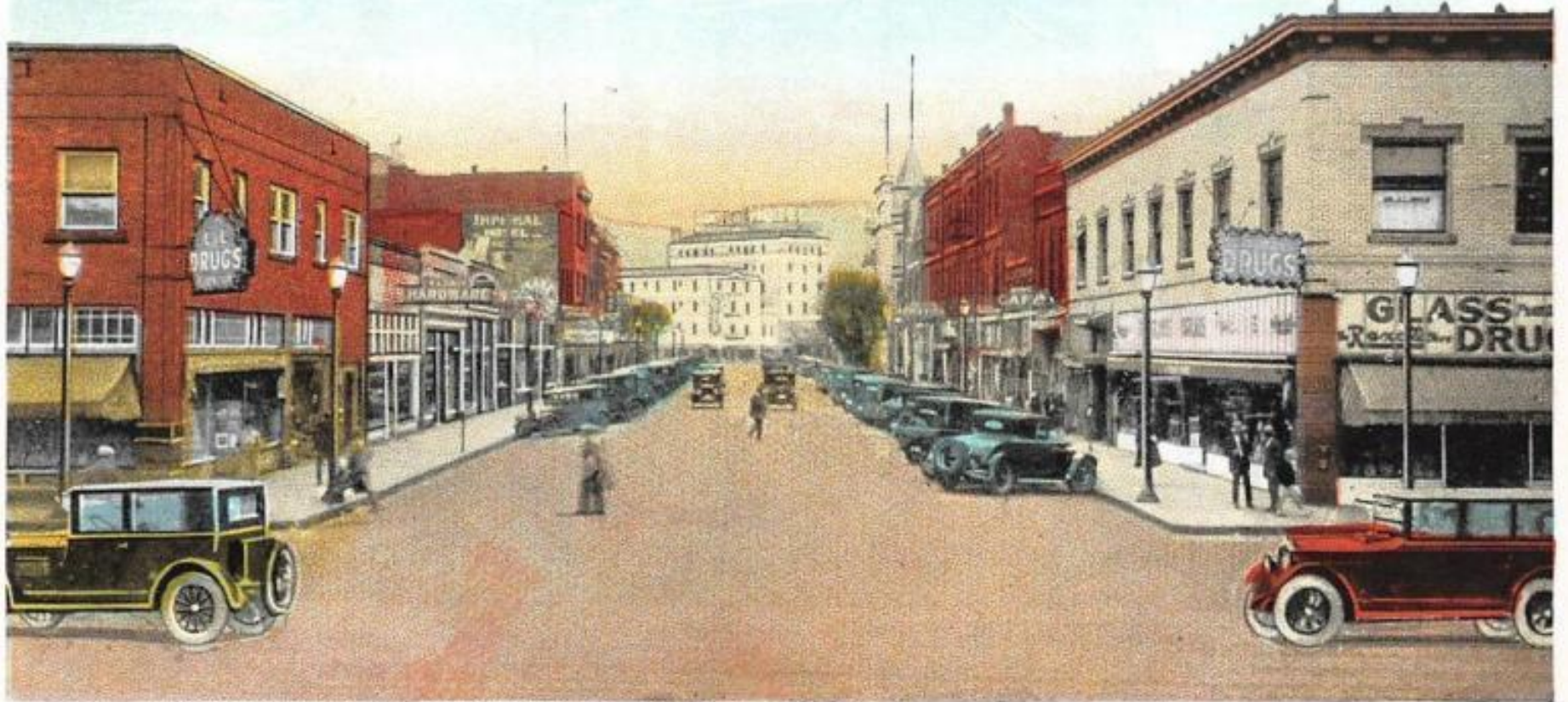
The purpose of a Landmarks Commission Work Session is to provide the Commission with an opportunity to informally discuss topics of common concern and interest and to exchange ideas with Staff, not to make decisions or to direct Staff toward a specific action or conclusion beyond identifying additional information the Commission would like to have presented at a later date. As no decisions are made, there will be no voting by the Commission at the Work Session. The Landmarks Department or members of the Staff may confirm any additional information the Commission requires as part of any future discussions regarding the presented topic(s). If a Work Session topic subsequently requires official action, it will become an action (voting) item on a following Regular Session Agenda. In accordance with the Oregon Public Meetings Law, Council Work Session are open to the public; however, in order to make efficient use of time, public comments and questions generally are not entertained during the discussion segment of the work session. Time will not be designated for public comments at the conclusion of the discussion. Members of the public are routinely provided with an opportunity to address the Landmarks Commission during the Public Comments portion of each Regular Session Agenda.

1. CALL TO ORDER/ROLL CALL
2. REVIEW AND DISCUSSION OF THE CONCEPT REPORT (DRAFT HISTORIC DISTRICT STANDARDS)
3. ADJOURN

All meetings of the La Grande Landmarks Commission are accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities should be made five days before the scheduled meeting by calling (541) 962-1307.

ON THE OLD OREGON TRAIL AND LA GRANDE-WALLOWA LAKE HIGHWAY.

City of
La Grande
— OREGON —



538. ADAMS AVENUE, LOOKING WEST, LA GRANDE, OREGON.

120552

Commercial Historic District Design Standards

ACKNOWLEDGEMENTS

Acknowledgements

We humbly acknowledge the original inhabitants of the land the City of La Grande is upon: the Cayuse, Umatilla, Walla Walla, and Nez Perce people. We celebrate their traditions, languages, and stories.

Thank you to the community who came out, who provided feedback, and those who provided follow-up interviews. The time you took to tell us what is working and what isn't working, your values and your struggles with designation and regulations, and your personal examples gave us the insight to promote a shift in approach. It must be recognized that community interests are difficult to maintain and achieve consensus about; they sometimes run counter to our ingrained individualism. We thank those who are actively working to create and sustain community in all ways, including through historic preservation.

LaGrande Landmarks Commissioners:

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Cassie Hibbert, Chair
Rod Muilenburg
Lindsay Costigan

La Grande City Commission and Mayor:

Stephen E. Clements, Mayor
Gary Lillard, Mayor Pro Tem
John Bozarth, Councilor
David Glabe, Councilor
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Date of Adoption: **INSERT LATER**
Cover Photo Source: hippocards.com

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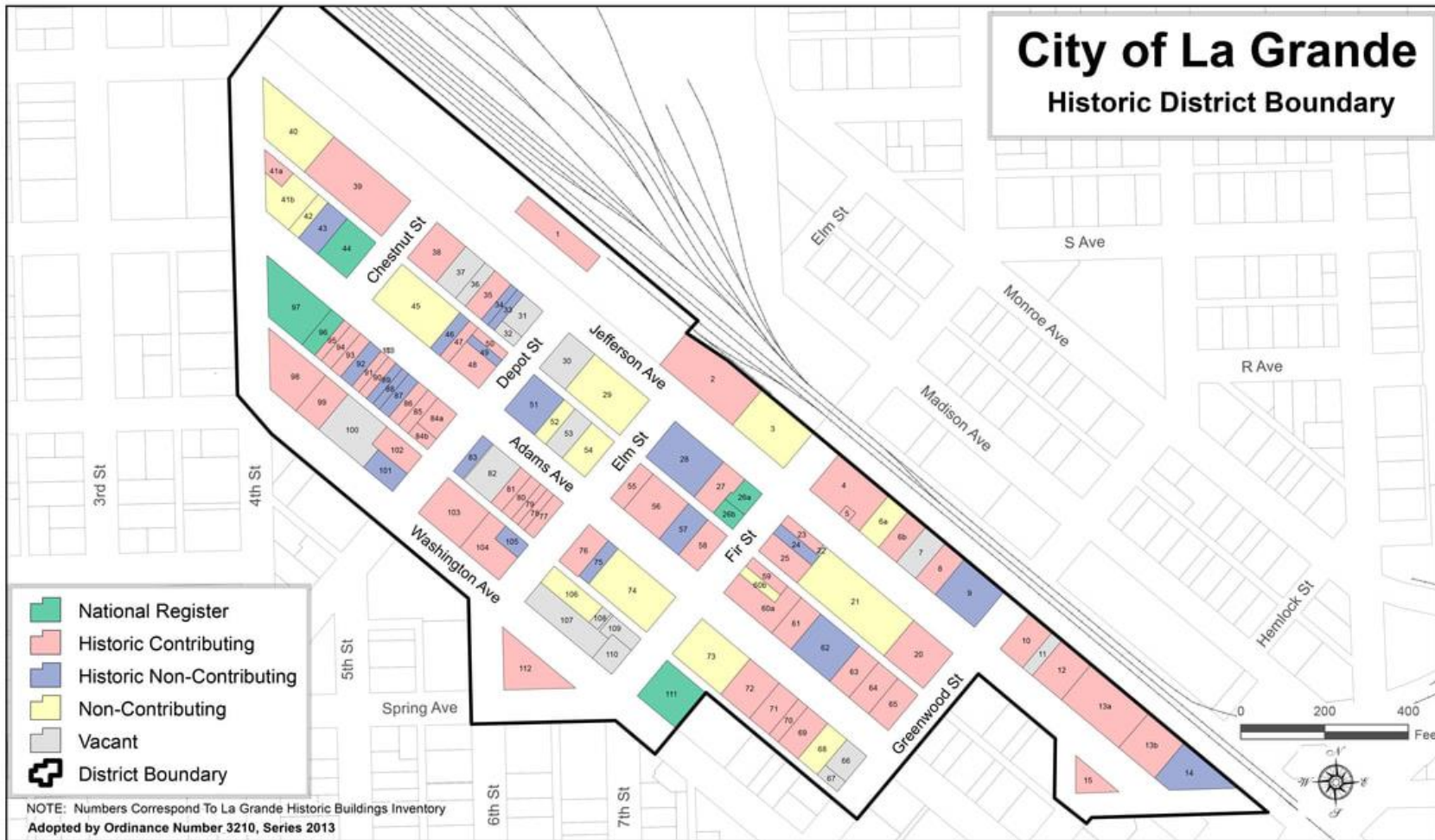
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INTRODUCTION

Introduction

How to Use the Historic Design Standards

Step 1: Is the building located within the La Grande Commercial Historic District?



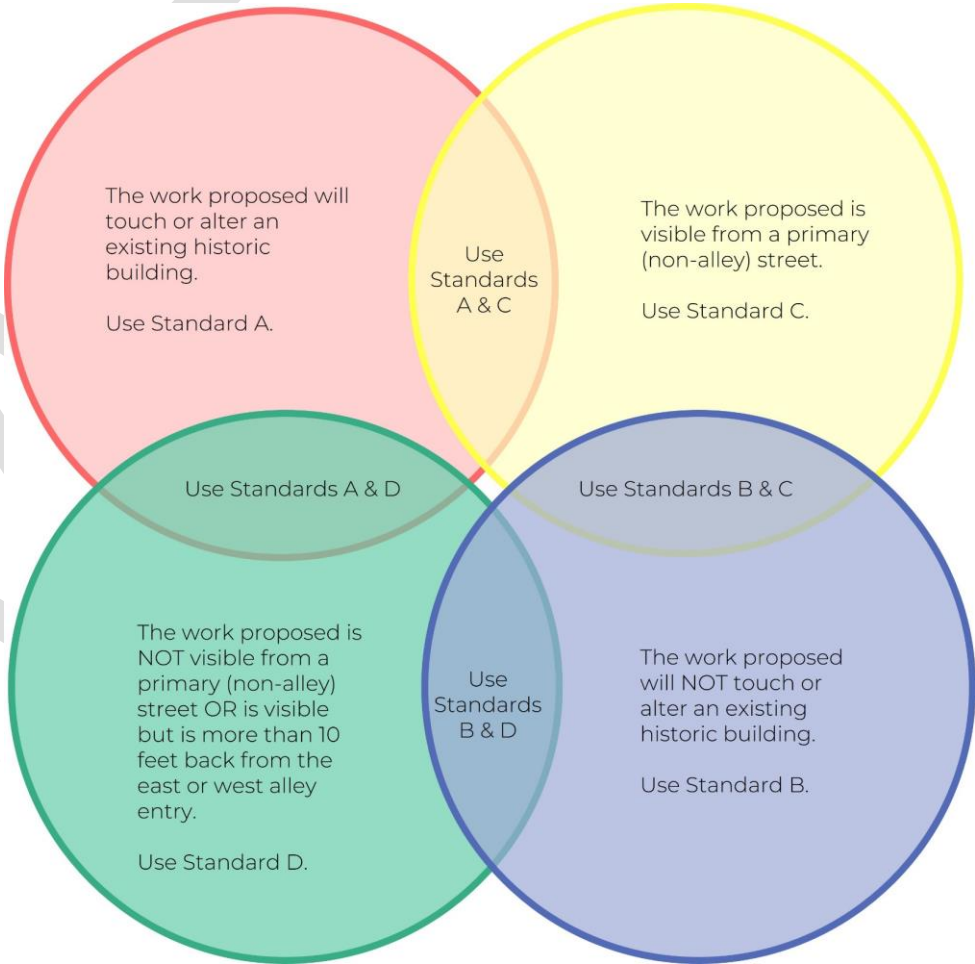
La Grande Commercial Historic District Map (Source: lagrandemainstreet.org)

The Historic Commercial Design Standards apply to buildings located within the La Grande Commercial Historic District. A map of the district and each building’s status within the district is provided above. Please keep in mind that the map is only accurate as of 2022; for the most up-to-date information check with the City of La Grande or the State Historic Preservation Office. For more information specific to your property, please visit *the City’s Land Use ArcGIS Map* at:

<https://www.cityoflagrande.org/community-development-planning-division/interactive-maps>.

Step 2: Use your project’s location in the District to find which sets of Standards apply. Every project will have two sets of Standards apply, though it may be that many or even most of the individual Standards within that set do not apply to your project. The first question asks whether the project is or will be visible from a primary (non-alley) street. Even if it is or will be visible from the east or west alley curb-cut, but the whole of the project is located more than 10 feet back from the east or west property line at the alleyway, the project is still eligible to use “D” standards. All other projects will use “C” standards. The second question is whether a historic building is affected by the project, even if the building is historic noncontributing. If so, the project will use “A” standards. If not, the project will use “B”.

Step 3: Use the appendix for definitions of architectural terms, discover potential financial incentives, and access a list of resources that may help with your scope of work.



Use this diagram to determine which Standards apply to the proposed scope of work.

INTRODUCTION

Historic District Background

The La Grande Commercial Historic District encompasses significant buildings in the City's history which date from 1891 to 1948. The District has a concentrated collection of buildings reflecting the early development of La Grande as a leading trading and transportation center in Northeastern Oregon. Downtown La Grande also served as a regional division point for operations of the Oregon Railroad and Navigation Company and catered to the railroad traffic. Downtown La Grande not only served the local community, but also handled the regional trade of the farmers and ranchers who came to town to ship their commodities, shop for goods, and conduct business.

In the early 1880s, the community developed around the proposed OR&N Co. Railroad (later the Union Pacific). Before the railroad workers commenced to lay the tracks, commercial enterprises relocated from "Old Town" La Grande in the southwest section of town to the proposed tracks and depot site. Three streets paralleling the tracks are now a part of the Historic District - Jefferson, Adams, and Washington Avenues - between Fourth and Greenwood Streets and Cove Avenue. This commercial area was originally comprised of wooden structures. A significant fire in 1891 destroyed many blocks of businesses and subsequent construction was of masonry. Many historic resources of the 1890s reconstruction era remain.



Depot Street, c. 1927, looking southwest from Adams Avenue.

At the turn of the 20th century, La Grande had established itself as the trading center for Union County and the railroad was still the focus of the community's activities. The 20th century brought many changes as the Progressive era began. Substantial buildings were constructed in La Grande's business district. Large two-story, brick buildings became anchors on many prominent corners and mingled with the smaller 1890s brick structures. Many businesses focused on Depot Street and Adams Avenue. Warehouses and businesses supporting the railroad faced Jefferson Avenue.

The automobile era ushered in a new period of development in the town. In the 1910s and 1920s, many new types of businesses evolved - service stations and car dealerships – and La Grande established itself as the center of the auto industry in Union County Oregon. Located along the south side of Jefferson Avenue and on Adams Avenue east of Fir Street, these auto-related businesses were generally one-story buildings constructed of hollow clay tile or concrete.

This era also ushered in a new look for many facades along La Grande's downtown streets. More progressive and modern styles were sought to reflect this prosperous period. Older buildings underwent face-lifts whereby the Queen Anne elements of the 1890s were stripped and windows replaced to create smooth, blocky edifices with squared openings common in the first two decades of the 20th century.

At the end of the 1920s, the Union Pacific Railroad constructed the present depot with the grand opening in 1930. This final act of the progressive era ensured La Grande's prominence as a railroad town, though the Depression of the 1930s affected this community as well as many others across the country. Building in downtown virtually stopped until after World War II. In the late 1940s, a few other automobile dealerships opened in downtown La Grande.

In the 1960s, the Interstate Highway system began to adversely affect La Grande's downtown business district. Highway 30 - Adams Avenue - lost its position as the major route through town. Interstate 84 and associated strip-commercial development gradually drained business from downtown. Although many storefronts have evolved and upper stories vacated, downtown La Grande still remains a busy population center and provides vital services for the community.

INTRODUCTION

Purpose

The purpose of the La Grande Commercial Historic District Standards is to provide guidance to property owners, commercial tenants, City of La Grande staff, the Landmarks Advisory Commission, and other community members about best practices for making changes to properties, while retaining the overall look and feel of the District. The District represents La Grande's heritage, and most of the District's buildings are visibly related by some common characteristics. Together, they create a place which has an impact greater than any individual historic building could.

However, change is inevitable. The Standards do not prevent change or halt progress; nor do they restrict an individual property owner's creativity. The Standards are meant to allow for new and remodeling projects within a range of possibilities, enhancing the appearance and livability of the District, but ensuring compatibility with the older structures. The goal of the Standards is to help manage the process of change.

The Standards address the rehabilitation of existing buildings, new construction and additions, and relocation or demolition of existing buildings. The Standards are loosely based on the Secretary of the Interior's Standards for Rehabilitation (provided in Appendix) but are tailored to the character and unique features of the built environment in the La Grande Commercial Historic District, such as its alleys.

This document provides clear descriptions and illustrations of work meeting the standards, and graphics to assist property owners, applicants, and decision-makers to determine which standards apply to which types of projects.

Standards A

A1. Storefront Rehabilitation

PRESERVE, RESTORE, OR RECONSTRUCT MISSING PRIMARY FEATURES OF A HISTORIC STOREFRONT. STRENGTHEN THE HISTORIC PATTERN AND PROPORTION OF STOREFRONT BAYS.

The following recommendations can help achieve this standard:

- Replace missing pilasters between storefronts, missing solid bulkhead areas beneath storefront display windows, and/or missing transom windows by using historic evidence such as drawings or photographs, where possible.
- Prioritize keeping the traditional storefront opening or openings intact, with clear glass display windows and entry doors. Avoid filling storefront openings with solid wall areas (except below the display windows in the bulkhead area).
- Preserve and restore the primary features and materials of a historic storefront. If historic storefronts are missing or must be replaced, base the design and materials of the new storefront on the historic system as much as possible. Use compatible materials such as painted metal or wood.
- Avoid removing or blocking off transom windows, although insertion of translucent, opaque, or tinted glass or in some cases louver panels may be appropriate if the original transom window divisions are maintained in the new materials.
- If the original transom glass is missing, use new glass, or a series of solid panels with vertical divisions articulating the transom band's original divisions if the transom must be blocked out.
- Retain or restore the operability of any original transoms as a natural climate control feature.



212 Fir Street is a good example of a rehabilitated storefront. Note the new panelized bulkhead beneath the storefront windows. (Source for image on left: Google Street View 2012)

STANDARDS A – EXISTING BUILDINGS

- Design new storefront entry doors, if new entries are needed, to include large glass areas. Use wood and glass, or painted metal and glass doors, as appropriate to the building and the existing storefront system. Anodized metal storefronts are not appropriate.
- If a building did not originally have ground floor storefronts or windows, new openings that fit the style and original use of the building may still be appropriate to give the building a new use. Retain and respect original features, and align new features with original features.



Portland Artificial Ice Building (1800 NW Upshur) is a former warehouse building. The rehabilitation of this building, circa 2008, included the replacement of the small loading dock windows with larger windows to support an adaptive reuse. A full storefront bay expression would have conveyed the wrong “story” about the building’s original use. This style of rehabilitation could be applied to buildings along Jefferson Avenue. (Source for image on left: c.1980 City of Portland Historic Resource Inventory) (Source for image on right: 2009 Google Street View)

A.2 Accessibility

ENSURE THAT BUILDING ACCESS IS ACCESSIBLE AND ACCOMODATES UNIVERSAL DESIGN, INCLUDING DECORATIVE STEP-UP STOREFRONT ENTRIES.

The following recommendations can help achieve this standard:

- Design accessibility features, such as ramps, handrails, and mechanical lifts, so they are compatible in design, scale, materials, and finish with the historic building.
- Minimize the visual impact of universal design features such as elevator additions, fire stairs, and fire doors. Design such features to be compatible in scale, materials, proportion, and finish with the historic building.
- Consider the design in terms of the continuity of the district, such as the walking surface, whether on private property or in the right-of-way. Special threshold materials in the plane of the sidewalk such as masonry, tile, or terrazzo can provide compatibility with the design of older, often inaccessible step-up entries in the Historic District.
- Universal access may be met by creating new or alternate means of access to the historic building, if needed, in ways that do not compromise the key features of the historic structure.
- For more information, refer to Technical Preservation Services Brief 32: Making Historic Properties Accessible (link in the appendix).



A way to retain the historic column structure and introduce a modern storefront with ADA ramp. Everyone uses the same ramp entry.

STANDARDS A – EXISTING BUILDINGS

A.3 New Additions

DESIGN NEW ATTACHED VOLUMES OR ADDITIONS TO VISUALLY MATCH MOST OF THE CHARACTERISTICS OF THE ORIGINAL BUILDING AND/OR CONTRIBUTING BUILDINGS IN THE DISTRICT.

The following recommendations can help achieve this standard:

- Design new attached volumes and/or additions to be compatible with the original building. However, in some cases a distinct appearance for a new façade may be appropriate if an addition has its own primary street frontage. In these cases, the addition should look like a separate building and be generally compatible with the other historic buildings in the district.
- Extend existing larger-scale design patterns, details, materials, and alignments into new wall areas of the building, but very ornate or distinct features are best simplified or even left off the new addition. Aim for a subtle, but clear visual delineation between the original building and its addition.
- Minimize the size, scale, and height of new attached volumes and / or additions so they do not visually overpower the primary building, especially as seen from street frontages. Not all of the strategies listed below may be appropriate for every building:
 - Strategies to achieve compatibility in vertical additions include stepping back a new upper level from the wall planes below, changing material or color at an upper addition, and/or continuing vertical bays or pattern of openings vertically into the new wall area.



This massing study illustrates a new addition on right that is larger than the historic building (Troy Laundry building in Portland). The new building employs a “sidecar” to transition the mass of the new building addition and relate it to the older building. (Source for image on right: Hartshorne Plunkard Architecture)

- Strategies to achieve compatibility in horizontal additions include using a “reveal” or change in plane between the existing and new construction; treating the addition as if it were a new, different building; and/or replicating the same structural and visual rhythm of the original building horizontally into the new volume.
- Select materials and finishes for new volumes and/or additions that are compatible with the primary building. Contemporary materials may be compatible if they are durable, repairable, and if the materials convey the visual qualities of traditional materials found in the district.
- Additional guidance is available through the National Park Service’s Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns.



Example of a rooftop addition at the historic Towne Storage Building in Portland, Oregon. (Source: Autodesk)

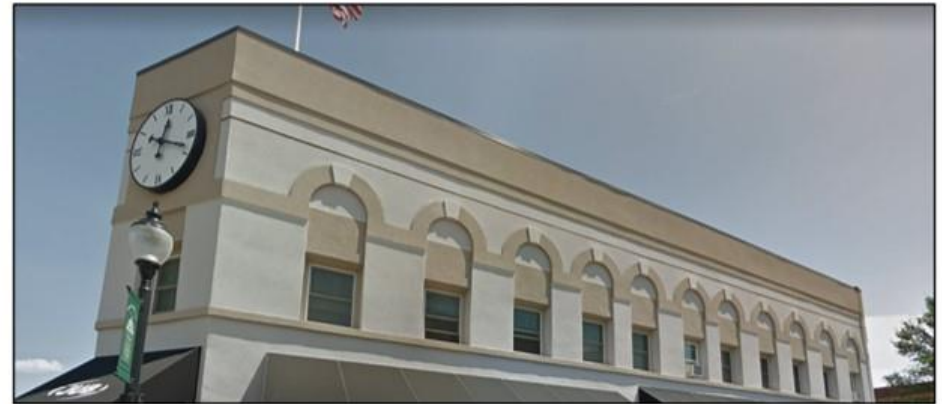
STANDARDS A – EXISTING BUILDINGS

A.4 Building Façade Maintenance & Rehabilitation

WHEN DESIGNING ALTERATIONS, RESPECT THE ORIGINAL STYLE AND DESIGN OF THE BUILDING, AND RETAIN ORIGINAL FEATURES AND MATERIALS, ESPECIALLY THOSE FACING A STREET.

The following recommendations can help achieve this standard:

- Preserve and maintain original historic architectural elements and materials.
- Especially at street-facing façades, ensure that new or added architectural elements or materials are highly compatible or “in kind” with related elements of the of a historic building and with the historic character of contributing buildings in the immediate surrounding area.
- Design the materials and shifts in plane (as, for instance, the plane of window glazing relative to the plane of the exterior wall) used in street-facing facades to be visually compatible with the traditional architectural character of the historic building.
- Keep contemporary or modern-looking new additions, such as a sign or a light fixture, at a scale that does not overwhelm the existing resource.
- Make sure new street-facing architectural elements are not unintentionally introducing stylistic elements from other historic building styles.



Rehabilitated upper floor of the Rogers Building at 1201 Adams Avenue with a contemporary, but compatible design around the original window openings. (Sources: Google Street View 2009 and 2015)

A.5 Disaster and Safety Planning

UNDERTAKE SEISMIC IMPROVEMENTS AND OTHER DISASTER PLANNING IN THE MOST UNOBTRUSIVE WAY POSSIBLE, AND TAKE STEPS TO STABILIZE BUILDINGS THAT ARE VACANT.

The following recommendations can help achieve this standard:

- Seismically upgrade historic buildings, especially those that are constructed of unreinforced masonry. Choose solutions that retain historic materials and do not impact window openings or the exterior of buildings.
- Retain and strengthen existing structural materials and systems.
- Ensure the fire safety of the building and its immediate neighbors when undertaking interior or exterior alterations. Examples include installing sprinklers, and closing interior shafts or spaces that may be behind walls and ceilings.
- Regularly inspect the structural strength of historic features such as cornices, canopies, or other heavy building elements.
- Keep doors and windows closed within a disused or vacant building to limit the spread of fire.
- Perform temporary repairs to roofs and windows to stop water from entering a disused or vacant building.
- Cover broken or damaged windows and holes in roofs.
- Secure loose gutters and downspouts.



Example of parapet bracing (Source: National Park Service)

STANDARDS A – EXISTING BUILDINGS

A.6 Relocation or Demolition

IF RENOVATION OF A HISTORIC BUILDING IS NOT FEASIBLE, CONSIDER RELOCATION; IF RELOCATION IS NOT FEASIBLE, DEMOLITION AND REPLACEMENT WITH A NEW COMPATIBLE BUILDING MAY BE CONSIDERED AS A LAST RESORT.

The following recommendations can help achieve this standard:

- Protect individually listed buildings, historic contributing buildings, and historic non-contributing buildings from demolition.
- If the historically compatible features or materials of a historic non-contributing building have been irrevocably lost and there is little realistic chance the building could be or will be historically renovated and/or become a contributing resource, then relocation may be considered. If the building cannot realistically be relocated, then demolition may be considered.
- Demolition of individually listed, historic contributing, and historic non-contributing buildings with historic and compatible features may be a necessary action if the building meets the conditions in the code for a hazardous building.
- Write and carry out a salvage plan for materials and features and ensure photographic documentation of the building prior to demolition.
- Relocation of an existing building from elsewhere into the District will be reviewed as a new building.
- Demolition or relocation of an existing noncontributing building from the District to another location may be considered if the result of the demolition or relocation will be a new building on the site.
- If partial demolition (removal of floor or wall area) is planned to create a new addition of floor area, the demolished historic area should be the minimum necessary. If partial demolition is planned for another reason, the resulting (new) exterior walls, windows, and other features would be reviewed using the “Additions” standard.
- Use a cautious approach to large equipment and digging within the historic district so as to protect known and unknown archaeological resources from damage during construction.



The historic Cumberland Church in Albany, Oregon, en route to its new location. The steeple was temporarily removed to facilitate the move. (Source: Corvallis Gazette-Times photo, October 2021)

Standards B

B.1 Ground Floor

DESIGN NEW STREET-FACING STOREFRONT BAY OPENINGS TO BE SIMILAR IN SIZE AND FEATURES TO THOSE IN NEARBY CONTRIBUTING BUILDINGS, OR ALLOW FOR COMPATIBLE PEDESTRIAN-FRIENDLY ALTERATIONS TO EXISTING BUILDINGS.

The following recommendations can help achieve this standard:

- Design street-facing storefront bay openings to be similar in size and features to those in nearby contributing buildings
- Organize the design of new ground-floor level street-facing facades with a regular rhythm of repeating storefront bays.
- Provide a similar height for new ground-level spaces as the site's contributing neighbors. Ground levels should generally be taller than upper levels.
- Design bays with a solid bulkhead of a similar height to those of contributing buildings.
- Use clear glazing in all or in the majority of storefront windows.
- Set entry doors back from the building face to provide interest and weather protection.
- Use transom windows across the top of each storefront bay.
- If an existing building did not originally have ground floor storefronts or windows, new openings that fit the style and original use of the building may still be appropriate to allow for an adaptive reuse. Retain and respect original features and align new features with original features.



The new construction at 1206 Adams Avenue uses the historic elements of bulkhead, display windows, transom, and awning to create a historically inspired storefront with modern materials (Source: Google Street View 2018)

STANDARDS B - NEW or NONHISTORIC CONSTRUCTION

B.2 Building Proportion

REFLECT THE GENERAL SIZE, PROPORTION, AND VOLUME OF THE DISTRICT'S CONTRIBUTING BUILDINGS IN NEW CONSTRUCTION OR CHANGES TO NONHISTORIC BUILDINGS

The following recommendations can help achieve this standard:

- Use simple, “blocky” building forms that generally reflect the size and proportion of contributing buildings nearby.
- Align new construction with existing windows and/or strong horizontal features of a neighboring contributing building.
- Where new construction is taller or wider than the existing buildings, visual strategies to improve compatibility may include:
 - Creating a linear projecting element such as a strong cornice or upper-level horizontal awning to break height and reflect similarities with nearby contributing buildings.
 - Using variegated rooflines to break the apparent scale of a full-block building façade.
 - Where a building has a full-block face, visually dividing the new wall area into one or more vertical bays with a change in plane to visually group areas of the building façade into smaller areas.



1100 Block of Adams Avenue. The buildings have a consistent height and storefront size. (Source: Google Street View 2018)

B.3 Streetscape & Setbacks

HOLD OR REPAIR THE STREETWALL

The following recommendations can help achieve this standard:

- New buildings or new additions should extend to street lot lines, reflecting the existing street “walls” in the Historic District.
- Parking or vehicular areas between a building and the sidewalk detract from the pedestrian environment and the historic street wall; these uses should be moved back to the alley or rear side of the building (unless in the historically more industrial area on North side of Jefferson Street).
- If an existing building area is already set back from the right of way, the area between the building and the street may become a pedestrian plaza, incorporating seating and shade.
- A missing street wall can be suggested by the use of high-quality, durable elements placed in line with the neighboring buildings, such as bollards or a visually permeable fence. The area between the building and the street may also be landscaped.



This infill development (2020) in Bozeman, MT created different volumes to break up the mass of new construction relative to the existing older buildings. The new building repairs and fills the gap in the streetwall. (Source: <https://www.loopnet.com/Listin>)

STANDARDS C - "STREET-FACING"

Standards C

C.1 Roofs & Rooftop Elements

MINIMIZE VISIBILITY OF ADDED ROOFTOP ELEMENTS

The following recommendations can help achieve this standard:

- Retain or re-open historic skylights for natural daylighting and passive solar opportunities. Consider retrofitting existing skylights or adding new operable skylights for better natural lighting and for air circulation, with an insulating cover to keep heat in at night.
- Avoid "bubble" forms for new skylights and altered existing skylights, but consider a range of more rectilinear skylight forms as long as their visual impact from the surrounding streets or sidewalks is limited.
- On flat roofs, set back elements such as angled photovoltaic panels, or utility, communication, or mechanical equipment from street-fronting sides of the building, unless the existing parapet prevents visibility from the sidewalk directly across the street. On flat or sloped roofs, minimize visibility of these rooftop elements. Use matte finishes and colors that blend with the roof or background for equipment.
- Locate rooftop patios at least 10 feet back from the front building façade. Use simple, open railings to minimize the visual impact of the rooftop patio from the street.



Using flat or low-slope solar panels is a simple way to limit visibility. (Sources: National Park Service: <https://www.nps.gov/tps/sustainability/new-technology/solar-on-historic.htm>)

C.2 Materials

REFLECT EXISTING HIGH-QUALITY MATERIALS AND FINISHES IN THE DISTRICT WHEN SELECTING NEW OR REPLACEMENT MATERIALS, AND MAINTAIN EXISTING MATERIALS SUCH AS BRICK, WOOD, AND METAL.

The following recommendations can help achieve this standard:

- Retain and preserve primary materials, features, and surfaces that contribute to the overall historic character of a building or the District, such as brick, stone, granite, limestone, slate, concrete, concrete block, terra cotta, clay tile, painted steel or aluminum, and concrete stucco. Where possible, retain historic secondary materials as well as in exposed foundations and at copings and other details.
- Clean masonry surfaces using the gentlest effective method when necessary to stop deterioration or to remove heavy soiling.



*Ralston Block (1124 Adams Avenue) Note the removal of the added "fieldstone" facing and restoration of the historic stucco wall finish.
(Source: Google Street View 2012 and 2015)*

STANDARDS C - "STREET-FACING"

- Use low pressure washing with detergents and scrub with natural bristle brushes. It is not appropriate to use destructive stripping or cleaning methods, such as sandblasting, power washing, high-pressure water blasting, or any other abrasive method that may cause deterioration (i.e. chipping, eroding, or wearing away) or change the color of the masonry or the mortar. Consult Preservation Brief Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.
- Repair masonry features, surfaces, and details using appropriate repair methods including re-pointing, consolidating, piecing in, and patching. New masonry surfaces in new construction may be painted or sealed.
 - It is not appropriate to paint, seal, or coat historic masonry surfaces that were not previously painted, sealed, or coated as this can trap moisture and degrade the masonry. Repoint deteriorated mortar joints matching the original mortar in strength, composition, color, and texture; generally do not use Portland Cement as it does not allow for expansion and contraction. Consult Preservation Brief 2 Repointing Mortar Joints in Historic Masonry Buildings
- Replace missing features on contributing buildings with materials in keeping with the building's original materials. Substitute compatible materials for the original only if it is not feasible to replace in kind.



Buzzini Building (1100-1104 Adams Avenue) (Source Google Street View 2015 and La Grande City Staff 2022)

- In new additions or new construction, consider designs that include brick patterning, corbelling, insets and projections, or other traditional brickwork details. Brick size and texture, joint width, and other small-scale design features can provide a sense of continuity with the craftsmanship and texture of contributing buildings.
- In new additions or new construction, use durable and high-quality contemporary materials as secondary accents in combination with traditional primary wall materials such as masonry or concrete stucco.
- Finish new materials in a compatible way to contributing buildings with the same material; wood is painted, metal is powder-coated or painted in a non-metallic finish, concrete stucco is finished smooth rather than a highly sanded or troweled finish, and glass is clear or translucent.

Material notes: Many modern materials are reasonable substitutes for historic materials and may be good options within the La Grande Commercial Historic District. However, several materials are not good options and are discussed below.

1. **EIFS** (Exterior Insulation and Finish System) is a synthetic stucco system that includes an inner foam insulation board, a middle polymer, a cement base coat that is reinforced with fiberglass mesh, and an exterior textured finish coat. EIFS does not "breathe" and can trap moisture within the wall thickness which can cause mold and mildew to rot wood sills and framing. Because of the potential harm it can cause to an older structure, synthetic stucco is not permitted on existing buildings in the District. **Alternatives to EIFS.** Use true stucco, or cement plaster, which is a combination of sand, lime, Portland cement, and water. Also, only use breathable water-based paints on stucco. Elastomeric paints may seem to be low maintenance, but on true stucco they act as a barrier and trap water in the wall, which can cause peeling and serious damage to the interior walls of the building.

2. **Vinyl** windows (or siding). The manufacture of vinyl (polyvinyl chloride, or PVC) windows requires a highly toxic production process. Dioxin, a toxic carcinogen, is formed when PVC is manufactured and when it is burned (an increasing concern with wildfires and climate change). While vinyl windows are now available in darker colors, they are still not inherently repairable and not paintable. They appear to last in the range of 20 to 25 years, and then must be totally replaced again, so they are nowhere near as durable as a wood window or the other components of a historic building. They are toxic to dispose of as well. Vinyl windows are typically made with an installation flange to prevent water infiltration but which pushes the plane of the window out to the plane of the exterior siding. The building then loses the depth, shadow, and the detailing of the original window design. **Alternatives to Vinyl.** See Standard C.3 Windows.

STANDARDS C - "STREET-FACING"

C.3 Windows

PRESERVE, REPAIR, AND RETROFIT EXISTING WOOD OR METAL WINDOWS TO IMPROVE ENERGY EFFICIENCY. WHEN DETERIORATION WARRANTS REPLACEMENT, USE COMPATIBLE, DURABLE MATERIALS AND PROFILES.

The following recommendations can help achieve this standard:

- Maintain original windows in their original openings. Regularly inspect, repair, re-caulk, and re-paint historic windows to prevent deterioration.
- If historic windows cannot be reasonably restored, specify replacement windows that match the historic windows in their configuration, operation, profiles, dimensions, and finish. Ensure that they match the size of the existing (historic) opening, without infill panels.
- Weather-strip and caulk older windows, and consider the installation of storm windows (preferably at interior) to improve thermal performance of older windows.
- Specify traditional, compatible, and repairable materials such as painted wood or metal for new windows. Use clear or very lightly tinted glass and avoid the use of simulated divided lights unless an exterior dimensional grid is applied to visually match historic multi-pane window divisions in the building.
- Prioritize solutions that match the original material of historic windows in a building, but new windows using alternative materials may be appropriate in some locations if they can convincingly replicate the appearance of the historic windows.



Sommer Block (1119-1123 Adams Avenue) These images show the windows and storefronts of the Sommer Block in the 1950s, 2008, and 2021. The current windows replaced inappropriate modern windows and returned the building to a more historic appearance. (Sources for left two images: <http://cinematreasures.org/>, Google Street View)

C.4 Awnings

CONSIDER AWNINGS OR CANOPIES TO PROVIDE WEATHER PROTECTION AND TO HIGHLIGHT THE STOREFRONT BAY PATTERN OF THE BUILDING.

The following recommendations can help achieve this standard:

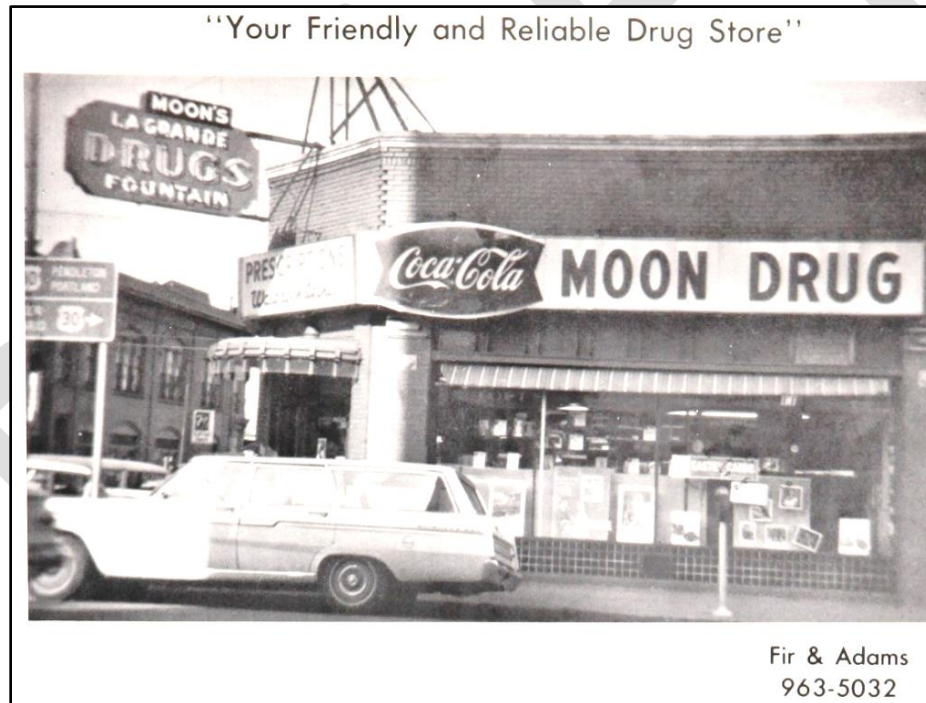
- Fit new ground-level awnings within storefront bays on buildings with storefront bay openings. If existing storefront bays include inset entries, however, awnings may not be appropriate.
- If there were once historic awnings, and there are photos or other historic evidence of their style and detail, use the historic evidence to inform the size, placement, and support details of the new awnings.
 - Rather than arched, bubble-shaped or bull nose awning forms, choose simple "shed" awning forms with slope less than 45 degrees. The use of supporting chains or rods, as well as flat canopies or special entry canopy shapes may be appropriate in some cases, especially at a special building entry.



Western Union Telegraph Building (1117 Adams Ave) added an awning to provide continuity with its neighbor the Sommer Block (Source: Google Street View 2009 and 2018)

STANDARDS C - "STREET-FACING"

- For upper story windows, fit awnings within window bays rather than overlapping awnings over multiple window openings.
- Ensure that new awnings will not detract from or conceal the building's architectural details or features, such as transom windows, ornamental brickwork, ghost signs, iron work, leaded glass, etc. Design new awnings and canopies to be in character with the original building and surrounding historic context.
- The use of woven fabric materials for awnings, preferably in a single color, are the most compatible with most buildings in the historic district. Avoid the use of vinyl, plastic, or other shiny materials for canopies or awnings. Canopies of metal, glass, or finished wood may be appropriate in some cases, especially at a special entry condition where a canopy existed originally.
- Graphics or added text along the bottom free edge of the awning may be used if at a pedestrian-oriented scale. Avoid graphics or text on the slope of the awning.



This image from the 1967 La Grande HS yearbook shows an ornamental canopy at the corner entry of the store, still present on the building.

C.5 Signs

PLACE SIGNS SO AS NOT TO DESTROY HISTORIC MATERIALS, OBSCURE DECORATIVE FEATURES, OR DOMINATE THE FAÇADE OF THE BUILDING. USE DURABLE, HIGH-QUALITY MATERIALS AND FINISHES.

The following recommendations can help achieve this standard:

- If more than one tenant occupies a building, consider a repeatable sign design or framework at the ground floor level of the building that each tenant may individualize.
- Affix signs to allow for later removability and repair; for instance routing bolt holes in brick joints rather than through bricks where possible.
- Sign lighting such as illuminated push-through letters with metal sign face, use of neon, use of separate spot lighting onto a sign face, and other limited and low-level strategies are encouraged. Large sign face panels that are entirely internally illuminated or moving image signs are generally not appropriate in the historic district.
- Creatively re-use an original or historic sign or its supports, and incorporate these historic elements into the new or altered sign.
- Signs above the ground level may be appropriate if they are not over-scaled to the pedestrian environment, and do not detract from the architecture of the building or District.



A variety of sign types are visible in this image, including blade signs, mounted wall signs, and internally illuminated letter signs. All are placed for pedestrian use at the ground level.

STANDARDS C - "STREET-FACING"

C.6 Fences / Accessory Structures

DESIGN NON-BUILDING ACCESSORY ELEMENTS TO BE DURABLE, WELL-CRAFTED, AND COMPATIBLE WITH THE STYLES AND MATERIALS OF THE HISTORIC DISTRICT.

The following recommendations can help achieve this standard:

- Design non-building accessory elements such as fences, freestanding light poles, bike parking racks, benches, "pole" or monument signs, or materials used in the walking surface to be durable, well-crafted, and compatible with the styles and materials of the historic district
- Design for the pedestrian environment, rather than for automobiles. Consider the user's tactile experience, their safety and protection, and the scale of any new accessory elements in the historic district, whether in the right-of-way or on private property.
- Consider adding or including opportunities for a pedestrian to shelter from snow or sun.
- Protect pedestrians and bicyclists from negative impacts related to automobiles.
- Use materials derived from and complementary to the materials in contributing and historic buildings in the District. Finish all materials and joints to be durable, attractive, and long-lasting; such as painting wood, hiding fasteners, and/or fully enclosing the edges of panels or sheet metal.



Benches, light fixtures all compatible with historic district. Other features to consider include bike lock locations, trash cans.

Standards D

D.1 Roofs & Rooftop Elements

LIMIT THE SIZE AND SCALE OF NEW ROOFTOP ELEMENTS

- Prioritize the placement of new service elements such as angled photovoltaic panels, skylights, stair or elevator over-runs, or utility, communication, or mechanical equipment back from roof edges, though these elements may be visible. Use matte finishes and colors that blend with the roof or background for equipment.
- Keep active uses visually open to the block interior.

D.2 Materials

NEW COMPATIBLE WALL FINISHES MAY REFLECT THE EXISTING MATERIALS OR INTRODUCE NEW MATERIALS.

- Specify durable, compatible materials at new walls or new wall finishes, such as brick, concrete stucco or (smooth finish) fiber cement panels, or painted wood; but excluding concrete masonry units, vinyl siding, and exterior insulated finish systems ("EIFS").



Example of materials that are allowable in the alley but would be unacceptable on the primary street elevation.

STANDARDS D - "ALLEYWAY"

D.3 Windows

NEW OPENINGS AND NEW WINDOWS CAN ADD INTEREST AND FLEXIBILITY. FOLLOW THE GENERAL SIZE, PATTERN, ALIGNMENTS, AND PROPORTION OF NEARBY HISTORIC OPENINGS.

- Include traditional or contemporary water-shedding details such as a projecting, sloped sill in new openings. Inset new windows into the wall opening, especially in historic masonry walls.
- Specify durable, repairable materials such as painted wood or metal, fiberglass, or aluminum-clad wood for new windows. Use clear or very lightly tinted glass and avoid the use of simulated divided lights.

D.4 Awnings

USE AWNINGS OR CANOPIES TO DEMARCATE A PEDESTRIAN SEATING AREA OR ENTRY.

- If affixing a new awning or canopy to a historic wall, consider the "reversibility" of the new element and, as much as possible, limit damage to the historic materials.
- Ensure that new awnings will not detract from or conceal the building's architectural details or features, such as transom windows, ornamental brickwork, ghost signs, iron work, leaded glass, etc.
- Keep awnings and canopies at a human scale, especially where there are building entries or seating areas, rather than over vehicular or parking areas.



Example of aluminum windows on a rear elevation in NE Portland, OR. Note the retained "ghost" sign.

D.5 Signs

DO NOT OBSCURE DECORATIVE BUILDING FEATURES OR HISTORIC SIGNS. USE RESTRAINT IN LIGHTING AND SIZING SIGNS.

- Retain existing historic ghost signs at sides and backs of buildings, and keep the signs visible to pedestrians.
- Sign lighting such as illuminated push-through letters with metal sign face, use of neon, use of separate spot lighting onto a sign face, and other limited and low-level strategies are encouraged. Sign face panels that are entirely internally illuminated are generally not appropriate in the historic district.
- Scale and place signs for an intimate, human-scaled environment.

D.6 Fences / Accessory Structures

PLACE ACCESSORY ELEMENTS PRIMARILY TO SUPPORT THE PEDESTRIAN EXPERIENCE.

- Consider the unimpeded movement of vehicles and service uses through alleys, but design primarily for the safety and enjoyment of both pedestrians and bicycles when placing new elements in a block interior area.
- Prioritize designs and materials that are complementary to the features and materials in contributing and historic buildings in the District. Retain older materials such as exposed brick walls.



Accessory features such as planters, furniture, bollards, or trash enclosures allow for multiple uses in block interior areas and activate the alleyscape

Appendix

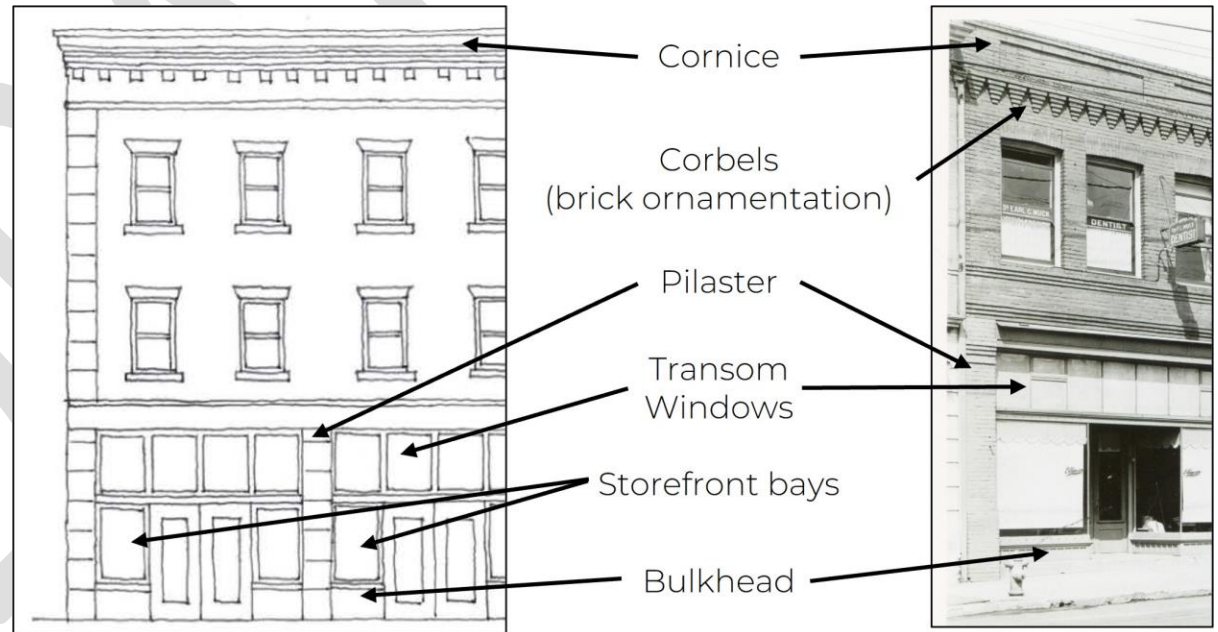
Glossary

Contributing Resource: A building in the District which was constructed between 1891 to 1948, which still has most of the essential qualities, materials, and features from this time period, and which was formally recognized by the National Register as a historic contributing resource to the District.

Historic Non-contributing Resource: A building in the District which was constructed between 1891 to 1948 but which was deemed to have lost many or most of its original qualities and features and therefore not included as a contributing resource to the District in 2001. Note that an older non-contributing resource can be renovated and restored, and its status changed to Contributing. Staff at the Oregon State Historic Preservation Office (Oregon Heritage) can submit simple documentation to the National Parks Service to have the original nomination document amended. Alternatively, a contributing resource can be reclassified as noncontributing if its historic integrity is compromised. If enough resources are reclassified as noncontributing, an entire district's historic designation can be removed.

Compatible: Similar to or sympathetic to something else. Architectural compatibility in a historic district is achieved when a change or new project reflects many, but not necessarily all, of the historic characteristics of the district. The new work can be seen as new, but is visually in harmony with the group and not trying to stand out.

Replace in-kind: This phrase is often used by the National Parks Service to refer to using new features on a building that match the old ones in material, profile, finish, and other details.



Reconstruct: If all or part of a historic feature is missing, reconstruct it from appropriate evidence, such as historical photographs, or features on similar adjacent properties.

Masonry: A wall or other construction made of smaller units of materials such as brick, stone, or concrete block.

Unreinforced masonry construction: Masonry construction that is not strengthened by another material or system, such as steel rebar, a poured concrete shear wall, or a steel frame. Commonly built from the 1800s up until about 1960, the exterior walls of unreinforced masonry buildings are particularly vulnerable to lateral movement, such as an earthquake.

Parapet: The part of a building wall that extends up past the roof.

Coping: The finish material at the top of a wall or parapet, typically made slightly wider than the wall to prevent water from getting into the wall. Copings can be stone, precast concrete, formed metal, or other material.

Character: The overall look and feel of a place or building. In a historic district such as the La Grande Commercial Historic District, the character is defined by the predominant older buildings that share common characteristics, but also by the paving, light fixtures, and other details.


Style: The decorative elements of a building or structure, in combination with its overall structure and expression. Knowing the style of your building can help determine what new components will be compatible with the existing design. The features and expression of one style are typically not appropriate to use on a building of another style. For example, the windows in an Italianate building are narrow and vertical in proportion, but on a Modern-era building, windows are horizontally-proportioned and have very little trim. See "Styles," next page, for a more detailed explanation of several styles found in the La Grande Commercial Historic District.

Universal Design: Treating all people, whether using a wheelchair, feet, or a walker, with an equal invitation to enter an area or a building. As much as possible, this means avoiding situations where people unable to use stairs have to take service corridors in the back to meet ADA accessibility.

APPENDIX

Styles

Following are four of the most common styles in the District. Many buildings in the District are not “textbook” examples of a single style, but have characteristics of several styles, are less elaborate than some more “high style” examples, or were altered over time. The La Grande Commercial Historic District is primarily made up of buildings that are *20th-Century Commercial* style, *Italianate*, and *Early Modern*. A few examples of other styles found in the District include *Gothic Revival*, *Spanish Colonial* or *Mission Revival*, and a more Classical revival style sometimes called *American Renaissance* revival.

STYLE & TIME PERIOD	TYPICAL OR TRADITIONAL CHARACTERISTICS	EXAMPLES
<p><i>Italianate</i> style architecture was a revival style typically used in Oregon from 1870 to 1910.</p>	<ul style="list-style-type: none"> • Simple forms of two to four stories • Deeply recessed windows and doors • Cast iron, brick and stucco materials • Tall, narrow double-hung windows, often arched and with elaborate hoods & crowns • Quoins; belt courses • Low-pitched or flat roof with parapet, sometimes a cupola or tower • Prominent cornices with brackets, often paired; and wide overhanging eaves • Elaborate double-door entrances with detailed surrounds. 	 <p>Slater Building, Fir St. (Image Wikimedia).</p>
<p><i>20th-Century Commercial</i> style architecture was common throughout the United States from 1890 to 1930.</p>	<ul style="list-style-type: none"> • Simple forms of one to four stories • High ground floor storefronts, regular pattern of storefront bays, often with recessed entrances • Brick and masonry façades, with decorative brickwork and corbelled details, esp. at cornice • Flat roofs with parapets • Transoms over the storefronts • Symmetrical bays and fenestration. Regularized storefront bays at ground • Upper windows smaller, typically double-hung 	 <p>Melville Building, Adams St; Lottes Building, Adams St.</p>

<p><i>Mediterranean Revival, Mission, or Spanish (Colonial) Revival</i> styles were popular in Oregon 1910-1935.</p>	<ul style="list-style-type: none"> • Plain, flat surfaces -most often stucco, occasionally brick. (Spanish Revival styles have more surface ornamentation) • Tile roofs, often a low pitched (hip or gable) roof, or flat with a parapet. (Mediterranean and Spanish Revival styles) • Round-headed arched openings, often in pairs or threes (Mediterranean). • Curvilinear parapet (Spanish Revival or Mission styles) 	 <p>La Grande City Hall & Fire Department, Elm St; Salvation Army Building, Fir St. (Image Google streetview)</p>
<p><i>Early Modern or Transitional</i> styles were used in Oregon from 1925 to 1945.</p>	<ul style="list-style-type: none"> • Overall simplicity of form • Use of flat, “stripped” wall planes that meet without a cornice or significant eave • Windows may have a horizontal proportion and/or use glass block • Decoration, when present, tends to be ahistorical motifs like v-grooves or stepping forms 	 <p>Goss' Body Shop, Jefferson St (Image Google Streetview); Roesch Building, Fir and Washington</p>

APPENDIX

Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The 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 historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Primary Incentives for Historic Properties

(valid for 2022, but subject to change)

Federal Historic Tax Credit

Buildings that are individually listed or contributing within a Historic District are eligible for the Federal Historic Tax Credit program, if a rehabilitation of the building meets certain qualifying standards. The federal government offers a 20% investment tax credit for renovation expenditures including all hard and soft costs, exclusive of acquisition; new construction (though not for additions outside the envelope of the existing building), and site development such as landscaping. Soft costs include development, architectural, and permit fees as well as construction costs. The tax credits may be used by the owner or transferred (i.e., syndicated).

To meet the standards for a Certified Rehabilitation, a project must be “substantial,” meaning that a minimum amount must be invested during the rehabilitation. The threshold requirement for the federal program is \$5,000 or the adjusted basis of the property, whichever is larger. The “adjusted basis” of a building is generally the purchase price, minus cost of the land, plus improvements already made, minus depreciation already taken, plus any capital improvements. The project must also be reviewed and approved by the State Historic Preservation Office (SHPO) and the National Park Service (NPS) in accordance with the Secretary of Interior’s Standards for Rehabilitation. The intent, and goal, is to assist in the long-term preservation and use of a historic property. These standards pertain to all parts of a project including materials, related site and landscape features, the exterior and interior, and attached, adjacent, or related new construction.

The historic tax credit process for a contributing building consists of three parts. Generally, both SHPO and NPS advise getting Part 1 and Part 2 approval prior to beginning work. Part 1 presents the significance of the building. The Part 2 application describes the proposed rehabilitation. It consists of an application form, written description of work to be performed, proposed plans and drawings, photographs, and application fee. For projects with over \$1,000,000 of Qualified Rehabilitation Expenditures, the fee is \$2,500. \$250 of this fee is billed upon receipt of the Part 2 application. Each application is sent to SHPO who makes a recommendation to NPS, and NPS will make the decision on whether the proposed work meets the Secretary of the Interior’s Standards for Rehabilitation. The Part 3 application documents the completed work and is proof (for the IRS) that the rehabilitation is “certified.” For more information visit <https://www.nps.gov/tps/tax-incentives.htm>



The Mervyn Building in Astoria was vacant for 30 years before its recent renovation (photo: The Astorian, Feb. 25, 2022) for low-income housing. The funding included Historic Tax Credits and Low Income Tax Credits. The Clatsop Community College’s historic preservation program provided a workshop on historic windows.

APPENDIX

Oregon Special Assessment for Historic Properties

The State of Oregon has a property-tax-related historic preservation incentive for buildings that are listed in the National Register, either individually or as part of a district. The Special Assessment for Historic Properties program was created in 1975. It allows qualifying property owners to “freeze” the assessed value of their property for a ten-year term. During this time period owners may make significant investments in the property without an increase in assessed value. The earlier the investment is made and the larger the resulting increase in market value, the greater the benefit to the owner. For commercial, non-owner occupied, buildings, properties may apply for a second ten-year term.

Because the Assessment is based on the most recent property tax, released in October of each year, there is a limited period during any given year to apply for this incentive. The application period is from November 1 to March 31. Additionally, this program was recently extended and is schedule to sunset on July 1, 2024.

To be eligible, a property must be listed on the National Register or as a contributing building in a National Register historic district. Non-contributing properties in need of rehabilitation could be eligible for the State of Oregon Special Assessment property tax incentive, if it is determined by the State Historic Preservation Office (SHPO) that the property is or would be eligible for listing on the National Register, and that the renovation would restore obscured or missing historic character. Application requirements include submitting a completed application form, a non-refundable application fee, meet the spending threshold, a current assessment statement from the County Assessor, accurate floor plans, color photographs documenting the property, and a Preservation Plan.

For more information, please visit <https://www.oregon.gov/oprd/OH/pages/tax-incentives.aspx>

Main Street Façade Grant Program/ City of La Grande Urban Renewal (UR) grant funding

The City of La Grande, through its Urban Renewal Agency, has funding available to assist Downtown building rehabilitation and renovation projects within the Urban Renewal district. It is the City's intent to use Urban Renewal funds to match with private sector funding to incentivize and initiate a series of building renovations in the Downtown area.

La Grande Main Street's role is to manage the program, provide community input on grant applications, and act as a liaison between interested business or property owners and the City of La Grande.

The essential goals of this program are to:

1. Improve the physical appearance and structural integrity of historic buildings in Downtown La Grande
2. Improve accessibility issues
3. Make Downtown La Grande more attractive to local consumers and tourists
4. Encourage additional business investment opportunities and improvements
5. Help develop upper floor residential uses in the Urban Renewal core area

It is very important for owners or developers to understand that a property owner cannot take advantage of both the Urban Renewal program and the State Special Assessment program. When a property owner receives a property tax abatement, it lessens the funding available for the UR program which is funded from local taxes. As a result, these projects are ineligible to apply for and receive an Urban Renewal grant. If a property owner receives a property tax abatement incentive after the fact (after receiving UR funding), then they are required to pay back all of the UR grant funding they may have received for that related project.

For more information, please visit <https://www.lagrandemainstreet.org/facade-grants.html>

APPENDIX

Additional Resources

Preservation Briefs

These briefs are prepared by the Technical Preservation Services department of the National Park Service. These briefs represent the best practices for preservation. In some cases, the work recommended surpasses the requirements for the City of La Grande, but can be helpful in determining an appropriate approach to rehabilitation, especially if considering applying for an incentive program such as the Federal Historic Tax Credits. A list of useful briefs is included below. To access the briefs, please visit.

<https://www.nps.gov/tps/how-to-preserve/briefs.htm>

- Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
- Brief 2: Repointing Mortar Joints in Historic Masonry Buildings
- Brief 3: Improving Energy Efficiency in Historic Buildings
- Brief 6: Dangers of Abrasive Cleaning to Historic Buildings
- Brief 9: The Repair of Historic Wooden Windows
- Brief 11: Rehabilitating Historic Storefronts
- Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns
- Brief 16: The Use of Substitute Materials on Historic Building Exteriors
- Brief 25: The Preservation of Historic Signs
- Brief 41: The Seismic Rehabilitation of Historic Buildings
- Brief 44: The Use of Awnings on Historic Buildings: Repair, Replacement and New Design