

**THE CITY OF ROSLYN
STANDARDS AND GUIDELINES FOR PRESERVATION,
REHABILITATION, RESTORATION, AND RECONSTRUCTION
OF HISTORIC PROPERTIES**

1ST EDITION
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ROSLYN HISTORIC PRESERVATION COMMISSION

CITY OF ROSLYN
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SPECIAL THANKS TO THE NUMEROUS COMMUNITY MEMBERS WHO PROVIDED INPUT AND SUPPORT

WHY HISTORIC PRESERVATION?

"In addition to giving people a sense of time, place, and a meaning in terms of where they live, historic preservation has been successful for purely business reasons - it costs less to rehabilitate a building than to construct a new one, and these preserved buildings compete successfully in the marketplace. Some of the most important benefits to society from preserving and adapting our built environment are economic: providing jobs, stimulating business activity, revitalizing downtown areas."

Thomas D. Berger, U.S. Dept. of the Interior

ROSLYN HISTORIC PRESERVATION COMMISSION
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The City of Roslyn is a
Certified Local Government with the
Washington State Department of Archaeology and
Historic Preservation.

Images courtesy Ellensburg Public Library
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ROSLYN HISTORIC PRESERVATION COMMISSION

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ROSLYN HISTORIC PRESERVATION COMMISSION

STANDARDS AND GUIDELINES FOR THE PRESERVATION, REHABILITATION, RESTORATION, AND RECONSTRUCTION OF HISTORIC PROPERTIES

The Roslyn Historic Preservation Commission (RHPC) is responsible for the maintenance and protection of buildings, structures, and sites of historical significance within the National Historic District and properties listed on the local Roslyn Historic Register or the National Register of Historic Places. The RHPC was established in 2001 by the City of Roslyn (Ordinance 915) and is charged with reviewing all permits for Registered properties in need of preservation, rehabilitation, alteration, restoration, reconstruction, relocation, or demolition.

Properties may be buildings or structures, landscape or cultural sites and/or objects historically significant to Roslyn. Structures include buildings such as commercial buildings, public structures, residences, garages, sheds, fences, and signs, excluding temporary structures to be removed in six months or less.

Persons who wish to do any such work on a registered property or structure must obtain a Certificate of Appropriateness from the RHPC prior to commencing any work. Failure to do so may result in unnecessary project delays.

While the RHPC's reviewing authority extends to only those properties listed on the Roslyn Historic Register and the National Register of Historic Places, the City encourages property owners of non-listed structures and places to make use of these Guidelines. Voluntary compliance with the RHPC's recommendations extends the scope and harmony of Roslyn's historic character.

In its review process, the RHPC uses the Secretary of the Interior's Standards for Rehabilitation in determining whether the proposed action is appropriate to the interests of the Historic District and congruous with the historic aspects of the surroundings and the environment of the District.

The following are criteria the RHPC considers in the evaluation of the Certificate of Appropriateness:



1st Street looking south, Washington Ave. at railway crossing.

- Historic and architectural value and significance.
- Architectural Style.
- Location on the lot.
- Position of the structure in relation to a public way and visibility from a public place.
- General design, arrangement, texture, material, color, and size of the exterior architectural features and the relationship of a building to others in the immediate neighborhood.
- Relationship of a structure's exterior architectural features to the recognized styles of early western architecture of the late 19th and early 20th centuries.

ROSLYN HISTORIC PRESERVATION COMMISSION

APPLYING FOR A CERTIFICATE OF APPROPRIATENESS

Requests must be submitted to the RHPC at a regular monthly meeting for approval and issuance of a Certificate of Appropriateness. Prior to each meeting property owner applicants must fill out an application for a Certificate of Appropriateness. Three sets of plans must also be submitted to the RHPC office three weeks prior to the scheduled meeting.

Additional information may be obtained from the City of Roslyn RHPC. Work can commence only after having received approval from the RHPC, a certificate of appropriateness issued and all submitted plans have been accepted and approved by the RHPC office with all modifications, if any. **All changes in plan during construction or subsequent modifications must be reported to the RHPC staff before they are built.** Additional information, such as meeting dates and times, may be obtained from the Roslyn Administration Offices.

City of Roslyn Business Hours: 8:00 a.m. to 4:00 p.m., Monday—Friday (subject to change)

CHECKLIST FOR ITEMS TO BE INCLUDED IN AN APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

- Application Form.
- Owner's Certificate
- Drawings (three copies) to include, but not limited to, the following:
 - a. Site Plan drawn to scale (location of all existing and proposed structures, property lines, north arrow, utilities, driveways, fences, retaining walls, sidewalks and stairways).
 - b. Building Plans drawn to scale (all exterior elevations labeled with proper address, owner's name, details of color, texture, and type of exterior building materials, manufacturer's color chips of exterior paint).
 - c. Landscape Plan if applicable drawn to scale (location and type of existing trees and shrubs, location of proposed planting, details of irrigation plan)
- Any additional information pertinent to the project that will assist the RHPC in evaluating the application.



SECRETARY OF THE INTERIOR - DEFINITIONS

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

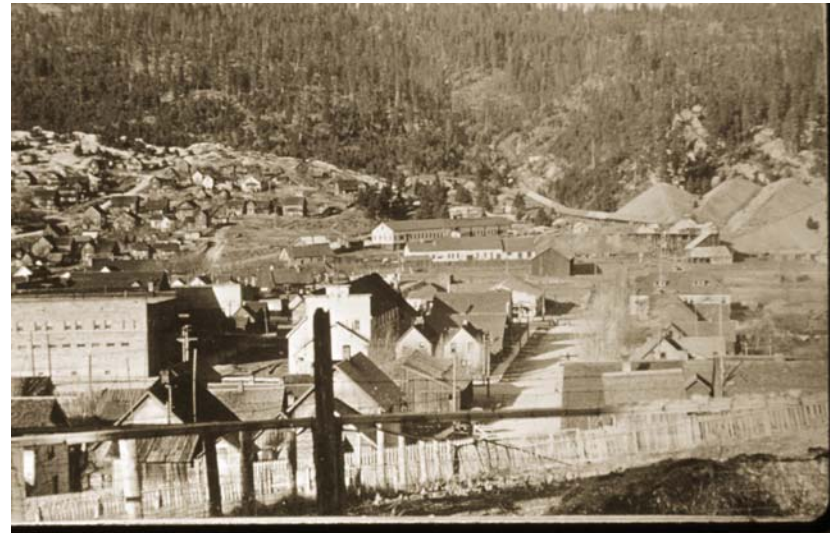
Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

<http://www.cr.nps.gov/>

<http://www.cr.nps.gov/preservation.htm>



Roslyn No. 6 & No. 8 mines from Dakota Ave., post 1918

SECRETARY OF THE INTERIOR - STANDARDS FOR REHABILITATION

Rehabilitation is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values. The Roslyn Historic Preservation Commission employs the following standards whenever possible.

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure or site and its environment or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and the development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive and stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be substantiated by historic, physical, or pictorial evidence rather, than on conjectural designs or the availability of different architectural elements from other buildings.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy historical, architectural or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
10. Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

<http://www.cr.nps.gov/>

<http://www.cr.nps.gov/hps/tps/tax/rehabstandards.htm>

THE ROSLYN NATIONAL HISTORIC DISTRICT

The Roslyn National Historic District is notable chiefly for its virtually intact stock of modest miner's cottages and commercial buildings built during Roslyn's greatest period of growth and development, 1886-1920.

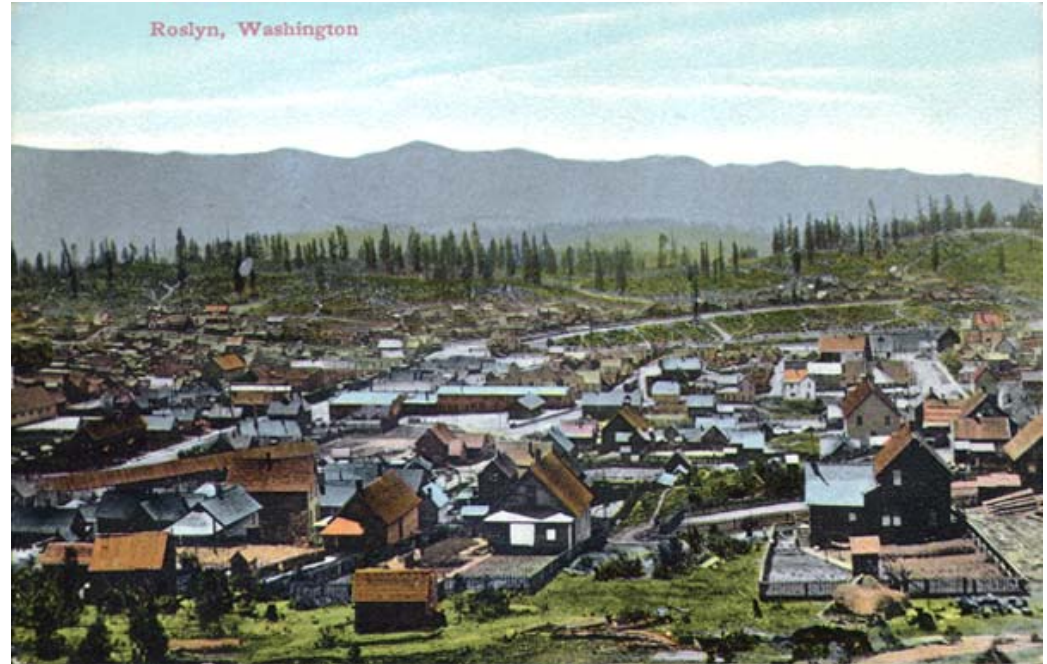
Roslyn's residential neighborhoods convey a sense of regularity and cohesiveness to the town as a whole. The texture of Roslyn is varied, but subtly so, and is entirely without architectural ostentation. Almost every building contributes to the visual character of the district as a whole, without standing out as an isolated architectural specimen.

Overall the housing stock found in Roslyn is simple, functional and vernacular in nature. The construction materials employed in the building of Roslyn were of local origin: timber, sandstone and brick. Trim materials were limited to simple decorative detailing, generally much less elaborate than the Victorian styles they attempt to mimic.

Because the edges of the early mining town have not been expanded by modern development, Roslyn's Historic District encompasses the entire built-up portion of town. Within the town itself noticeably few modern intrusions exist. Roslyn's stock of modest dwellings and outbuildings, its western-vernacular commercial structures, its unusual street layout, its rugged topography and forested perimeter together create a visual texture that is most uncommon in modern-day communities.

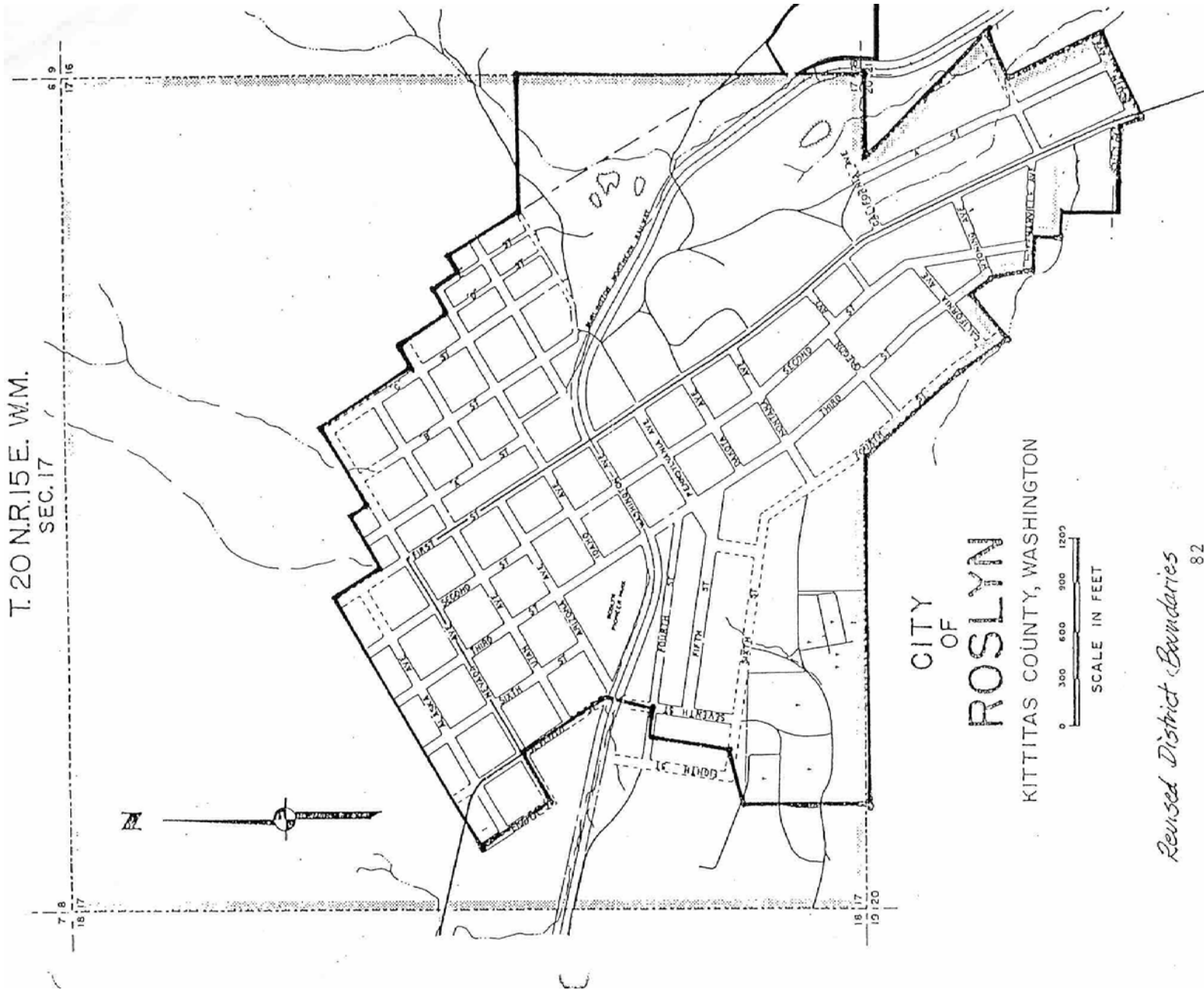
The physical features and visual qualities which give Roslyn a unique "sense of place" can be summarized as follows:

- the lack of offensive modern intrusions conveying a sense of time in suspension, c. 1890 to c. 1930.
- narrow streets and unpaved alleyways rising precipitously above town, affording impressive views.
- back alleyways lined with innumerable board-and-batten outbuildings creating street-scapes in themselves.
- the rhythm of repeated house types and roof lines against the hills and forested perimeter.
- sturdy frame dwellings, similar in shape, scale, and roof type, adapted to sloping sites.
- the colors and textures of unpainted wood siding and shakes.
- the simple western-vernacular forms of the older commercial structures.



Roslyn, looking east, rail shed on left, NWI building center, back of Catholic church to the right. Pennsylvania Ave. becomes 4th St. heading to Ronald with the railroad and Runje Park below.

MAP OF THE ROSLYN NATIONAL HISTORIC DISTRICT



Revised District Boundaries
82

ROSLYN: A BRIEF HISTORY

Roslyn, Washington (population 1,017), was platted as a town site in 1886 due to the discovery of large coal deposits. The Northern Pacific Coal Company, a subsidiary of the Northern Pacific Railroad, developed the coal industry and established the town to provide coal for steam engines traversing the Cascade Mountains.

Between 1886 and 1929, workers came from countries such as Italy, Poland, Germany, Lithuania, Slovenia, Scotland, Serbia, Croatia, England, and Ireland to work the mines. These immigrants maintained their homelands' traditions, as seen in Roslyn Cemetery with its 26 individual ethnic and lodge cemeteries. Many Roslyn residents today are descendants of these immigrant miners.

Roslyn's peak population was 4,000 in 1910 with mine production of nearly 2 million tons of coal a year. Coal trains were soon replaced with diesel, however, and the mines began to shut down in the 1920s. The last mine in the area closed in 1963 and most residents left, leaving only a few to care for what essentially became a ghost town. In the mid-1970s, the population began to grow again as artists and others renovated the town's houses and commercial buildings. Most recently, recreation and tourism have taken the economic forefront.

A true "company town," Roslyn was platted by a division of Northern Pacific. The company store, a National Historic Landmark, still stands at the corner of First and Pennsylvania. Like many 19th-century American towns, Roslyn experienced a major fire in 1888 that destroyed most of its commercial district. Many buildings built after the fire used fire-resistant brick and sandstone, and some of these structures are still in use, including the 1899 Brick Tavern and the circa-1890 Fischer Building.

During its days of prosperity, the Northern Pacific Coal Company built the Roslyn Athletic Club for miners and their families. It was completed in 1902 and contained a gym, meeting rooms, and a bowling alley. Roslyn's Library, which was founded in 1898, moved into the RAC building in 1918.

Most of the town's 500 homes were built in the 1920s on land owned by the railroad. The 1920s-era commercial district consisted of four square blocks, of which about one dozen buildings remain as representatives of western frontier commercial architecture.

Roslyn has many examples of Victorian elegance in its surviving buildings, as well as simple miner's shacks. The City of Roslyn was designated a National Historic Landmark in 1978. Roslyn became a Certified Local Government in 2005.

Roslyn's railroad tracks have been removed and replaced by the Coal Mines Trail. A walk on the trail affords visitors a look at the remains of Roslyn's mines and railroad depot site. The Roslyn Museum houses an extensive collection of photos and mining memorabilia, and features an exhibit on Roslyn's unique ethnic cemeteries.

County sales and use tax funds have helped to pay for infrastructure improvements to support tourism, and the local Kiwanis Club used city hotel/motel tax funds to help create an interpretive kiosk for Roslyn's ethnic cemeteries.

HISTORY OF THE ROSLYN MINING DISTRICT

Surveyed in 1886, Roslyn's coalfields produced millions of tons of coal, and played a significant role in developing the American West.



Early Roslyn N.W.I. Company Store



*Roslyn - No. 6 Mines Tipple in foreground, 1917
The Northwestern Improvement Company's No. 6 and No. 8 Tipple*

ROSLYN BUILDING STYLES

When the coalmines were booming at the turn of the 20th century, over 4000 people lived in Roslyn. Private homes, industrial structures, commercial buildings and public institutions were constructed to meet the town's growing needs. Available materials, function, and the architectural fashions of the time dictated building styles. As an industrial mine town, Roslyn built basic, utilitarian structures out of materials on hand.

Today Roslyn maintains its Western character through its extant historic structures surrounded by remnants of its mining heritage. With forested boundaries still much the same as they were in early days, Roslyn's setting and landscape remain critical reminders of a Western town with a past built upon natural resource extraction.

The Roslyn Historic Preservation Commission is responsible for ensuring that proposed projects are congruous with the historic nature of Roslyn.

Building Styles: Vernacular, Victorian Folk, Industrial, and Commercial architectural styles can be found in Roslyn. The next pages describes these building styles, and include additional details from Jennifer Meisner's thesis, [The Future of Roslyn, Washington: Preservation of a Vernacular Town](#), 1994

COMMERCIAL - BLOCK LEVEL: KEY ELEMENTS

- The majority of Roslyn's commercial structures were built between the 1888 and 1914. An important determinant of the form of these commercial buildings was the restriction of lot width which resulted in long and narrow structures, taking advantage of the frontage on the main commercial street. The buildings abutted each other. The false fronted commercial structure is typical of railroad towns in the West.
- Commercial blocks are defined by continuous facades of the larger scale buildings (interrupted by vacant lots), which line the street with no setback and wide sidewalks. Commercial buildings commonly cover the entire width of the lot, and vary in the depth of coverage. Like residential blocks, outbuildings are sited behind the main buildings on the alley.
- Outbuildings are sited on alleys behind the primary house and structures, and are often clustered together creating picturesque and distinct alleyscapes.

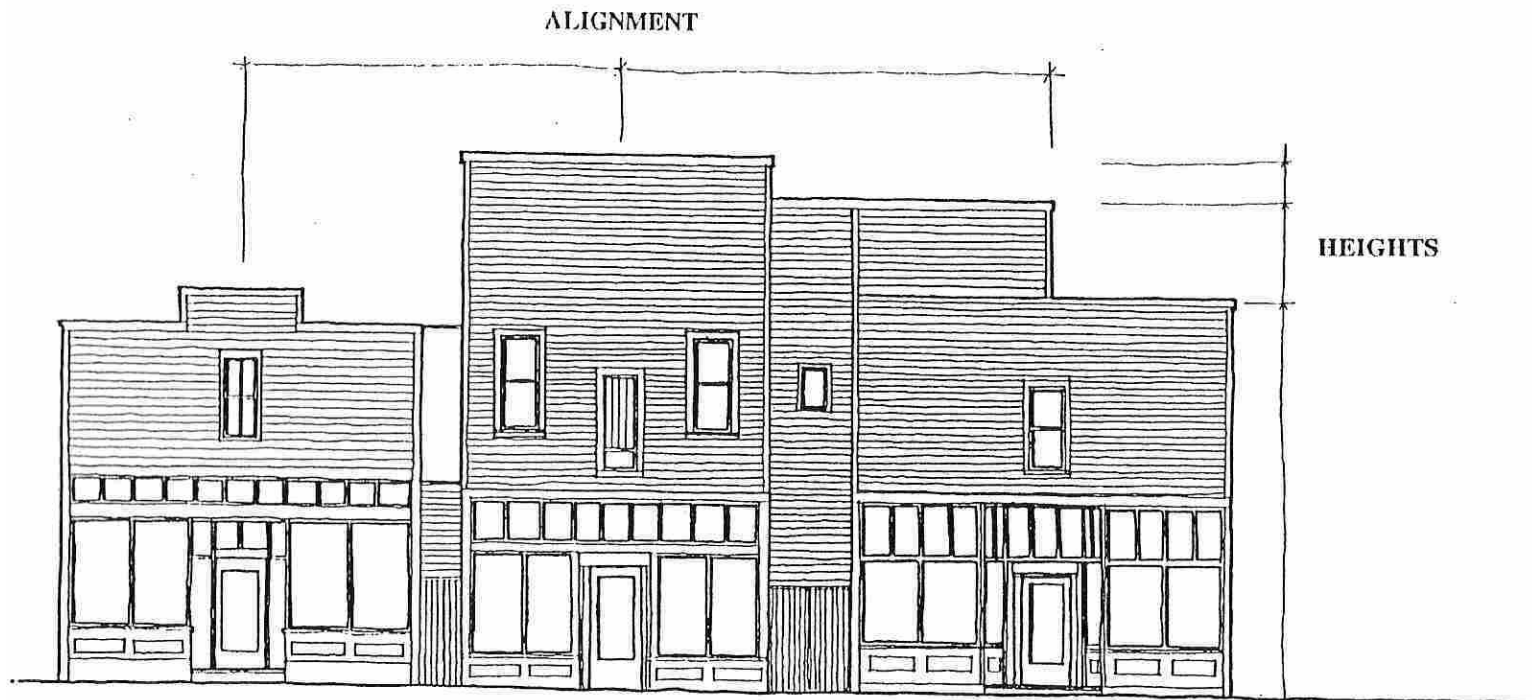
GUIDELINES OF BUILDING LEVEL COMMERCIAL KEY ELEMENTS

- Commercial buildings are commonly one-and-one half to two stories in height.
- Commercial buildings are constructed of brick or sandstone masonry, or timber frame with horizontal siding.
- The commercial buildings may be categorized into one of three façade composition types, one-part, two-part, or enframed window-wall. The timber frame buildings display the western false fronts.
- Ground floors are characterized by large expanses of glazing and recessed doors, upper stories are characterized by a substantially larger ratio of building mass to glazing, and windows on upper stories are generally tall and narrow. Canvas awnings are commonly located above the ground floor and shelter the entire width of retail windows.
- Signage consists of painted wooden signs suspended from iron supports which protrude from just above the ground story, painted wooden signs located on the building directly above the ground floor retail windows, and some small scale neon signage.

COMMERCIAL FAÇADE ORGANIZATION

The historic buildings that line Roslyn's main commercial street share a number of distinct characteristics that should be considered in the design of new commercial buildings. The important features displayed by an extant row of commercial facades include:

- Alignment of door openings at relatively equal intervals along the street.
- Flat "roofed" false fronts, some with centered gablets.
- Two to three story building heights.
- From ground to roof, vertical organization of facades generally display a 1:3:1:1:3:3 rhythm.
- From side to side, horizontal organization of facades generally display a 2:3:3:2 rhythm.
- Upper story window proportions are generally 3:1, height to width.



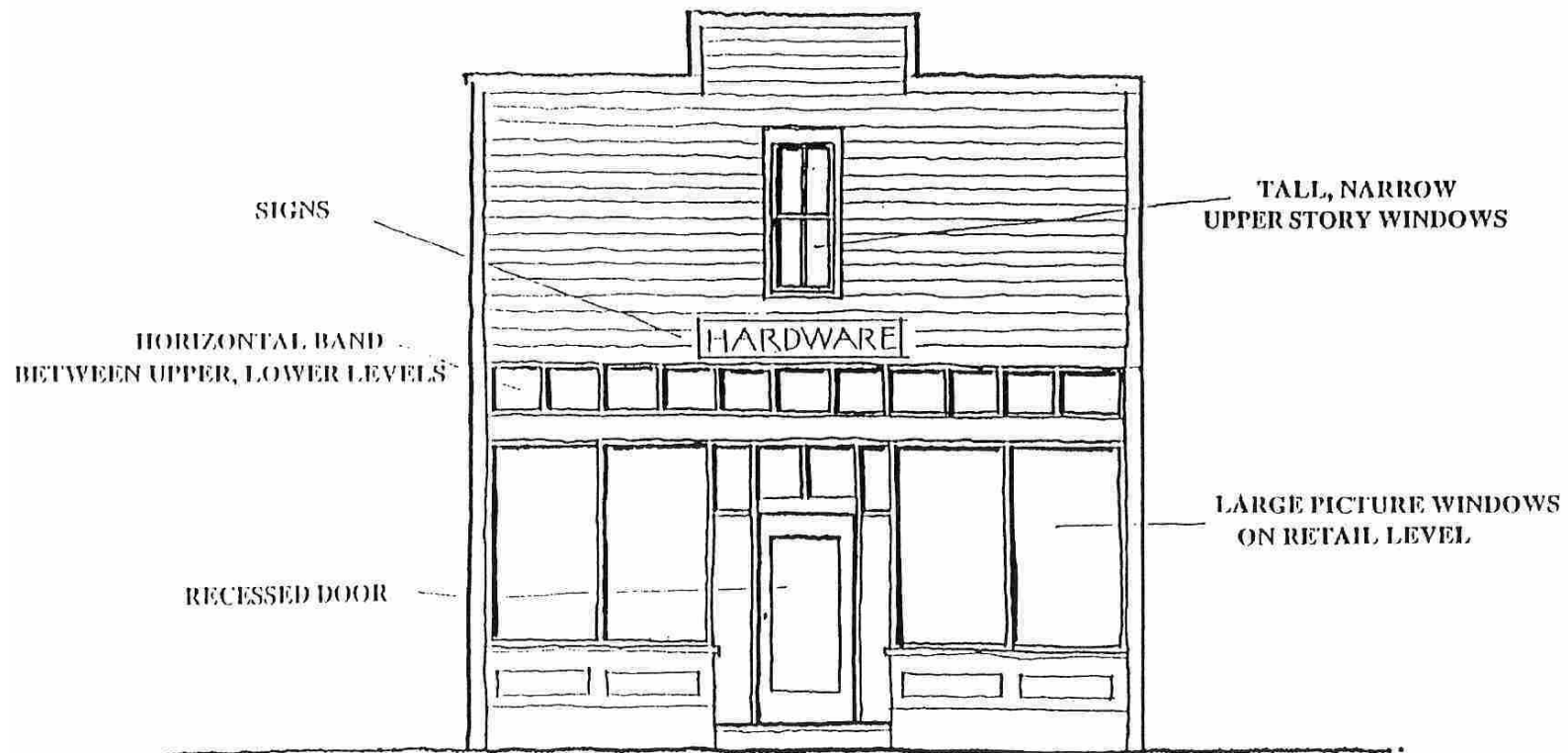
COMMERCIAL FAÇADE RHYTHMS AND PROPORTIONS



BASIC FEATURES OF COMMERCIAL AND PUBLIC BUILDINGS

Several distinct features define many of Roslyn's commercial buildings. These features should be noted and considered in any new construction. The important features displayed by the extant row of commercial facades include:

- Large display or picture windows on the retail level.
- A glazed, centered, recessed door.
- A horizontal band of divided lights separating upper and lower levels.
- A band-type retail sign above the divided lights, below upper story window(s). (Other types of signs are also appropriate).
- Tall, narrow upper story windows with divided lights.
- 2nd floor porches
- Awnings
- Sidewalks & curbs



SAMPLE DESIGNS FOR COMMERCIAL



Harper's Block
Western Vernacular with falsefronts



Roslyn Theatre
formerly town Mortuary
Western Vernacular with falsefront



City of Roslyn Administration
formerly Cle Elum Bank



Fischer Building
Sandstone



Commercial Entry
NWI Company Store



Masonic Hall

SAMPLE DESIGNS FOR COMMERCIAL



Roslyn Café
Sandstone block



Old City Hall and Library



Western Vernacular
1930's W. Pennsylvania Ave.



Western Vernacular
Second floor and commercial entries

MASONRY ELEMENTS FOR COMMERCIAL AND PUBLIC BUILDINGS

Masonry elements found in the historic district include brick or sand stone foundations, porches and/or basements, and entire stone or brick buildings. Some masonry retaining walls and/or fences are also found. All native rock was acquired within a few miles of Roslyn. Masonry as an architectural design element generally produces a powerful visual image and imparts a sense of permanence and strength. Careful consideration therefore needs to be given to all designs which incorporate masonry elements.

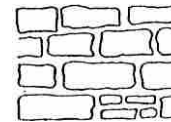
Guidelines for new construction address work such as new outbuildings, additions, or significant lot changes for properties listed on the Roslyn Register.

Guideline for Historic Buildings: The original masonry material shall be retained and repaired when at all possible. When replacement is necessary the new material shall match the original in size, design, composition and texture. Often repointing the original masonry elements is all that is necessary. When repointing it is imperative to determine the composition of the original mortar. Repointing historic masonry with contemporary mortar mix with portland cement can cause severe damage to the building. (Note: Modern mortar containing portland cement is acceptable for stone masonry). Repointing should be accomplished with a mortar that matches the original in color, composition and strength (*Secretary of Interior Standard Number: 6, 2*).

Note: When contemplating work on the exterior of an historic building, cleaning the existing material should be the first step to determine its condition and a course of action. Cleaning shall be the gentlest way possible. Sandblasting and other cleaning methods which cause damage to original historic materials shall not be undertaken (Secretary of Interior Standard Number 7).

Guideline for Additions & New Construction: In contemporary construction, brick or stone is used as a veneer over a wood frame, concrete block, poured concrete or bale structural frame. When using a wire cut standard brick or block, a flush tooled joint is highly recommended. When using stone, the size, shape color, texture and style of laying should replicate the visual qualities found in the historic construction where stone composed the major structural element of the building. The use of "culture stone" or other artificial materials is discouraged. Gray or earth tone split-face concrete blocks are acceptable for visible retaining walls and foundations. Concrete may be acceptable if textured and perhaps stained to emulate stonework.

Cut Native Sand Stone: Stones range from 12" x 6" x 6" to 18" x 36" x 18" or brick was used at comers or openings



General Notes:

1. Any masonry walls may be used for foundations, retaining walls, or as exterior structural walls. Any specific application should be reviewed by a qualified structural engineer.
2. All mortar joints are to be finished flush to the outside with uniform thickness, have a tool finish or be "bead moulded".
3. Mortar joints may be finished flush or slightly recessed.
4. Cut native and rubble native stone walls may be constructed w/o mortar.
5. Mortar used to repair existing masonry walls should duplicate the composition of the original as closely as possible. Modern mortar with portland cement should not be used as it is too hard and will damage historic masonry.

SAMPLE DESIGNS FOR MASONRY



Sandstone
Fischer Building



Brick detailing
NWI General Store



Brick detailing
NWI General Store



Brick detailing
Masonic Hall



Sandstone
Roslyn Cafe



Sandstone
Fischer Building

GUIDELINES FOR SIGNS

Guidelines for signs can enhance the economic vitality and visual character of a commercial district. By working together in designing signs, businesses can create a cohesive visual environment. The Roslyn Planning Commission reviews applications for signage. Four general principles should be considered in developing signs for commercial areas. A well-designed sign should: 1) convey a message; 2) identify a site; 3) be clear and readable; and 4) create an appropriate image for the business, compatible with environment.

Several types of signs are found on Roslyn's historic commercial buildings. These types are encouraged for any new commercial buildings to ensure compatibility between old and new construction within the district. They include

- Signs painted on a band and located above first story windows.
- Painted window signs.
- Neon signs projecting from the building or hung in windows.
- Painted signs projecting from the building or hanging from canopies.

Businesses should consider the image of the commercial district in which they are located and coordinate the following five characteristics of a sign's design: 1) location; 2) size; 3) style; 4) materials; and 5) illumination

Location

When a sign is well-placed, it can compliment a building's facade. A clear message, which identifies the business, creates a positive image for an establishment. Signs should be oriented toward the pedestrian, a commercial district's major customer. Signs mounted flush with a building were also popular in the Victorian period and could be effectively used in the commercial district. Location of a sign must meet Roslyn sign ordinances.

- The advertising content of signs should be limited to the name and type of business printed in a readily legible type.
- Signs should provide for good aesthetic presentation of the sign message through careful consideration of color combination; illumination, sign placement, letter height, proportion and spacing, and by avoiding use of small and/or excessive lettering.
- Colors should be used harmoniously and with restraint. No specific color or combination of colors is specifically prohibited.
- Surface brightness or intensity (Roslyn Land Use Code Section 1207.01) Exterior lighting needs to be sensitively designed. The need to prevent "light trespass" is important. Good lighting should provide adequate light but remain fully shielded so no light is emitted above or in a horizontal direction. No sodium vapor yard lights. All lighting for development within the Roslyn Historic District shall meet the E-1 requirements of the Dark Skies Association Handbook's E-1 criteria. See: <http://www.darksky.org/ordsregs/1chintro.html>.

Design Review Approval. (Ord. 870, 1998)

SAMPLE DESIGNS FOR SIGNS



GUIDELINES OF RESIDENTIAL KEY ELEMENTS

- Residential buildings in Roslyn predominantly represent five post-railroad national house types which are: gable-front, gable-front-and-wing, side-gabled, pyramidal, and cross-gabled.
- Houses are usually one, one-and-one-half, or two stories in height.
- The majority of the houses in Roslyn are of timber-frame construction with wood siding and masonry or concrete foundations.
- Roofs are shingled, composition, or standing seam metal. Roof pitches are commonly steep, at 10:12, 11:12 and 12:12.
- Most houses display raised porches with hipped or shed roofs (many with gablets), and square or turned porch posts and guardrails.
- Openings commonly include single, double-hung, and fixed windows, dormers, and bay windows. Proportions, and sashes vary with period of construction, windows on earlier houses are commonly tall, narrow, and either fixed or double-hung, and windows on houses constructed later with more square proportions, and fixed leaded panes.
- Details include jig-sawn trim characteristic of the Folk-Victorian style, and exposed brackets characteristic of the craftsman style.

GUIDELINES OF OUTBUILDING KEY ELEMENTS

- Small, board and batten wood frame structures with shed or gabled roofs, some constructed of brick masonry.
- Dating from the town's earliest period of construction, these buildings are weathered and rustic.

GUIDELINES FOR NEW CONSTRUCTION

Guidelines for new construction address work such as new outbuildings, additions, or significant lot changes for properties listed on the Roslyn Register.

ROSLYN HOUSING STYLES

VERNACULAR 1850 – 1890

Vernacular houses are native and characteristic of a locality; they are typical of a geographical area but not representative of any formal architectural style as they lack sufficient ornamental detail to characterize them as belonging to a recognized style.

The vernacular house style is predominant within the Roslyn Historic District. It is the simplest of any residential style. The massing is monolithic rather than broken into separate masses. Boxlike forms rise from rectangular or square floor plans under plain hip or gable roofs. Rear forms, both original to the house or early additions, also tend to be simple repetitions of the main front form. Since the houses are generally small, shed additions were added at the rear of the building to extend their usefulness. Siding and other details of additions often failed to match those of the original construction.

COMMON ELEMENTS OF THE STYLE:

PLAN VIEW:

rectangular, square, ell

WINDOWS:

tall narrow,

1 over 1, 2 over 1,
2 over 2,
4 over 4, 6 over 1

HEIGHT:

one and three stories
(depending on location)

ENTRANCE:

tall paneled door

EXTERIOR SIDING:

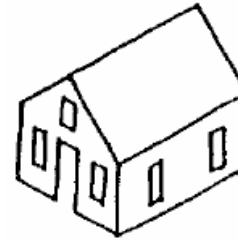
shiplap, drop, channel
shiplap/clapboard

ORNAMENTATION:

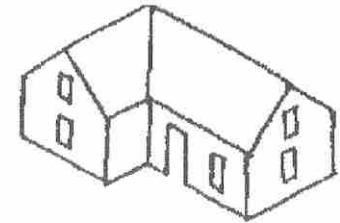
boxed cornices,
decorative crowns

ROOF:

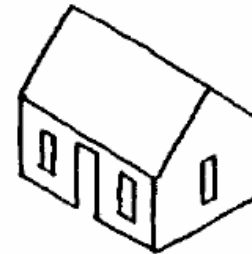
high pitched, gabled or hipped



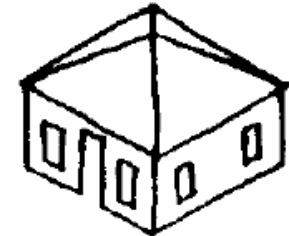
GABLE FRONT
(MOST COMMON)



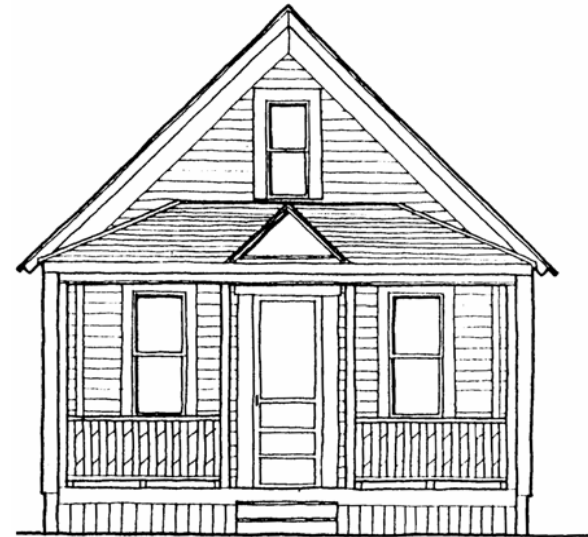
GABLE FRONT
AND WING



HALL & PARLOR
MASSED-PLAN, SIDE GABLE



PYRAMIDAL/HIP



ROSLYN HOUSING STYLES

VERNACULAR



Original Town
Gable Front



East Addition
Gable Front



West Addition
Gable Front and Wing



South Addition
Gable Front



South Addition
Side Gable



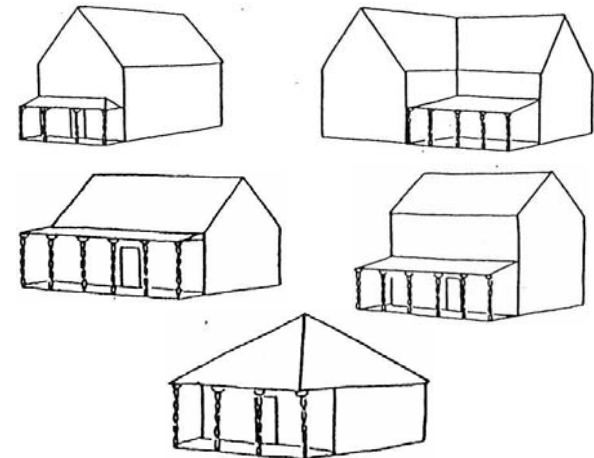
South Addition
Pyramidal Hip

ROSLYN HOUSING STYLES

VICTORIAN FOLK 1870 – 1910

Victorian Folk style is defined by the presence of Victorian decorative detailing on simple folk house forms, which are generally much less elaborate than the Victorian styles they attempt to mimic. The details are usually of either Italianate or Queen Anne inspiration, and occasionally the Gothic Revival provides a source.

Building upon the simple vernacular floorplans, the primary areas for the application of this detailing are the porch and cornice line. Porch supports are commonly either Queen Anne-type turned spindles, or square posts with the corners beveled (chamfered). In addition, lace-like spandrels are frequent and turned balusters may be used both in porch railings and in friezes suspended from the porch ceiling. The roof-wall junction may be either boxed or open. When boxed, brackets are commonly found along the cornice. Centered gables are often added to side-gabled and pyramidal examples. Window surrounds are generally simple or may have a simple pediment above. Most Folk Victorian houses have some Queen Anne spindle work detailing but are easily differentiated from true Queen Anne examples by the presence of symmetrical facades and by their lack of the textured and varied wall surfaces characteristic of the Queen Anne. Many Victorian Folk houses also utilize a “shotgun” form (one story, narrow) with Victorian detailing. Several Roslyn House Styles exhibit this shotgun form.



COMMON ELEMENTS OF THE STYLE:

PLAN VIEW:

rectangular, ell

HEIGHT:

one and two story

EXTERIOR SIDING:

shiplap, clapboard, drop fancy cut shingles for 2nd floor or gable end

ROOF:

hipped or gabled or combination conical roof over tower/turret

WINDOWS:

many types and shapes

ENTRANCE:

classical or ornate single or double door; often a single light

ORNAMENTATION:

spindle work: turned balustrade, frieze, turned posts classical: columns, dentils and Palladian windows, tower/turret stories, brackets under eaves, spindle work, porch detailing (or flat jigsaw cut trim), basic house with simple folk house form

ROSLYN HOUSING STYLES

VICTORIAN FOLK



Dale Addition
Side Gable
Peter Giovaninni—Founder Brick Tavern,
Mayor 1910-1916



West Addition



Original Town
Gable Front and Wing



Original Town
Gable Front and Wing



East Addition
Gable Front and Cross Gable

ROSLYN HOUSING STYLES

VICTORIAN FOLK



Dale Addition
Mansard Roof



East Addition
Gable and Wing
Brassington House



Original Town
Postmaster Sylva's House



Dale Addition
Pyramidal Hip

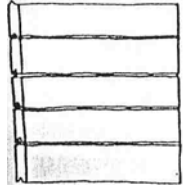


East Addition
Gable Front

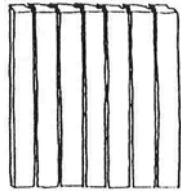
GUIDELINES FOR FOUNDATION MATERIALS

YES

HORIZONTAL BOARDS



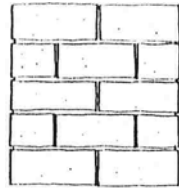
VERTICAL BOARDS



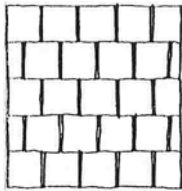
CONCRETE



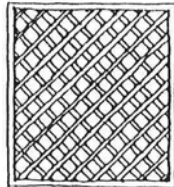
CONCRETE MASONRY UNITS



COURSED SHINGLES



LATTICE WORK



Most houses in Roslyn have raised foundations. The crawl space is enclosed with various acceptable materials (left). Recommended foundation materials are:

- Wood siding, either horizontal or vertical boards.
- Concrete or concrete masonry units.
- Coursed shingles.
- Lattice work.

Foundation materials that are **not** recommended are:

- Plywood
- Corrugated metal.

NO

PLYWOOD



METAL



GUIDELINES FOR EXTERIOR BUILDING MATERIALS

As an industrial mine town, Roslyn buildings were basic, utilitarian structures made out of the materials on hand. The surrounding forests provided construction materials including a virtually limitless supply of timber. Vertical wood board and batten and horizontal wood v-groove, shiplap, bead board and clapboard were most common. The use of wood shingles accenting gable ends can sometimes be seen on the larger more elaborate houses, but was not typically found in the district. Often the gable ends were accented and decorative in nature, never covering the entire structure. Occasionally the shingles have sculptured ends that achieved a variety of textural effects. Other exterior sidings which can be found include brick and sandstone.

As in any historic town, Roslyn's buildings have changed with time as they pass through different phases of their lives. Most of Roslyn's buildings have gone through painted and unpainted stages. Initially the façade of newly built commercial structures were painted while their sides were left unpainted. Because commercial structures were aging when economic hard times hit Roslyn, paint on these buildings was often not maintained. More substantial dwellings were painted, demonstrating pride of ownership and indicating that the owners had enough money to paint their house. Roslyn's small and inexpensive dwellings were typically unpainted. Not painting them provided a cost saving. These small homes provided functional, basic, no-frills housing in an industrial setting; paint was an unnecessary expense. In the 1930s when economic hard times hit Roslyn, the majority of buildings remained unpainted. Unpainted homes and commercial buildings were common until the 1970s when a new population discovered Roslyn.

Many Roslyn houses are now painted or covered with vinyl siding, but the unpainted wood became a significant element in Roslyn's mining flavor, an important part of a vernacular town built using materials at hand. When work was slow and the mines began to close, paint was not available to most people; it was not a priority as citizens struggled to survive. Many buildings previously painted were left to peel and weather naturally.

Unpainted wood in Roslyn weathered black from a combination of the burning eastern Washington sunshine and the coal dust from mining operations. These blackened structures provided Roslyn with a very distinctive flavor. Flo Lentz in Roslyn's nomination for the National Register of Historic Places wrote of "the colors and textures of unpainted wood siding and shakes", noting that "a number of homes are weathered and unpainted, adding visual unification and a distinctive flavor to the town as a whole."

The presence or absence of paint provides a lens on the social and economic structure of a mining town. When times were good, paint was used. People who were well off used paint freely on their homes and businesses. However, when times were bad, paint was neglected by necessity. Since Roslyn's economic boom was short-lived, unpainted wood became the norm in the 1930s. Roslyn's unpainted era has outlived the painted as economic hard times hit over 70 years ago in Roslyn's 120 year history.

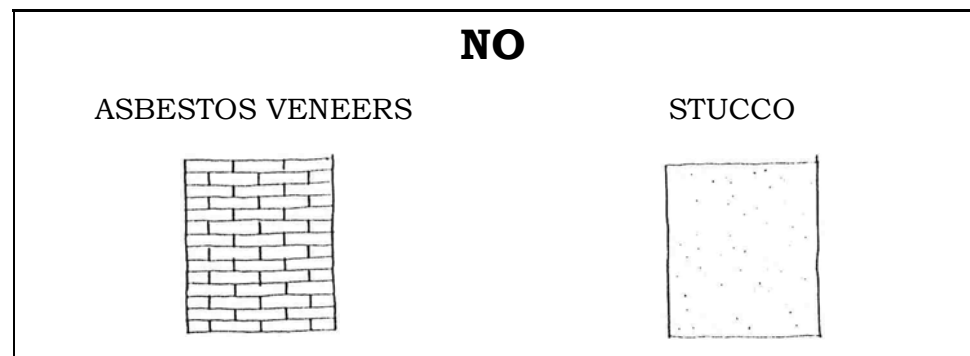
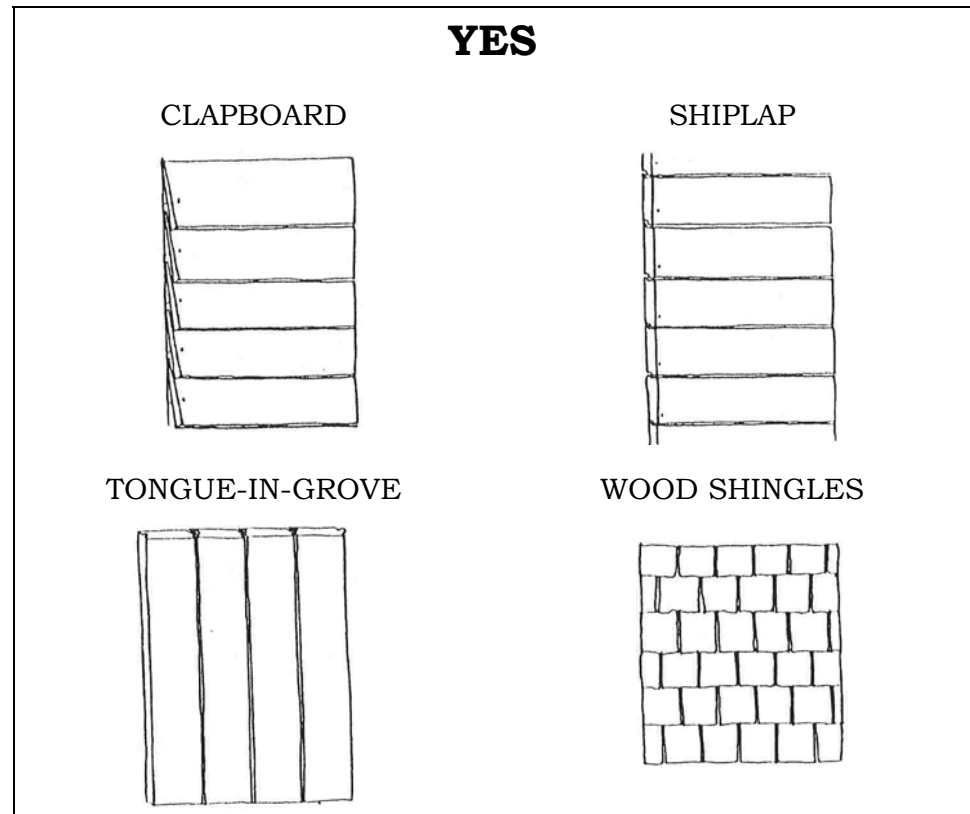
GUIDELINES FOR EXTERIOR WALL CLADDING MATERIALS

Wood siding has historically been the primary cladding material found on Roslyn's houses. Both vertical and horizontal boards are prevalent, and several houses are clad in wood shingles. If it becomes necessary to replace or repair cladding materials, new materials should be applied in a way that matches the original siding. Acceptable cladding materials include those to the right:

Guideline for Historic Buildings: The original exterior siding material shall be retained and repaired whenever possible. When replacement is necessary the new material shall match the original in size, design, composition and texture. The use of steel, aluminum and vinyl siding is not appropriate for historic building (*Secretary of Interior Standard Number: 6, 2*).

When contemplating work on the exterior of a historic building, cleaning the existing material should be the first step to determine its condition and course of action. Cleaning shall be the gentlest means possible. Sandblasting and other cleaning methods which cause damage to the historic materials shall not be undertaken.

Guideline for Additions & Outbuildings: Construction and/or alteration of additions and outbuildings within the district needs to be compatible with the historic styles present. The type of building i.e. residential, outbuilding or commercial, is a major factor in deciding on an appropriate siding material. Authentic materials such as wood shiplap or clapboard siding are strongly encouraged.



SAMPLE DESIGNS FOR WALL CLADDING MATERIALS



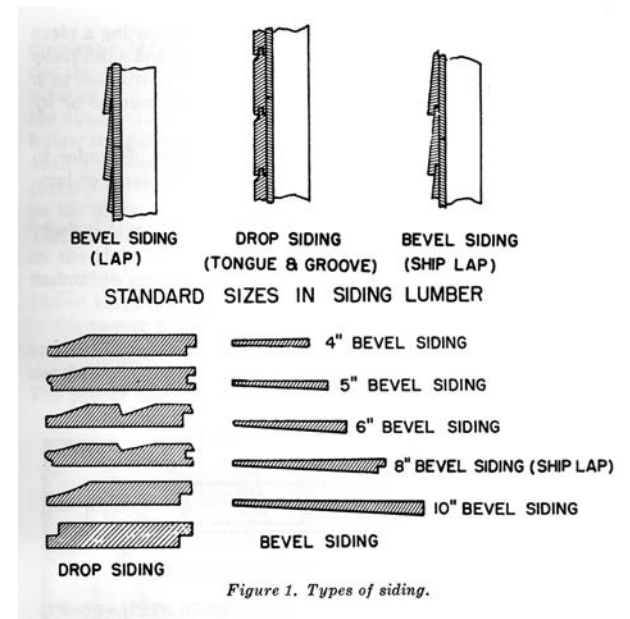
Horizontal, Tongue-in-groove



Vertical, Board and Batten



Shingled



GUIDELINES FOR ROOFS

The roof's shape, the roofing material and its special features are extremely important in defining the building's overall architectural style. The roof style should match the scale and architectural style of the rest of the structure. Also, the roofing material should not detract from the structure as a whole. Many different historic roof shapes are found in the Roslyn Historic District: gable, hip, mansard and shed. The pitch or slope of the roof changes from style to style. The RHPC recommends a minimum of 6:12 and maximum of 12:12. The type and style of roof features also change with the building style as do a variety of dormers. Sawn or milled wood shingles of cedar were the predominant historic roofing material in the district. Standing seam or corrugated metal were used on out buildings.

Guideline for Roofs: Contemporary roofing material and features are to be retained and repaired if at all possible. If new roofing is necessary or desired, preferred treatment is to replace the original with identical new material. If this is not possible, standardized roofing materials are listed on the following page. Other roof features such as chimneys, dormers and decorative elements are to be retained. New mechanical systems, solar panels, skylights and other devices on the roof are placed so that no damage is done to any character defining features of the building. Dull finish galvanized metal sheeting, which can be achieved either by color choice or oxidation treatment, is preferred, but grays and browns are also appropriate. Other colors are discouraged (*Secretary of Interior Standard Number: 2, 6*).

Contemporary roofing materials are available in a variety of sizes. Today's requirements for fire safety must not be overlooked. If fire safety is an issue, fiberglass matt composition and fire retardant treated sawn/milled wood shingles are the alternately preferred materials for use within the district. Mechanical systems and other devices which are roof mounted are to be designed in such way that they are not visible from the street and are harmoniously incorporated into the overall building style. (Note: Roof mounted devices are reviewed on a case by case basis for their appropriateness.)



RAILROAD STREET, ROSLYN, WASH.

Looking east from 4th St. to Washington (Railroad) Ave., Runje Park to left.

PUB. BY A STOVES

ROOFING MATERIALS

The roofing materials most typically found on Roslyn's historic houses were wood shingles. Over time, most of these original roofs have been replaced. When replacing a roof, it is recommended to use a material that is similar in shape, texture, and color to the original roof. Acceptable roofing materials include the following:

Wood Shingles: Taper-Sawn or re-sawn both sides cedar. Average dimensions: 18" to 24" by 3" to 8", 3/8" to 1/2" thick, laid 6" to the weather.

Color: Natural (with preservative), Graphite mix black, red or green.

Metal Sheeting: Corrugated or standing seam type with galvanized or pre-weathered finish. Average dimensions: 26" X 6' to 8'.

Color: Gray, red-brown or chemically aged.

Composition Shingles: Asphalt organic felt or fiberglass matt, preferably thick-butt style. Average dimensions: 36" x 12" with a 5" exposure.

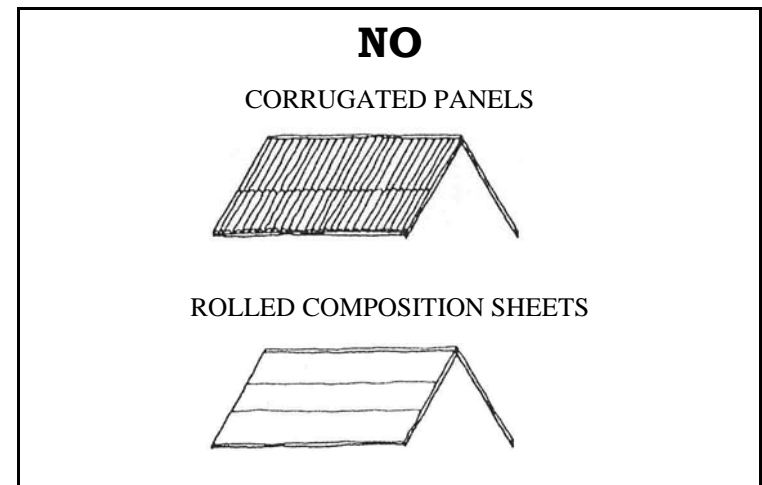
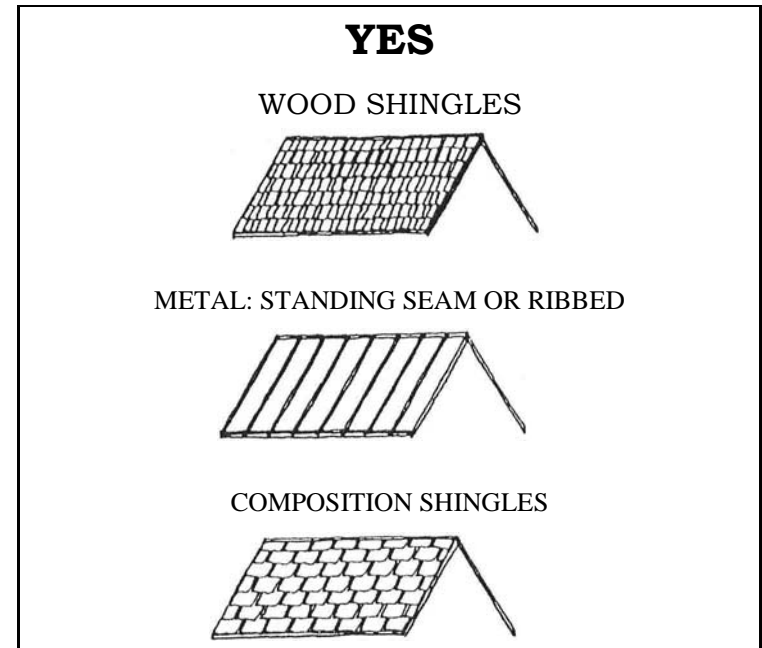
Color: Solid or slightly variable in brown, black, red or green.

Built Up Asphalt and Tar: For use on shed-roof additions or mansard roofs.

Color: Solid black, brown, red, gray or green.

Certain of these materials may require additional treatment for preservative, fire protection or aesthetic purposes. The following treatments are considered appropriate within the Roslyn Historic District:

- Wood Shingles – An oil or other wood preservative & graphite mixture.
- Built Up Asphalt & Tar - Re-Surface with granulated ceramic, fine gravel.
- Metal Sheeting - A new rubber coating product is on the market to seal, preserve, and match original colors of historic roofing materials.



SAMPLE DESIGNS FOR ROOFS



Wood Shingles



Metal: Standing Seam or Ribbed



Composition Shingles

GUIDELINES FOR DOORS

Doors are an important design element of any building. Their location and style contribute to the overall character and frequently act to define the style of the building. Typically even the simplest historic homes have beautifully paneled doors. Original doors have often been replaced by newer inappropriate doors under the false assumption that greater energy efficiency can be achieved. Properly executed repairs and/or replacement of jams, thresholds, stop moldings, hinges and weather stripping will achieve the same energy efficiency and maintain the same historic value. Older doors may have dried and shrunk in size. Numerous lock sets, latches and/or strike plates may have been installed in the door. Original doors are probably one of the most easily reconstructed and restored elements of a building. They are generally constructed from high quality materials, most have design characteristics which are unavailable in today's market and can easily be removed from the building for repairs in a specialized shop.

Guideline for Historic Doors: Original doors shall be matched in color, size, material, design, ornamentation and configuration. The original trim and surround molding should be retained intact/or duplicated when a door is replaced (*Secretary of Interior Standard Number: 2, 3, 5, 6*).

Guideline for New Doors in Historic Buildings: The addition of a new door may be warranted for a building to properly function in a modern use. When new doors are to be installed a contemporary design which is sympathetic and harmonious with the original doors shall be used. The placement of the new openings shall not disrupt the original design of the building (*Secretary of Interior Standard Number: 2,3,5,6,9, 10*).

Guideline for Doors in New Construction of Additions and Outbuildings: The overall style of the new building will determine the appropriate design characteristics of the doors to be used. Doors and entries make a strong design statement for any building. Balance, proportion and scale must all be considered when determining the style and design of doors. The use of highly ornamented and/or carved wood doors is discouraged. Likewise entry sidelights and/or transom windows should be simple in design. For side and back entrance, French double doors are acceptable, but sliding patio doors are inappropriate.

SAMPLE DESIGNS FOR DOORS



GUIDELINES FOR WINDOWS

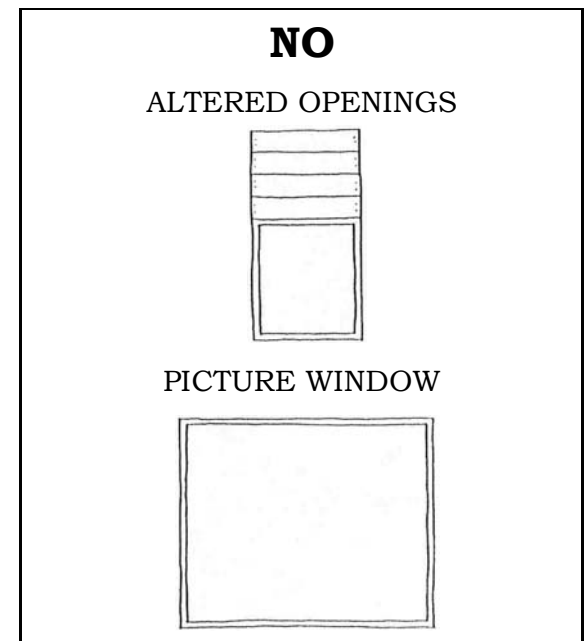
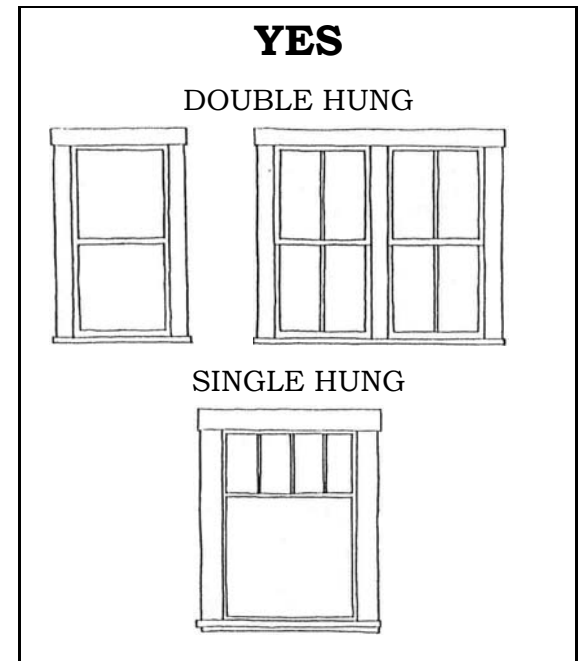
Windows are features that define the character of a building. Original windows on Roslyn's historic houses are commonly double or single hung and divided into varying numbers of panes. It is important to maintain the original size and shape of windows, and their original number of panes, and original wood trim.

The majority of original windows in Roslyn were symmetrically placed, vertically proportioned and wood framed. Windows are primarily made of clear glass. Stained glass is occasionally used as accent in small square panes in the upper portion of sash windows. In today's market a variety of windows are available which are comparable in size and proportion to those originally used. They are available in wood frames which can be painted. The general appearance of the window itself and its placement in the structure as a whole are important factors in considering the appropriate window design.

Note: Many older Roslyn buildings have wall heights of 9 feet. Because it's less expensive to buy a new window in whole sizes, either the window size 3' x 5' or 3' x 6' are the closest to the district's windows in proportion. If the interior height of the walls are 9' or greater then the height of the window could be sized to 3' x 6' or taller.

Guideline for Historic Buildings: Original windows shall be retained and repaired whenever possible. When replacement is necessary a window of duplicated design shall be used. The size, pane configuration & design shall replicate that of the original. Original sashes, lintels, frames, sills, etc. shall be preserved with duplicated designs. Bronzed aluminum framed windows are not appropriate for use in an historic building. Original stained glass windows are very valuable and should be retained. The addition of stained glass into openings that did not historically have stained glass is discouraged (*Secretary of Interior Standard Number: 2 6*).

Guideline for New Construction of Additions and Outbuildings: Windows in new buildings should emulate historic styles. New windows shall be vertically proportioned and shall be single or double hung with a 1-over-1, 2-over-1, 4-over-1, 5-over-1, or 6-over-1 pane configuration. It is preferred that windows shall be wood framed with clear glass panes. The use of mirrored, tinted or smoked glass is not appropriate for the use in the District. Any window configuration that can be historically documented as being used in the District during original construction is also considered appropriate if used in a compatible style.



SAMPLE DESIGNS FOR WINDOWS



SAMPLE DESIGNS FOR WINDOWS



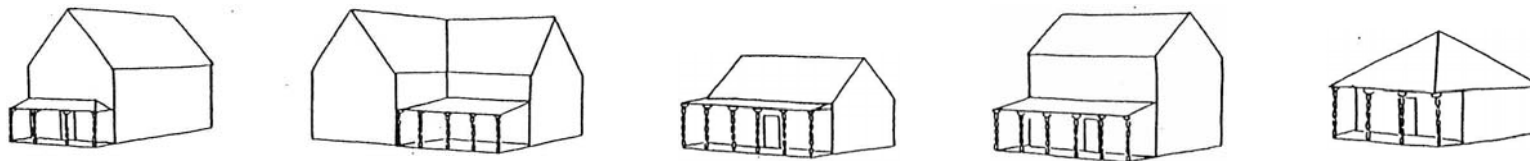
GUIDELINES FOR PORCHES

Porches constitute a significant architectural feature of any building; they are a character defining design feature. The placement, style, scale, massing and trim detail of porches in the historic district reflect a wide range of architectural styles. Because of their architectural impact porches are of particular concern in the district. A porch of inappropriate scale, placement and/or design, added to an historic building which did not have a porch originally, can be particularly detrimental to the historic integrity of the building and to the character of the district as a whole. Conversely porches can be effectively utilized as a building feature in new construction to create a contemporary architectural design compatible with the historic district's character. The Victorian Folk house style (see description herein) incorporates various porch details inspired by Italianate, Gothic, and Queen Anne influences.

Guideline for Historic Buildings: A porch that is part of the original design of an historic building shall be maintained in its original configuration, design, style and detailing if at all possible. If suitable documentary evidence can be presented which demonstrates the original existence of a porch that no longer exists, the porch may be reconstructed to match the original as best as possible. If a porch cannot be demonstrated to have originally existed on the building, a porch may be added with the condition that the configuration, design, style and detailing are suitable and compatible with the architectural style of the building and does not adversely impact the historic integrity of the building. Any new additions to the building shall be performed in such a manner that if removed in the future the original building will not be adversely affected (*Secretary of Interior Standard Numbers: 2,3, 4, 5, 6,9, 10*).

Guideline for New Porches: New construction in the district shall be encouraged to utilize porches as suitable character defining architectural elements. The configuration, design, style, and detailing of the porch needs to be suitable and compatible with the architectural style of the building and the buildings in the immediate vicinity. Porches shall not be approved when their design would adversely affect other buildings as a whole, or where the design is obviously incongruous with the building. A minimum roof pitch of 4:12 is required on porch roofs.

Note: The roof style and slope are critical design elements of a porch. Careful attention to these elements is necessary in both historic and new buildings with porches.



GUIDELINES FOR PORCHES, CONTINUED

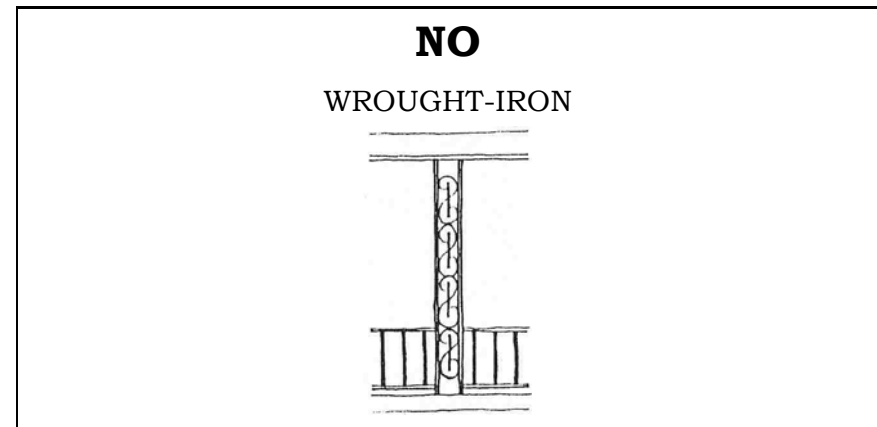
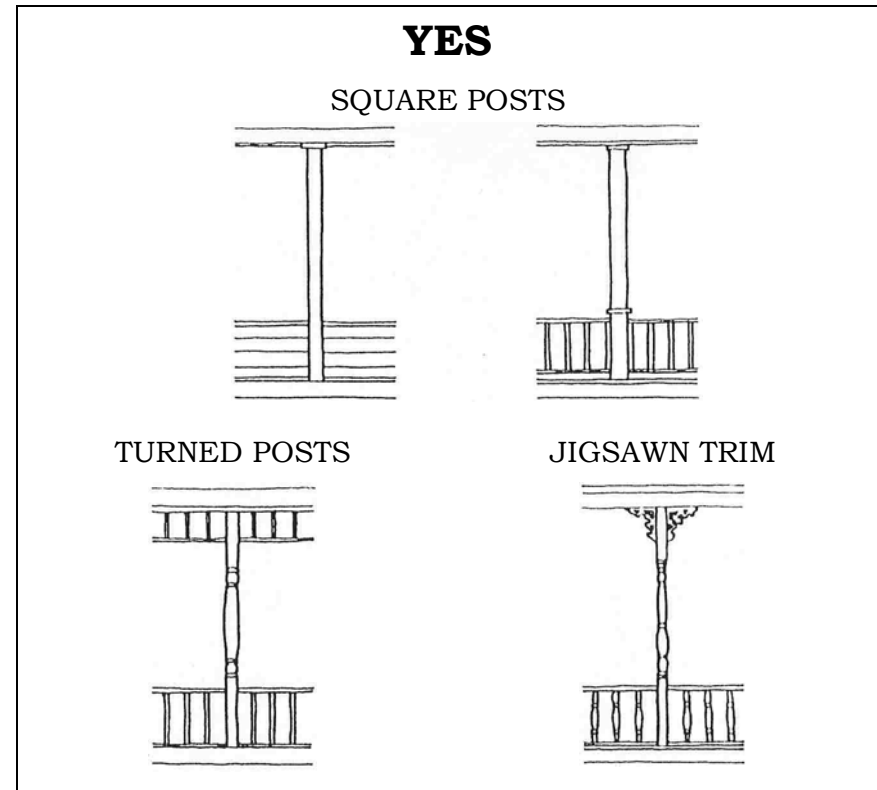
Porches are an important feature found on most of Roslyn's historic houses. Porches frame the main entrance to the house, and often display decorative detail typically applied to simple vernacular houses dating from around the turn of the century. It is therefore important to maintain original porch elements, including original wood materials and ornament.

Porch features that are encouraged are:

- Square posts with either horizontal or vertical railings.
- Turned posts.
- Turned posts with jigsawn trim.

Porch treatments that are discouraged include:

- Wrought-iron posts and railings.
- Enclosing porches in a manner that is incompatible with the scale and configuration of the original open porch, and with materials that are incompatible with the house.



SAMPLE DESIGNS FOR PORCHES



GUIDELINES FOR ADDITIONAL ARCHITECTURAL FEATURES

In review of the distinctive architectural features of the styles represented in the district, the following additional architectural features are exhibited. Designs for the new buildings as well as additions or alterations to the historic buildings can effectively incorporate one or more of the following design elements.

Dormers: Dormers can be a very cost effective method of increasing the usable floor space, lighting, and ventilation of a building. Often historic buildings are modified by the addition of dormers. Care must be taken when adding dormers to the historic buildings that the scale, massing and proportion of the building is not disrupted. In new construction dormers play a very effective role in harmonizing the contemporary building design with the existing historic styles (*Secretary of Interior Standard Number: 2, 3, 5, 9, 10*). *Roslyn requires a minimum roof pitch of 4:12 on shed dormers and other minor additions. Gable dormers shall have a roof pitch that matches the roof pitch of the primary structure.*

Transom Windows: Transom windows over doors, particularly front entry doors, are a common feature of historic commercial buildings in the district (*Secretary of Interior Standard Number: 2, 3, 5, 9, 10*).

Bay Windows: Bay Windows are often a character defining element of a building. As an exterior feature they can often provide a focal component of the design. Proportion, rhythm, scale, symmetry and emphasis are important considerations in the design and placement of a bay window (*Secretary of Interior Standard Number: 2, 3, 5, 9, 10*).

Although superficially similar, greenhouse "pop-out" windows are not appropriate.

Recessed Door Entries: Recessed door entries are often found in the district. In new construction recessed entries can play a very effective role in harmonizing the contemporary building design with the existing historic styles (*Secretary of Interior Standard Number: 2, 3, 5, 9, 10*).

Barrier Free Handicapped Access: The accommodation of ramps, elevators lifts and other building elements designed to allow handicapped access can be a difficult design problem. Scale, massing, proportion, detailing and balance all need to be carefully considered. (*Secretary of Interior Standard Number: 2, 9, 10*).

Skylights: Skylights were rarely used on historic buildings in Roslyn. Bubble skylights are not appropriate; flat skylights are acceptable in certain building forms, particularly on portions of the roof that are not highly visible from public places.

Solar Panels: Solar panels were not present historically in Roslyn. They are only acceptable in the district on roofs that are not visible from public places. Option in land use code.

Chimneys: Retain original chimneys, repairing or replacing in-kind the corbelled tops. If shortened, rebuild to original height. Mortar loose masonry units and/or chimney caps. Wooden false chimneys disguising stovepipes are not appropriate. Many chimney caps are available, but the type most seen on historic buildings are simple caps and H-shaped caps.

GUIDELINES FOR EXTERIOR COLORS

Many wooden structures within the Roslyn Historic District were originally unpainted and left to weather naturally. Trim around windows and doors was painted. The “Historical Color Collection” by B. Moore or the “Heritage Colors” by S. Williams are sources for appropriate trim colors within the Historic District. Color of houses should match existing houses in the area. Colors of commercial buildings require approval of the Roslyn Planning Commission. Colors of Registered properties require approval of the RHPC for significant color changes.

GUIDELINES FOR EXTERIOR LIGHTING

Exterior lighting in the district is characterized by public and private fixtures illuminating common areas, signs, yards and buildings. Historically, exterior lighting was generally restricted to illuminating entry and porch areas. Contemporary attitudes have expanded the desire for, and modern technology has provided the ready availability and relatively low cost, of exterior lighting.

The design of exterior lighting involves two elements: the fixture and the illumination pattern produced by the fixture. Both elements need to be considered carefully in the review of any application. The illumination pattern should be functional, but not obtrusive on neighbors. New fixtures which provide outdoor flood lighting shall be placed so that they are hidden from view during daylight hours.

(All lighting for development within the Roslyn Historic District shall meet the E-1 requirements of the Dark Skies Association Handbook’s E-1 criteria. See: <http://www.darksky.org/ordsregs/lchintro.html>.) (Roslyn City Ordinance #947, 2003)

Guidelines for Historic Buildings: The addition of light fixtures and illumination patterns to historic properties shall be undertaken with sensitivity to the property and its neighbors.

Original lighting fixtures and illumination patterns shall be retained when at all possible. (*Secretary of Interiors Standard Number: 2, 3, 5,6*)

Guidelines for New Exterior Lighting: Exterior lighting needs to be sensitively designed. The need to prevent “light trespass” is important. Good lighting should provide adequate light but remain fully shielded so no light is emitted above or in a horizontal direction. No sodium vapor yard lights.

SUGGESTED GUIDELINES FOR LANDSCAPE ELEMENTS

Guideline for Historic Properties: Historic landscape features should be retained when at all possible, Fences, trees, hitching posts, sidewalks and walkways provide a visual consistency and harmony of setting to the district (*Secretary of Interior Standard Number: 2, 3, 4, 5, 9*).

Guideline for Construction: Plans for construction of additions and outbuildings, as well as other significant changes to historically registered properties, should include landscape elements which reflect the scale rhythm, texture, material, color, style and visual qualities of the historic landscape present (*Secretary of Interior Standard Number 9, 10*).

Parking Areas: The construction of parking areas in association with commercial development in the district often presents a difficult design task. They need to be designed and located in such a manner that their effect on the district's environs is minimized. They also need to be landscaped with appropriate plant material to provide a visual screen and to soften their impact to the site.

Wireless Antenna: Guidelines in land use code. See Roslyn Land Use Code Section 1207.11 for standards on wireless communication in commercial central zone.

Satellite Dish Antennas: Satellite dish antennas are an inherently intrusive and incongruous landscape feature in the District. The size, color, texture, and location of the dish all contribute to its impact. Dishes should be placed in the least visible location on the property .

Dish antennas of any type are not to exceed 10 feet in overall diameter. The 18 inch diameter dishes are suggested because of their compact, less intrusive size.

Dish antennas are to be placed in the least visible location possible on the property. Visibility of the dish from the primary facade of the building should be strictly avoided or fully screened. All connecting cables, wiring, or other appurtenances should be placed underground. The location of the dish should not adversely affect the adjoining property.

The size, shape, height, and basic massing of a satellite dish is unlike any commercial, residential, or industrial architectural feature found in the district. Together with size, color, and location, there are certain design mitigation which can be taken to lessen the visual impact of dish installation such as lattice-type enclosures or vegetation/shrubbery to visually screen the visibility of the dish.

GUIDELINES FOR FENCES

Fences serve a variety of purposes for a property owner. They can define property lines, provide security and protection from trespassing, furnish safety for children and pets, and provide visual screens for privacy and serve as protection from the elements. The design of a fence is a critical element in the overall visual quality of a property and how it relates to its neighbors. It can also be important from a public safety standpoint, particularly on corner lots. Typically front yards in the district were delineated by low profile, painted, wood picket-style fences three to four feet high. Solid fences typically were used to enclose commercial areas or residential back or side yards. A few metal fences were present as well. The Roslyn library has references that depict historically appropriate wood and metal fence styles.

A fence design needs to be considered in context. Scale, rhythm, material, and style are the critical design elements of a fence. The fence design needs to be compatible to the building as well as to the surrounding property. A fence can provide a delicate design element which will greatly enhance a property.

Note: The construction or removal of any fence in the historic district requires review by the RHPC if it is listed in the Roslyn Historic Register.

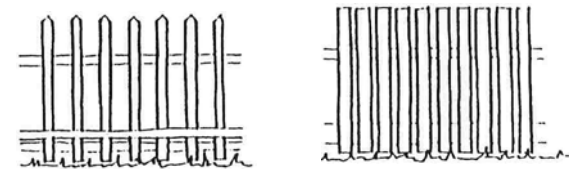
Guideline for Historic Fences: Original fences should be retained and repaired when at all possible. When reconstruction must occur, the original should be matched in color, materials, size, scale, texture and composition. New fences for historic houses should emulate historic styles and designs found in the district (*Secretary of Interior Standard Number: 2, 4, 5, 6*).

A fence should also contribute to the character and defining features of any building in a positive manner (*Secretary of Interior Standard Number: 9*). Board width on picket styles should be 1" x 1 1/2" to 4" and overall fence height should not exceed 48". Solid board fence widths may range from 1" x 6" to 12" and overall fence height should not exceed 4' in front, 6' on side and in back, and 8' in commercial zones', although fences may be treated on a case-by-case basis. Some chain link fences were installed before the formation of the RHPC. Modern chain link fences are not approved by the RHPC.

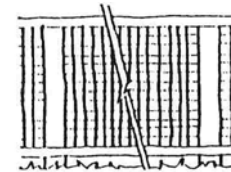
Temporary Fences: Temporary fences may be necessary for safety in certain circumstances or on construction projects. The RHPC reviews temporary fences on a case-by-case basis, but generally considers a six month limit on such projects.

Guideline for New Fences: The appropriate design for a fence will be determined by its intended function and its location. No fence should be constructed which adversely effects the primary view(s) of any building. Fence designs should enhance the overall visual presentation of a building.

PICKET



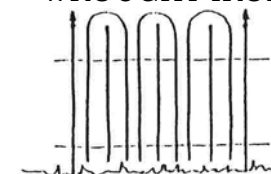
WOOD AND WIRE



POST AND RAIL



WROUGHT IRON



RESIDENTIAL - BLOCK LEVEL: KEY ELEMENTS

- Residential block configurations are defined by twelve long and narrow lots fronting residential streets and bisected by an alley.
- House setbacks vary, creating rhythmic patterns along the street. Houses are most often sited in the middle of the lot-width so that space between houses is relatively constant.
- Outbuildings are sited on alleys behind the primary house and structures, and are often clustered together creating picturesque and distinct alleyscapes.
- Individual residential lots are often bounded by low fencing and/or hedges. Most residential blocks do not have sidewalks.



Roslyn, Wash.

Looking northeast from 5th St. alley to Washington (Railroad) Ave., Roslyn schools to left, fire station bell tower to right at 2nd and W. Penn.

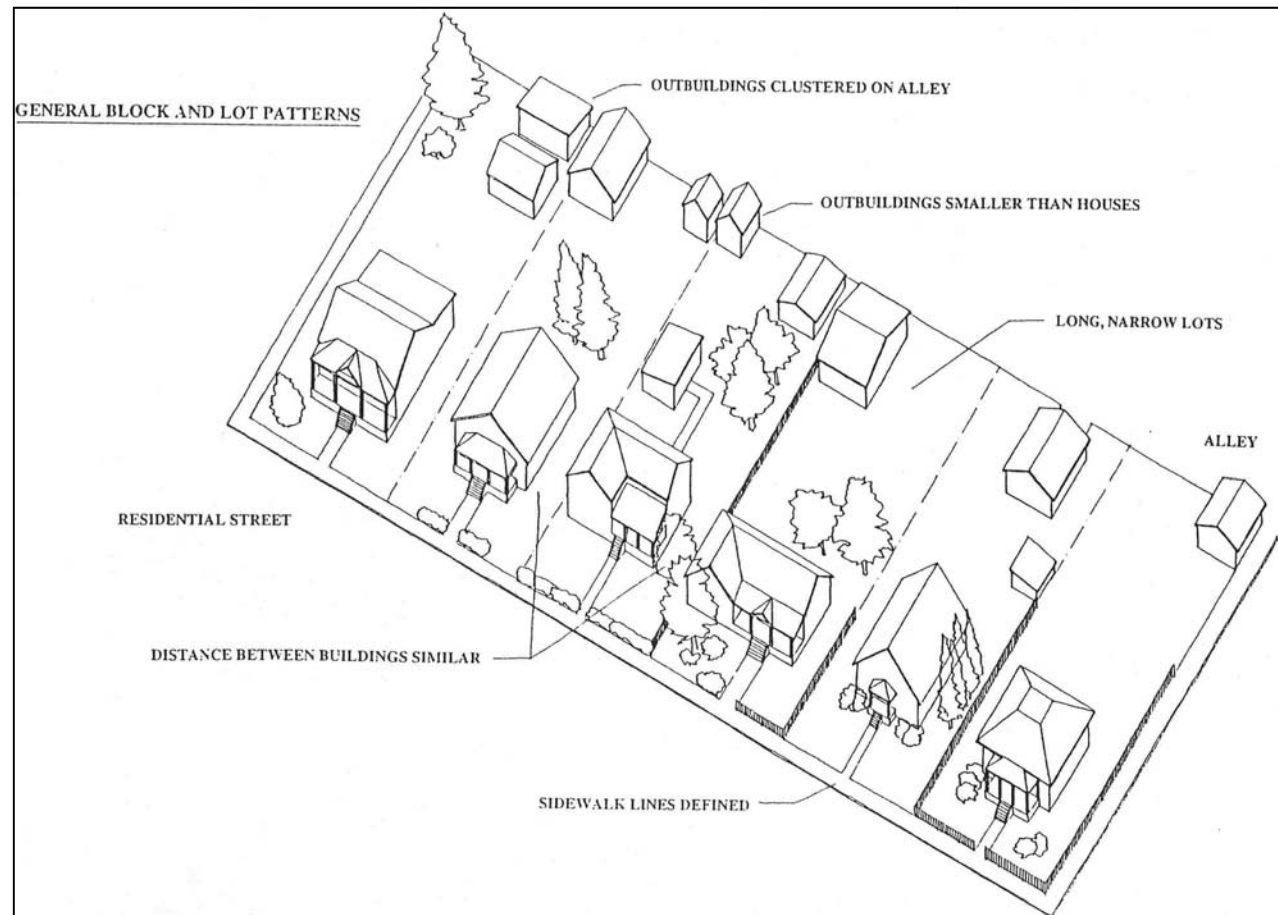
GUIDELINES TO GENERAL BLOCK AND LOT PATTERNS

Residential blocks and lots in Roslyn display definite patterns that were established in the earliest period of the town's settlement, between 1886 and 1912. There are many characteristics that create these patterns, which are repeated throughout the town's residential areas. Any new construction should recognize these characteristics and should fit in with the historic patterns. Notice the absence of a garage and driveway. By not allowing the automobile to dictate their landscape, the homes of Roslyn have succeeded in maintaining the era in which they were constructed.

The pedestrian oriented landscape of the homes of Roslyn is an ideal design guideline for future residential construction. If a driveway and garage is necessary for the home-owner, they should be included as subtle features of the home-site rather than focal points. It is recommended that the driveway be unobtrusive. Where possible access can be from the alley. The garage should be set back from home and screened from view from most of the street.

Roslyn's general block and lot patterns include:

- Long, narrow lots.
- Houses generally sited in the middle of the lot width; setbacks from the lot front vary.
- Similar distances between houses.
- Defined sidewalk lines on some blocks. (Some blocks do not have sidewalks.)
- Fences and/or low shrubs defining many individual lots.
- Smaller outbuildings sited behind the main house, often clustered along the alley.



GUIDELINES FOR ADDITIONS TO HISTORIC BUILDINGS

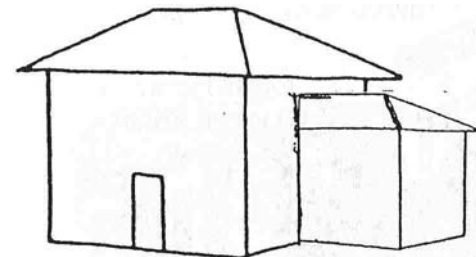
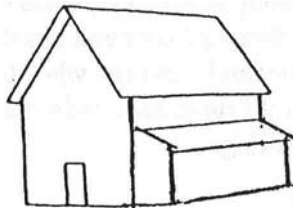
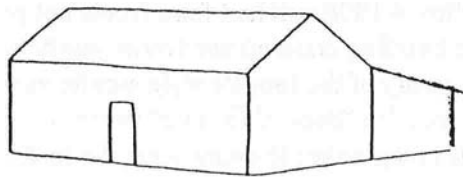
The primary objective of the Roslyn Historic Preservation Commission is to protect and maintain the integrity of the historic resources in the historic district. However, the RHPC is committed to provide for the development of these resources in such a manner that does not impair their utility. It is recognized that additions are often necessary for a historic building to become functional in a modern context. It is also recognized that additions must be designed to be compatible and not detract from the building, in its immediate surroundings as a whole.

Guidelines for additions to Historic Buildings: Additions to historic buildings need to be compatible in their configuration, design, style, scale, materials and architectural details with the distinctive character defining elements of the building. Additions shall be done in such a manner that they do not destroy significant original historical or architectural material and if removed in the future will not impair the essential form and integrity of the building or damage the historic fabric. Additions which seek to create an earlier appearance are discouraged. Additions which are obviously incongruous to the building, or buildings in the immediate vicinity, or the district shall not be approved. (Secretary of Interior Standard Number: 9, 10)

Guidelines for additions to non-historic buildings: It is recommended that additions to non-Registered historical buildings within the Roslyn Historic District make use of these guidelines when making additions to buildings.

Guideline for Trim Details for Historic Buildings: Original trim elements should be retained and repaired when at all possible. Trim that is inconsistent with the original building style and design shall not be added.

COMMON ADDITIONS:



SAMPLE DESIGNS FOR ADDITIONS



Right half of wing is new addition



Rear shed roof addition and enclosed porch



Gabled additions



Side entry with shed roof added to right side



Second story addition

GUIDELINES FOR NEW CONSTRUCTION AND RENOVATION OF EXISTING BUILDINGS WITHIN ROSLYN'S HISTORIC DISTRICT

New construction and renovations which are appropriately designed are encouraged by the RHPC. The historic district should be an active and vital part of the city. The RHPC encourages new construction to be compatible and respectful of the existing historic building stock that surrounds it so that visual conflict and confusion are avoided. There is no formula to guarantee "good design." There are specific elements of building design that can be identified and listed, and therefore addressed in a review process so that consistency can be achieved.

Guidelines for new construction address work such as new outbuildings, additions, or significant lot changes for properties listed on the Roslyn Register.

The following elements can be individually assessed for their degree of appropriateness for each project.

- **Scale and Massing:** The overall size and height of the building should be consistent with the surrounding buildings.
- **Setback:** The front and side yard setbacks for the building should be approximately the same as others in the surrounding area and conform to State and Local Codes.
- **Shape:** The overall shape of the building, particularly its roof type, height, and design emphasis (horizontal and vertical) should be consistent and harmonious with others in the surrounding area.
- **Windows and Doors:** The rhythm and arrangement of the windows and doors should reflect the style of the building design and the predominant patterns found in existing buildings of the area. The ratio of the total surface areas of openings to total wall surface area of new buildings should reflect that of historic buildings in the district.
- **Materials:** Exterior siding should reflect the prevailing style of the neighborhood. A vertical style siding should not be used when the predominant style is horizontal or shiplap type. The exterior siding should blend in, not stand out.

GUIDELINES FOR NEW CONSTRUCTION AND RENOVATION OF EXISTING BUILDINGS WITHIN ROSLYN'S HISTORIC DISTRICT, CONTINUED

- **Trim Details and Other Elements:** Trim details need to be given careful and thorough consideration in the design of new outbuildings or additions as they play a very important part of defining a building's character. They represent a design opportunity for establishing the compatibility of a new construction within the district. (Secretary of Interior Standard Number: 9, 10). Trim details can act to harmonize a building with its neighbor or tie a new outbuilding or addition to the original structure. If windows and doors have fanciful trim, incorporate trim with architectural weight. If trim work is typically simple, do not use "ginger bread." Seek to design the new outbuilding or addition so that the trim and architectural details compliment the existing buildings in the area.
- **Site Elements:** When at all possible avoid substantial site alteration by importing or exporting fill materials. Generally speaking vacant lots in the district were occupied by a building. Attempt to place the new structure as near as possible to the same grade as the original. Carefully consider the placement and relationship of the public sidewalk, side and front yard fences, driveways, gardens and accessory buildings, when determining the location of the new outbuilding or addition on the lot.
- **Floor Elevations:** The elevation of the first floor in relation to the street and the finish grade is often a critical design feature. For example, if surrounding buildings open directly onto the sidewalk, then the new structure should have a similar entrance level.
- **Guidelines for Demolition:** Property owners often wish to demolish existing structures to make way for new construction. Demolition of structures is discouraged by the RHPC & the Roslyn Planning Commission. The Roslyn Planning Commission will consider approving demolition of a structure if the applicant presents appropriate plans for the removal and reuse of the building and if the applicant presents plans for a new structure. Documentation of the historic building is typically required. Refer to Roslyn City Ordinance # 995 which requires 2 months for residential and a year for commercial demolition in order to allow time for public comment.

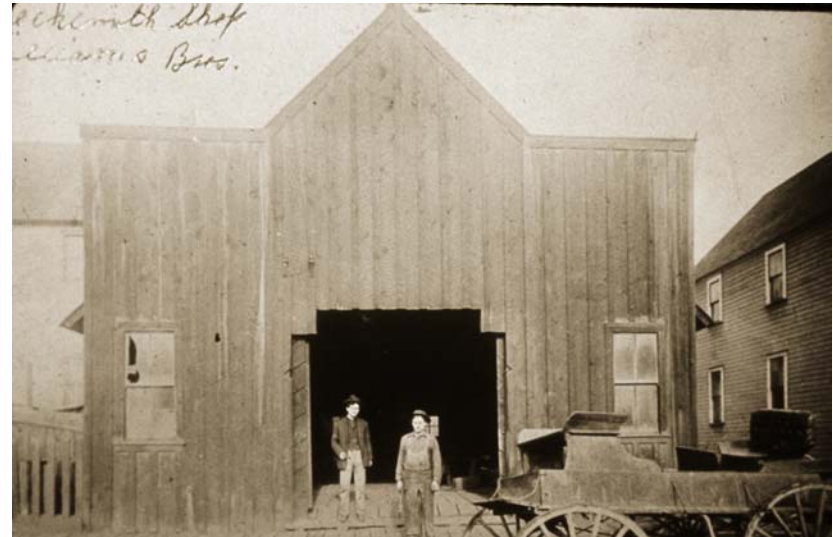
INDUSTRIAL STYLE: GARAGES, SHEDS, & OUTBUILDINGS

This is a vernacular style adapted to the needs of mines, mills, and other businesses to provide inexpensive, well-ventilated, and well-lit working space ranging from fairly small to larger than any extant buildings in Roslyn. Design elements from the industrial buildings have been used successfully in the design of garages, studios, meeting halls, and residences.

This style is devoid of ornamentation except single windows and door trim. Windows are abundant, usually in evenly-spaced rows, typically double hung 6 over 1 pane. Forms are usually gabled with many shed additions and siding of either board-and-batten or galvanized metal sheeting. Roof materials are milled wood or galvanized steel. Metal siding and roofing were introduced in the 1870s and dominated construction by 1900.



Roslyn, NWI Power House and No. 4 Shaft, 1908-1909, pre-explosion



Blacksmith shop, 1st St. and Nevada

GUIDELINES FOR GARAGES, SHEDS & OUTBUILDINGS

Outbuildings in Roslyn are generally small, gable or gable-and-shed roofed, wood structures clustered behind houses along alleyways. Siding is generally stained or untreated wood, typically cedar. Nearly every original home site contains at least one small outbuilding, and some contain several outbuildings.

Many of these were originally built to house the family cow or horse and were later converted to garages. The earlier conversions consisted of adding a garage door on outswing hinges, or on a sliding track similar to a barn door. None of Roslyn's early style homes contained attached or built-in garages facing the street – these were always built separately, located in back with cars entering from the alley.

As with houses and other design elements in Roslyn, the design, size and placement of outbuildings should be carefully considered in relation to existing neighboring structures. Garage doors in Roslyn should always face away from areas of high public visibility. This is usually accomplished by having the garage doors face the alley. It is also helpful to use garage doors which blend into the design through careful selection of door color and design.

Garage roofs should not be oriented in a way that will dump excessive amounts of snow on the public right of way (back alley). To meet this requirement, most garages have their gable end facing the alley.

Most prefabricated sheds, prefabricated garages and metal buildings do not fit Roslyn's design guidelines.

Garages:

Garage styles must match those of adjacent structure(s) and garage doors should face away from areas of high public visibility.

Sheds and Outbuildings:

Sheds and outbuildings should depict their historic counterparts in the District, portraying structures such as industrial buildings that were predominant on the landscape (see illustrations on following page). Prefabricated sheds are discouraged and reviewed on a case-by-case basis.

Temporary Sheds and Construction Trailers:

Property owners frequently wish to use sheds and trailers on a temporary basis, particularly during construction projects. The RHPC considers a six-month span as an appropriate temporary period.

SAMPLE DESIGNS FOR INDUSTRIAL STYLE GARAGES, SHEDS & OUTBUILDINGS



Garage



Northern Improvement Company Barn



Garage



Workshed



Pigeon House

SAMPLE DESIGNS OF RECENT WORK IN ROSLYN



Rehabilitation, commercial
Former VFW Hall



New construction, commercial



Harry's Inn is new construction.



New construction, residential



New construction, residential



Work shed

THE ROSLYN HISTORIC PRESERVATION COMMISSION

The Roslyn Historic Preservation Commission

(RHPC) was formed in 2001 by City Council for the following purposes:

- Protect Roslyn's status as a National Register Historic District
- Broaden the awareness of Roslyn's rich heritage and unique history
- Educate the public about the importance of historic architecture and sites
- Make tax incentives available to those property owners who are listed on the Local Roslyn Historic Register of Historic Places
- Provide guidance and resources to those involved in restoring historic properties
- Attract businesses that will enhance Roslyn's unique history and visitors who appreciate it.

What Does the RHPC Do?

The RHPC also actively seeks endangered properties to be added to our local register, maintains an inventory of historic properties and sites, conducts design review of locally listed properties, provides walking tours of our historic district, and serves as a resource for those interested in preservation projects.

Who Serves on the RHPC?

The Commission is made up of citizens of Roslyn who volunteer and are deeply committed to historic preservation. Each of our Commissioners is appointed by the Mayor and approved by the City Council. In order to remain a CLG the Commission must contain some members who have architectural, or historical backgrounds. Since the Commission is not limited to those aforementioned, any interested full-time resident of Roslyn may apply at the City Administration Building.

Why List My Property on the Local Register?

- Statistics indicate that properties with an historic designation sell for more than comparable non-listed properties.
- Listing a building or site will ensure its protection in the future.
- Historic preservation instills a sense of pride of ownership in a neighborhood, inspiring other property owners to get involved in saving our community's historic assets.

To receive an application packet to list your property on Roslyn's local historic Register of Historic Places, please fill out a request form and return to the City Administration Building, or mail to: City of Roslyn, 100 E. Pennsylvania Ave. PO Box 451, 98941-0451



Roslyn Brewery horse drawn carriage on Pennsylvania Ave.

SPECIAL VALUATION TAX CREDIT

The RHPC City of Roslyn is a Certified Local Government (CLG), which is a state program that allows the RHPC to offer tax incentives to property owners involved in historic preservation projects. which means that the city was recognized by the Washington State Department of Archaeology and Historic Preservation and the National Park Service as having a qualified historic preservation program. One of the benefits of being a CLG is that Roslyn can offer property tax incentives to owners who choose to list their property on the Roslyn Register of Historic Places. An owner of a locally listed property who restores that property (as approved by the RHPC) can apply for a 10-year property tax reduction based on the amount spent on an approved project. The minimum amount of the rehabilitation is 25% of the building's value before work was begun. A special valuation tax credit that can reduce property taxes for 10 years is available on RHPC approved projects. The tax credit is figured by taking the amount spent on restoration and subtracting it from the new assessed value after restoration. The remaining amount becomes the amount the property owner is taxed on for the following 10 years. Once approval is granted, the property continues to be assessed on the normal schedule, but the amount spent on the rehabilitation is subtracted for a period of 10 years. This special valuation is available on current work, or projects completed within the last 2 years.

Each project must be approved by the local RHPC review board, within the guidelines laid down by Federal and State law.

RESOURCES AND REFERENCE MATERIALS

Special thanks to Jennifer A. Meisner, for her Master's Thesis which provided text and information used throughout in this handbook, and illustrations of Roslyn's houses and neighborhoods.

Comstock Historic District Construction Standards. Comstock Historic District Commission, P.O. Box 128, Virginia City, NV 89440.

Good Neighbor Outdoor Lighting
<http://www.darksky.org/ida/gnol.html>

Gottfried, Herbert and Jennings, Jan. *American Vernacular Design 1870-1940: An Illustrated Glossary.* VNR Company, New York, 1985.

McAlester, Virginia and Lee. *A Field Guide to American Houses.* Alfred A Knopf, Inc. New York, 1984.

C. Jewell, I. Slater, S. Williams, *Roslyn: A Study of the Housing and the Era.* W.S.U. Dept. of Horticulture and Landscape Architecture, April 28, 1989

Meisner, Jennifer A. *The Future of Roslyn, Washington: Preservation of a Vernacular Town.* Master of Architecture Thesis, University of Washington, 1994.

B&W images courtesy Ellensburg Public Library & the Roslyn Public Library