Design Guidelines for Oysterville, Washington

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Sponsored by The Oysterville Restoration Foundation
and
Thurston Charitable Foundation

November 1992

Prepared by
Winter & Company
Boulder, Colorado

Cover photographs: Top row, left to right: Tom Crellin House, Oysterville Baptist Church, Tom Crellin House. Bottom row, left to right: R. H. Espy House, Tom Crellin House, John Crellin House.

WHICH GUIDELINE CHAPTERS APPLY TO YOUR PROJECT?

TYPE OF PROJECT:	GENERAL	NEW	REHAB	OTHER
Exterior alteration of an historic building	X		X	
Exterior alteration of a "non-historic" building	X	X		
New primary structure (residence, i.e.)	X	X		
New secondary structure (garages, shed, etc.)	X	X		
Site Work (parking, fences, etc.)	X			X
General Maintenance (minor project)			X	X

The Design Review Board, in an early informal discussion, can help you identify specifically which guidelines apply to your project.

See also the review procedures in the Appendix.

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OYSTERVILLE, WASHINGTON

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A thank you to the Oysterville Community Club for use of the School House as a meeting place.

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A special thank you to the individual members of the Oysterville Community whose thoughtful comments help make the architectural guidelines a strong document that addresses the concerns of the community.

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PREFACE

This book is the official set of design guidelines for the Oysterville Historic District. On April 21, 1976, Oysterville was placed on the National Register of Historic Places, the nation's listing of properties of national, state and local significance that is maintained by the Secretary of the Interior. Following in 1977, the Pacific County Commissioners defined it as a local historic district. This designation of historic significance was the result of local citizen initiative. The non-profit Oysterville Restoration Foundation sponsored the Oysterville Historic District Ordinance and has continued to foster preservation efforts in the community.

The designation is in part a recognition that Oysterville is unique. It is one of the earliest settlements in coastal Washington and it represents an aspect of historic development that is unusual in the northwest, that of oyster farming. Because the district is such a rare resource, the buildings that remain from this period are especially important; their preservation is a paramount concern of the county's interests.

The built environment of the Oysterville community is a fragile system of historic and natural features and its important character can be diminished with inappropriate development.

In order to assure that alterations and new development are of a character that will retain the integrity of the historic area, design guidelines are needed to monitor the character of change and to offer practical standards that the community can use in making design decisions.

The character of Oysterville is a combination of its historic buildings, the streetscape and natural features.

The Oysterville design guidelines were created to preserve the character of the community that remains from the historic period and to preserve an important part of the heritage of southwest Washington.

Application
When applying the guidelines the objective is to recognize the collective value of the elements that distinguish the district. In reviewing an application the importance of an individual building is to be considered in balance with the total streetscape, specific neighborhood and immediate surroundings.

Relationship of the guidelines to the Zoning Ordinance
The design guidelines do not address land use or environmental regulations. The County Zoning ordinance and other laws determine which parcels can be developed and regulate uses. Where building can occur, then these guidelines apply.

Guideline terminology
A note about the terminology used in the guidelines. Where the word "shall" is used, the guideline in question must be met, if it is applicable to the project at hand, in order for the Design Review Board to be able to issue a certificate of approval. The use of "should" indicates that the guideline is strongly recommended. Where the term "encouraged" is used, the applicant is urged to consider complying with the guideline, but is not required to do so to receive approval.

How the guidelines were developed
The development of the design guidelines was a community effort. Members of the Design Review Board directed the project and executed portions of the tasks themselves. Members of the community participated in a series of meetings to

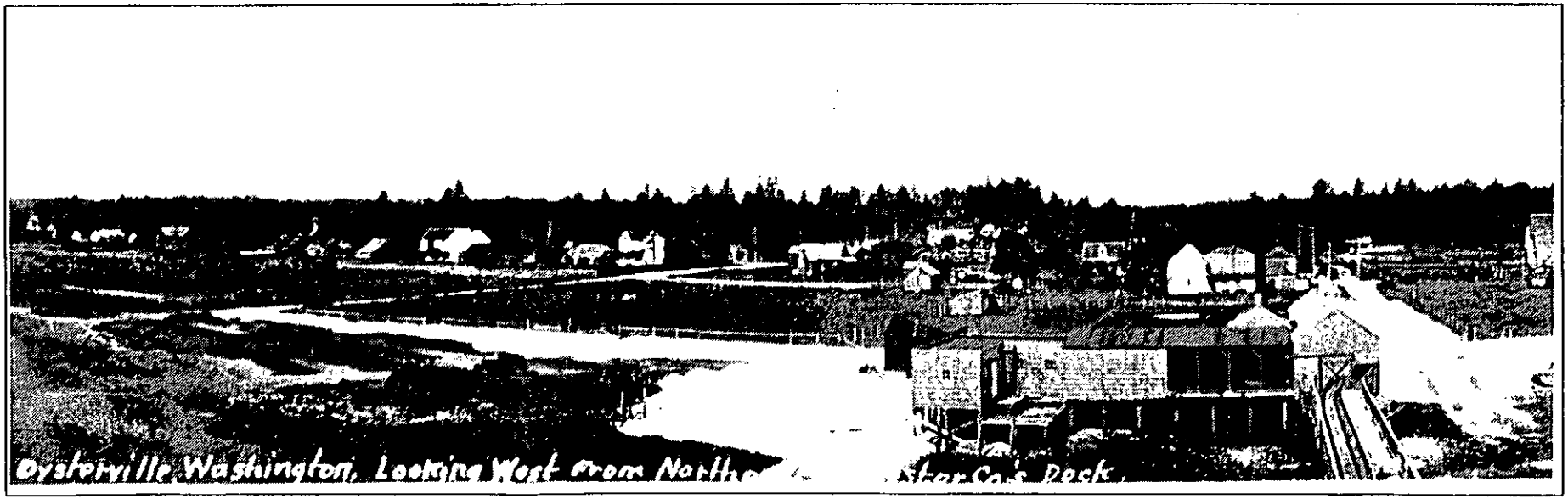
develop and refine the guidelines, in concurrence with Washington State Open Meeting Act. A representation of community members confirmed the goals for the district and the means of developing these guidelines in these meetings. Winter & Company, preservation and urban design consultants, provided technical expertise and assembled the materials developed by board members.

In the process of developing the guidelines, the historic character of Oysterville was identified in order to gain a sense of the character that forms the basis of the district today. Current conditions were then documented and compared with the historic condition. What is interesting in the case of Oysterville is that significant portions of the district have changed since its period of historic significance because many buildings have been lost. Some were destroyed by high tides, others by weathering, others by fire.

It is also important to note that the guidelines are founded on earlier design guidelines that have been used since they were developed in 1979. In many respects, the new guidelines clarify the general principles that were outlined in the earlier document.

Increased development pressures are now seen that were not addressed in the earlier guidelines and experience from administration of the original design guidelines over the past years has also identified areas of information that need clarification. This has mandated the need for these new guidelines.

The Oysterville Restoration Foundation and the Thurston Charitable Foundation sponsored the development of these design guidelines and provided the funding for their production. The planning staff of Pacific County were also cooperating participants.



This early photo (circa 1940), looking west from the bay, shows the open grass lands that served as foreground to the village.

INTRODUCTION

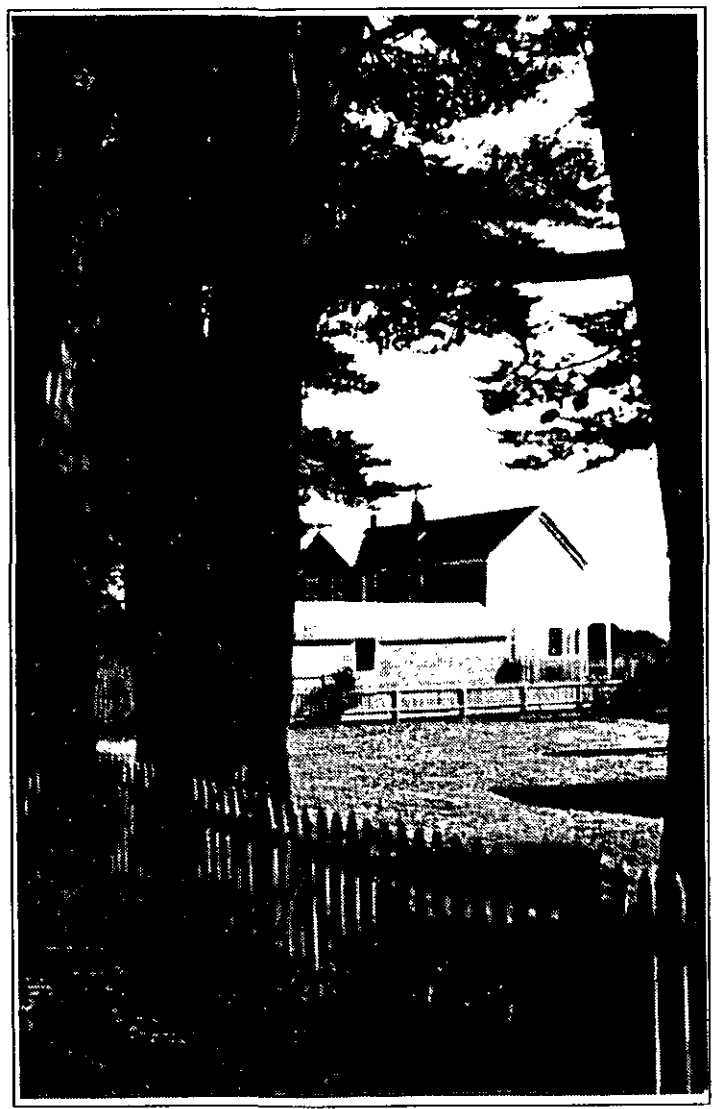
The reasons for design review

Preserving the community's heritage has become increasingly important to residents and property owners as loss of historic resources continues and neighborhood character is threatened. Many citizens recognize that buildings from our past help define our identity for the future and they contribute to the livability of Oysterville as a community. In this sense historic buildings serve an important social function. They provide visual links to earlier residents who worked hard to create the high quality environment that residents now enjoy.

Older buildings also serve as a record of our forbears and of a way of a life that once was familiar to the community. They also record earlier building technologies and the design sensitivities of the craftsmen who created them. In this sense, preserving historic buildings helps to enrich the cultural diversity and interest the community offers its residents and visitors.

Historic buildings are also visually interesting and therefore they enhance the environment for all of us. The delight of the details of their older designs is, in this sense, a benefit in itself .

Preserving older buildings also has economic benefits. By maintaining older properties, the tax base is protected and public services are strengthened. Individual property values are also protected, even enhanced, when many properties in the same neighborhood are maintained sensitively.



Older buildings serve as a record of our forbears and of a way of life that once was familiar to the community. (R. H. Espy House)

Ornament and detail of historic buildings add visual interest to the community. (Tom Crellin House)

Finally, and most specifically, the county's preservation ordinance for Oysterville mandates that design review shall be used to determine the "suitability" of projects and in order to make consistent decisions regarding suitability, design guidelines are needed.

In order to preserve the village's character, the county has therefore established a design review process that is an integral part of development review. The purpose of this design review process is to provide for a uniform review of projects and to provide for comments by the community on projects that may affect their well-being, in terms of historic preservation. The design guidelines are therefore intended to help provide an objective basis for evaluating the appropriateness of individual design proposals.

Using these design guidelines

These design guidelines are presented as an aid to property owners in Oysterville who wish to improve or repair their properties or to build new structures. They describe a process for developing a rehabilitation plan for older buildings, suggest general design ideas for appropriate alterations and new construction, and also provide basic maintenance tips. General guidelines are written to apply to all types of projects. More specific suggestions are then provided for different types of construction projects, as defined in the county's preservation ordinance.

The role of the Design Review Board

This guidelines handbook is designed for use by property owners in developing design strategies and it will also be used by the Design Review Board in reviewing projects that come before it, as defined in the preservation ordinance.

The concept of the historic district

When we refer to the concept of the historic district, it is important to note that technically there are two different districts, each designated by a different level of government:

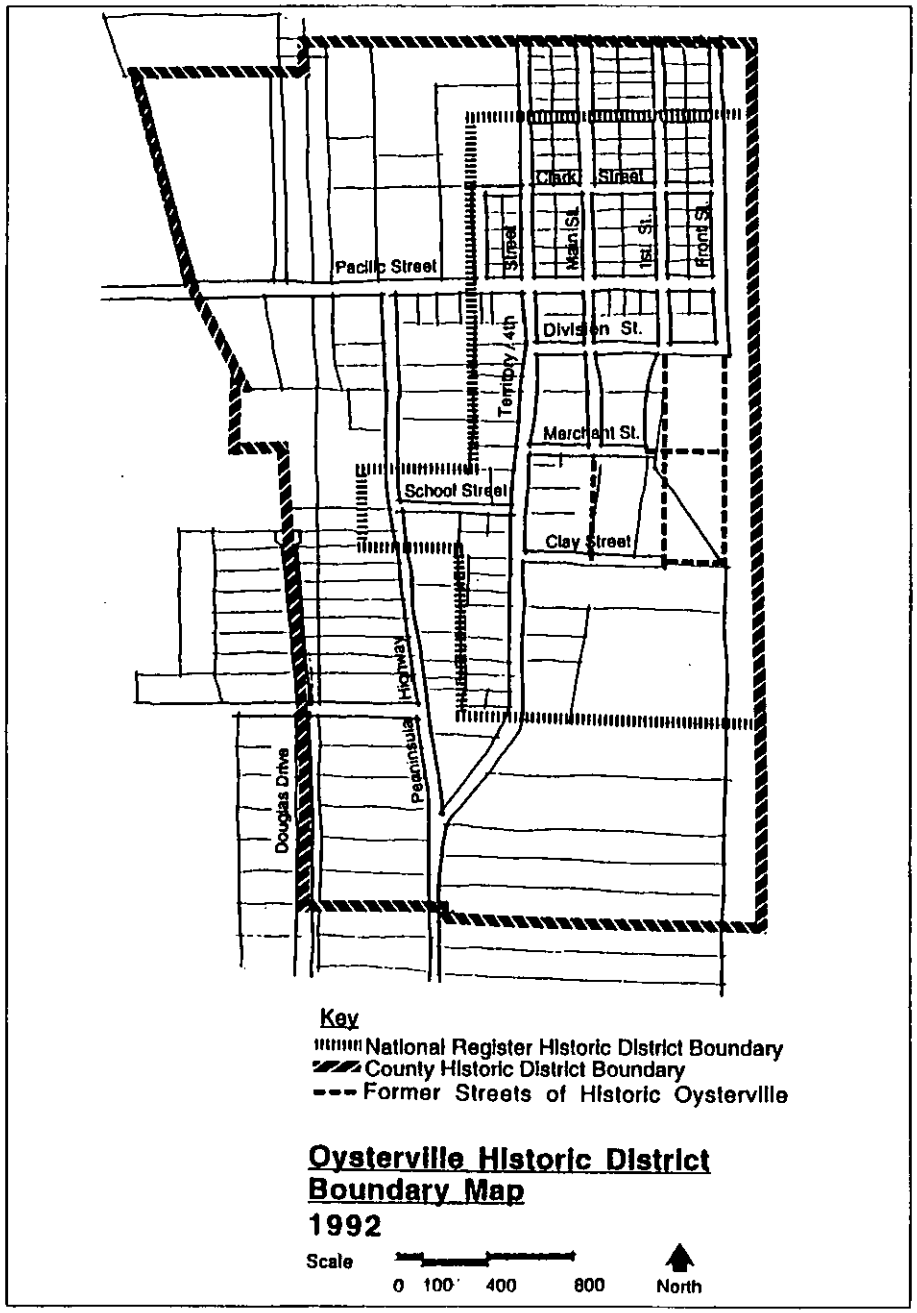
Level 1. The National Register district

In 1976, the National Park Service placed Oysterville on the National Register of Historic Places in recognition of its significance at a state and local level. The National Register of Historic Places is a listing of properties identified as having cultural significance at a national, state, or local level and that have met criteria for listing as defined by the Secretary of the Interior.

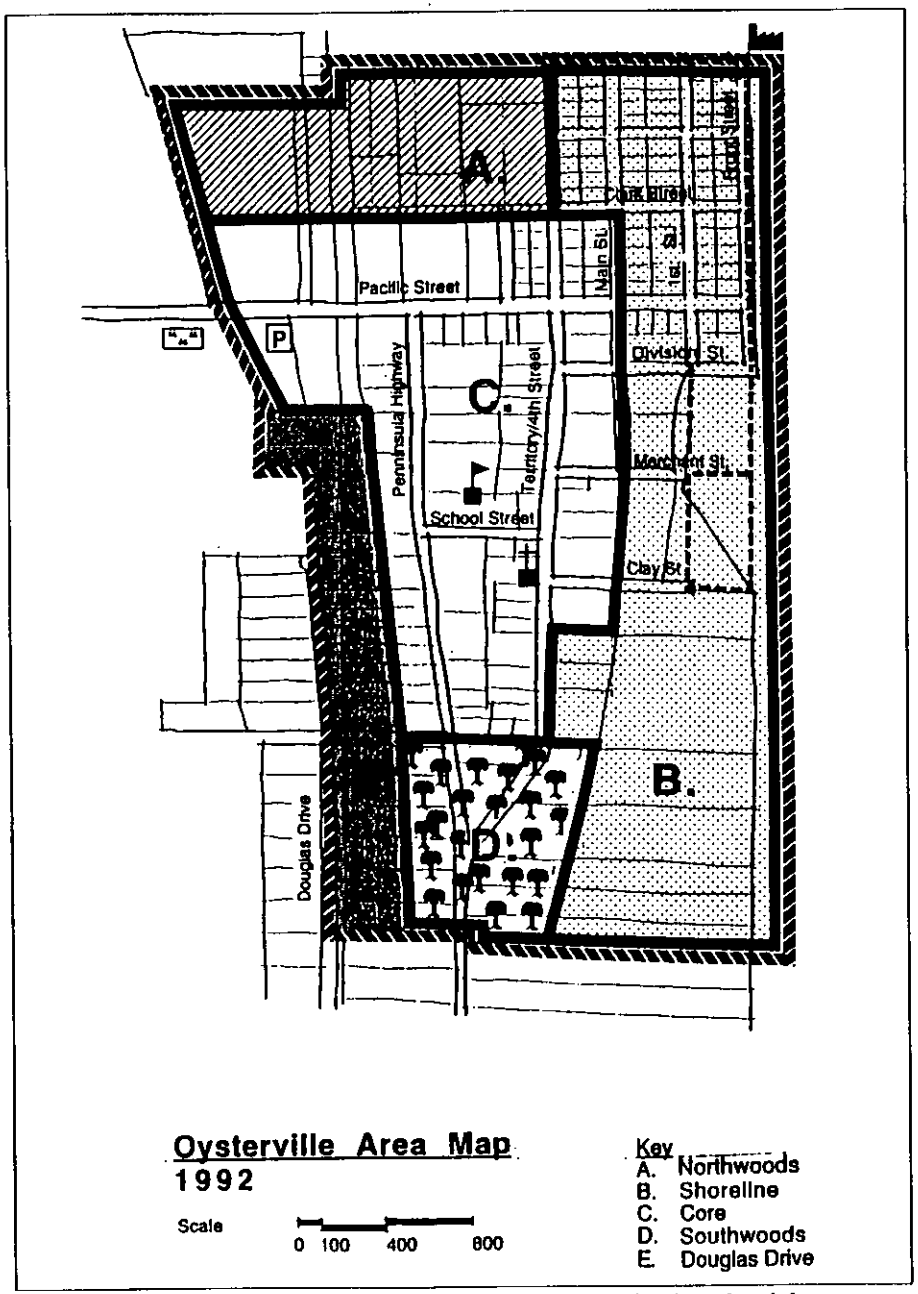
Construction projects that involve federal actions must consider their impact on historic resources. In addition, federal income tax credits are available for the certified rehabilitation of qualifying historic buildings. In order to do so, the construction work must meet the Standards of the Secretary of the Interior for the Rehabilitation of Historic Buildings. (Note that the Oysterville design guidelines are written to conform with these standards such that a property owner will not intentionally be caught in a contradictory situation between the two sets of standards.)

Level 2. The county-designated historic district

A local historic district was defined by the County Commissioners in 1993 (replacing the 1977 ordinance). In the "Oysterville Historic District Design Review Ordinance No. 131," the Commissioners defined a boundary that is larger than that of the National Register District. It is this larger boundary area that is subject to design review as stipulated in the ordinance. Note that the period of historic significance for the Oysterville Historic District spans from the town's found-



This map identifies the Oysterville Historic District Boundary.



This map identifies the design character of the neighborhoods of the Oysterville Historic District.

ing in 1854 to 1940. Buildings dating from this period are considered "contributing."

In the National Register survey, each structure was evaluated for its historic significance. Some buildings were found to retain more of their historic features, more of their "integrity;" these are in pristine original condition, while others have experienced varying degrees of alteration. Many of these are still considered to be historically significant and their preservation is a goal of the community. Others are newer buildings, built after the period of historic significance, and therefore these buildings are considered "non-contributing."

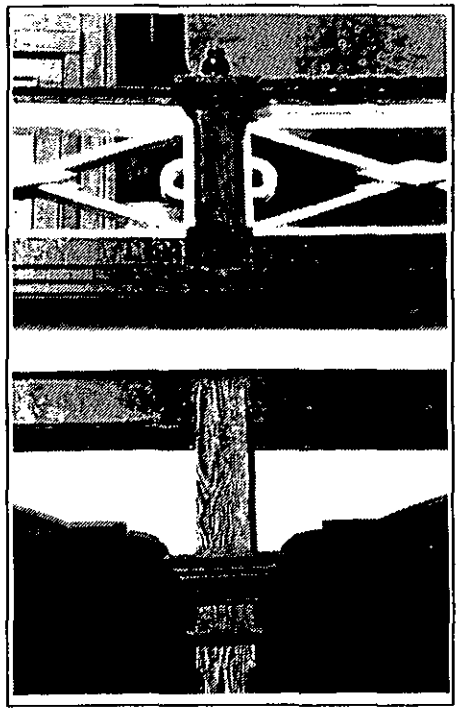
Contributing building category

These buildings date from the period of historic significance in Oysterville and also retain substantial portions of their historic design character such that they have a high level of historic integrity. Some minor alterations exist, but the overall historic quality is easily discerned. The rehabilitation strategy that is generally most appropriate for such buildings is to preserve their original features intact and remove the minor non-contributing alterations that have occurred.

All told, there are presently fifteen major structures that are historically significant. Of these, nine are houses; these form the basis of the context to which new construction must relate. The remaining historic structures are the Oysterville Store and Post Office, Andrews Garage, Bardheim Barn Northern, Oyster Cannery, Oysterville Public School and Oysterville Baptist Church.

Non-contributing building category
These are buildings that have features that deviate from the character of the historic district and may impede one's ability to interpret the history of the area. They are typically newer structures that introduce stylistic elements foreign to early years of Oysterville. Some of these buildings may be fine examples of individual building design, if considered outside the context of the historic district, but they do not contribute to the historic interpretation of the area or to its visual character.

Neighborhoods within the historic district
Within the historic district, the character varies, often creating distinctly different street scenes. These individual settings create more site-specific contexts for individual design projects. The community recognizes that what is appropriate in one part of the village may not be appropriate in a different part even though it is also within the historic district, because the detailed context is different. In order to more closely describe the character of these settings, the historic district is organized into a set of sub-areas, or "neighborhoods," each of which has a distinct character and history.

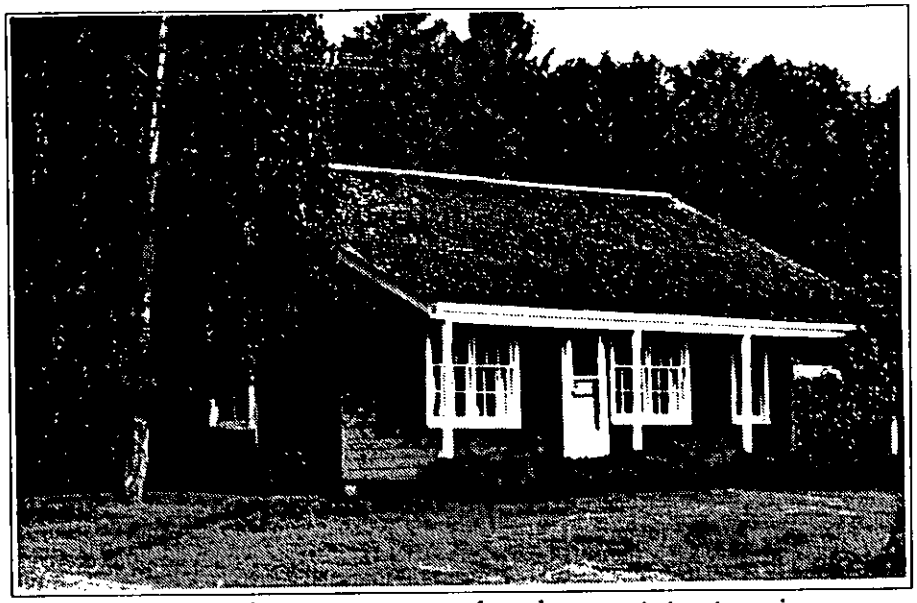


Oysterville exhibits a proud heritage of careful craftsmanship and attention to detail. (Tom Crellin House)

The neighborhoods are defined on the map on page 8. When planning a project, be certain to identify which neighborhood your project is in. See the Design Review Board to clarify any questions you may have about the location of your project.

Neighborhood goals
The design goals for each of the neighborhoods is as follows:

A. Northwoods neighborhood - to retain a wooded image while also accommodating building. Large trees should be preserved, where feasible. There is greater flexibility in the guidelines, especially in the details.



Porches that define front entrances are found on most structures in Oysterville. (Old Pacific County Courthouse, early 1860's)

B. Shoreline neighborhood -- to retain a natural grassy appearance. Some areas are expected to remain unbuilt. Others, when developed, should retain a natural landscape as much as is possible. Building colors that blend with the natural landscape are encouraged.

C. Core Area -- to preserve the historic village appearance, with defined street edges and distinct yards, and to accommodate appropriate new building that strongly relates to the existing historic buildings.

D. Southwoods neighborhood -- to retain a wooded image as a distinct gateway to the Core Area, while accommodating appropriate new development. Building sites should be set back from the road, where feasible, and trees near the road should be preserved.

E. Douglas Drive neighborhood -- to establish a sense of relatedness to the Core Area while establishing a transition to other neighborhoods that are outside the district. There is greater flexibility in the guidelines, especially with regard to building details.

What do we mean by "historic preservation?"
Historic preservation is often considered a specialized form of building maintenance that applies only to a few landmark structures in the community. In fact, the term "preservation" encompasses a wide range of building design and maintenance approaches. These include very careful preservation of fine landmark structures to be sure, but they also include sensitive repair and maintenance of more modest buildings. A simple vernacular house that represents a past segment of Oysterville's heritage is every bit as important as her major structures and each merits being retained.

Even when alterations and additions occur to buildings, they may be executed in a manner that respects the important historic characteristics while accommodating modern needs and uses. These procedures may also be considered in the broader definition of historic preservation. In fact, the term "rehabilitation" is often used in this book as a broader term for the respectful design and maintenance approaches that it promotes.

Goals for the Oysterville historic district

The zoning ordinance mandates that all of Oysterville is residential, aside from the non-conforming uses that exist and variances that may be issued. With the understanding that all future development will be residential or compatible with the residential character, there are three basic goals for the historic district:

Goal 1. The primary goal for the historic district at large is to preserve the integrity of its standing as a National Historic District. This means that wherever feasible, historic structures should be preserved and new construction should be compatible.

Goal 2. In this light, a specific goal for preservation of existing historic buildings is to retain the integrity of each individual structure. The following are the historic buildings in Oysterville:

Captain Stream House	D. C. Stoner House
R.H. Espy House	Andrews Garage
John Crellin House	Oysterville Public School
Old Pacific County Courthouse	Bardheim Barn
W. D. Taylor House	Ned Osborne House
Charles Nelson House	Oyster Cannery

Although quite simple in their basic form, many Oysterville houses exhibit delicate ornamentation. (Tom Crellin House)

Gable roofs are dominant forms in most Oysterville buildings. (Tom Crellin House)

Oysterville Baptist Church Tom Crellin House
Oysterville Store & Post Office

Goal 3. A corresponding goal for new construction is to reflect stylistic change through the history of the community while maintaining visual continuity, and thereby to allow new development that is compatible yet contemporary in style.

New construction should respect the historic residential character that survives today. It is important to note that although a wider variety of building types was found historically in Oysterville, that the current context that survives is primarily the residential character. When the guidelines for new construction state that design should relate to those found historically, the residential charater of the existing historic buildings is intended.

Designs for new buildings are to be based on similar characteristics of historic structures, but the schemes are not to literally mimic historic styles. The "infill" is to be compatible in mass, scale and character but subtle differences in stylistic treatment that make the building distinguishable as new construction are to be used. In this way, one can read the evolution and change of the district, while also retaining a visually compatible sense of time and place.

The intent is not to take Oysterville back in time, but to reinforce the visual continuity of the district. The integrity of the district is to be preserved such that the historic buildings are not "compromised" by imitations. Defining the district ambience is important, and basic neighborhood characteristics of mass, scale and materials must be respected in new construction, even though "contemporary" designs are allowed. In fact,

new designs are encouraged, because in these cases, the sense of a continuing evolution of the street is to be expressed. Note that this does not mean that the "modern" style of architecture is employed. New interpretations of historic styles may fit into this category. Although they may be similar to historic styles, there are subtle differences that can be seen on the street.

The Design Review Board strongly encourages creative and well-conceived contemporary designs that are also responsive to the historic context of the district.

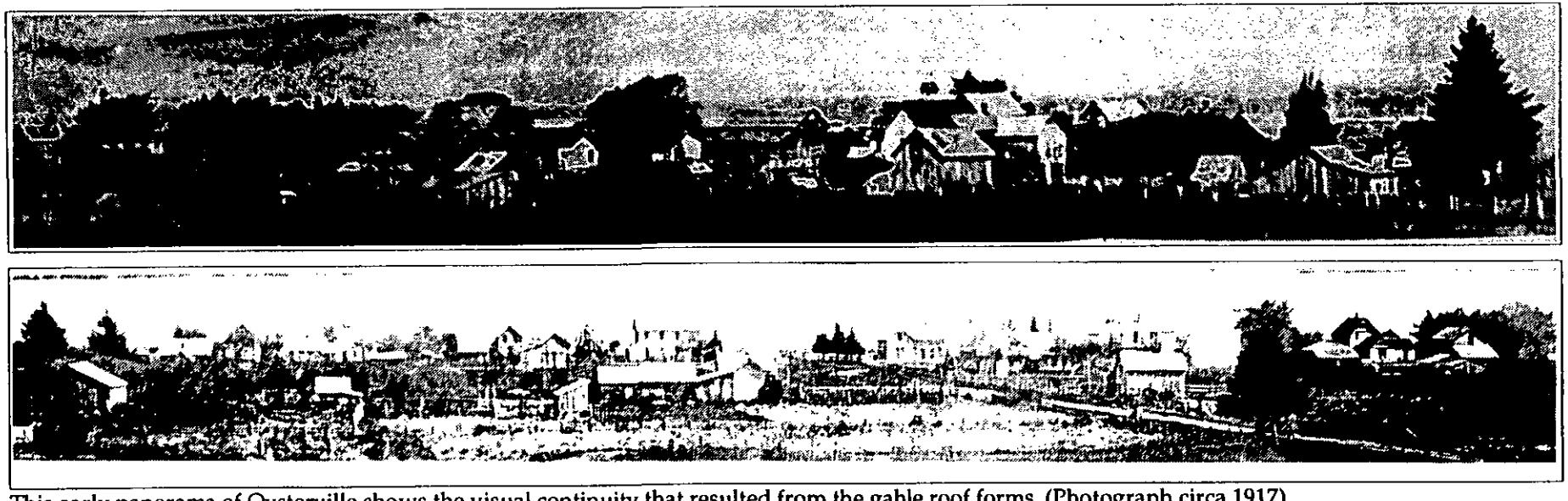
The renovation guidelines focus on maintaining the overall character of the buildings but allow certain contemporary elements to be introduced if they are "compatible" with the overall context. This approach of compatible, but contemporary design is generally preferred in the preservation community. Note, however, that "contemporary" does not mean the modern, International Style. It simply means that it is distinguishable as a building of today.

How the guidelines are organized

The Oysterville design guidelines are divided into chapters that address different types of construction. These are organized in sections that correspond to the categories by type of work: New construction, rehabilitation, general design and "other" which primarily relates to site development. All new construction is defined as "major construction" in the Design Review Ordinance. Note also that the guidelines for rehabilitation include concepts that apply both to major and minor construction categories.

In addition, in some cases, special conditions apply to specific areas of the district. For the purposes of applying the design guidelines in a manner that is sensitive to the immediate context, the Oysterville historic district, as defined by Pacific County, is sub-divided into five "neighborhoods" that reflect subtle variation in character. In some cases special guideline statements are then provided for each of these neighborhoods, in the general guidelines. Most specifically, the neighborhood standards apply to new construction.

Note also that special review procedures for projects of varying type and scale are provided in the Appendix.



This early panorama of Oysterville shows the visual continuity that resulted from the gable roof forms. (Photograph circa 1917)

HISTORIC OVERVIEW OF OYSTERVILLE

Oysterville is located on the Long Beach peninsula in the extreme southwest corner of Washington state. The peninsula is a flat, narrow strip of land 28 miles long and one and one-half miles wide, separating Willapa Bay from the Pacific Ocean. Once known as Shoalwater Bay, its protected shoreline is an ideal breeding environment for oysters, hardshell and soft-shell clams and Dungeness crabs. Many species of salmon spawn in the eight tributary streams, and other edible fish from anchovies to sturgeon are abundant in the bay itself. The Long Beach Peninsula, some say, is the West Coast's version of Cape Cod.

The area had long been the private preserve of the Chinook people. The Chinooks moved throughout the peninsula and adjoining areas including the land adjacent to which the remnants of Oysterville now stands. They were fisherman and hunters who made good use of the clams, crabs and oysters that abound along the shore and tidelands.

I.A. Clark and R.H. Espy were among the earliest white settlers to move into the north peninsula area. These two pioneers had come from the east coast and observed that the oyster trade with gold-rich San Francisco had a lucrative potential. Espy was friends with a Chinook chieftain (Na ko ti), who camped north of today's Nahcotta. The chief offered to show them prime oyster beds farther up the peninsula just off what was to become Oysterville. Accordingly, Epsy and Clark filed "donation claims," erected a log house in 1854 on what is now the site of Oysterville. They were soon joined by men

such as John Crellin, Sr. from the Isle of Man. Oysters were shipped to markets in San Francisco and business was prosperous such that, by 1872, Oysterville had expanded to a population of 500.

For the first few years, the beach was open territory for oyster pickers, but soon it became necessary to divide the tidelands into restricted tracts called "whacks" with eight acres set aside for ships at anchor while loading.

Clark went on to operate a store, and in 1858, was appointed postmaster. Espy continued in the oyster business.

In 1855 an election was held which transferred the Pacific County seat to Oysterville, which retained the county government until 1892 when it was moved to South Bend. In 1863, the first public school in Pacific County was erected at Oysterville. Peninsula College was organized at Oysterville soon after 1892 and the abandoned courthouse became its headquarters. The college functioned only two years before it closed permanently. The old building finally collapsed during a windstorm in 1916.

In addition to the courthouse, the school and the college, Oysterville also had the county's first newspaper and the West's first clam cannery. Oysterville also boasted two churches, five saloons, a blacksmith shop, tannery, barber shop, sail maker, several boarding houses and restaurants, a post office, a wharf and industrial buildings that supported the oyster industry. All of this was in addition to substantial residential neighborhood.

The oyster production declined in the late 1880s and caused a significant drop-off in business. Experiments with imported

oyster stock eventually resulted in a modest resurgence of the industry, but over time Oysterville's economy declined as did the population. The Northern Oyster Cannery, which was completed in 1940, was part of this resurgence which was soon stifled by World War II. The cannery again continued to operate from 1945 until 1968.

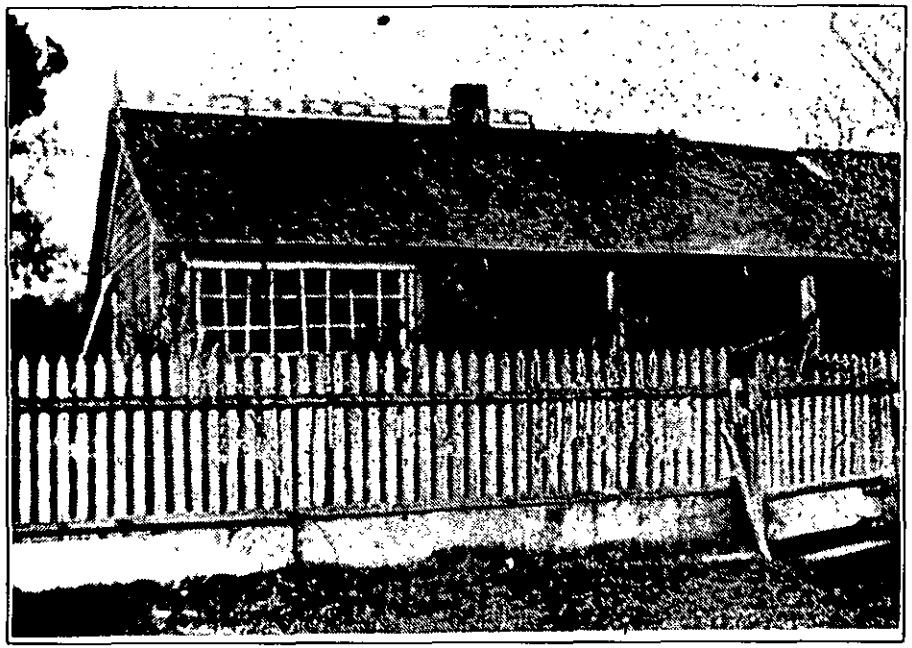
The 1930's through the 1960's were twilight years in the village. Residents engaged in limited farming, oyster activities, fishing, small cottage industries and rentals of cottages to visitors.

Storms and natural decay have now reduced Oysterville to a small collection of buildings, most of which were constructed in the 1860's and 70's. This has contributed to the rarity of surviving structures that are associated with the oyster industry during the territorial period.

The historic character of Oysterville

When Oysterville was a larger community than it is today, it exhibited a more diverse character, in terms of its building types and site features. Residential structures as well as commercial, industrial and institutional buildings were also found here. Retail commercial-looking buildings, which had large glass display windows and false fronts were found along with boarding houses and a garage.

The town was oriented to the bay, which was a focus of industry and transportation. When it reached its peak of activity in the late 1860's and early 1870's, it had a population of approximately 500 people and consisted of about 30 homes plus the Pacific House, the Stevens Hotel, the County Courthouse, a school, restaurants, saloons, a church and several businesses.



Decorative trim along the ridge of the Wert House once added an ornamental accent. Reconstruction of such elements is appropriate when such photographic evidence exists.

A row of houses, general merchandise stores and bars occupied Front Street where they were convenient to the oyster beds. These were simple frame structures built on pilings or floats to raise them above high tides that occasionally flooded across the unprotected and ill-defined shoreline. An extraordinarily high tide in 1866 is said to have carried away sixteen to eighteen buildings.

Industrial buildings included stables and wharf-related structures. Residential buildings were flanked by clusters of secondary structures that were essential to daily life. (Outhouses, sheds and stables are examples.)

Institutional structures included two churches and a school. These buildings and commercial ones deviated from the standard residential scale and character, being much larger and more varied in their forms. As a result, they served as accents in the town scene.

Residential structures clearly established the dominant character of the area, however. Redwood lumber carried as ballast in the oyster schooners was used in the construction of most of the larger homes. This may be the reason many of those homes still stand as redwood is impervious to most deteriorating rots and bugs. Ship lap, or clapboard was the dominant siding material. This was often accented with variegated shingle work below the eaves and an occasional decorative barge board. Wood shingle roofs were also common. The repeated use of these materials established a common denominator among the houses of Oysterville and contributed to its visual continuity.

The historical residential houses of Oysterville can be classified as being "carpenter architecture." Most of the houses are a simple "T" or "L" shape in plan and are of frame construction. House forms are generally simple and unpretentious and steeply pitched gable or shed roofs are typical.

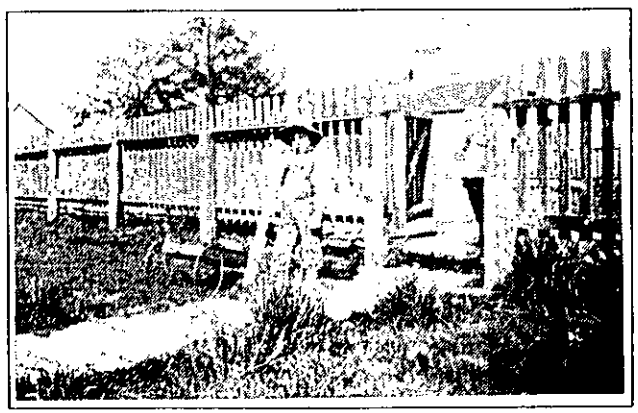
The historic streetscape

Another significant feature seen in historic photographs is that the street grid was more clearly established, because of the greater number of buildings and because plank roads, that later gave way to crushed oyster shells, and boardwalks helped define the town plan. Wooden picket fences also dominate the front yards of most residences in historic photographs, being one of the elements of visual continuity.

The streets themselves were unpaved, and often muddy. They had a soft edge, with drainage swales on either side in some cases. In some areas, trees planted along the street edge provided a strong line that defined front yards.

Another distinctive feature of the historic streetscape is the large collection of secondary structures that once existed. These included outhouses, barns, sheds and garages. Early photographs show that these helped provide variety in building scale and added interest to the streetscape, especially as seen from afar.

Carriages, and later automobiles, were subordinate to the streetscape. They were typically housed in separate structures which were located to the side or rear of the house.



Wood picket fences and board walks were typical site development features in early Oysterville. (date unknown)

The present character of Oysterville

The historic character of Oysterville helps to establish a basis of our understanding of what is historically significant, but it is also important to understand the present-day character, for it is this surviving historic context that forms the basis for design review.

Today, the scene in Oysterville is of a small residential village, less built- out than it was historically. Much of the original town was located nearer the bay than is seen today and storms and exposure to the elements have taken their toll on these buildings. Vestiges of these earlier streets near the bay now survive as grassy lanes, helping to interpret this earlier stage of development.

Many non-residential buildings from earlier periods are gone, and only a few examples survive today. These include the cannery, the barn, the store and post office, and a garage. Among the residential buildings that remain, there is a strong similarity of form, material and color. Those historic structures that survive are vital to the community's character and their preservation is a high priority.

In recent years, only a limited amount of new development has occurred and as a result the sense of time and place as conveyed by the historic buildings remains intact. Development is seen as mounting now, however, and more new construction is anticipated.

Site features, such as hedges and fences, contribute to the character of the district. Many front yards are defined by picket fences and hedges and specimen plantings add visual interest along the street. The open spaces of the yards themselves are important, as is the fact that auto service areas are typically subdued.

Representative buildings

Typical residential buildings from the historic period include the Captain Stream House, the D.C. Stoner House and the R.H. Espy house. These, among others, are provided here to illustrate the architectural vocabulary of Oysterville.

Captain Stream House
Located on Main Street, the Stream house is a one and one-half story frame cottage, built in January 1878. The ridge of its gable roof runs parallel to the road, and a small central dormer interrupts the cornice above the front entrance. The entrance itself is flanked by double-hung windows with six-over-six lights. A shed roof verandah extends across the façade supported on turned posts with jig-saw brackets, and the back of the building is extended into a one-story perpendicular gable. The gable ends are embellished at the apex by jig-sawn triangular inserts.

D. C. Stoner House
The Stoner house, at the intersection of Fourth and Pacific Streets, is a traditional two-story farmhouse on a "T" shaped plan with a verandah sheltering three sides. The porch posts are a carpenter's approximation of the Classic Revival columns - boxed with cushion blocks and simple moldings. Straight shingle siding is used on all exterior wall surfaces except the

The D. C. Stoner House, 1905, has decorative shingles in its gable ends.

The R.H. Espy House, 1871, has a broad porch that provides a one-story element to the building.

gable ends, which have variegated shingle work above the eaves. The house was built in 1905.

R.H. Espy House

Located at the corner of Fourth and Division Streets and built in 1871, the R.H. Espy house is a simple "T" plan, two-story farmhouse with clapboard siding and alternating bands of diamond-butt and fish scale shingles in the upper portions of the two gable ends. There is a one-story bay window facing the water and a verandah-balcony combination that extends along opposite sides of the buildings. The windows have a double-hung sash, divided by a single vertical mullion. A wing was added to the house in 1896, at which time there were other modifications to the exterior, probably including the bay window and verandah.

John Crellin House

The Crellin house, at the corner of Fourth and Merchant Streets, was built in the late 1860's. It is a one and one-half story rural Gothic farmhouse. It has intersecting gables on a "T" shaped plan and a small ornamental gable interrupting the cornice of the north wing directly above a lancet window. There are decorative bargeboards sawn in an intricate design on each gable end. The remaining windows are double hung with four-over-four lights.

Oysterville Public School

The school building stands near the west end of School Street and was constructed in 1907 to replace an earlier structure. It is a one-story, shingle-sided structure with a gable roof and a parallel gable extension at the rear. An attached hip-roof porch, enclosed on either end and open at the center, partially covers the front gable at the entrance. A small belfry sits on the ridge of the roof directly above.

Oysterville Baptist Church
Located on Fourth Street, the church was built in 1892. It is a small gable roofed building on an "L" shaped plan, with its steeple and main entrance set into the inside corner. On the tower there is a transition from shiplap to shingle siding, above the first floor marked by gables and a band of fancy butt shingles.

The future character of Oysterville

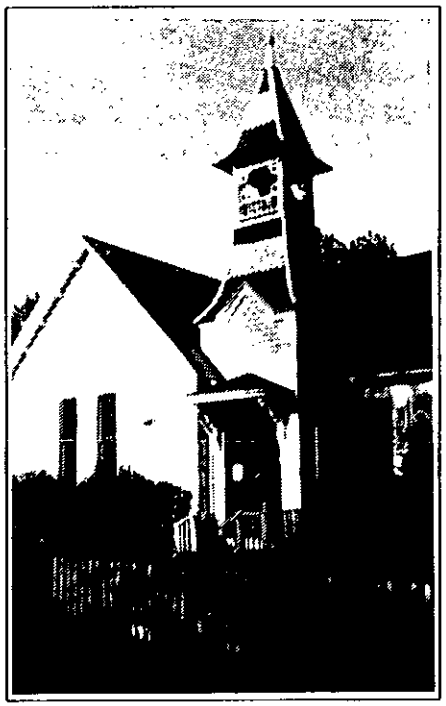
Additional development is clearly anticipated and the future character that the community wishes to have is that of a residential community, in which livability for residents and visitors is respected. The county's zoning regulations presently only allow new residential development, which is consistent with the community's goals. Existing non-conforming uses and cottage industries are also expected to continue.

A goal is to preserve and enhance the residential character that survives in Oysterville. To do so, the existing historic residential buildings will serve as the context with which all development must be compatible, except for alterations to historic non-residential buildings. This policy recognizes that some sites that historically may have been commercial in character in the past may now be residential if they are redeveloped. Note, however, that existing historic non-residential uses, including the store and post office, oyster cannery, school and church, contribute to the integrity of the district and these uses, on their historic sites, should be continued.

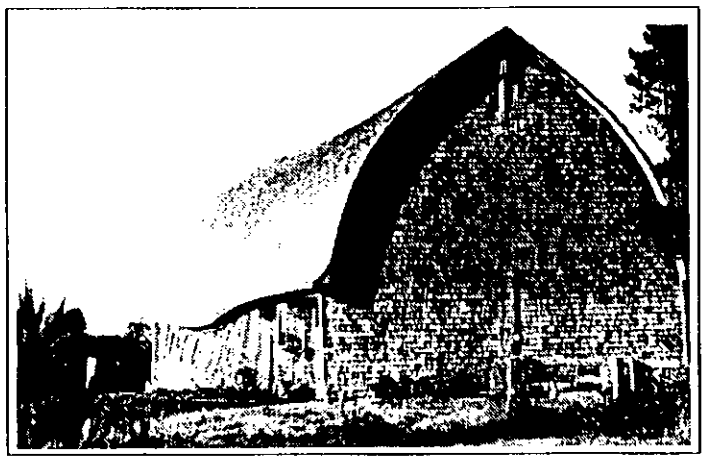
Some sites may be constrained by environmental and zoning restrictions. These constraints are not addressed in these design guidelines. If development does occur near environmen-

Decorative barge boards in the gable ends of the John Crellin House, late 1860's, give it a distinct identity, even though its basic form and materials are similar to others in the district.

The use of unpainted wood shingles is demonstrated in this early photo of the Oysterville Public School, 1907. (Photograph circa 1910)



The Oysterville Baptist Church, 1892, stands as the focal point of the district.



The Bardheim Barn, 1933, relates to other structures in the district through similarity of materials, even though its form (and use) are different.

tally sensitive areas, these guidelines do seek to protect the transitions to these areas, as well as the property owner, by offering flexibility without compromising the design intent of the guidelines.

With respect to future uses, the Design Review Board can comment on the appropriateness of proposed uses, in terms of their effect on the historic district. In general, uses that do not place a strain on historic structures, in terms of creating a need for major alteration, are appropriate. Continuing historic uses and small scale cottage industries are examples of uses that may be compatible with the historic character of the district.

GENERAL DESIGN GUIDELINES FOR ALL MAJOR CONSTRUCTION PROJECTS

This section of design guidelines applies to all major construction projects, both rehabilitation and new construction. "Major" construction, as defined in the Oysterville Historic District and Design Review Ordinance, is that which "...generally includes all new construction and alterations or rehabilitation." General Design Guidelines may also apply on occasion to "Minor" construction projects, which are: maintenance of structural systems, re-roofing, new siding, exterior repainting if the coloring is different than what currently exists on the structure, and new fencing or significant changes to existing fencing.

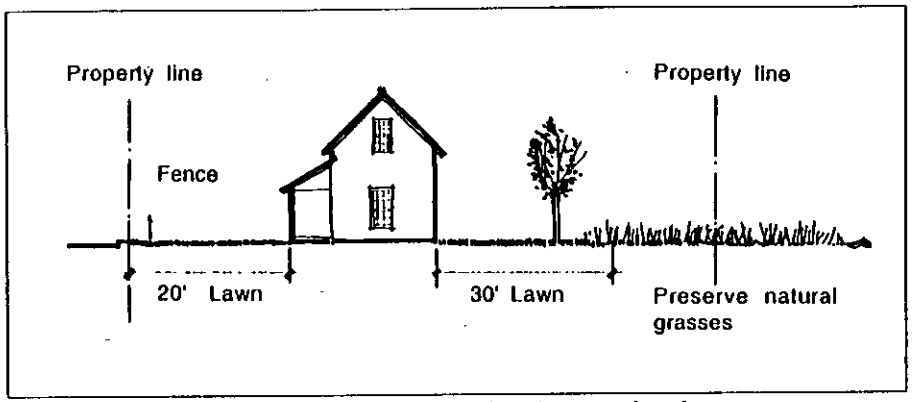
A special note should be made about the Douglas Drive Neighborhood and the Northwoods. These areas are less visible from the core and more flexibility in meeting these guidelines is appropriate there as a result. It is still the intent, however, that buildings in these areas be compatible with the district.

Guidelines in this section begin with the letter "G" to indicate that they are general standards that apply to all projects.

Natural Resources

Natural resources, in addition to historic ones, contribute to the character of the district. Many of these features also existed during historic times and contributed to the character of the community then as well. It is in this interest that they should also be preserved today.

The character of wetlands is to be respected in new development. (Photograph circa 1917)



Respect the grassy character of the shoreline in new development.

G1. Established tree stands are to be respected.

- Preserve existing lines of street trees.
- Planting new trees to reinforce these lines is encouraged.
- Preserve the "natural" character of the woods area where it exists along the edges of streets, especially at South Woodland, the entrance into town. Refer to the neighborhood map on page 8 for the South Woodland area.

G2. Respect the grassy character of the shoreline in new development.

- Locate buildings such that grassy open spaces are maximized.
- Refer to the neighborhood map on page 8 for the Shoreline Area.
- Where new construction is permitted adjacent to wetlands, buildings should be conceived such that they minimize alterations to the character of the transitions to wetlands.
- When wetlands exist on a site and those wetlands dictate restraints on buildability of the site, consideration should be afforded the applicant in applying the guidelines.

G3. Protect views to significant historic and natural features.

- Views are determined only from major public ways.
- Locate buildings on sites to protect views to the bay and other natural features, where feasible.
- Locate buildings such that views to historic landmarks, to the school, church, and other community focal points are protected, where feasible.
- Protect views along the "village lanes," the historic but now undeveloped streets, such that they remain perceived as open space.
- Also provide views through properties to landscaped areas within lots, where feasible.

Site Planning

G4. Respect historic residential settlement patterns.

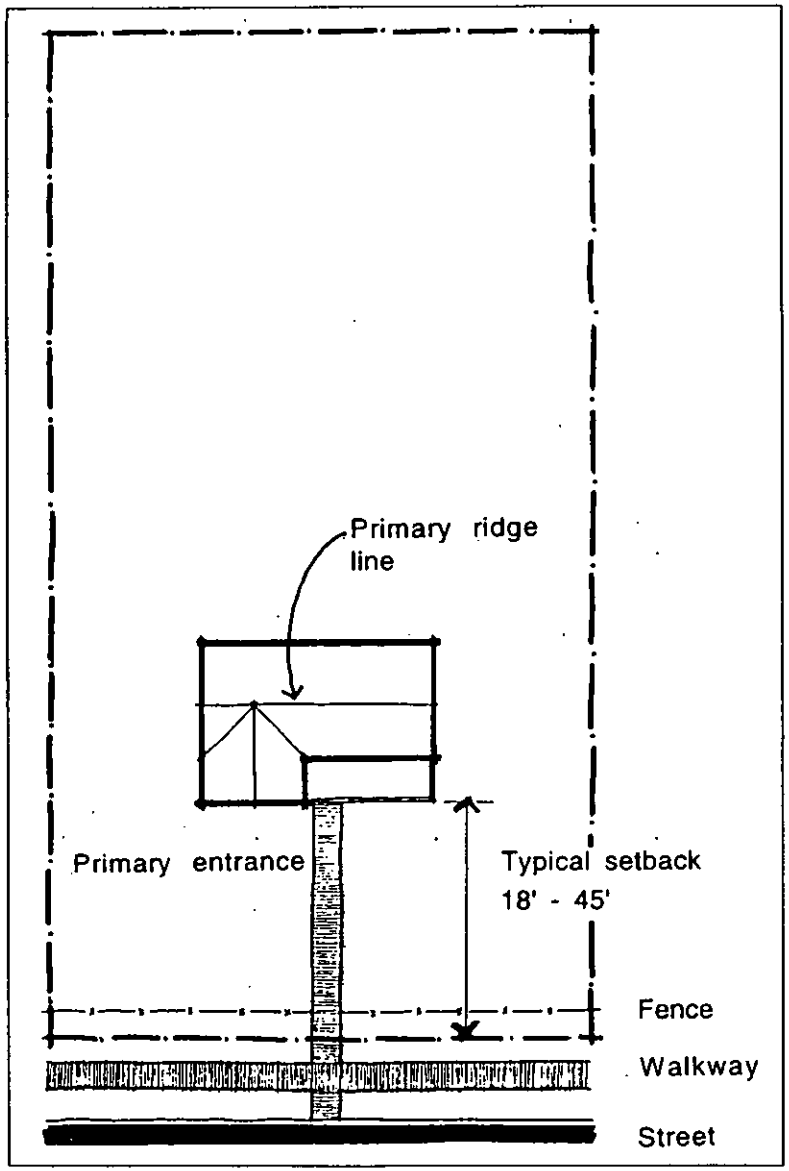
- Preserve the historic street patterns, including preservation of the lanes.
- Protect neighborhood boundaries by recognizing their differences in character in the guidelines for individual neighborhoods.

G5. Orient buildings in a manner similar to that found historically.

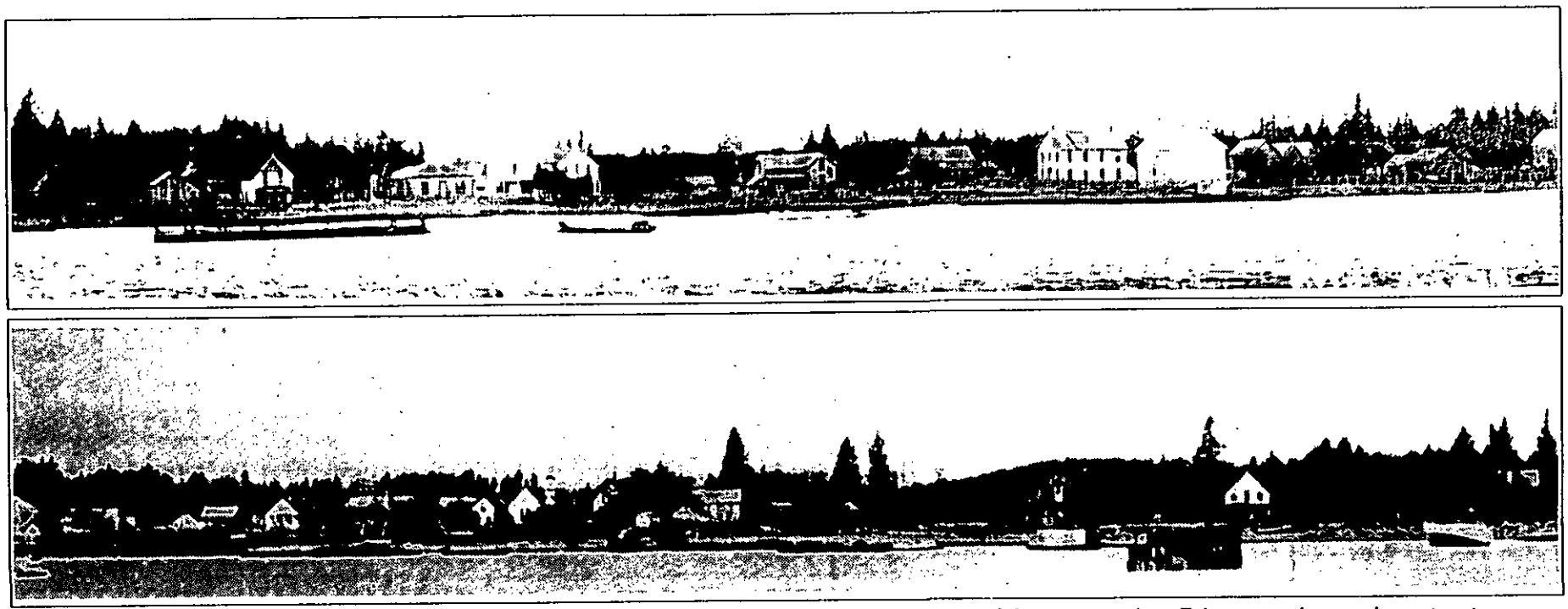
- Primary building entrances are encouraged to face the street. (Note that some older buildings face the bay and grassy lanes that once were active streets.)
- Primary ridge lines of roofs are encouraged to parallel to the street.

G6. Building setbacks shall be similar to historic patterns.

- Typically buildings were set relatively close to the street. This is encouraged, except in the wooded areas A and D.
- The County zoning ordinance establishes the minimum setbacks; these are compatible with the historic character of Oysterville.



Building setbacks shall be similar to historic patterns.



This early panorama of Oysterville, taken from the waterfront, captures the architectural essence of the community. Primary and secondary structures are set among shore grasses and framed by tall trees. Church spires add accent to the scene.

GUIDELINES FOR ALL MAJOR NEW CONSTRUCTION PROJECTS

The guidelines that follow in this section begin with the letter "N," to indicate that they apply to all major new construction projects. New construction also includes additions to existing buildings. A basic principle is that buildings should appear to be similar in scale to the historic structures. Similarly-sized windows and doors and siding help establish this scale.

Building Height

N1. Actual building heights shall be similar to those seen historically in residential buildings.

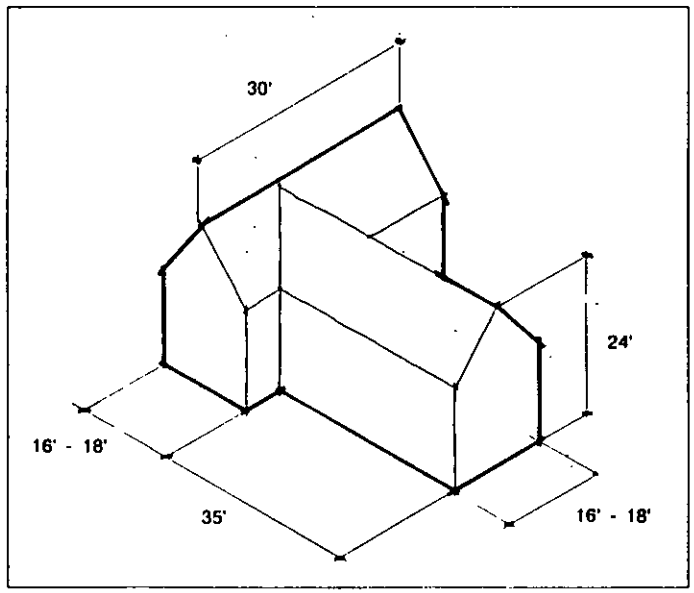
- Typical residential building heights are 18 to 27 feet to the top of the roof. New buildings should be similar in height.
- The actual height limit is 35 feet to the top of the roof ridge, as set by the zoning ordinance.

New buildings should appear to be similar in height to historic residential structures.

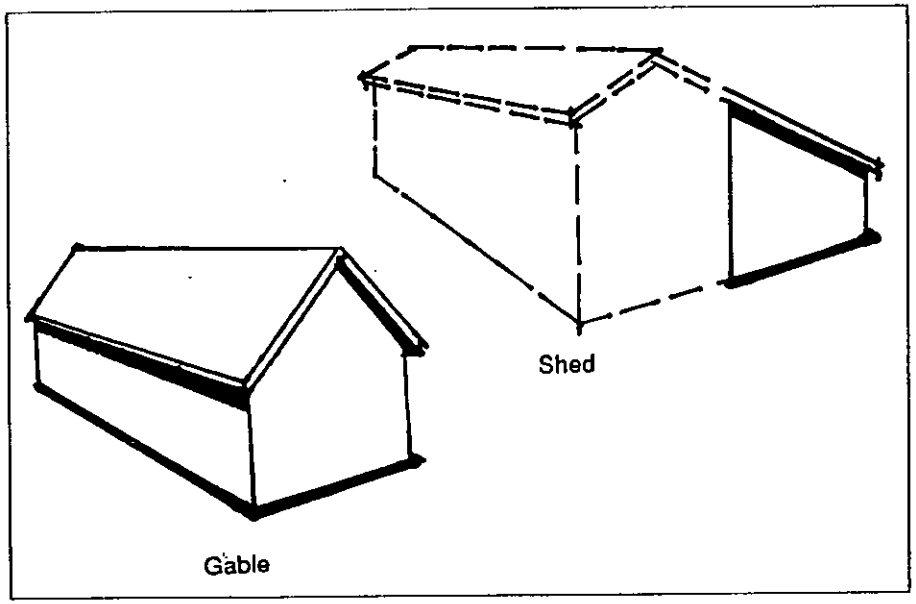
Building Width

N2. The width of buildings shall be similar to those seen historically.

- Typical widths of primary facades are 30 to 45 feet. New buildings should be similar.
- New buildings shall not exceed 45 feet on the primary facade.



These dimensions are characteristic of the two-story, T-shaped plan house in Oysterville.



Roofs should be similar to those found on historic residences.

Residences often had subordinate additions that broke up the mass of buildings. (Wirt House and Mr. Wirt, east side of Territory Road, date of photograph unknown)

Building Style

N3. New buildings should be distinguishable stylistically from historic structures to protect their integrity.

- See the discussion of styles on page 10 and 11.
- Note: New buildings should be similar in general character and scale with those seen historically but they should also have subtle differences in design to distinguish them from the historic structures.

Building Form

N4. Building forms should be similar to those seen historically in residential structures.

- This was typically a rectangular primary form, with a symmetrical gable roof; subordinate rectangular forms were often attached, creating a moderately complex form overall.
- Shapes typical of the area should be incorporated in new designs.
- Subordinate additions were often found historically and are encouraged on new construction. These help to break up the mass of the overall development.

Building Wall Materials

N5. The texture of exterior building materials shall be similar to those used historically.

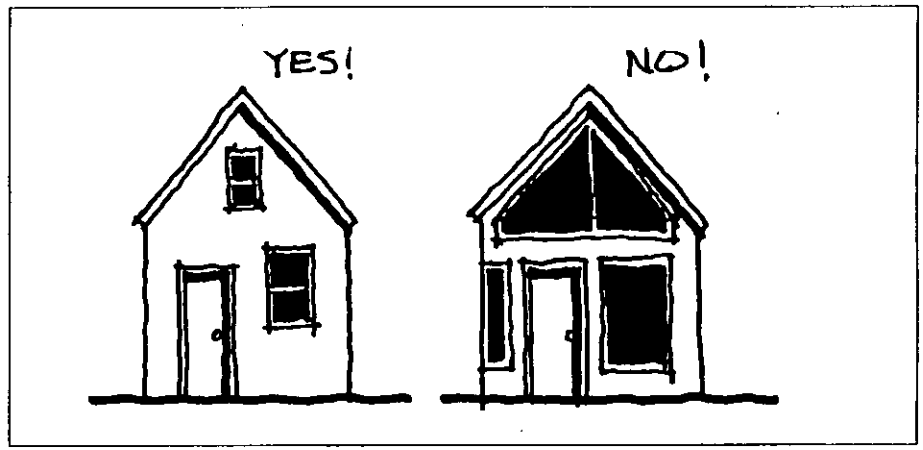
- Use wood siding in horizontal lap, shingle, or vertical board and batten forms.
- Lap siding should be painted.

N6. All synthetic siding materials are inappropriate as primary siding materials.

- These are inappropriate because they are not similar in character to historic materials.
- Synthetic materials therefore are to be avoided.
- These would result in a change in character from historic materials.
- Synthetic window frames may be considered, however, in the Douglas Drive and Northwoods area if they are similar in design, profile, finish and weathering performance to wood frames.

N7. The ratio of window to wall shall be similar to historic residences on primary facades.

- Larger glass areas may be considered on secondary facades.



The ratio of window to wall shall be similar to historic residences.

Porches

N8. Porches shall be used to define primary entrances.

- The porch form should be similar to those seen historically.
- The porch should be oriented to the street.
- Wood posts are appropriate supports. Masonry or metal are inappropriate.


Roofs shall be similar in form to those of historic residences. (W.D. Taylor House, early 1870's)

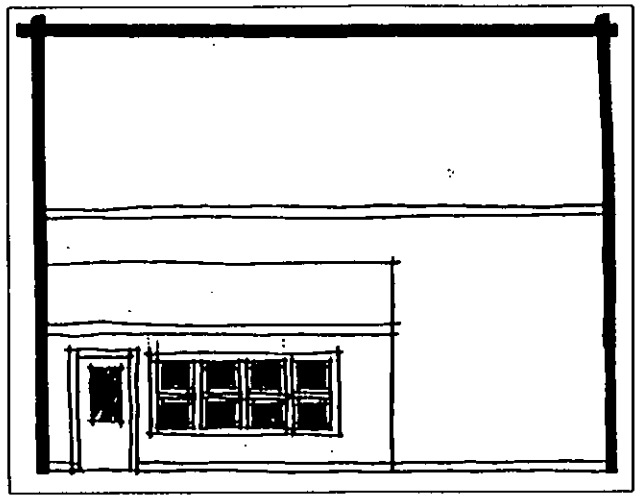
Roofs

N9. Roofs shall be similar in scale to those of historic residences.

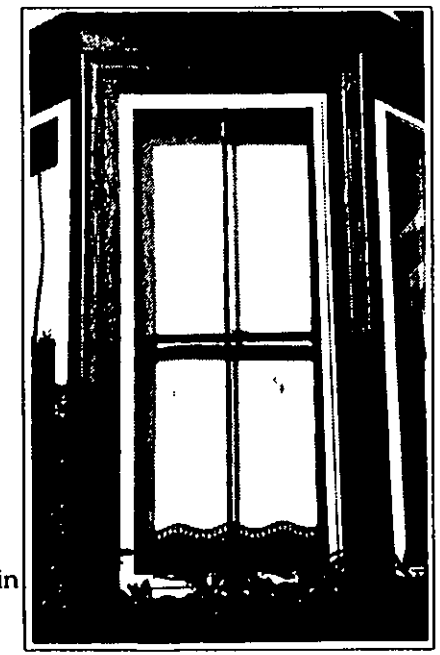
- The primary ridge line is encouraged to be parallel to the street.
- The range of historic ridge lines is from 30 to 45 feet long.
- The primary ridge line of new buildings shall not exceed 45 feet without a change in height.

N10. Roofs shall be similar in form to those of historic residences.

- Primary roofs shall be gabled.
- The pitch of the roof should be similar to those found historically.
- Typical roof pitches are: 1:1.



Windows that are similar in character to those seen historically may be grouped to create larger glass areas, on secondary facades.



Doors and windows should be similar in scale and proportion to those found on historic residences in Oysterville.

N11. Smooth-sawn wood shingles are encouraged.

- Wood shingles must be used in areas B, C and D. (See map on page 8.)
- Asphalt shingles, similar in character to wood, will be considered in areas A and E if their appearance will be similar in color and texture to wood shingles. They must be tan in color and have a low shadow line similar to wood shingles.
- All other roof materials, other than asphalt or wood, are inappropriate as well.

Doors & Windows

N12. Doors and windows should be similar in scale and proportion to those found on historic residences in Oysterville.

- Many windows are 3'-8" wide and approximately 7 feet tall.
- All doors, window frames and sashes must be wood within the core village.
- Synthetic materials for sashes may be considered in other areas, if it can be demonstrated that the appearance over time will be similar to that of wood. Alternate materials must be similar in scale and profile of frames, sashes and muntins to be considered.
- In all cases, wood trim boards should be used to frame the window.
- Paneled doors with an upper glass panel are appropriate.
- Windows should have divisions similar to those seen historically.

Ornament and detail

N13. Chimneys should be subordinant to the roof form.

- Brick chimneys, similar to those found historically, are allowed.
- Metal pipe stacks may be used if they are located on rear roof portions.

N14. If ornamentation is applied to new buildings, it should be used in a manner similar to that found historically on residences in Oysterville.

- Ornamental trim is typically found on porches, and in eaves.
- Contemporary interpretations of traditional details are encouraged.

N15. Color schemes should be simple.

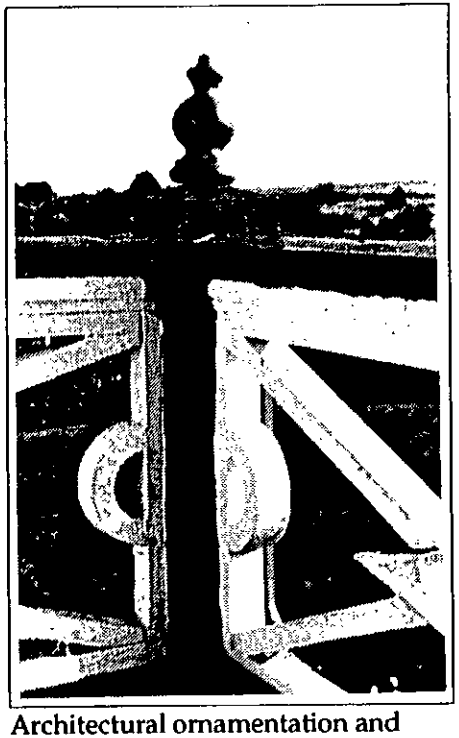
- Use one base color for the building.
- One or two accent colors may be used.
- Select colors that are similar to those used historically in Oysterville.
- The Board will have approved color charts on file.
- Color recommendation for the shoreline area is referenced on page 10.

Secondary Structures

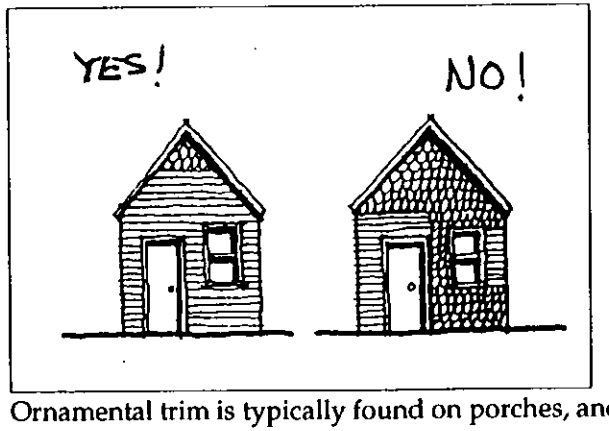
N16. Secondary structures are encouraged.

- They should be used to reduce the mass of the primary building.
- Secondary structures should be set back from the primary elevation of the main structure.
- They may be connected by walkways to the main building.
- These buildings shall be smaller than the primary structure.

See the Guidelines for Other Construction Projects beginning on page 55 for the guidelines for Parking and Driveways, Fences and Walkways.



Architectural ornamentation and detail should be simple, to reflect the traditional character of houses in Oysterville. (Tom Crellin House)



Ornamental trim is typically found on porches, and in eaves.

DESIGN STANDARDS AND GUIDELINES FOR THE REHABILITATION OF HISTORIC BUILDINGS

Note that all of the guidelines for rehabilitation apply to the exterior of properties. Although property owners are encouraged to preserve significant historic interiors, interior work is not reviewed for appropriateness in terms of historic preservation by the Design Review Board.

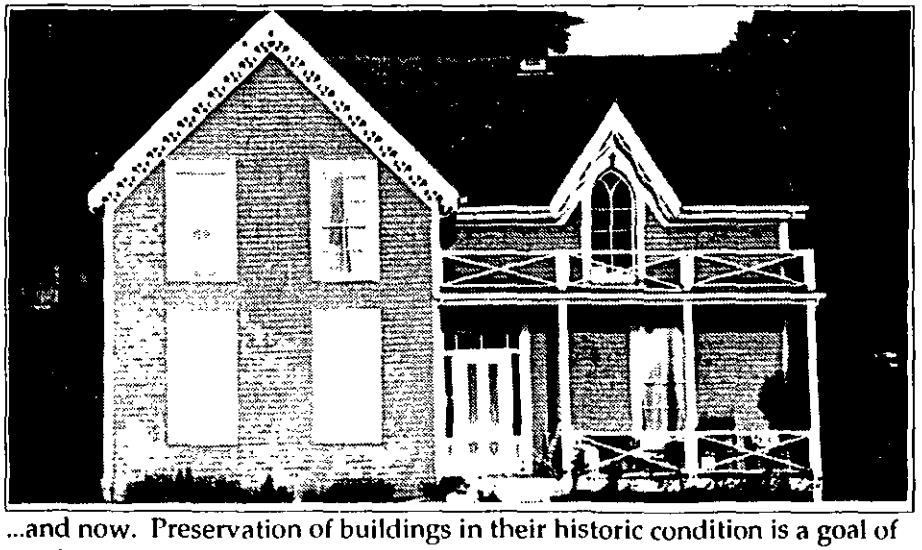
Definitions of relevant terms

The following terms are used in the guidelines that follow:

Adaptive use
Converting a building to a new use that is different from that which its design reflects is considered to be "adaptive use." For example, converting a residential structure to offices is adaptive use. Good adaptive use projects retain the historic character while accommodating the new functions.

Preservation
The act or process of applying measures to sustain the existing form, integrity and material of a building or structure, and the existing form and vegetative cover of a site is defined as "preservation." It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

John Crellin House then...



...and now. Preservation of buildings in their historic condition is a goal of the district.

Rehabilitation
Rehabilitation is the process of returning a property to a state that makes a contemporary use possible while still preserving those portions or features of the property that are significant to its historic, architectural and cultural values. Rehabilitation may include the adaptive reuse of the building and major or minor additions may also occur. Most good preservation projects in Oysterville may be considered to be rehabilitation projects.

Remodeling
To remake or to make over the design image of a building is to "remodel" it. The appearance is changed by removing original detail and by adding new features that are out of character with the original. A "stylistic" change is often involved. A remodeling project is inappropriate on historic buildings in Oysterville because it would involve altering its historic character.

Renovation
To "renovate" means to improve by repair, to revive. In renovation, the usefulness and appearance of the building is enhanced. The basic character and significant details are respected and preserved, but some sympathetic alterations may also occur. Alterations that are made are generally reversible, should future owners wish to restore the building to its original design.

Restoration
To "restore," one reproduces the appearance of a building exactly as it looked at a particular moment in time; to reproduce a pure style - either interior or exterior. This process may include the removal of later work that deviates from the original style or the replacement of missing historic features. Use a

restoration approach for missing details or features of an historic building when the features are determined to be particularly significant to the character of the structure and when the original configuration is accurately documented.

Many successful rehabilitation projects that involve historic structures in Oysterville may include a combination of "preservation," "restoration," and other appropriate treatments. For example, a house may be adapted to use as a restaurant, and in the process missing porch brackets may be replicated in order to restore the original appearance, while original dormers may be preserved.

The guidelines apply to all rehabilitation projects, including additions, within Oysterville. They apply to all buildings, those that are designated as "contributing" to the historic district (as defined in the National Register survey), as well as "non-contributing" buildings. These general guidelines also apply to historic secondary structures.

Note that these guidelines apply when property owners initiate exterior improvements. They do not require one to initiate improvements when they do not plan to do so. Note that they also apply to all historic buildings, residential and non-residential. Alterations to existing non-historic buildings shall be reviewed using the guidelines for new construction.

When developing a rehabilitation plan, use these guidelines. Refer to historic photographs of buildings in the district.

The guidelines in this section begin with the letter "R," to indicate that they apply to rehabilitation projects.

REHABILITATION GUIDELINES

Appropriateness of Use

Building uses that are closely related to the original use are preferred. Every effort should be made to provide a **compatible use** for the building that will require minimal alteration to the building and its site, or to use a property for its originally intended purpose.

R1. Seek uses that are compatible with the historic character of the building.

- These uses should aid in interpreting how the building was used historically.
- Residential functions and cottage industries are compatible with the historic residential structures of Oysterville.
- In some cases, non-conforming uses are also compatible with their historic buildings; the cannery and store and post office are examples.

R2. Uses requiring minimal change to the existing structures are appropriate.

- If a certain new use requires such radical alteration to the significant elements of a structure, then the entire concept is inappropriate. Experience has shown, however, that in most cases designs can be developed that respect the historic integrity of the building while also accommodating new functions.

Preservation of Significant Original Qualities

Original materials and detail, as well as distinctive form and scale, that contribute to the historic significance of the structure should be preserved. Rehabilitation work should not destroy the distinguishing quality or character of the property or its environment.

R3. Respect the historic design character of the building.

- Refer to the specific design characteristics of the building's style.
- Destruction of character-defining features is not allowed.

R4. Minimize intervention with historic elements.

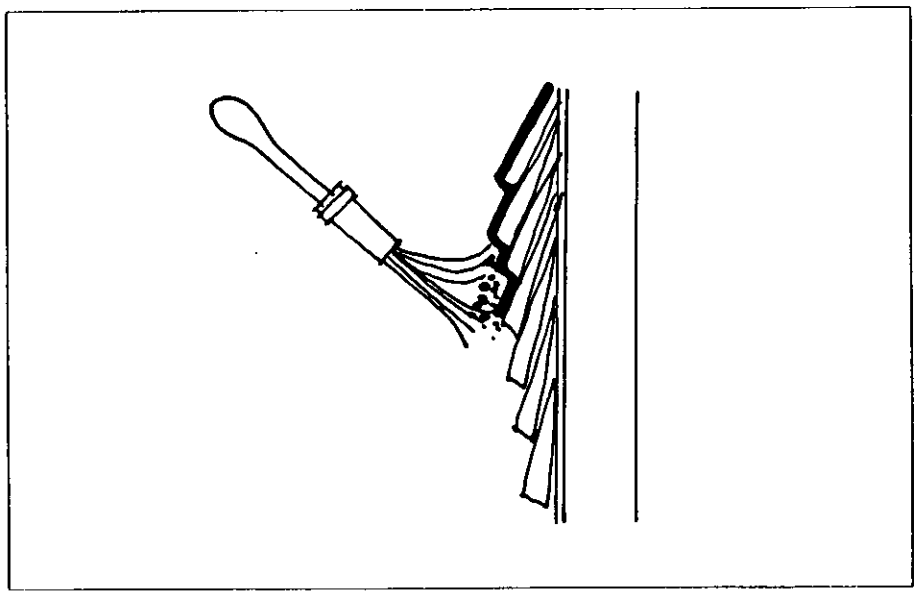
- Renovation projects should maximize their use of the historic building fabric, including exterior features and finishes and structural systems.
- A minimum of 75% of exterior walls should be preserved. (A portion of these may become interior walls if additions are approved.) This guideline is recommended by the National Park Service.
- A minimum of 75% of structural systems should be preserved, including floor and roof framing systems, where feasible. (Additional structural supports may be added as necessary to reinforce existing systems.)

R5. Protect and maintain significant stylistic elements.

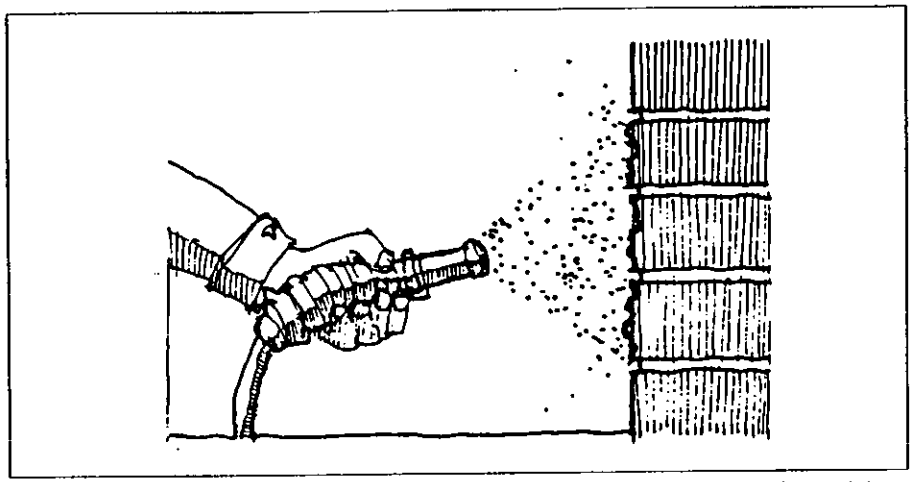
- Distinctive stylistic features or examples of skilled craftsmanship shall be treated with sensitivity.
- Protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal and re-application of paint.

R6. Avoid removing or altering any historic material or significant features.

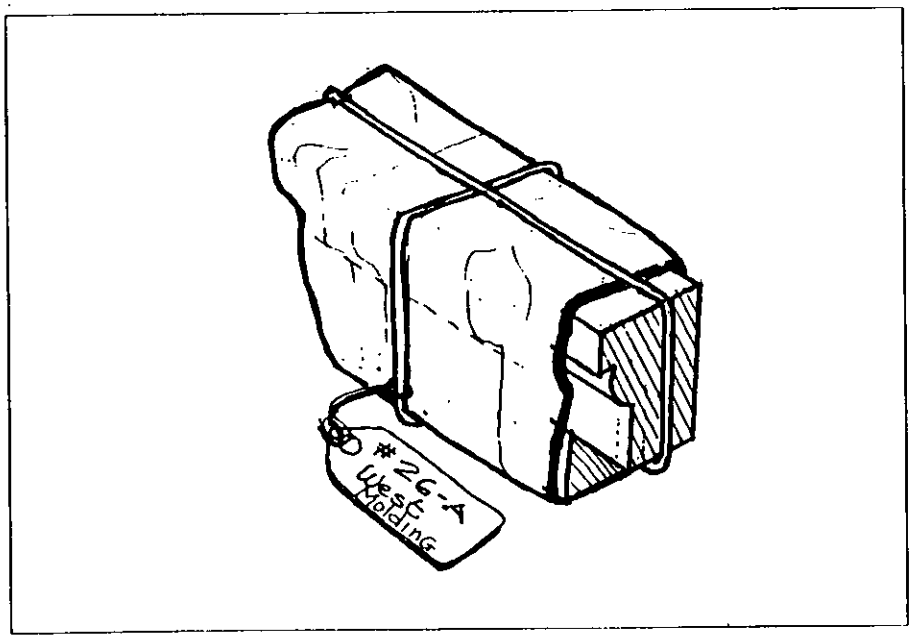
- Preserve original doors, windows, porches in their historic configuration.
- Preserve original facade materials in their historic condition.
- Examples of historically significant architectural features that shall be preserved are porches, turned columns, brackets, and jig-saw ornaments.
- Other significant elements that shall be preserved include historic building form and roof form.



Protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal and re-application of paint.



Use the gentlest possible procedures for cleaning, refinishing, and repairing historic materials.



When disassembly of historic elements is required in a procedure, use methods to catalog the elements in their historic condition. Replacement shall be based on documented evidence.

R7. Use the gentlest possible procedures for cleaning, refinishing, and repairing historic materials.

- Many procedures can actually have an unanticipated negative effect upon building materials and result in accelerated deterioration or a loss of character. These harsh procedures are not allowed.
- Sandblasting and other harsh methods of cleaning materials are prohibited.

R8. Repair historically significant features that survive.

- Deteriorated architectural features shall be repaired rather than replaced.
- Patch, piece-in, splice, consolidate, or otherwise upgrade the existing material, using recognized preservation methods, rather than remove the element entirely.

R9. When disassembly of an historic element is necessary for its restoration, use methods that minimize damage to the original materials.

- Always devise methods of replacing the disassembled materials in their original configuration.
- When disassembly of historic elements is required in a procedure, use methods to catalog the elements in their historic condition. Replacement shall be based on documented evidence.

Replacement or Substitution of Original Features

Deteriorated architectural features shall be repaired rather than replaced. In the event replacement of historic materials is necessary, the new materials shall match that being replaced in design, color, texture, and other visual qualities.

R10. Replacement of missing elements may be included in repair activities.

- Use the same kind of material as the original. A substitute material is acceptable only if the form and design of the substitute itself conveys the visual appearance of the original material on a permanent basis.

R11. Replace missing historically significant features in kind.

- Replace only those amounts that are beyond repair.
- If alternate materials must be used, they shall match the original in appearance.
- Covering materials that have not achieved historic significance are discouraged. Asphalt siding that covers original wood siding, for example, is inappropriate and should be removed.

R12. Replacement of missing architectural elements shall be based on accurate information about original features.

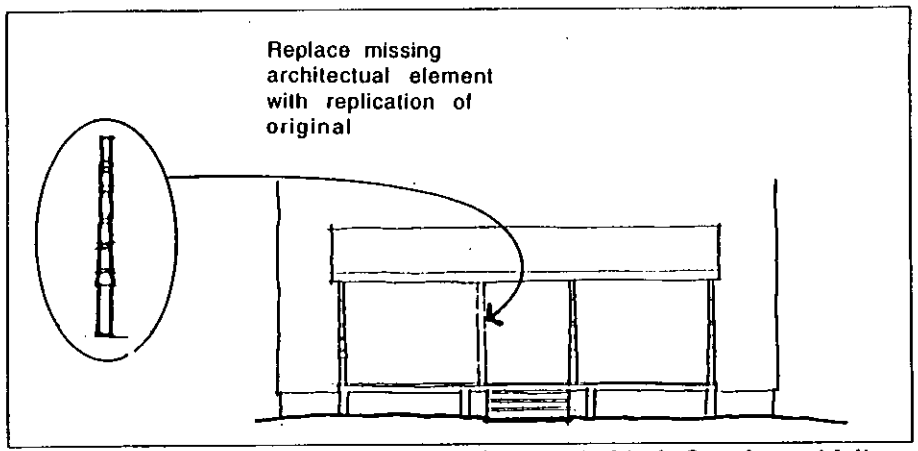
- The design shall be substantiated by physical or pictorial evidence.
- This will avoid creating a misrepresentation of the building's genuine heritage.

R13. Where reconstruction of an element is impossible, develop a compatible new design.

- This is appropriate where inadequate information exists to allow for an accurate reconstruction of missing features.
- The new design shall relate to the building in general size, scale and material.
- Such a replacement shall be clearly identifiable as being new, so it will not create a false historical impression.

R14. Conjectural "historic" designs for replacement parts that cannot be substantiated by written, physical or pictorial evidence are generally inappropriate.

- Use materials similar to those employed historically.
- The Design Review Board can help you locate older photos that may document original features.



Replace missing historically significant features in kind. See also guideline R28.

New systems and code compliance issues in existing buildings

Introducing new electrical, plumbing, heating and ventilating systems into historic buildings should be planned such that historic materials are not damaged or obscured.

R15. Minimize the visual impacts of new building systems on exterior features.

- Especially avoid placing mechanical and electrical equipment on primary, character-defining façades or in front yards.
- Minimize damaging historic materials in order to insert new mechanical and electrical systems, such as cutting holes in walls.

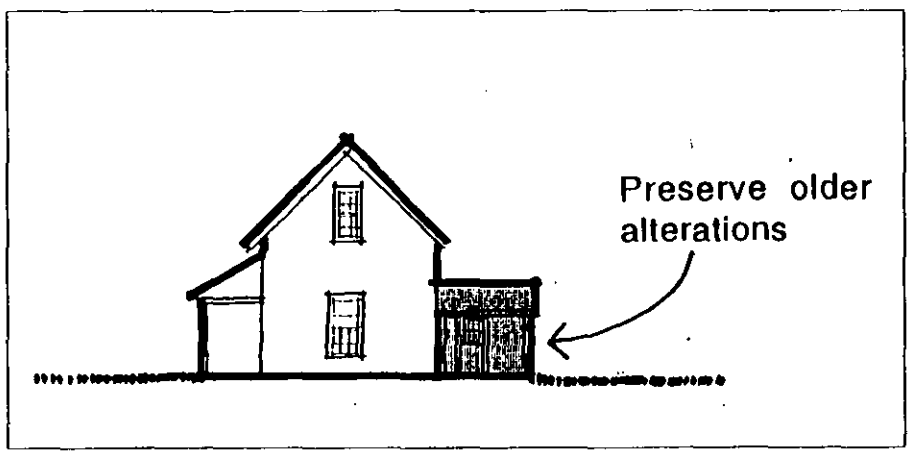
Existing Alterations on Historic Buildings

R16. Consider that early alterations may be significant and merit preservation.

- Many additions to buildings that have taken place in the course of time are themselves evidence of the history of the building and its neighborhood.
- These additions may have developed significance in their own right, and these elements shall be preserved.

R17. Preserve older alterations that have achieved historic significance in their own right.

- An example of such an alteration may be a porch or a kitchen wing that was added to the original building early in its history.
- Generally these alterations in Oysterville were similar in character to the original building in terms of materials, finishes, and design.
- Most alterations prior to 1940 have achieved historical significance.
- Some later alterations also may have achieved historical significance and should be evaluated on a case-by-case basis for preservation.



Preserve older alterations that have achieved historic significance in their own right.

R18. More recent alterations that are not historically significant may be removed.

- For example, asphalt siding has not achieved historic significance and it usually obscures original clapboard siding. In this case, removal of this alteration, and restoration of the original material shall occur.

Additions to existing buildings

R19. Design new additions to historic buildings such that they will not destroy any significant historic architectural or cultural material.

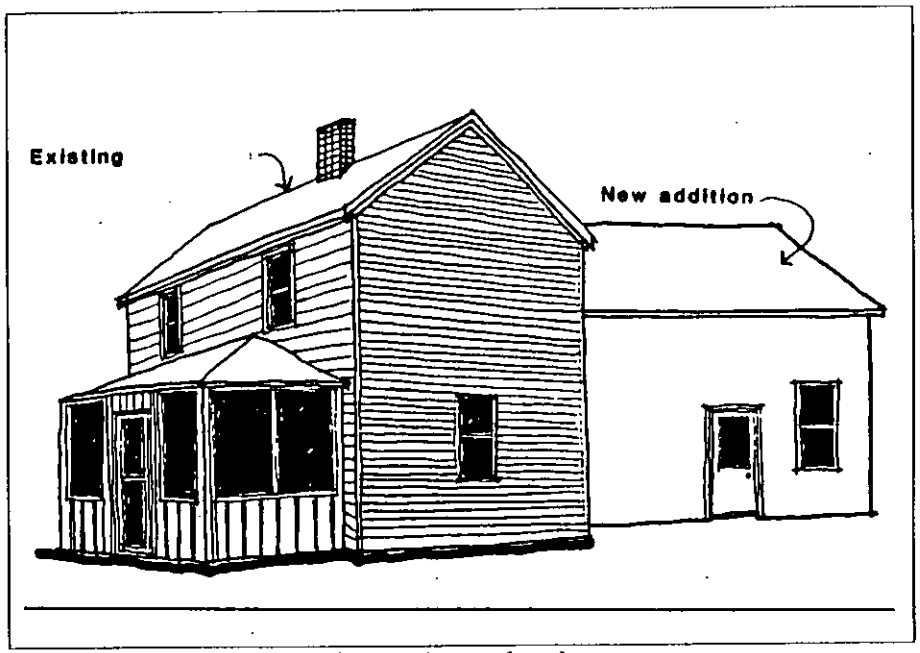
- Additions also shall not obscure significant features.
- Locate new additions back from primary facades in order to allow the original proportions and character of the historic facade to remain prominent, or set them apart from the main building and connect them with a "link."
- Additions shall be "reversible," such that a future owner may be able to restore the building to its historic condition if so desired.

R20. Additions shall be compatible in size and scale with the main building.

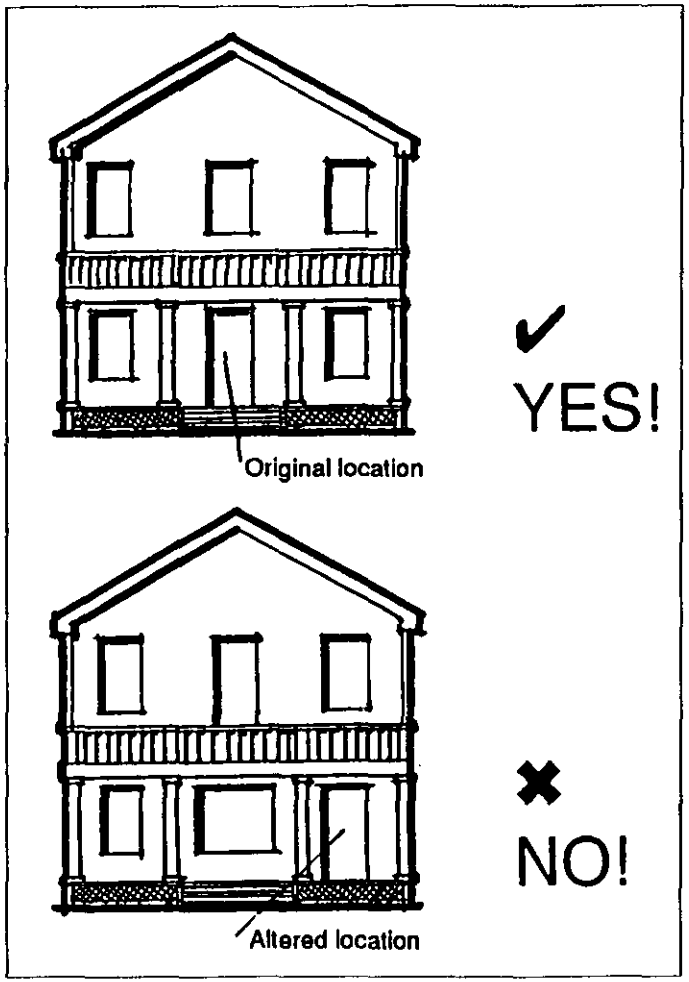
- They should be visually subordinate to the main historic building.
- Additions to houses should respect their residential character. Similarly additions to historic commercial buildings should respect that building type.
- They also should be compatible with the scale of the neighborhood.

R21. Additions shall be recognized as products of their own time.

- Additions can be made distinguishable from the historic building elements while also remaining visually compatible with these earlier features.
- A change in set-back of the addition from the main building, a subtle change in material, or a differentiation between historic and more current styles are all techniques that may be considered to help define a change from old to new construction.



Locate new additions back from primary facades.



Avoid relocating historic entrances.

R22. Avoid new additions or alterations that would hinder the ability to interpret the design character of the historic period of significance in Oysterville.

- All buildings should be recognized as products of their own time. New designs that create an appearance inconsistent with the historic character of the building are inappropriate.
- Alterations that seek to imply an earlier period than that of the building are inappropriate.
- Alterations that seek to imply an inaccurate variation on the historic style as found in Oysterville are also inappropriate.
- Alterations that cover significant historic features are also inappropriate.

R23. Respect traditional entrance patterns when planning additions to buildings.

- Retain the appearance of the relationship of primary entrances, usually facing the street, when planning new additions.

DETAILED REHABILITATION GUIDELINES

If the rehabilitation guidelines that are presented in the previous section have been met, then these criteria may also be evaluated:

Doors

The original size and proportions of doors, and the details of the design of the door itself often contribute to the character of an historic building, and shall be preserved.

R24. Preserve the functional and decorative features of historically significant doors.

- Such features can include frames, sills, heads, jambs and moldings.
- Also maintain the original door proportions.

R25. Protect historic wood with paint, varnish or other protective finish.

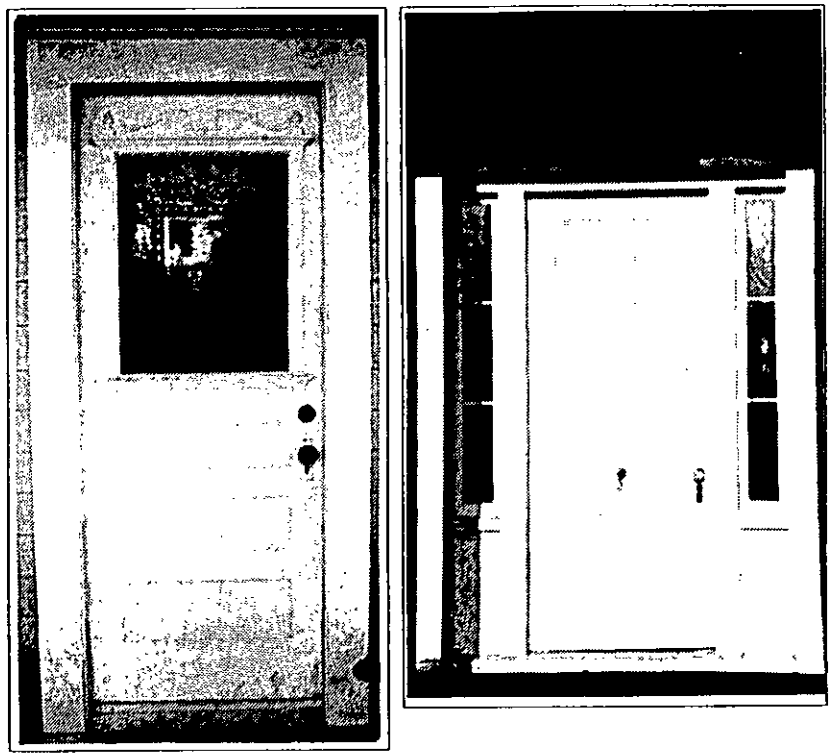
- Repair frames by patching, splicing or reinforcing them.
- Avoid removal of historic materials.
- If replacement of features is necessary, replace in kind, to match the original.

R26. Avoid changing the position of historic doors.

- This is especially important on significant facades.
- Also avoid adding additional doors to primary facades.

R27. When replacing doors, use designs similar to those found historically.

- Simple paneled doors with an upper glass section were typical.
- Very ornate doors are inappropriate unless photographic evidence can substantiate their historic use.



Preserve the functional and decorative features of historically significant doors. (Left: D. C. Stoner House; right: R. H. Espy House)

Avoid enclosing historic porches. (Captain Stream House, 1878)

Fences

See Guidelines for Other Construction Projects on page 55.

Porches

Porches protect entrances from rain and provide shade in summer. They are often one of the most important character-defining elements of the primary facade of a residence. Their general character shall be preserved.

R28. If porch replacement is necessary, reconstruct it to match the original in form and detail.

- Porch columns should be similar to those found historically.
- Use materials similar to the original.
- Avoid decorative elements that are not known to have been used on your house or others like it.
- On buildings where no evidence of a porch exists, a new porch may be considered that is similar in character to those found on other representative buildings.

R29. Avoid enclosing historic porches.

- Primary, character-defining porches may not be enclosed.
- Secondary porches may be enclosed, if configured in such a manner that the historic character is still visible.

Roofs

Gabled roofs are most frequently seen. Most dormers have a vertical emphasis, and only one or two dormers were typically used on a building elevation. Because roof forms are often one of the most significant character-defining elements for the simple houses in Oysterville, their preservation is vital.

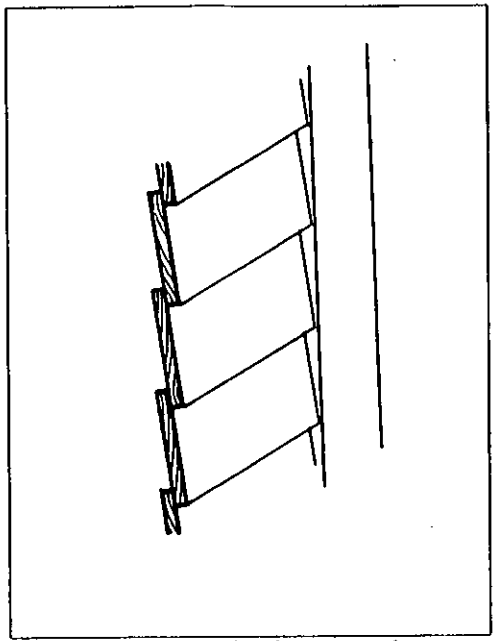
R30. Preserve original roof forms.

- Avoid altering the angle of the roof.
- Maintain the perceived line of the roof from the street.
- Roof additions, such as dormers, should be kept to a minimum, and shall be set back from the primary facade so that the original roof line is perceived from the street.
- Flat skylights mounted flush with the roof may be considered if they are not be visible on primary facades of buildings. Bubbled or domed skylights are not appropriate.
- Locate solar panels so they are not visible from the street.

R31. Preserve original roof materials where feasible.

- Avoid removing roof material that is in good condition.
- Where replacement is necessary, use materials similar to the original. Wood is preferred, but composition shingles that are similar in color to wood may also be used.
- Where wood shingles survive and only portions need to be replaced, wood shall be used.
- In general a minimum of 75% of the historic roof structure should be preserved in order to retain the integrity of the resource. New structural elements may be introduced to supplement the existing structural system as necessary. (This principle is also a standard used by the Secretary of the Interior.)

Preserve original roof forms. (Tom Crellin House, 1869)



If portions of wood siding must be replaced, be sure to match the lap dimensions of the original, if possible.

Generally, decorative shingles are appropriate only in gables and on dormers. (D. C. Stoner House)

Chimneys

R32. Preserve historic masonry chimneys.

- Repoint eroded mortar as needed.
- Use a mortar mix that is similar in character to that used historically.

Siding

Wood, used as horizontal clapboards, shingles, or vertical board and batten, is the predominant building material. To preserve historic wood siding, it is important to maintain a weather-protective finish.

R33. Original building materials should not be covered with synthetic sidings.

- Vinyl, aluminum, and other synthetic siding materials are inappropriate. The added depth of wall material will alter the character of profile around opening. The newer materials may also trap moisture inside and hinder fire-fighting.
- If original materials are presently covered, they should be exposed.
- Historic wood siding shall have a weather-protective paint finish, such as paint or stain.

R34. If portions of wood siding must be replaced, be sure to match the lap dimensions of the original, if possible.

- Consult the resource material on file with the Design Review Board.

R35. Generally, decorative shingles are appropriate only in gables and on dormers.

R36. Protect wood siding by a well maintained coat of paint.

- Maintain the integrity of the water protective film that paint provides.
- The composition of the paint should be compatible with underlying paint layers.

Windows

The basic character-defining elements of windows are their proportions, the number of divisions, and the dimensions of the frames. They shall be preserved.

R37. Preserve the functional and decorative features of original windows.

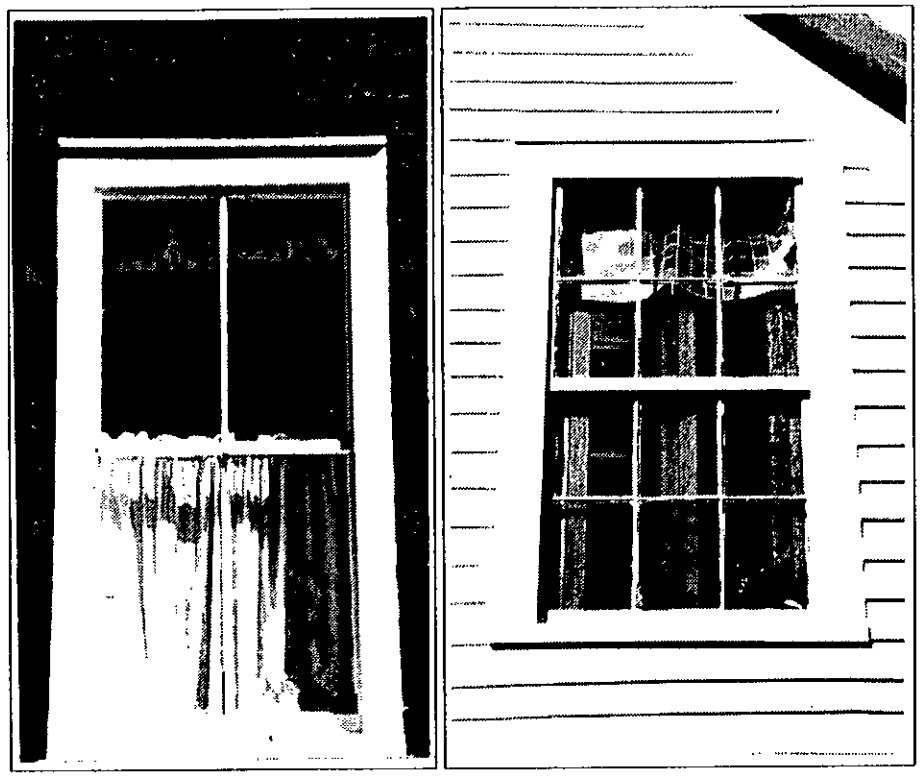
- Such features may include frames, sashes, muntins, mullions, glazing, sills, heads, jambs and moldings.

R38. Protect historic wood features by painting or staining them.

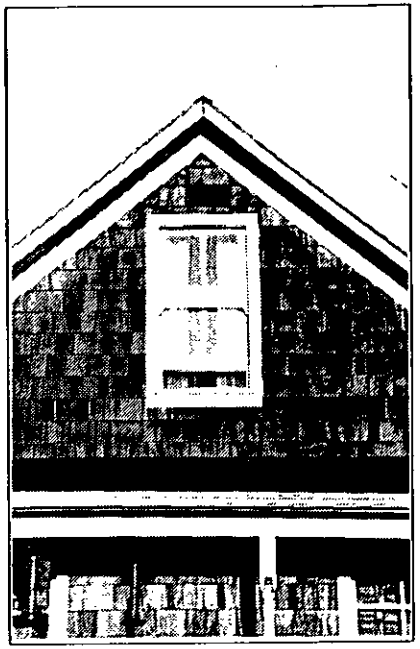
- Repair frames and sashes by patching, splicing or reinforcing.
- Avoid removal of historic materials.
- If replacement is necessary, replace in kind, to match original. No exposed metal windows are allowed.
- Refer to technical information available at Design Review Board.

R39. Avoid changing the position of historic windows.

- Also avoid adding new windows to facades that are visible from the street.
- New windows may be introduced on secondary facades, if they are in character.



Preserve the functional and decorative features of original windows. (Left: R. H. Espy House; Right: Ned Osborne House, 1873)



Maintain original window proportions.

R40. Maintain original window proportions.

- Most windows have a vertical emphasis that must be preserved.
- Do not close down or enlarge original openings to accommodate different size windows.

R41. Maintain the historic subdivisions of windows.

- Replacing multiple panes with a single fixed pane is inappropriate.

R42. Install storm windows on the interior where feasible.

- Where exterior storm windows are necessary, wood windows with sash matching that of the original windows are most appropriate.

Relocating Historic Buildings

The historic relationship of a building to its site is a significant part of its character and is vital to interpreting the history of the community. Historic structures, both primary and secondary, should be retained on their original site. Special circumstances may merit consideration of relocating a structure, however. Although relocation is not encouraged, a continuing flood hazard or other environmental factor may make it imperative that a structure be moved away from danger. Criteria for considering moving buildings is presented here

In some rare cases, a historic building may be considered for **relocation** to an appropriate setting. The building should only be relocated within the boundary of the lot to which the building was historically associated. In most cases, the building should be moved intact. In some situations, however, moving the entire building intact may not be feasible, and it may become necessary to move portions of the structure separately, and then reassemble it on the new site. **This process is not the same as demolition:** Demolition is the destruction of the building without regard for preserving building materials or building components intact. The process of disassembly and recon-

struction is designed to relocate the building and reinstate it in a condition as close to the original as is feasible. It requires special care to assure that disassembled materials are properly managed during transit and re-assembly.

Reasons that may justify moving an historic structure:

- The building is historic, but research shows that it has been repeatedly relocated and therefore possesses no integrity of location.
- Relocation is the only means of saving the building from certain loss by natural agents; e.g., frequent flooding or unstable soil conditions threaten the property.
- The building in question intrudes on public right-of-way.

In general, preservation of the building on its original site is much preferred, however, the Design Review Board will consider this approach in special cases. In general, relocation within the same legal parcel only may be considered, within a radius of twenty feet from its original setting, such that the historic chain of title that is associated with the land is preserved. Relocation is a severe action, and will be approved only if all these GUIDELINE questions can be answered affirmatively:

R43. WILL THE ORIGINAL BUILDING AND SITE CONDITION BE ACCURATELY RECORDED BEFORE REMOVING THE STRUCTURE FROM ITS EXISTING SITE?
Detailed photographs, notes, and drawings must be prepared which accurately record the exterior design, character of interiors, finishes, and general structural system. Reference measurements should be included of overall building dimensions, set-backs, and relation to adjacent buildings. A copy of this

documentation must be filed permanently with the Design Review Board.

R44. WILL MOVING PROCEDURES PROTECT THE HISTORIC ELEMENTS OF THE BUILDING?

A clear sequence of steps must be described for how the building's materials or elements will be protected, including any appendages or elements that will be removed, labeled, and stored for re-assembly at the receiving site.

- Removal procedures must be designed to minimize damage to the historic materials.
- Any building components that are to be disassembled must be labeled using a system that will assure accurate reconstruction.
- A plan for storing the building and its components must provide for their shelter from weather or vandalism.

R45. WILL THE RELOCATION SITE PROVIDE AN APPROPRIATE CONTEXT FOR THE BUILDING?

The new site should convey a character similar to that of the historic site, in terms of scale of neighboring buildings, materials, site relationships, and age. The building should be located on the site in an orientation similar to the original setting.

R46. IS THERE A COMMITMENT TO COMPLETE THE RELOCATION AND SUBSEQUENT REHABILITATION OF THE BUILDING?

The Board must have a strong assurance that the rehabilitation project will be followed through to completion. It is not the intent to allow buildings to be relocated to facilitate development on the original site without assurance of proper preservation of the historic structure. The county may consider these options as demonstration of a commitment to complete the project:

- A performance bond, in an amount adequate to cover the estimated cost of the relocation and rehabilitation. The bond may be used to complete the work if rehabilitation does not occur in reasonable time.
- Proof of secure project financing. Where there is a strong demonstration of the financial ability to complete the rehabilitation, and a reliable loan schedule indicates a likelihood of the project moving ahead, this may be acceptable.

R47. WILL NEW REPLACEMENT MATERIALS BE KEPT TO A MINIMUM IN THE REHABILITATION PROCESS?

In relocating a historic building, subordinate additions or trim may be removed. The Board prefers that these materials be preserved and reassembled at the new site and discourages replicating original elements in new materials simply as a matter of convenience. Although the Board recognizes that it is impossible to predict exactly how much replacement material may be required on a project, it expects a good faith effort to retain as much of the original material as possible.

R48. HAVE ALL ALTERNATIVES TO RELOCATION BEEN REASONABLY CONSIDERED?

Options that should be considered prior to relocation to another site are:

- Restoring the building at its present site.
- Stabilizing the building from deterioration and retaining it at its present site for future work.
- Incorporating the building into a new development on the existing site.

R49. IS THE STRUCTURE THREATENED BY FURTHER DETERIORATION IF RELOCATION DOES NOT OCCUR?

If the building will continue to deteriorate through neglect, or if it is particularly susceptible to vandalism, then relocation may be desirable.

R50. IS THE PROPOSED REHABILITATION PLAN APPROPRIATE FOR THE BUILDING?

The Board must have assurance that the proposed design for the building and its site will be reviewed using appropriate standards for rehabilitation of historic buildings. This may include the following:

- Consideration of appropriate design alterations to the building
- Consideration of appropriate technical rehabilitation procedures for maintenance and repair of historic building materials
- Consideration of the site planning for the building
- Consideration of the design and character of adjacent buildings and site features
- Consideration of new construction proposed for the site.

R51. IS THERE ADEQUATE ASSURANCE FOR CONTINUED PRESERVATION OF THE BUILDING AT ITS RELOCATED SITE?

The Board will seek assurance that the historic building will have a viable use in the development of the site that will assure its continued maintenance after the approved rehabilitation work is completed.

If all of these questions can be answered in the affirmative, then the Board may consider approving the relocation of an historic building.

Note that any building that might be moved into the district will be reviewed as being new construction.

Color

R52. Color schemes should be simple.

- Use one base color for the building.
- One or two accent colors may be used.
- Select colors that are similar to those used historically in Oysterville.
- The Board will have approved color charts on file.

GUIDELINES FOR OTHER CONSTRUCTION PROJECTS

Landscape Design

O1. The use of plantings is encouraged in yards.

- Traditional flower gardens are encouraged.
- The use of the York, or "Oysterville Rose," is particularly encouraged.
- Street trees are also encouraged.

Tree Preservation

O2. Significant trees should be preserved.

- Tree trimming for utilities should be reviewed.
- When clearing a property, significant trees should remain, where possible. Diseased or hazardous trees should be removed.

Utilities

O3. Street lighting should be simple in character and low in intensity except for security.

O4. Roads in the Core Area should be visually unobtrusive in color and texture and without painted lanes.

O5. Street drainage is encouraged to be contained in simple grass drainage swales.

O6. Minimize the visual impact of antennas and aerials from the public way.

- Locate them on subordinate roofs, where feasible.

O7. Locate satellite dishes so they will not be visible from the public way.

- Locate them in attic spaces or in rear yards. Screen them where feasible.

Signs

O8. Signs should be unobtrusive.

- Signs should be compatible with the buildings on which they are mounted.
- Signs may be mounted on buildings or they may be free-standing.

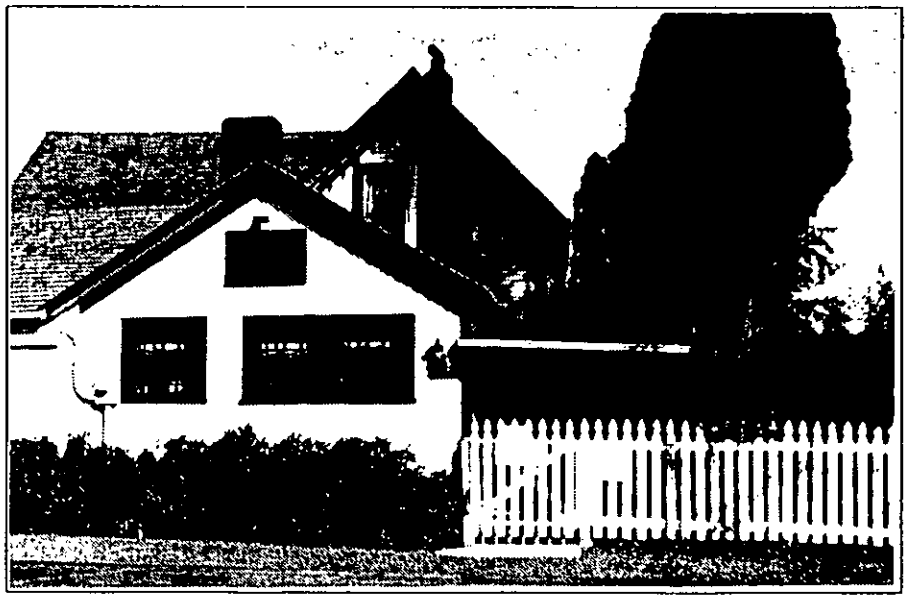
O9. Signs should be "residential" in character.

- Signs should be painted wood.
- All other materials and finishes are inappropriate.

Fences

O10. The use of fences is encouraged.

- Use picket fences (wood) on the street.
- A variety of details is appropriate in fences.
- Barbed wire is suitable for fencing pastures.
- The use of fences is strongly encouraged in the Core Area.



Use of wood picket fences to define front yards is encouraged. (Tom Crellin House)

Q11. Design fences that align with the street to be similar in character with those seen historically.

- Fences 3 to 4 feet in height are encouraged.
- Chain link is excluded along street fronts.
- Typically, wood picket fences were used; many of these were painted, others were left with a natural finish. The height of the fence was approximately three feet to four feet.

Q12. Preserve historically significant fences.

- Replace only those portions that are deteriorated beyond repair.
- The general character of historic fences must be retained.

Q13. For replacement fences, use materials similar to the original.

- Using picket fences, with spacing between boards, is appropriate.
- Chain link is an inappropriate material along street edges.
- If chain link other materials are used in the rear, minimize their appearance with plant materials.

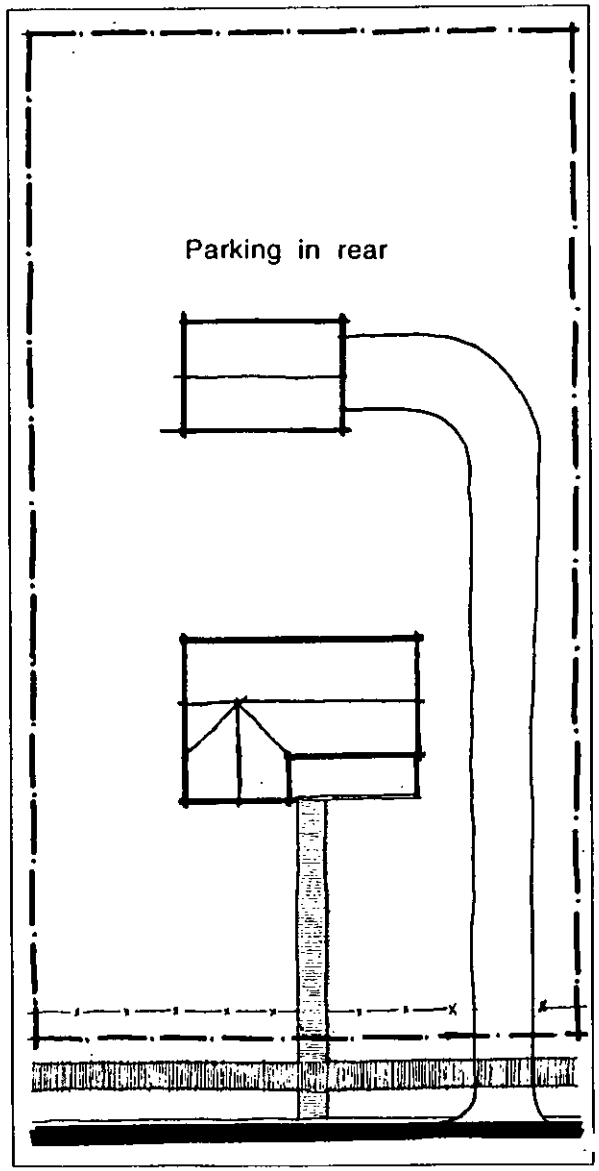
Parking and Driveways

Q14. Design automobile parking areas to be visually unobtrusive.

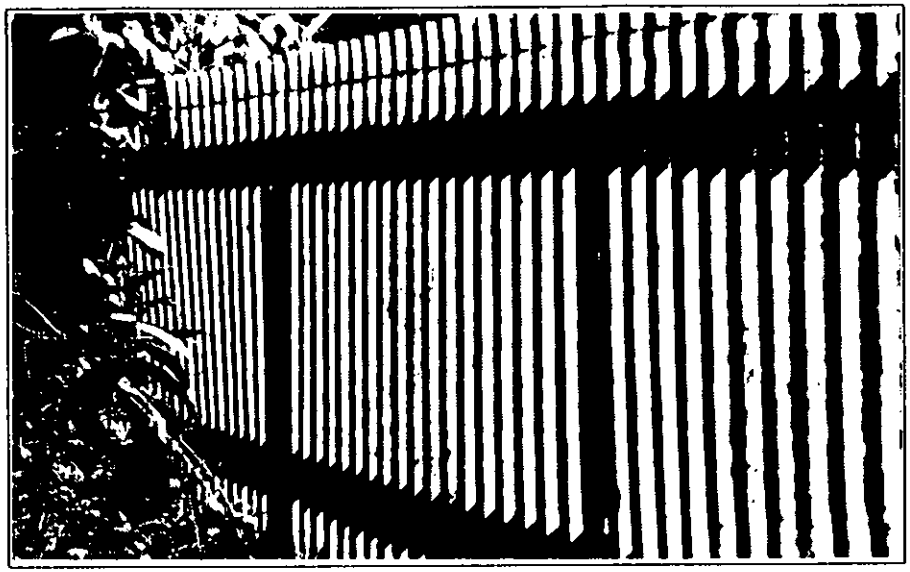
- They also should be set back from the street considerably.
- Locating parking in the rear is preferred.
- Locating parking areas in yards facing the street is inappropriate.
- Where garages are in side yards relatively close to view from the street, they should be sited with doors perpendicular to the street to minimize their view.

Q15. Minimize the visual impact of driveways and parking aprons.

- Locate drives along side yards.
- Avoid locating drives in front yards.
- Concrete is discouraged, but may be considered where necessary. Concrete shall be muted in color.
- Use gravel, crushed shells or paved tracks, where feasible.



Locating parking in the rear is preferred.



Use of wood picket fences is encouraged.

Walkways

O16. Walkways to building entrances should be subordinate in character.

- Alternative materials to consider are gravel, crushed shells, or wooden board walks.
- Concrete, in a muted color, may also be considered.

GLOSSARY

ADMINISTRATIVE APPROVAL: Approval in the form of a letter issued by the Pacific County Planning Department for activities listed under Other Construction Activities in the ordinance and guidelines. The purpose is to expedite the approval process. A field review may be requested of a ODRB member by the planning administrator.

BARGEBOARD: The raking boards found at the gable of a building. Whenever the roof framework overhangs the end (gable) walls, a barge board is frequently used to cover the ends of the roof timbers. Bargeboards are often the occasion for a variety of ornamentation.

BASE: The lowest part of a building; the lowest part of a column.

BALUSTRADE: A railing or low wall consisting of a handrail on balusters (small supporting posts) and a base rail.

CAP: The top member of a column or pilaster.

CLERESTORY: An upper zone of wall pierced with windows that admit light into a large room.

CONTEMPORARY: Happening in this time. This is not a style of building. Any structure of this time is "contemporary."

CONTEXT: The surrounding environment of a building or site, including other structures, site features, landscape and streets.

COPING: A capping to a wall or parapet.

CORBEL: A bracket of stone, wood, or metal projecting from the side of a wall and serving to support a cornice, the spring of an arch, a balustrade or other element.

CORNICE: A projecting ornamental molding along the top of a building crowning it.

DORMER: A window set upright in a sloping roof; the roofed projection in which this window is set.

ELEVATION: A "head-on" drawing of a building facade or object, without any allowance for perspective. An elevation drawing will be in a fixed proportion to the measurement on the actual building.

FACADE: A face of a building, usually the front.

FASCIA: A horizontal band of vertical face trim.

FIELD REVIEW: Review performed for Administrative Approval by a board member on request of the County Planning Administrator either on site and/or by contact with the applicant.

FREESTANDING SIGN: A detached sign which is supported by one or more columns, uprights or braces extended from the ground or from an object on the ground, or a detached sign which is erected on the ground.

GABLE: The triangular wall enclosed by the sloping ends of a ridged roof.

HOOD MOLDING: A projecting molding around the top of a doorway or window to throw off the rain.

INTERNATIONAL STYLE: Buildings designed with principles following the Bauhaus School of Design. Expressed structure, simple planes and lack of ornament are features.

LANDMARK: A prominent building or feature officially designated as having special status and protection.

LATTICE: An openwork screen or grill made of interlocking or overlapping strips.

LINTEL: A horizontal beam spanning an opening.

MOLDING: A shaped strip of wood, metal, brick, etc., usually mounted horizontally, and used as ornament on a surface of a structure.

MOTIF: An element in a composition, a principal repeated element in design.

MULLION: One of the vertical members of a window, dividing the glass.

MUTINS: An intermediate member of a door or window framework separating the panels.

PARAPET: Either the edge of the roof or the top of a wall forms the top line of the building silhouette.

PORTICO: A porch or covered walk consisting of a roof supported by columns; a colonnaded porch.

PRESERVE: To keep in perfect or unaltered condition. Preservation usually includes the overall form of the building, its structural system, and finishes, as well as any decorative details. Landscaping materials may also be preserved. Note that preservation of a structure may include keeping alterations and additions that have become important.

PRIMARY FACADE: The exterior face of a building which is the architectural front sometimes distinguished from the other facades by elaboration of architectural or ornamental detail. (Many historic Oysterville hoses face to the bay on to inactive streets that are now grassy lanes. Elevations designed as back sides now face the active street and function as primary facades. Treatment in design review of these structures review should be on a case-by-case basis based on the design issue at hand.)

RECONSTRUCT: To create again. A building, room or detail may be reproduced in its exact detail and appearance as it once existed. Accurate reconstruction requires good evidence of the original design. One approach to construction includes using the same construction methods as were used originally, whereas a second approach allows the use of substitute methods and materials, so long as they achieve the same visual effect as the original.

REHABILITATE: To return to useful life. Rehabilitation is 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.

REMODEL: To remake; to make over. In a remodeling, the appearance is changed by removing original detail and altering spaces. New materials and forms are installed. Applying a "modern" front to an older building is an example of remodeling. Often, these changes are not reversible.

RESTORE: To bring back to a previous condition. In a restoration an earlier appearance of the building is recreated, both in form and detail. Original elements that have been covered are exposed, and missing pieces replaced with new ones that match the original.

SHAFT: The main portion of a column, between the base and capital.

SHINGLE: fish scale, diamond-back - A roofing or siding unit of wood, usually. Decorative patterns include scalloped and diamond shapes.

SIDING: ship lap, clapboard. The finish covering of an exterior wall on a frame building.

SILL: The horizontal bottom member of a window or door frame.

STABILIZE: To make resistant to change in condition. A building is usually stabilized to retard deterioration until it can be repaired. A weather-resistant closure, and a safe structural system are minimum stabilization efforts.

TRANSOM: A horizontal cross bar in a window, over a door or between a door and window above it. Also refers to a window above a door or other window built and often hinged to a transom.

APPENDIX

A. The submittal process for Major Construction:

Major construction projects are described in Paragraph 5.01 of the Ordinance and are of the following general type:

- construction of a new primary residence
- construction of a new secondary structure
- construction of additions.

The review process will consist of two stages: The first stage addresses conceptual issues. The second phase focuses on the details of the design.

Conceptual review
The first submittal focuses on general characteristics of the proposed project. The submittal must include:

1. **A plot plan to scale**, showing the site improvements that are proposed and include a graphic representation of the following:
    a. Wood picket fences
    b. Lot coverage, setbacks, and open space
    c. Yards
    d. Building orientation
    e. Walkways
    f. Parking, garages, and driveways

2. **Building elevations,** indicating building scale, height, width, proportion, and style. The following architectural elements shall be represented:
    a. Siding type
    b. Porches
    c. Roofing type
    d. Windows and doors

When the Board determines that the proposed design adequately meets the guidelines at a conceptual level, it will issue a "Conceptual Approval" for the proposed project. Note that more than one review session may be required to achieve conceptual approval. Applicants must obtain this conceptual approval on all major projects before they may be scheduled for a final review session.

Final review

The second submittal phase focuses on building details. Drawings must be more detailed (1/4"=1'-0" scale), of the quality of construction drawings which are to be submitted for a building permit.

Documents required for final review:
The following documents must be submitted for review:
1. Fencing detail
2. Wood siding sample
3. Porch detailing
4. Roof material sample
5. Roof and dormer detailing
6. Foundation details
7. Window and door details

8. Ornamental details
9. Paint color

When the Board determines that the guidelines have been adequately met, it will issue a Certificate of Approval. At this stage, the applicant may submit an application for a building permit.

B. The submittal process for Minor Construction

Minor construction projects are described in Paragraph 5.02 of the Ordinance and are of the following general type:

- modifications to existing exterior building components
- maintenance of existing exterior building components.

The review process will be utilized for projects which propose to change the existing appearance of structures. Any maintenance project, which replaces materials in kind and finishes them without change to the existing appearance need not be reviewed. The review process focuses on the details of the project where change in the appearance of the building occurs.

Final review

The submittal focuses on building details. Drawings must be of the quality of construction drawings.

Documents required for final review:
The submittal focuses on building details. Drawings must be of the quality of construction drawings. The following documents must be submitted for review:

1. Wood siding sample
2. Porch detailing
3. Roof material sample
4. Roof and dormer detailing
5. Foundation details
6. Window and door details
7. Ornamental details
8. Paint color.

When the Board determines that the guidelines have been adequately met, it will issue a Certificate of Approval. At this stage, the applicant may submit an application for a building permit or to begin work.

C. The submittal process for Other Construction Activities.

Other Construction Activities are described in Paragraph 5.03 of the Ordinance and are of the following general type:

- tree removal (8" in diameter or greater in size)
- signage
- satellite dishes, aerials, etc.
- demolition of buildings
- fencing and painting
- Tree trimming by county, state and public utility districts.
- Improvements to the district's infrastructure system
- Emergency situations when timely action is required
- Minor changes to approved building plans.

The review process for these activities is diverse and is set according to the nature of the construction. It is divided into two stages. The first stage addresses the work to be accomplished and the second documents the decision.

Field Review

Conduct a field review when necessary with a member designated by the County Planning Administrator and describe the proposed project. If any documents are necessary, s/he will request them.

When the County Planning Administrator determines that the proposed design adequately meets the guidelines, an "administrative approval" will be issued for the proposed project. At this stage, the applicant may start work. Note that more than one field review may be required to achieve "administrative approval."

Final Review

The "administrative approval" will be presented at the next meeting. The Board will record the "administrative approval" at the public meeting.

APPENDIX