PUBLIC NOTICE
Oysterville Design Review

NOTICE IS HEREBY GIVEN that Catherine Freshley and Tom Leineweber (owners/applicants) are applying to place a single-family residence and detached garage within the Oysterville Historic District, Application No. P2400099, submitted February 12th, 2024 and determined to be technically complete February 22nd, 2024. The applicants will be moving the house and garage that are currently located at 3505 Clark Street in Oysterville to their property. Three parts of that existing structure will be placed on the subject property and will not be attached. This includes the main house structure, bedroom structure and detached garage.

The subject property is located at 33616 Sandridge Rd. in Oysterville, Washington. The County Assessor's Parcel number includes 12111022075; located in Section 10, Township 12 North, Range 11 West of W.M.

The Hearings Examiner will hear the following applications: P2300915, P2400040 & P2400099 on March 13th, 2024 via zoom at the following link: https://zoom.us/j/3066189481. You can join the meeting by going to this link or you can call in using the number +12532158782, US (Tacoma) and entering the Meeting ID: 3066189481#. You may also attend the hearing in person in Conference Room A located at the Long Beach County Building located at 7013 Sandridge Rd. in Long Beach, WA. Hearings will begin at 2:00 p.m. or shortly thereafter and will be held consecutively. Any person desiring to express his or her views on this matter or wanting to be notified of the action taken on this application should notify Zane Johnson, Planner, with the Pacific County Department of Community Development, P.O. Box 68, South Bend, WA 98586 in writing by March 12th, 2024 or by testifying at the public hearing. To view the application packet please visit our website at; http://www.co.pacific.wa.us/dcd/public_notices.htm.

Interpreters for people with hearing impairments or taped information for people with visual impairments can be provided at this public hearing if necessary. The Pacific County Department of General Administration must receive a request for this type of service ten (10) days before the meeting. Contact the Pacific County Department of General Administration, P.O. Box 6, South Bend, Washington 98586, (360) 875-9334.

Pacific County

DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING • ENVIRONMENTAL HEALTH • PLANNING

STAFF REPORT

DATE: March 13th, 2024

TO: Eric Weston, Hearings Examiner

FROM: Zane Johnson, Sr. Planner

RE: OYSTERVILLE DESIGN REVIEW APPLICATION NO. P2400099, submitted by Catherine Freshley & Tom Leineweber (owners/applicants) (Tax Parcel ID No. 12111022075).

BACKGROUND INFORMATION:

1. Owner / Applicant: Catherine Freshley & Tom Leineweber (owners/applicants)

2. Tax Parcel ID No.: 12111022075

3. Permit Application No.: P2400099

4. Request: The applicants are requesting approval to move three parts of an existing residence and place it on their lot within the Oysterville Historic District. The home that will be moved is located at 3505 Clark Street, which is also located within the Oysterville Historic District. This home was previously approved by the Oysterville Design Review Board and was constructed in 1993. The applicants are proposing to move and place the main living structure, separate bedroom structure and detached garage on their lot. The main living structure consists of the living area, kitchen and utility area. The 1 bedroom that goes with this home will be placed next to the main structure, but will not be attached. Section 20 of Pacific County Ordinance No. 184, Zoning, requires alterations of this nature to be processed as a Type III review.

5. Public Notification: On February 28th, 2024, a Notice of Application and Hearing was published in the *Chinook Observer*. On or before February 28th, 2024 the notice was mailed to all recorded property owners within 300' of the subject property, and posted on, or near,

the site in accordance with Pacific County Ordinance No. 177, Procedures for Processing Land Use Development Applications as it pertains to the Type III process.

Section (3) of Pacific County Ordinance No. 177, Procedures for Processing Land Use Development Applications, classifies Major Oysterville Design Reviews as a Type III process.

FINDINGS OF FACT:

1. Location: The subject property is located at 33616 Sandridge Road in Oysterville, Washington. The County Assessor's Parcel number includes 12111022075; located in Section 10, Township 12N, Range 11W, W.M.

   Subject Location:

   Subject Property

2. Site Characteristics: The property is an existing 0.86-acre lot that currently has a driveway and a septic system on it. The septic system was permitted under the Reasonable Use Exception that was originally approved in 2021. The property is generally flat, with a gradual slope leading into the wetland depression on the western portion of the site. The southeastern portion of the site consist mainly of regularly maintained grasses. The wetland is located on the western side of the parcel and has a 110-foot Category III buffer that takes up most of the property. There is currently a single-family residence on the property to the east.

3. Zoning: The Pacific County Zoning Atlas shows the subject property to be located within a Restricted Residential (R-1) zoning district. Section 12(B) (1) of Pacific County Ordinance No. 184, Zoning, identifies a single-family residence as a permitted use in this zoning district.

4. Oysterville Historic District: The subject property is located within the Oysterville Historic District as delineated on the Official Land Use Atlas. Section 20 of Pacific County Ordinance No. 184, Zoning, requires alteration/construction of this nature to be processed as a Type III review in accordance with Section 6 of Pacific County Ordinance. No. 177, Procedures for Processing Land Use Development Applications.

5. Oysterville Design Guidelines: The proposed design on the subject property is consistent with the Oysterville Design Guidelines G1-G6, N1-N16 and Q1 -Q15 This property is located within the Core section of the Oysterville Historic District (Designation C).

6. Shoreline Designation: The subject property is not located within the jurisdiction of the Shoreline Management Master Program.

7. Critical Areas and Resource Lands: The site has a wetland on it, which has been delineated. In order to place the three structures on the subject lot, the applicants will need to impact approximately 4,355 square feet of Category III wetland buffer in order to place the single-family residence, detached garage, septic system and driveway. The applicants have applied for a critical areas variance in order to authorize these impacts. The variance application will have to be approved, along with this application, in order to authorize the placement of this home on the subject lot. Approval of this application does not guarantee approval of the variance request. The applicants have proposed to mitigate the proposed impacts by purchasing credits from the Long Beach Mitigation Bank at a 1:1 x 0.30 ratio. Additionally, 7 trees will need to be removed in order to get the structures into the site. The applicants have proposed to replant these trees at a 2:1 ratio to restore the unavoidable impacts.

8. SEPA: This project is categorically exempt under WAC 197-11-800 Section 1 (b) (i) for construction of a single-family residence.

9. Comprehensive Plan Designation: The property is located in a General Rural comprehensive plan designation. The primary purpose is described in the Pacific County Comprehensive Plan (2020) as:

   "The purpose of this designation is to maintain the rural aspects of the county and to provide buffering or transitions between existing rural developments and areas of higher or lower densities. The General Rural areas are characterized by activities including, but not limited to, small-scale farms and forestry activities, dispersed single-family homes, and open space. The allowable density is one dwelling unit per five acres. This designation includes lands that are typically too far from the urban area to enable cost-effective provision of public services nor do typical uses require provision of urban services."

10. Floodplain Designation: The proposed project area will be outside the FEMA floodplain based on Panel No. 53049C0370D effective 5/18/2015.

CONCLUSIONS OF LAW:

1. A Type III review of the proposed placement of the existing single-family residence and detached garage within the Oysterville Historic District is consistent with the processing requirements of Pacific County Ordinance No. 177, Procedures for Processing Land Use Development Applications.

2. Review of the proposed request by a Hearings Examiner is consistent with Section 20(E) of Pacific County Ordinance No. 184, Zoning.

3. The proposed use is consistent with Section 12(B) of Pacific County Ordinance No. 184, Zoning, as a permitted use.

4. The proposed construction is consistent with the Oysterville Design Review Guidelines regarding new major construction and other construction, which specifies that:

General Design Guidelines for All Major Construction

a. **Established tree stands are to be respected. Preserve existing lines of street trees and new plantings to reinforce these lines is encouraged.** The site plan is designed to maximize use of the existing grassy area and to minimize impact to the wooded areas. The property will be supplemented with additional native plantings. The 7 trees that need to be removed in order to get the structure into the site will be replanted at a 2:1 ratio (G1)

b. **Respect the grassy character of the shoreline in new development. Developments near wetlands shall minimize alterations to the character of transition to wetlands.** The property is not located in the shoreline area. However, wetlands do exist on the property, therefore, the site plan and house placement are designed to minimize the development's footprint where possible. The site plan makes use of existing lawn area to minimize the impact to the existing trees and undergrowth vegetation within the wetland buffer areas. (G2)

c. **Protect views to significant and natural features.** The house is not located on, nor is it easily viewable, from any major public road or village lane. The house has no impact on any public view nor does it impact any bay views. (G3)

d. **Respect historic residential settlement patterns.** The house does not impact streets or lanes and has limited visibility from any of the streets. The house is located in the Core Area, which has the neighborhood goal to "accommodate appropriate new building that strongly relates to the existing historic buildings." The house and garage design appear to strongly relate to the existing historic buildings. (G4)

e. **Orient buildings in a manner similar to what is found historically. Primary ridgelines of roofs should be parallel to the street and primary building entrances are encouraged to face the street.** The house has a very limited visibility from Territory and Sandridge roads. Due to the geography of the property, the south elevation is the most visible, therefore the south elevation is considered the primary elevation for this proposal. Entrances to the front porch are on street sides of the house. As you come to the home from the west via the driveway, you will approach the original front of the home and the applicants have proposed to protect that look in order to preserve that recent piece of history and to honor the architect and original owner of the home. The primary ridge line parallels the street. (G5)

f. **Building setbacks shall be similar to historic patterns. Typically, close to the street and meet the minimum setbacks in the county ordinance.** The house is located in area C and is sited approximately 100 feet from Sandridge, due to the

wetland that sits between Sandridge and the proposed development site. The house is sited similarly to the two homes located to the south. One appears to be around 60 feet from Sandridge and the other is approximately 100 feet from Sandridge. The site plan abides by the county setbacks. (G6)

Design Guidelines for All New Construction

a. **The building height must be at or below 35' from the top of the roof ridge. Preferably similar to existing structures, which are between 18 and 27 feet tall.** The maximum building height of the development is 22' 7" tall at the top of the clerestory on the main structure. (N1)

b. **The width of the primary façade shall be similar to those seen historically, typically widths of 30 to 45 feet.** Applicants consider the south elevation the primary façade. South façade is 20' 6" wide. (N2)

c. **New buildings should be distinguishable stylistically from historic structures to protect their integrity, but should also be similar in general character and scale**. The proposed buildings are compatible in mass, scale and character with the historic buildings. Subtle design differences that distinguish this house from the historic houses include clean lines, lack of ornamentation and a couple larger window panes. (N3)

d. **Building forms should be similar to those seen historically in residential structures with typically a rectangular primary form and a symmetrical gable roof. Subordinate additions are encouraged on new construction.** The house consists of two separate structures; per guideline N16, secondary structures are encouraged. The smaller structure is the bedroom. The main house consists of a rectangular form with a gabled roof and clerestory. There is one protrusion for the kitchen and one for the utility room and bathroom. The utility and bathroom protrusion has a shed roof, making the form reminiscent of the historic additions referenced in the guidelines. The bedroom structure has one primary gable as well as a protrusion covered by a shed roof, which looks similar to historic additions. The main structure, with the detached bedroom and detached garage, help break up the mass of the overall development. (N4)

e. **The exterior building wall materials shall be similar to those used historically by using wood siding in horizontal lap, shingle, or vertical board and batten forms.** The buildings have existing cedar shingle siding. (N5)

f. **All synthetic siding materials are inappropriate as primary siding materials**. No synthetic materials are proposed for the exterior of the house or garage. (N6)

g. **The ratio of window to wall shall be similar to historic residences on primary façades.** Window to wall ratio is similar to historic residences. The existing larger window panes are on the facades least visible from the street. The contemporary

design of the existing larger window panes helps distinguish this "new" home form the historic homes, per the guideline N3. (N7)

h. **Porches shall be used to define primary entrances.** The back porch has a small gabled roof consistent with historic roofs. The front porch access is oriented toward the streets. Front porch has wood posts. (N8)

i. **Roofs shall be similar in scale and form to those in historic residences with the primary ridge of new buildings.** The primary ridgeline runs parallel to the street. The ridgeline consists of a 14' 5" southern section, a 25' 8" clerestory, which is a change in height and a 14' 5" northern section. (N9)

j. **Roofs should be similar in form to those of historic residences.** The primary and secondary roofs on each structure are gabled. Gabled roofs are 6:12 pitch. Roofs over protrusions are shed roofs. The small awning over the back porch is gabled. (N10)

k. **Smooth-sawn shingles are encouraged. Wood shingles must be used in areas B, C and D.** The structures are roofed with cedar shingles. (N11)

l. **Doors and windows should be similar in scale and proportion to those found on historic residences in Oysterville.** Windows are similar in scale and proportion to those found on historic residences in Oysterville. The windows that are slightly larger serve to differentiate this "new" home from the historic ones. All windows are wood windows. Nearly all of the windows on the house structures are similar in size to those seen historically. The larger glass panels on the doors and two windows on the main structure are a visual cue that help distinguish this home from the historic ones. (N12)

m. **Chimneys should be subordinate to the roof form**. The house has a metal pipe stack that is subordinate in scale to the roof. The pipe stack is located on the west side of the home to limit its visibility from Territory Rd. (N13)

n. **If ornamentation is applied to new buildings, it should be used in a manner similar to that found historically on residences in Oysterville.** No ornamentation is proposed for this project. (N14)

o. **Color schemes should be simple.** Siding will be natural cedar and all trim will be painted white. (N15)

p. **Secondary structures are encouraged and may be connected by walkways to the main building.** The proposed development includes a primary house structure and two secondary structures: the bedroom structure and a garage. The garage and bedroom structures are setback from the primary elevation of the main structure and they are smaller in size. (N16)

Guidelines for All Other Construction Projects

a. **The use of plantings is encouraged in yards**. Native plants will be planted on site. The property is bordered by forested wetlands along Sandridge Rd. Small traditional flower and vegetable gardens may be developed. (Q1)

b. **Significant trees should be preserved**. The site plan is designed to have minimal impacts to existing trees in the wetland and associated buffer. All trees will remain unless they are diseased, hazardous or in the way of the proposed construction. Trees removed in order to fit the structures in on the driveway will be replanted as part of one of the conditions of approval for the variance request. (Q2)

c. **Street lighting should be simple in character and low in intensity except for security.** Not applicable to this proposal. (Q3)

d. **Roads in the Core Area should be visually unobtrusive in color and texture without painted lanes.** Not applicable to this proposal. (Q4)

e. **Street drainage is encouraged to be contained in simple grass drainage swells.** No change to street drainage is proposed with this project. (Q5)

f. **Minimize the visual impacts of antennas and aerials from the public way.** Not applicable. (Q6)

g. **Locate satellite dishes so they will not be visible from the public way.** Not applicable. (Q7)

h. **Signs should be unobtrusive.** No signs are proposed at this time. (Q8)

i. **Signs should be residential in character**. No signs are proposed at this time. (Q9)

j. **The use of fences is encouraged.** A gated wood picket fence will be installed along the street. Fence details will be appropriate. Barb wire will not be used. (Q10)

k. **Design fences that align with the street to be similar in character with those seen historically.** Fence will be between 3 and 4 feet in height. Fence will be wood pickets, not chain-link or any other material. (Q11)

l. **Preserve historically significant fence**. Not applicable to this proposal. (Q12)

m. **For replacement fences, use materials similar to original**. Not applicable to this proposal. (Q13)

n. **Design automobile parking areas to be visually unobtrusive.** Parking area will be setback approximately 100 feet from the street and will be screened by native plants in the wetland and wetland buffer. Parking will be west of the home. Garage is sited with doors perpendicular to the road (doors face south). (Q14)

o. **Minimize the visual impacts of driveways and parking aprons**. Driveway and parking apron are sited to minimize their visual impact from Sandridge. Gravel will be

used for the driveway and apron. Driveway and parking apron will not be visible from Territory Rd. (Q15)

p. **Walkways to building entrances should be subordinate in character**. There are no walkways proposed. (Q16)

RECOMMENDATION:

Based on the Findings of Fact and Conclusions of Law, Permit Application No.: P2400099, the Planning Division recommends the Hearing Examiner **approve** the request to place the existing single-family residence and detached garage from 3505 Clark St. on to the applicant's property within the Oysterville Historic District.

CONDITIONS OF APPROVAL:

1. The structure shall be consistent with the Oysterville Design Guidelines in design and materials.
2. No construction or development of the proposed structures will be allowed until all required approvals and building permits have been issued.
3. Approval of this application does not guarantee approval of the critical area variance request. Proposed impacts to the on-site critical area buffers must be approved before any construction or placement of structures can take place.

EXHIBIT LIST

1. Staff Report
2. Application and related documents (including photos of the existing home)
3. Section 12 of Ordinance No. 184, Zoning
4. Section 20 of Ordinance No. 184, Zoning
5. Section 6 of Ordinance No. 177, Procedures for Processing Land Use Development Applications
6. Oysterville Design Guidelines (G1-G6), (N1-N16) & (Q1-Q16)
7. Maps showing the Zoning and Comprehensive Plan designations
8. Affidavit of Mailing
9. Declaration of posting & photos
10. Correspondence

Name: Leineweber/Freshley Parcel No.: 12111022075

Description: ODRB - Major Review - moving home from 1 parcel to another

License Application No.: _____

Department Review	Date Routed	Action	Action Date	Signature	Comments/Notes
Planning P2400099	2/14/24				
Roads					
LADO/ Floodplain					
Building					Electronic Plan Log Complete? Yes ☐ Workflow Complete? Yes ☐ Scanned: Yes ☐ No ☐
Health					

App/Tech	95-	Septic Site Rvw		Zoning		Special Use	
State B/C		Septic Eval		CARL		Variance	
Building		Septic Install		Road Appr		Reasonable Use	
Plan Check		Septic Repair		Shoreline		Short Plat	
Manu Home		Design Review		Floodplain		BLA	
MHT		Winter Hold		LADO		Public Notice	280
Fire/Life Safety		Well		Wetland Delin		Revision Fee	
Fireworks		Plan Review		Cond Use		ODRB	2160-
Penalty Fee		License		SEPA			

Rolled set of building plans? Yes ☐ No ☐ Added to Electronic Bldg. Plan Log? Yes ☐ No ☐

Fees Received

Date Receipted	Amount
2/14/24	$2535-

Balance Due: _____ **Date Issued:** _____ **Issued to:** _____

Notes:

Oysterville Design Review Board

Pacific County Department of Community Development
Internet Address: www.co.pacific.wa.us

PERMIT FEE: 2535

OFFICE USE ONLY

Issued Date: _____

Issued By: _____

RECEIVED
FEB 12 2024
DEPT. OF COMMUNITY DEVELOPMENT
PACIFIC COUNTY, LONG BEACH, WA

Describe in detail the type of development, structure or improvement being proposed for the property (please be specific, use additional sheets if necessary).

This application proposes moving an existing home from one property in Oysterville to another property in Oysterville. The existing home was approved by the Oysterville Design Review Board and built in 1993. Please find a detailed epxlanation of our project attached as an appendix. Additional information about our project was submitted as part of our CARL variance application.

Catherine Freshley and Tom Leineweber

Type of Construction (Check the following that apply to your project)

Major Construction - Type III	
☐	All significant exterior construction or improvements determined by the coordinating agency, but shall generally include all new construction requiring a building permit from Pacific County.
☐	All additions edifices, appendages, or other "structures" as defined in the Pacific County Ordinance No. 184.
☒	All new construction or additions or alterations to the existing structure(s).
Minor Construction (which changes the existing appearance of structures) **- Type III**	
☐	Maintenance or renovation of structural systems.
☐	Reroofing, except when emergency patch repair is necessary to immediately protect human health, safety, and welfare.
☐	New siding on either principle structures or accessory structures.
☐	Alteration of windows, doors, or any exterior elements or features of any historic buildings.
Administrative Approval - Type I	
☐	Tree removal, involving the removal of tree(s) greater than eight inches in diameter.
☐	Sign(s), either public or private sign installation, except for incidental residential identification sign(s).
☐	Lighting, public or private street lighting installations, except for incidental residential exterior lighting.
☐	Satellite dishes, ham radio antennas, and roof aerials.
☐	Fencing, and significant changes to existing fencing.
☐	Exterior repainting, if the coloring is different than what currently exists on the structure.
☐	Other, please describe:

SOUTH BEND OFFICE
P.O. Box 68
South Bend, WA 98586
(360) 875-9356 FAX (360) 875-9304

LONG BEACH OFFICE
7013 Sandridge Road
Long Beach, WA 98631
(360) 642-9382 FAX (360) 642-9387

Revised 4/17/2023

Oysterville Design Review Board Submittal Fees

Major & Minor Construction: $2,535.00

$80.00 Application Fee
$15.00 Technology Fee
$2,160.00 Oysterville Design Review Fee
$280.00 Public Notice Fee
Hearings Examiner Fee*

*The owner/applicant will be invoiced by DCD to compensate the Hearings Examiner for all services rendered, including, but not limited to, time spent in public hearing, travel, review of documents, research, and decision writing. *Plus any other review fees as determined by the project/application (i.e. building permits, OSS permits, etc.)*

Administrative Approval: $575.00

$80.00 Application Fee
$15.00 Technology Fee
$480.00 Oysterville Design Review Fee
Plus any other review fees as determined by the project/application type (i.e. building permits, OSS permits, etc.)

Oysterville Design Review Board (ODRB) Submittal Requirements

1) Each application for ODRB approval shall be required to submit a Development application, along with a site plan checklist and site plan, this application completed according to the instructions provided with any other required application materials and any other applications deemed necessary for the type of project.

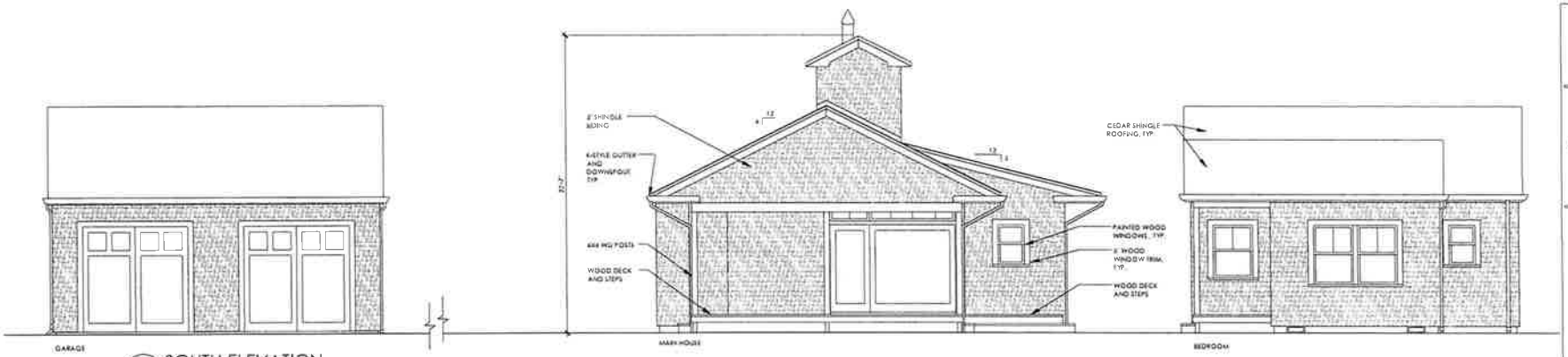
2) In addition to the required application, the owner/applicant shall provide plans prepared by a licensed architect or landscape architect for all work defined as **major construction**. Said plans shall professionally show the elevation renderings of the proposed structure, building composition, texture, style, building materials, colors and include a site plan. Applications for **major construction** shall also submit color chips and examples of the siding and/or roof materials to be used.

3) In addition to the required application materials, for all work defined as **minor construction and administrative approval**, the owner/applicant shall submit plans sufficient to convey the scope, design, texture, color, and orientation of the proposed minor construction. Also, a site plan shall be required showing the location, height, and the arrangement of the proposed improvement. Applications for re-roofing, siding, and repainting shall submit color chips, and examples of siding and/or roof materials to be used.

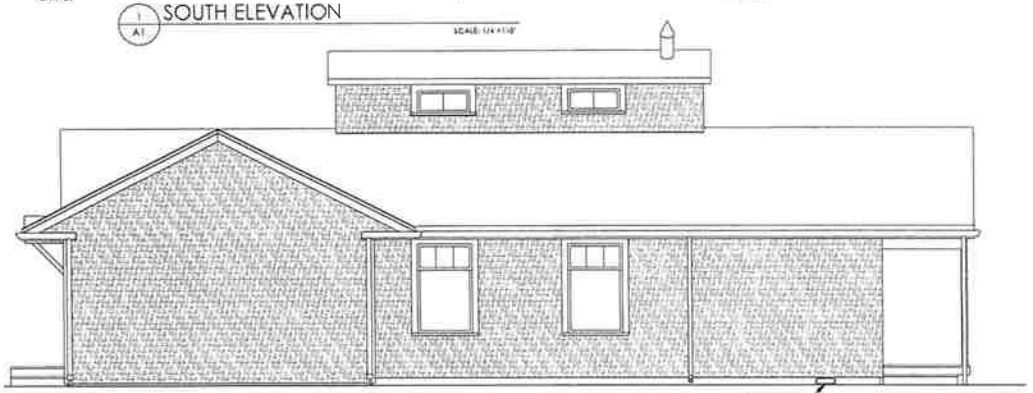
4) NOTE: All major and minor construction activities will be addressed by a Hearings Examiner, and decisions based on Ordinance No. 184, Section 20, and the Guidelines that are referred to in the regulations. All administrative reviews are done by the Pacific County.

SOUTH BEND OFFICE
P.O. Box 68
South Bend, WA 98586
(360) 875-9356 FAX (360) 875-9304

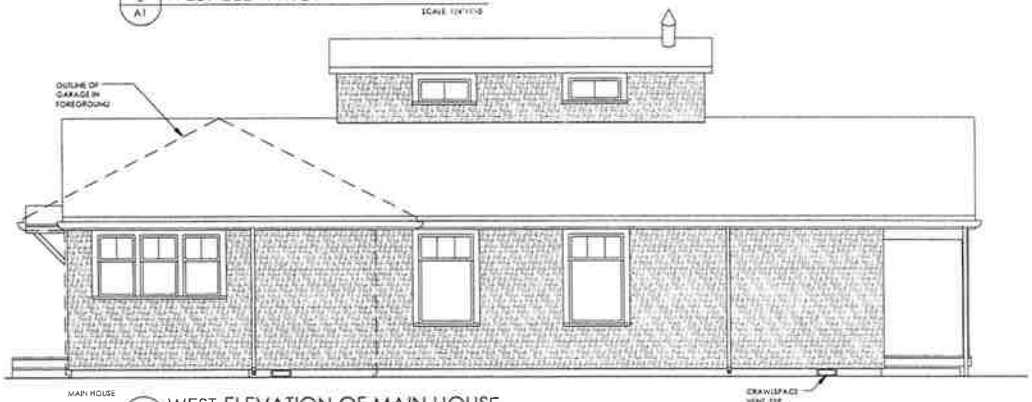
LONG BEACH OFFICE
7013 Sandridge Road
Long Beach, WA 98631
(360) 642-9382 FAX (360) 642-9387



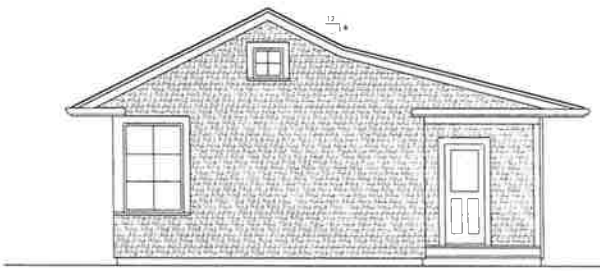
1 / A1 SOUTH ELEVATION



2 / A1 WEST ELEVATION



3 / A1 WEST ELEVATION OF MAIN HOUSE
WITHOUT GARAGE BLOCKING VIEW



4 / A1 WEST ELEVATION OF BEDROOM

KENDRA C. DUONG
ARCHITECT
3413 NE FREMONT ST
PORTLAND, OR 97212

REGISTERED ARCHITECT
KENDRA C. DUONG
STATE OF WASHINGTON

NEW RESIDENCE
33616 Sandridge Rd
Oysterville, WA 98641

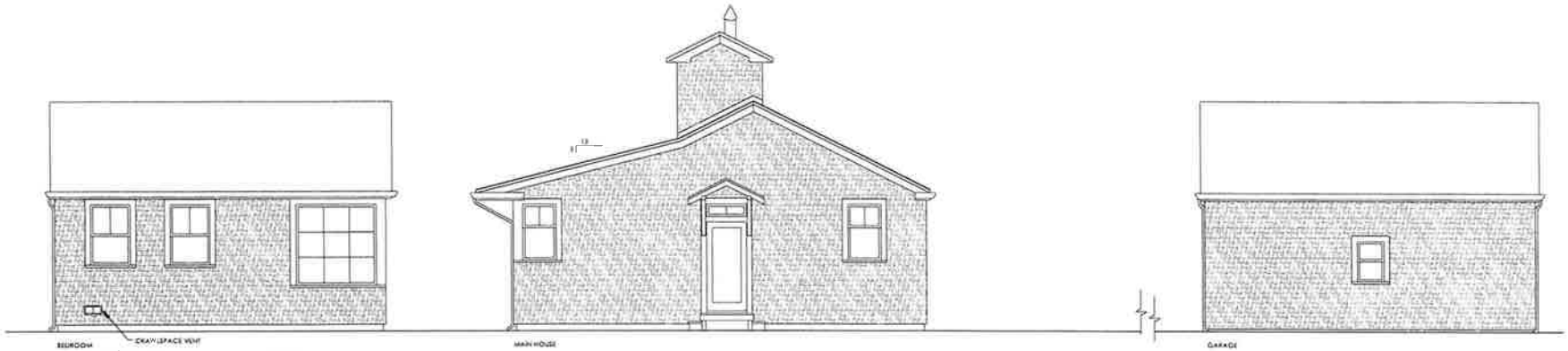
DESIGN REVIEW

EXTERIOR ELEVATIONS

REVISIONS:
△
△

DATE: Feb. 9, 2024
JOB NO:

A1

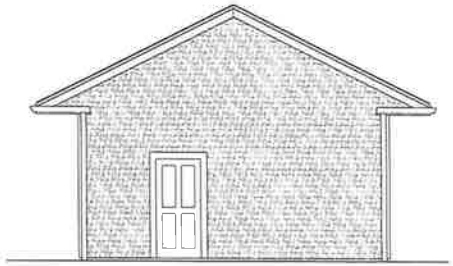


1 A2 NORTH ELEVATION

SCALE: 1/4"=1'-0"

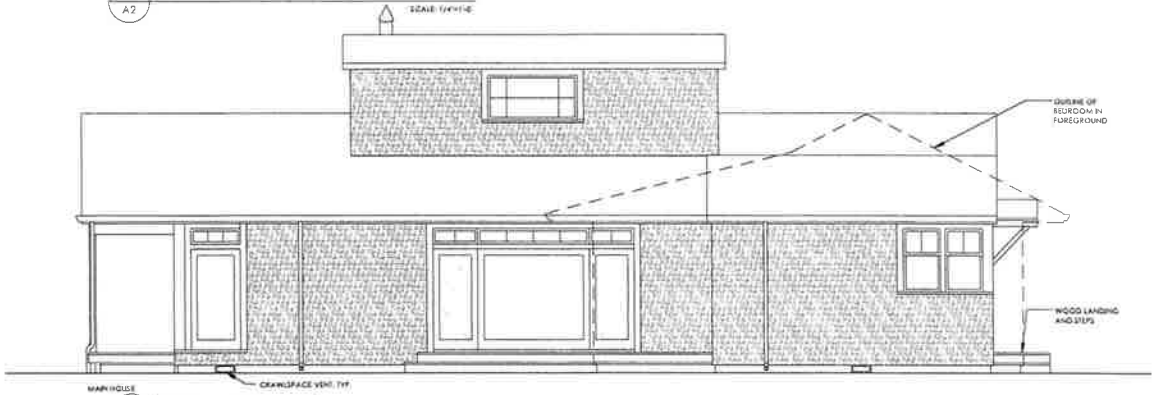
2 A2 EAST ELEVATION

SCALE: 1/4"=1'-0"



3 A2 EAST ELEVATION OF GARAGE

SCALE: 1/4"=1'-0"



4 A2 EAST ELEVATION
WITHOUT BEDROOM BLOCKING VIEW

SCALE: 1/4"=1'-0"

KENDRA C. DUONG
ARCHITECT

3413 NE FREMONT ST
PORTLAND, OR 97212

REGISTERED ARCHITECT
KENDRA C. DUONG
STATE OF WASHINGTON

NEW RESIDENCE

33616 Sandridge Rd
Oysterville, WA 98641

DESIGN REVIEW

EXTERIOR ELEVATIONS

REVISIONS:
△
△

DATE: Feb. 9, 2024
JOB NO:

A2

Freshley/Leineweber ODR application – APPENDIX

This application proposes moving an existing home from one property in Oysterville to another property in Oysterville. The existing home was approved by the Oysterville Design Review Board and built in 1993.

The home consists of the main structure (a living area, kitchen, and utility area), the bedroom structure, and a detached garage.

- We will reorient the structures to meet the Oysterville Design Guidelines and the unique features of our property; our property has wetlands and their associated buffer, and it has very limited visibility from any streets – there is nearly zero visibility from Territory Road.
- We will remove the existing carport and breezeway to limit our impact to the wetlands buffer and to make our development more consistent with typical historic development patterns which included secondary outbuildings.
- The reconfiguration of the house on our property, as well as our intended use of the house, leads us to make some slight changes to the exterior of the home.
    - For instance, the two, separate house structures are currently connected by an enclosed breezeway and deck. We are removing the breezeway and deck but will need steps and a small awning to enter and exit an existing door.
    - The elevations we have submitted incorporate our proposed changes.

The house we propose moving is an excellent example of achieving Goal 3 of the Oysterville Design Guidelines, which states, "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" and, "New designs are encouraged, because in these cases, the sense of a continuing evolution of the street is to be expressed."

Please see a detailed explanation on the following pages of how our project complies with all design goals and guidelines.

"Design Guidelines for Oysterville, Washington"		
Introduction (pages 11-13)		
	ODR Goal or Guideline	**How Freshley/Leineweber House meets requirement**
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.	**Complies:** While the home we propose moving is not an original, historic structure, it was designed to complement the historic (and now collapsed) Bardheim Barn that was on the same property. Additionally, the home is more than 30 years old, making it a piece of Oysterville's recent history. If we are unable to move the home to our property, it will be demolished.
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. - The "infill" is to be compatible in mass, scale and character - ...subtle differences in stylistic treatment that make the building distinguishable as new construction are to be used. - In fact, new designs are encouraged, because in these cases, the sense of a continuing evolution of the street is to be expressed. - The Design Review Board strongly encourages creative and well-conceived contemporary designs that are also responsive to the historic context of the district.	**Complies:** -The house is similar in mass, scale and character to the historic homes. - All siding and roofing is cedar shingles and the trim is white. -The windowpane sizes and divisions are primarily typical of historic Oysterville homes and a few that are a contemporary evolution of typical historic window arrangements, which makes this home distinguishable from the historic structures.
General Design Guidelines (pages 25-28)		
Natural Resources		
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.	**Complies:** - Site plan is designed to maximize use of existing grassy area and minimize impact to wooded areas. - The property will be supplemented with native plantings.

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.	**Complies:** - Property is not located in the Shoreline Area. - Wetlands exist on the property and therefore, the site plan and house are designed to minimize the development's impact. - The site plan makes use of the existing lawn area to minimize impact to existing trees and undergrowth vegetation within wetlands and buffer areas.
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.	**Complies:** - The house is not located on, nor is it easily viewable, from any major public way or "village lane." - The house has no impact on any public view. - The house has no impact to bay views.
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.	**Complies:** - The house does not impact streets or lanes and has limited visibility from any streets. - The house is located in the Core Area. The neighborhood goals of the Core Area are to "...accommodate appropriate new building that strongly relates to the existing historic buildings." - The house and garage design strongly relates to the existing historic buildings.

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.	**Complies:** - The house has very limited visibility from Territory and Sandridge Roads; due to the geography of the property, the south elevation is the most visible, and we consider the south elevation to be our primary elevation. - Entrances to the front porch are on street sides of house. - People approaching the house from the west via the driveway will approach the elevation that was originally the front of the home and we want to preserve that piece of (recent) history and honor the architect and original homeowners. - Primary ridge line parallels 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.	**Complies:** - The house is located in Area C and is sited to minimize impact to the wetlands and buffer areas. - The house is sited similarly to the two homes directly to the south of it. Site plan abides by minimum county setbacks.
Guidelines for All Major New Construction Projects (pages 29 – 34)		
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 of 35 feet to the top of roof ridge, as set by the zoning ordinance.	**Complies:** - The maximum building height of the development is 22'7" at the top of the clerestory on the main structure.
Building Width		
N2	**The width of the 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 façade	**Complies:** - The primary façade (south) is 20'6" wide.

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 [in Oysterville Design Guidelines]. - 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.	**Complies:** - House is comparable in mass, scale, and character with historic buildings. - Subtle design differences that distinguish the house from historic structures include clean lines, lack of ornamentation, and a couple larger window panes.
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.	**Complies:** - The house consists of two, separate structures; per guideline N16, secondary structures are encouraged. - The smaller structure is the bedroom. - The main house consists of a primary rectangular form with a gabled roof and clerestory. There is one protrusion for the kitchen and one for the utility room and bathroom. The utility and bathroom protrusion has a shed roof, making the form reminiscent of the historic additions referenced in the guidelines. - The bedroom structure has one, primary gable as well as a protrusion covered by a shed roof, which looks similar to historic additions. - The main structure, with the detached bedroom and detached garage, 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	**Complies:** - The buildings have cedar shingle siding.

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.	**Complies:** - No synthetic materials are proposed for the exterior of the house or garage.
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.	**Complies:** Window to wall ratio is similar to historic residences. - The existing larger window panes are on the facades least visible from a street. - The contemporary design of the existing larger window panes helps distinguish this "new" home from the historic homes, per guideline N3.
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.	**Complies:** - The back porch has a small gabled roof consistent with historic roofs. - The front porch access is oriented toward the streets. - Front porch has wood posts.
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.	**Complies:** - The primary ridge line runs parallel to the street. - The primary ridge line consists of a 14' 5" southern section, a 25' 8" clerestory which is a change in height, and a 14' 5" northern section.

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.	**Complies:** - The primary roofs on each structure are gabled. - The gabled roofs have a 6:12 pitch. - Roofs over the protrusions are shed roofs. - The small awning over the back porch is a gabled.
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 inappro-priate as well.	**Complies:** - The house is roofed in cedar shingles.
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.	**Complies:** - Windows are similar in scale and proportion to those found on historic residences in Oysterville. o Those windows that are slightly larger serve to differentiate this "new" home from the historic ones, per guideline N3. - All windows are wood windows. - Nearly all windows on the main structure and bedroom structure are similar in size and have divisions similar to those seen historically. o The larger glass panels of the doors and two windows on the main structure are a visual cue that distinguishes this home as "new" construction.

Ornament and Detail		
N13	**Chimneys should be subordinate 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.	**Complies:** - The house has a metal pipe stack that is subordinate in scale to the roof. - The pipe stack is located on the west side of the home to limit its visibility from Territory Road.
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.	**Complies:** - House does not have ornamental trim.
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.	**Complies:** - Siding is natural cedar and all trim is painted white.
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.	**Complies:** - The proposed development includes a primary house structure and two secondary structures: the bedroom structure and a garage. - The garage and bedroom structures are set back from the primary elevation of the main structure and they are smaller.
Other Guidelines for Other Construction Projects (pg 55-58)		
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.	**Complies:** - Native plants will be planted on site. - The property is bordered by wooded wetlands along Sandridge Rd. - Small traditional flower and vegetable gardens may be developed.

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.	**Complies:** - Site plan is designed to have minimal impact to existing trees in the wetland and associated buffer. - All trees will remain unless they are diseased, hazardous, or in the way of proposed construction.
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.	**Complies:** - A gated wood picket fence will be installed along the street (Sandridge Rd.). - Fence details will be appropriate. - Barbed wire will not be used.
O11	**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.	**Complies:** - Fence will be between 3 and 4 feet in height. - Fence will be wood pickets, not chain link or other material.
Parking and Driveways		
O14	**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 inside yards relatively close to view from the street, they should be sited with doors perpendicular to the street to minimize their view.	**Complies:** - Parking area will be set back from street approximately 100 ft or more, screened by native plants. - Parking will be west of home. - Home is offset from road behind wetlands and native vegetation. - Garage is sited with doors perpendicular to the street (doors facing south).
O15	**Minimize the visual impact of driveways and parking aprons.** - Locate drives alongside 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.	**Complies:** - Driveway and parking apron are sited to minimize their visual impact from Sandridge. - Driveway and parking apron will not be visible from Territory Road. - Gravel will be used for driveway and parking apron. -

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.	**Not Applicable:** - No proposed walkways.

Figure 3
PROPOSED CONDITIONS
Freshley Old Growth Property
Tom Lenewater and Cindy Freshley
Pacific County, WA
Section 10 Township 12N, Range 11W, W.M.
DATE 10/6/24
DWN EE
REG BW BJ
PRJ MGR BJ
CHK
PROJECT NO 2868.02
Ecological Land Services
1157 3rd Ave. Suite 220A
Longview, WA 98632
Phone: (360) 578-1371
Fax: (360) 414-0516
www.eco-land.com
NOTE(S):
1. Aerial from Google Earth™
2. Base map from Freshley
Landscape Architect.
3. Wetland located using
handheld GPS capable of
submeter accuracy.
LEGEND:
Site Boundary
Wetland
Moderate Land Use
Intensity Buffer - 110'
75' Septic Buffer
Ditch with Flow Direction
Walking Path
Existing Driveway
Existing Septic Tank
Existing Primary Drainfield
Existing Septic Pipe
Proposed Building
Proposed Temporary Wetland Buffer Impact
(0.089 ac./3,810 sq. ft.)
Proposed Wetland Buffer Impact
(0.100 ac./4,355 sq. ft.)
Culvert
Limits of Grading Temporary Disturbance
Clearing Area for Structure Relocation
Wetland A
Depressional
Category III
Forested w/ Stratum
Saturated Only
Seasonally Flooded
(0.208 ac./9,069 sq. ft. onsite)
Parcel B
1211102075
(0.862 ac./37,558 sq. ft.)
Existing Septic Tanks
Existing Primary Drainfield
(0.017 ac./768 sq. ft.)
Proposed Garage
(0.011 ac./492 sq. ft.)
Existing Driveway
(0.023 ac./1,239 sq. ft.)
Proposed House and Decks
(0.036 ac./1,588 sq. ft.)
Proposed Bedroom and
Deck
(0.015 ac./636 sq. ft.)
Water Connection
Electrical Connection
Sandridge Rd (State Hwy 103)
SCALE IN FEET
0
30
60
N
1/6/2024 2:12 PM C:\Users\Emails\Desktop\2868.02-Freshley Parcel\2868.02-Freshley\2868.02_Build-01.dwg Emails

Aerial view of home

This home, approved by Oysterville Design Review and built in 1993, was envisioned and constructed as three, separate structures, outlined in blue, with the garage connected to the bedroom via a carport. Later, an enclosed breezeway was added between the bedroom and main house.

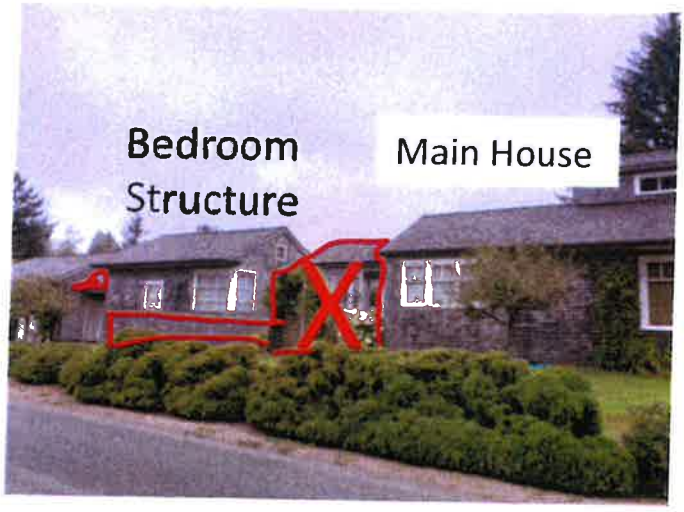
The people who built this home originally planned to restore and renovate the Bardheim Barn, which was on the property and listed as one of the 15 historically significant buildings in the Oysterville Review Guidelines. The barn unfortunately collapsed before they were able to save it. This home was designed to relate to the barn and as an homage in a way.

The home, of course, was designed specifically for this site, with a wide property line along the street.

Current location and orientation of house

View from Clark Street (South Elevation)

The house we want to move onto our property consists of three structures. The garage and bedroom are currently connected by a carport and the bedroom and main house are connected by a fully-enclosed breezeway and a deck with a railing. We are proposing rearranging the structures to suit our site and eliminating all the connecting components. We plan to reduce the size of the back deck to limit our impact size. With these changes, we are reducing the home's total footprint by approximately 30%.



Current location and orientation of house

North Elevation

Current East Elevation

Aerial view of proposed relocation

This site has no visibility from Territory Road and very limited visibility from Sandridge Road. It is nestled between the edge of the forest and a garden that has been feeding the family for 30 years. In moving the house, we have the opportunity to reorient the structures. In fact, we must rearrange them to save the house and fit within the constraints of this lot. The structures are too wide tc be arranged end-to-end on this lot.

We have arranged them and sited the project very intentionally. It achieves the following:

A. People approaching the home from Sandridge will be greeted by what was previously the south elevation/the front of the main house – a way to honor the original design.
B. The south elevation is the primary elevation because it is the most visible elevation; the other elevations are barely visible due tc the trees, shrubs, and neighboring homes surrounding the site. Anyone viewing the home from the south will see the main house most prominently, with the garage and bedroom positioned in the rear, as secondary structures. This complies with Oysterville Design Review's guidelines which state: "Secondary structures should be set back from the primary elevation of the main structure...These buildings shall be smaller than the primary structure."
C. This site plan makes use of the existing doors on the home, centering outdoor activity, and the view from within the home, around the garden and private part of the yard. Doors are indicated with a yellow diamond.
D. The garage serves as a visual and sound barrier between Sandridge Road (state highway) and the home. Additionally, the location of the garage is hidden by trees to its south. This reduces the garage's visibility from homes to the south, which is consistent with ODRB guidelines stating that garages should be subsidiary.
    A. This location for the garage was approved when we obtained a RUE, ODRB, and a building permit for our custom home design.
E. This site plan allows us to maintain the existing walking trail (indicated in green) through the woods that is used by members of the community to walk between their residences on Douglas Drive (across the state highway) and the core of Oysterville.
F. We will travel between the buildings on grass. This is what has been done at the other family homes on the extended property for decades.

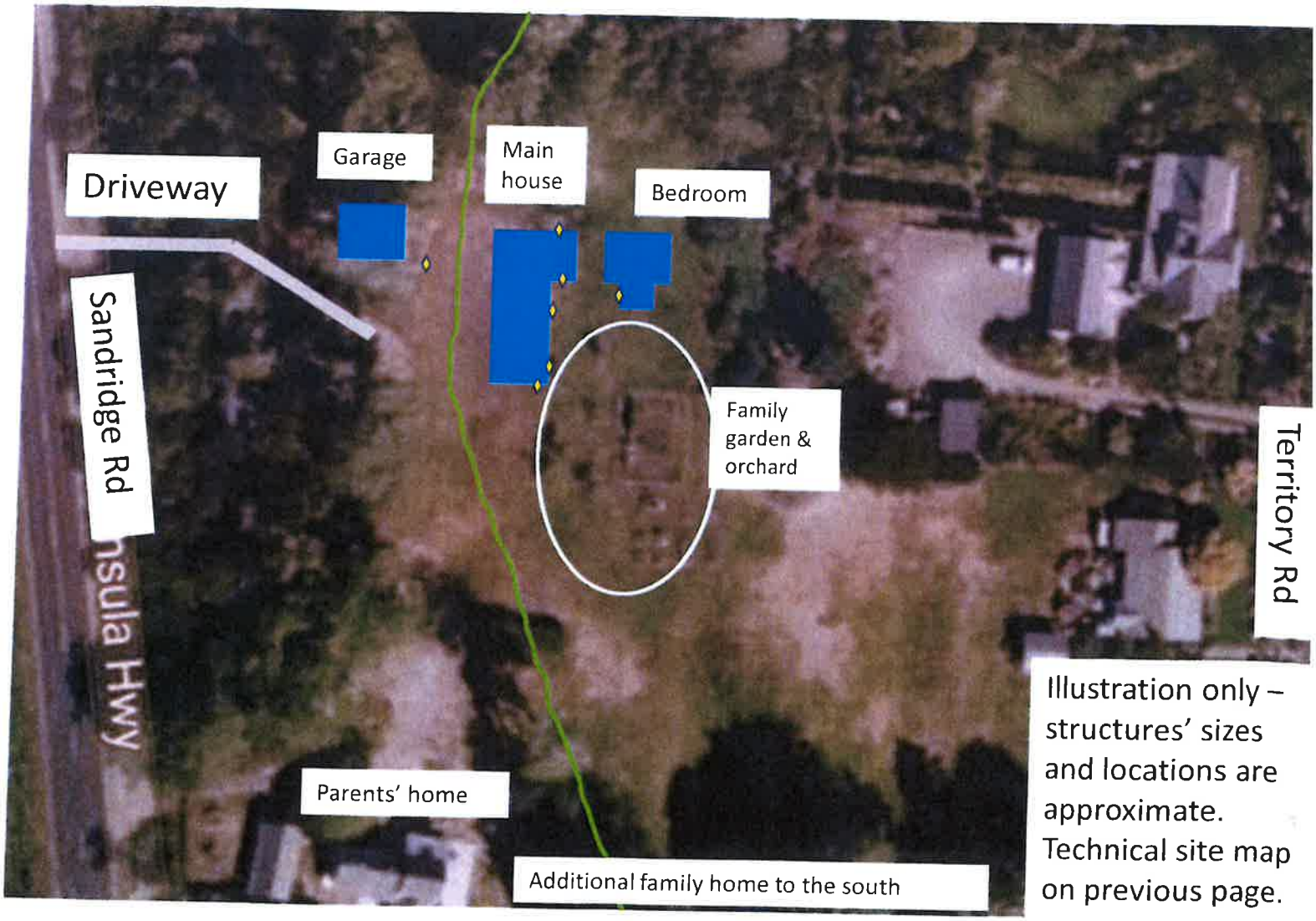
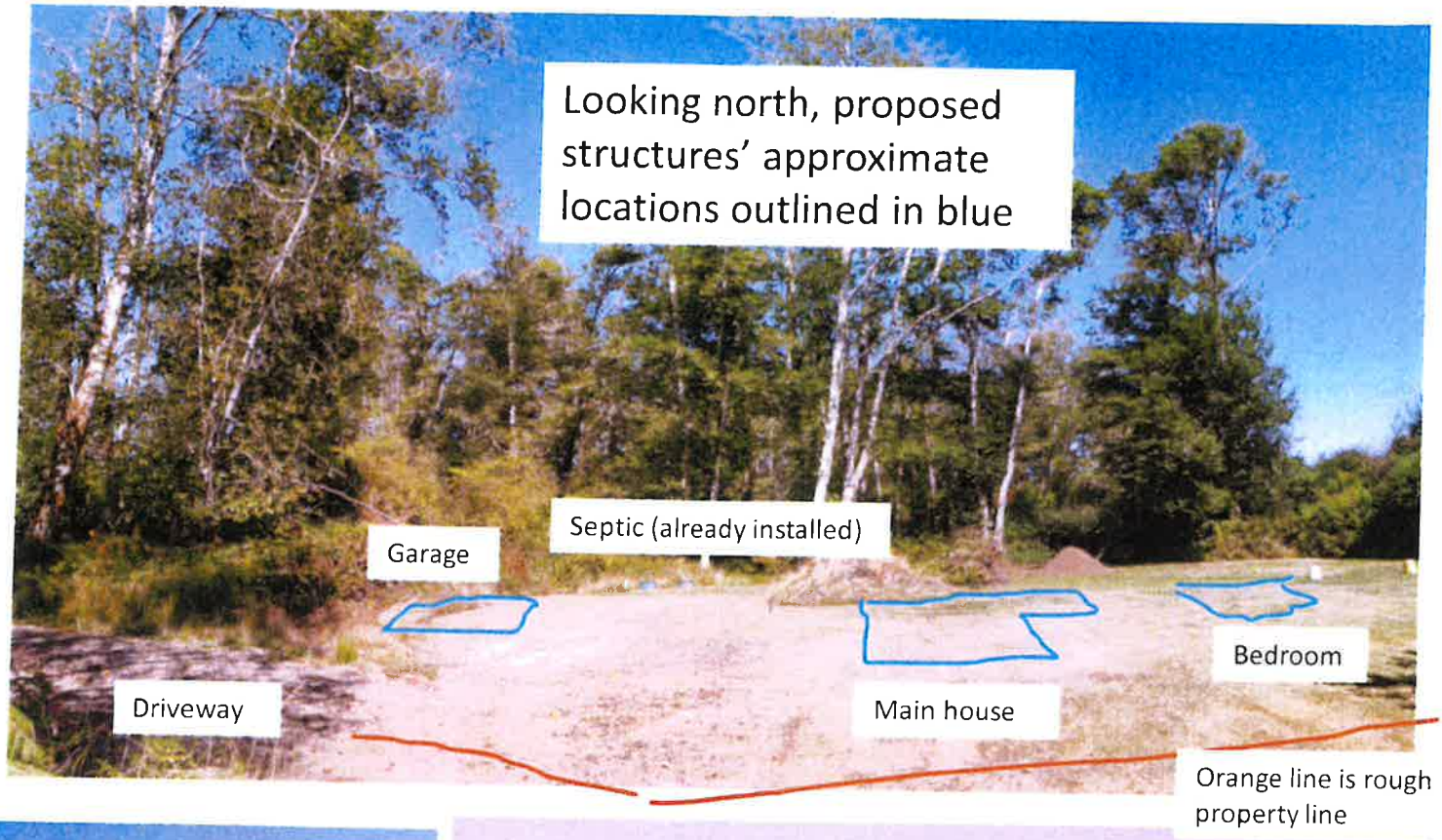
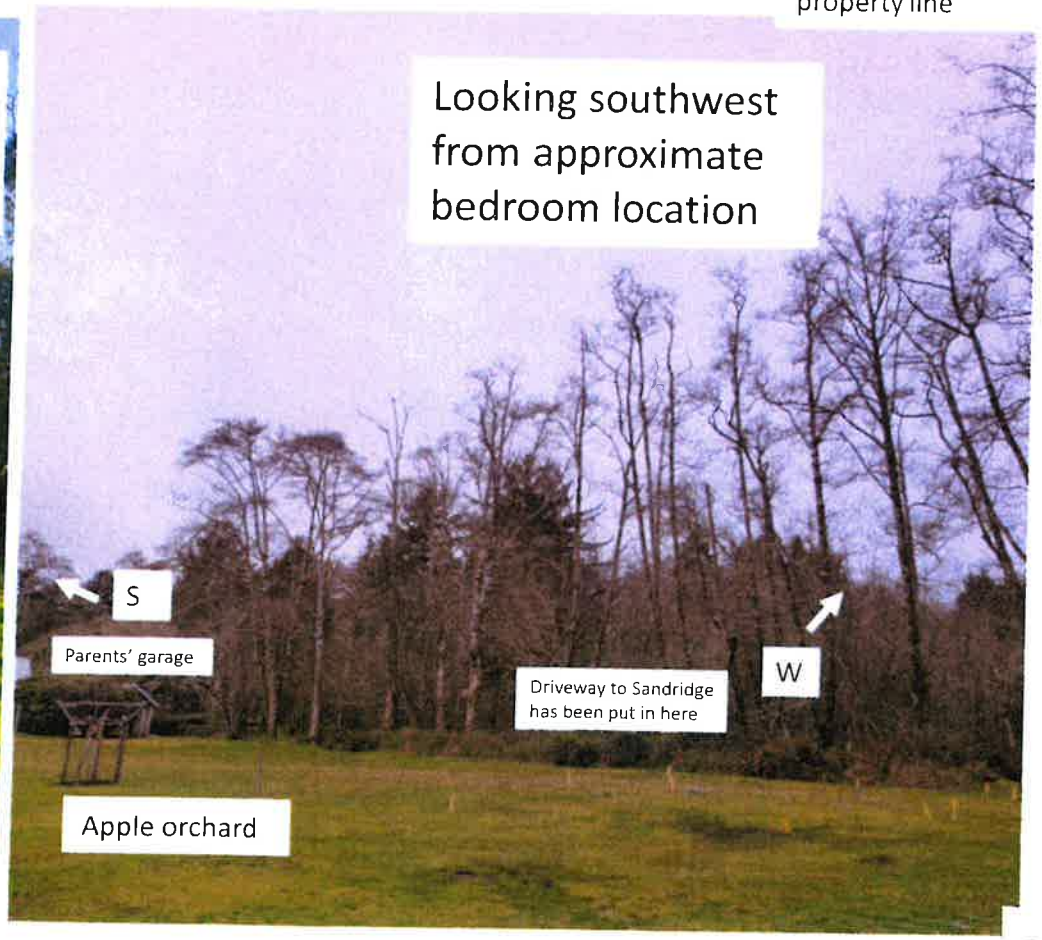


Illustration only – structures' sizes and locations are approximate. Technical site map on previous page.

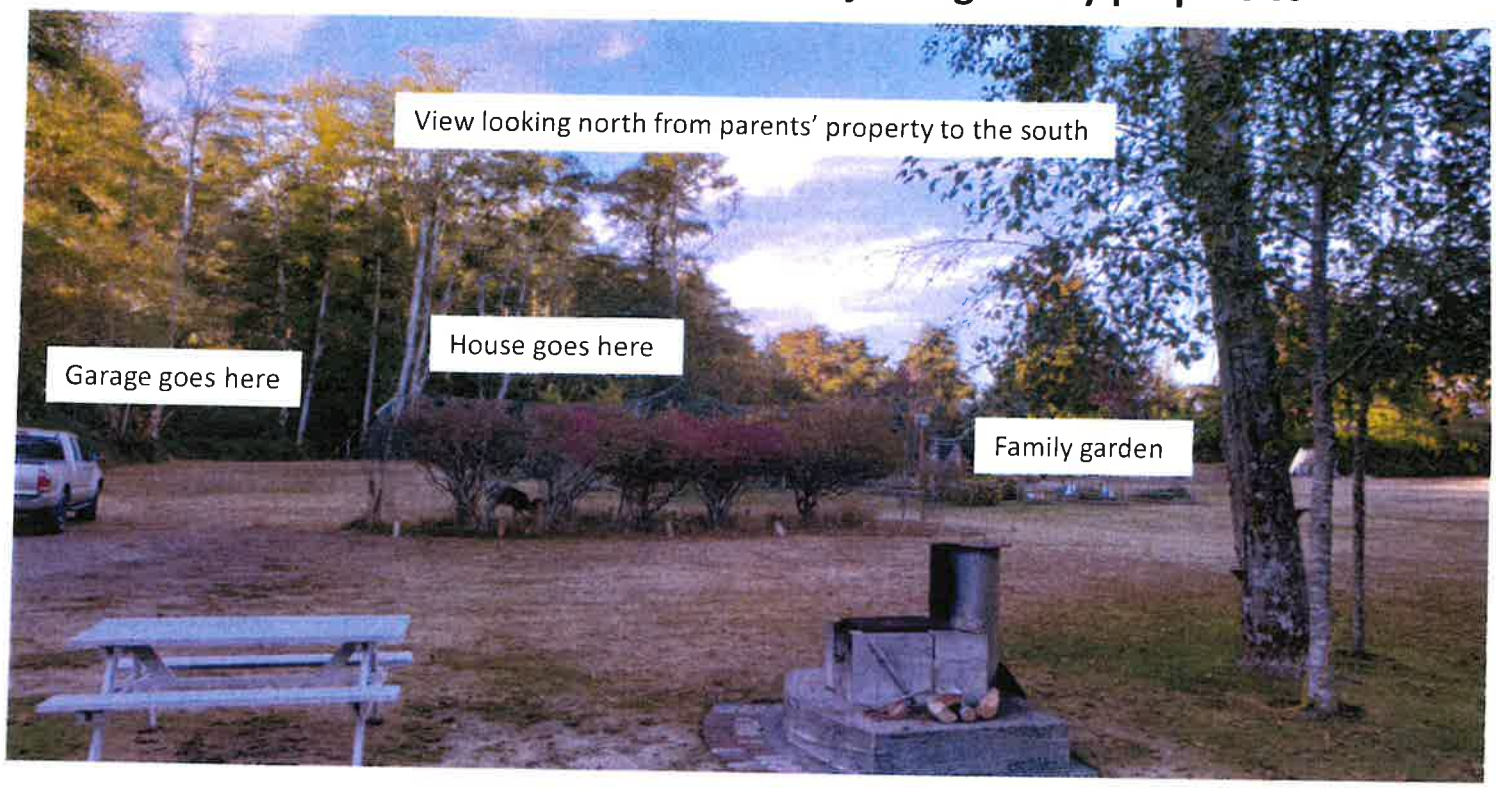
Photos of our site and adjoining family properties

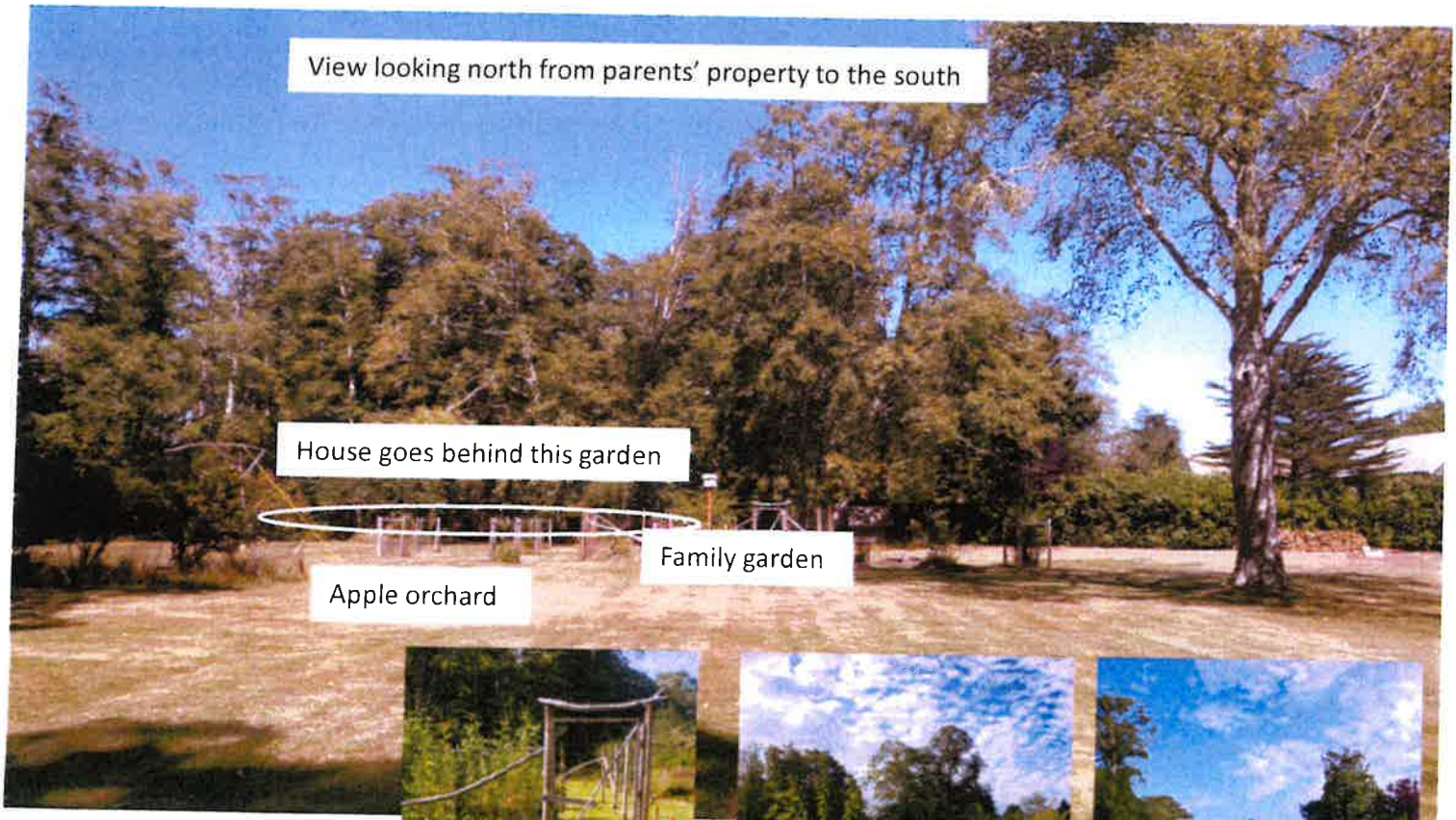




Proposed relocation of house, south elevation (VERY rough mock-up)

Photos of our site viewed from adjoining family properties





Additional photos of garden and orchard

SECTION 12 – RESTRICTED RESIDENTIAL DISTRICT (R-1)

A. INTENT

The Restricted Residential District is established to promote and protect the single-family character of selected developed or developing neighborhoods. It is the intent of the District to protect and stabilize property values by restricting the type of housing and limiting the range of current use patterns in order to provide for a wholesome home environment free of traffic congestion, noise and incompatible land uses. The Restricted Residential District encompasses the higher value lands along the Pacific Ocean and Willapa Bay where stick built/site built housing is the housing style of choice. This District also includes areas of smaller residential lots in conventional subdivisions where a variety of housing options are available, and which are served primarily by on-site sewage disposal systems and community water systems.

B. PERMITTED USES

1. One single-family residential dwelling per lot of record that meets the applicable standards in either Subsection 21.D, Residential Housing Standards, or Subsection 21.E, Mobile/Manufactured Housing Standards.

2. Temporary Recreational Vehicle use that meet the standards in Subsection 21.I, Recreational Vehicle Usage, Occupancy and Storage.

3. Normal uses, services, facilities and utilities typically provided by a Homeowners Association for use by its members, including but not limited to, utility and communication facilities, office buildings, restrooms, meeting rooms, maintenance buildings and yards, Recreational Vehicle storage areas, playgrounds, recreational areas, trails, roads, and other uses indicative of a Homeowners or Landowners Association.

4. Any use which is similar in nature, usage, and impact to a listed permitted use.

C. ACCESSORY USES

1. Uses incidental to a primary permitted residential use including, but not limited to, garages, storage buildings, ponds, decks, non-commercial greenhouses, smokehouses, pools, saunas, tennis courts, etc.

2. A detached accessory living quarter for the sole use by the owner, his or her temporary guest(s) or employee(s) that meets the standards contained in Subsection 21.F, Accessory Structures/Uses.

3. Level 1, 2 and 3 electric vehicle charging stations.

    1. Any accessory use or activity similar in nature, usage, and impacts to a listed accessory use.

D. SPECIAL USES

Any use listed below requires a Special Use Permit from the Hearings Examiner and is subject to a Type II Administrative Process according to Pacific County Ordinance 177, or any amendments thereto.

1. Normal public services, facilities and utilities, including but not limited to, communication and electrical power substations, water reservoirs, transmission lines, pumping service facilities, satellite fire stations, sheriff substations, communication relay stations, and wireless communication facilities.

2. Home occupation uses that meet the standards contained in Subsection 21.K, Home Occupations.

3. Cluster developments that meet the standards contained in Subsection 21.Q, Cluster Developments.

4. In-home family or child day care.

5. Bed & Breakfast establishments that meet the standards contained in Subsection 21.M, Bed and Breakfast Facilities.

6. Vacation Rentals that meet the standards contained in Subsection 21.N, Short Term Vacation Rentals and subject to Subsection 12.F.3.

7. Any use or activity similar in nature, usage, and impacts to a listed special use.

E. CONDITIONAL USES

Any use listed below requires a Conditional Use Permit from the Hearing Examiner and is subject to a Type III Administrative Process according to Pacific County Ordinance 177, or any amendments thereto.

1. Churches, community centers, schools, day care centers, pre-school centers, public parks, church affiliated campgrounds, campgrounds operated by a non-profit organization, and youth camps.

2. Retirement, boarding homes and convalescent homes; social and health rehabilitation centers; children and adult care centers in a building not used as a residence; and other health related services consistent with the purpose of the district.

3. Any use or activity similar in nature, usage, and impacts to a listed conditional use.

F. PROHIBITED USES:

1. All other uses not listed as permitted, accessory, special, or conditional uses, or those uses not similar in nature, scale, and scope to the varying categories of uses listed above, are prohibited.

2. New Bed and Breakfast facilities are specifically prohibited in the Restricted Residential (R-1) land use district within the Seaview Urban Growth Area as delineated in the Pacific County Comprehensive Plan. NOTE: All existing and permitted Bed and Breakfast facilities operating as of March 8, 2011 within the Restricted Residential (R-1) land use

district in the Seaview Urban Growth Area, are considered "grandfathered non-conforming uses" and are subject to the non-conforming use provisions contained within Section 26.

3. New Vacation Rentals are specifically prohibited in the Restricted Residential (R-1) land use district within the Seaview Urban Growth Area as delineated in the Pacific County Comprehensive Plan. NOTE: All existing and permitted Vacation Rentals operating as of March 8, 2011 within the Restricted Residential (R-1) land use district in the Seaview Urban Growth Area, are considered "grandfathered non-conforming uses" and are subject to the non-conforming use provisions contained within Section 26.

G. MINIMUM DEVELOPMENT STANDARDS.

1. The minimum allowable density for all new short subdivisions and subdivisions is subject to the requirements of Pacific County Ordinance No. 163, or any amendments thereto.

2. The minimum lot size shall be sufficient to ensure the proposed development meets minimum development standards contained within this Ordinance and other applicable regulations, including minimum parking requirements, minimum building setbacks, minimum standards for water provision, and the minimum land area required for the use of on-site sewage disposal systems. See Section 21.Y.

3. New lots created after the enactment of this Ordinance shall be consistent with the minimum lot sizes prescribed in Pacific County Ordinance 163, or any amendments thereto. Existing lots, legally created prior to the enactment of this Ordinance, are considered to be legal lots of record and are exempt from having to meet the minimum lot size requirements prescribed in Pacific County Ordinance 163, or any amendments thereto.

4. Cluster Development. Projects utilizing clustering may reduce the minimum lot size down provided the overall density of the underlying Land Use District, as established on the Pacific County Comprehensive Plan Map, remains the same, and provided the standards contained in Subsection 21.Q, Cluster Development, are met.

5. The minimum lot sizes for residential development within the Urban Growth Areas is 11,000 square feet, unless the relevant City has delineated an alternative minimum lot size.

6. The minimum lot sizes for residential development within the Seaview Urban Growth Area is 7,200 square feet.

7. Building Setbacks:

   a. Single-family dwellings and residential accessory buildings – twenty (20) feet from the front property line, ten (10) feet from the rear property line, and five (5) feet from the side property line. The side-yard on a corner lot shall be increased to ten (10) feet along the side street

   b. Other uses and buildings – twenty (20) feet from all property lines.

8. Building Height. The maximum building height for all structures is thirty-five (35) feet, unless Section 19, Wind Energy Systems, or Section 22, Wireless Communication Facilities, applies.

SECTION 20 – OYSTERVILLE HISTORIC DISTRICT AND DESIGN REVIEW

A. INTENT. The Comprehensive Plan recognizes the historic value and distinctiveness of the Oysterville community. It is the intent of this Section to preserve and enhance the heritage of Oysterville through regulatory controls which will ensure that development is consistent and harmonious with the existing architectural style and historic significance of Oysterville.

B. GUIDELINES. The Oysterville design review guidelines shall be utilized as a regulatory document to determine the suitability of development within the authority of this Section. The Oysterville design review guidelines are contained as Appendix C to this Ordinance.

C. BOUNDARIES. The jurisdiction and boundaries of the Oysterville historic district are delineated on the Official Land Use Atlas. Section 20 applies only to those lands within the Oysterville historic district and is not applicable to any other part of unincorporated Pacific County.

D. SUBMITTAL REQUIREMENTS. All plans, documents, material samples, or any other information necessary for review by Pacific County as required by the design review guidelines shall be submitted to the Department of Community Development by the applicant along with the ODR application.

E. OYSTERVILLE DESIGN REVIEW (ODR) – ACTIONS. All applications requiring approval by the Hearings Examiner, except for when administrative approval is granted, shall be reviewed using a Type III process as delineated in Pacific County Ordinance No. 177, or any amendments thereto. The Administrator is authorized to make an administrative approval using a Type I process under Pacific County Ordinance No. 177, or any amendments thereto, as long as the request is consistent with the design review guidelines and complies with the design review guidelines and complies with the intent of this Section.

F. DEVELOPMENT REQUIRING CONSIDERATION BY THE ODR. The following activities require a public hearing:

1. Major construction which generally includes all new construction and rehabilitation including, but not limited to:

    a. All significant exterior construction or improvements determined by the coordinating agency requiring a building permit from Pacific County.

    b. All additions, edifices, appendages, or other "structures" as defined in this Section.

    c. All new construction or additions; and

2. Minor construction (which changes the existing appearance of structures);

    a. Maintenance or renovation of structural systems.

    b. Reroofing, except when emergency patch repair is necessary to immediately protect human health, safety and welfare.

    c. New siding on either principal structures or accessory structures.

    d. Alteration of windows, doors or any exterior elements or features of any historic buildings.

3. Administrative approval. The Administrator may grant administrative approval with or without conditions for the following:

a. Tree removal, involving the removal of tree(s) greater than eight inches in diameter.

b. Sign(s), either public or private sign installation, except for incidental residential identification sign(s).

c. Lighting, public or private street lighting installations, except for incidental residential exterior lighting.

d. Satellite dishes, ham radio antennas, and roof aerials.

e. Fencing, and significant changes to existing fencing.

f. Exterior repainting, if the coloring is different than what currently exists on the structure.

g. Demolition of any existing structures except in cases when field review determines the structure is or may be of historic significance, in which case application shall be made to the ODR for a public hearing in accordance with the design review guidelines.

h. Construction, improvement and repair to the infrastructure system of the district including but not limited to roads, drainage, power, telephone, water and sewer projects, if the proposal will change existing appearance in the district.

i. Tree trimming by county, state, or public utility districts.

j. Emergency repairs or modifications to roads, utilities, vegetation and structures are allowable to protect the public health and safety, provided that the Pacific County Department of Community Development is notified within forty-eight (48) hours of commencing said repairs or modifications. All uses and structures nearly identical to the uses and structures listed in this Subsection.

G. REVIEW CONSIDERATIONS. The Hearings Examiner, in considering the appropriateness of any development activity, shall base all decisions on this Section and the design review guidelines. The Hearings Examiner shall consider the historical and architectural value and significance, architectural style, general design, arrangement, texture, material, and color of the structure in question or its appurtenant fixtures including signs, the relationship of such features to similar features of other buildings within Oysterville, and the position of such buildings.

H. REVIEW – CERTIFICATES OF APPROVAL. If, after consideration of the foregoing criteria, the Hearings Examiner determines that the proposed development is consistent with this chapter and the design review guidelines, he or she shall issue a decision of approval, and may specify changes, modifications and deletions.

1. The decision shall be submitted to Pacific County before further review of the application is considered by the County.

I. APPEALS. Any appeal of an administrative decision or a decision of the Hearings Examiner shall comply with the requirements of Pacific County Ordinance No. 177, or any amendments thereto.

J. PROPOSALS – CONTENT. An applicant proposing a project within the Oysterville Historic District shall submit as part of their application packet:

1. An ODR application as determined by the Department of Community Development.

2. Minimum documentation including architectural renderings, drawings, building plans, site plans, etc., as prepared by a registered architect defining all major construction under review by the Hearings Examiner. All submitted plans shall conform to the requirements of the design guidelines.

3. In addition to the required application for all work defined as minor construction and other construction, the applicant shall submit necessary plans and samples as required in the design guidelines.

K. APPLICABILITY OF OTHER ORDINANCES. All construction activities in Oysterville shall be done in accordance with all applicable ordinances of Pacific County. Compliance with this Section shall not in itself constitute compliance with any other code or ordinance to which a building may be subject, nor shall compliance with such other applicable codes or ordinances constitute compliance with this Section.

iii) Any period of time during which an environmental impact statement is being prepared, which shall not exceed one year from the issuance of the Determination of Significance, unless the County and applicant have otherwise agreed in writing to a longer period of time. If no mutual written agreement is completed, then the application shall become null and void after the one-year period, unless the review authority determines that delay in completion is due to factors beyond the control of the applicant.

iv) Any period of time during which an administrative appeal is pending.

8) Appeals

i) The actions taken by the examiner shall be final and conclusive unless an appeal is filed pursuant to RCW 36.70C.

Section 6 Type III – Quasi-Judicial Decisions

1) Pre-Application Review

a) Pre-application review is not intended to provide an exhaustive review of all the potential issues that a given application could arise. Pre-application review does not prevent the County from applying all relevant laws to the applicant. The purposes of pre-application review are:

i) To acquaint County agency staff with a sufficient level of detail about the proposed development to enable staff to advise the applicant accordingly;

ii) To determine general consistency with any relevant comprehensive plan and development regulations;

iii) To identify applicable regulations and permit needs, including permit fees;

iv) To identify permits/requirements from other agencies, to the extent known;

v) To provide early identification of study requirements, issues, and potential mitigation requirements;

vi) To acquaint the applicant with the applicable requirements of local ordinances and other law; and

vii) To provide an opportunity for other agency staff and the public to be acquainted with the proposed application and applicable law. Although members of the public can attend a pre-application conference, it is not a public hearing, and there is no obligation to receive public testimony or evidence.

b) Pre-application review is required unless:

i) The review authority expressly exempts the application(s) in question from pre-application review; or

ii) The applicant submits a completed form provided by the review authority requesting waiver of pre-application review and the waiver is granted. The form shall state that waiver of pre-application review increases the maximum time for review for technically complete status and increases the risk the application will be rejected or processing will be delayed.

c) To initiate pre-application review, an applicant shall submit a completed form provided by the review authority for that purpose, the required fee, and all information required by the relevant section(s) of County ordinances and other applicable regulations.

d) Information not provided on the form shall be provided on the face of the preliminary plat, in an environmental checklist, or on other attachments. The review authority may modify requirements for pre-application materials and may conduct a pre-application review with less than all of the required information. However, failure to provide all of the required information may prevent the review authority from identifying all applicable issues or providing the most effective pre-application review.

e) Within twenty-one (21) calendar days after receipt of an application for pre-application review, the review authority shall schedule a pre-application conference or exempt the application from pre-application review.

f) The review authority shall coordinate the involvement of agency staff responsible for planning, development review, roads, utilities and other subjects, as appropriate, in the pre-application review process. Relevant staff shall attend the pre-application conference or shall take other steps to fulfill the purposes of pre-application review.

g) The pre-application conference should be held as soon as practicable after the review authority accepts the application for pre-application review.

h) Within fourteen (14) calendar days after the date of the pre-application conference, the review authority shall mail to the applicant, and to other parties who submit a request in writing, a written summary of the pre-application review. The written summary generally shall do the following to the extent practicable given the information provided by the applicant:

i) Summarize the proposed application(s);

ii) Identify the relevant approval criteria and development standards in County ordinances or other applicable law, and delineate exceptions, adjustments or other variations from applicable criteria or standards that may be relevant;

iii) Evaluate information the applicant offered to comply with the relevant criteria and standards, and identify specific additional information that is needed to respond to the relevant criteria and standards or that is recommended to respond to other issues;

iv) Identify applicable application fees in effect at the time, with a disclaimer that fees may change;

v) Identify information relevant to the application that may be in the possession of the County or other agencies of which the County is aware, such as:

(1) Comprehensive plan map designation and zoning of the property subject to the application and of the surrounding vicinity;

(2) Physical development limitations, such as steep or unstable slopes, critical areas and natural resources on site, wetlands, well-head protection areas, water bodies, and water availability that exist on the property subject to the application and on the surrounding vicinity;

(3) Those public facilities that will serve the property subject to the application, including fire services, roads, and if residential, parks and schools, and relevant service considerations, such as minimum access and fire flow requirements or other minimum service levels;

i) An applicant may submit a written request for a second pre-application conference within one (1) calendar year after the initial pre-application conference. There is no additional fee for a second conference if the proposed development is substantially similar to the one reviewed in the first pre-application conference, as determined by the Director, or if it reflects changes based on information received at the first pre-application conference. A request for a second pre-application conference shall be subject to the same procedure as the request for the initial pre-application conference.

j) A new request for, or waiver of, a pre-application review for a given development shall be filed unless the applicant submits a counter complete application that the review authority finds is substantially similar to the subject of a pre-application review within one (1) calendar year after the last pre-application conference or after approval of waiver of pre-application review.

2) Review for Counter Complete Status

a) Before accepting an application for review for technically complete status, the review authority shall determine whether the application is counter complete.

b) If the review authority decides that an application is counter complete, then the application shall be accepted for review for technically complete status.

c) If the review authority decides that an application is not counter complete, then the review authority shall reject and return the application and identify in writing what is needed to make the application counter complete.

3) Review for Technically Complete Application

a) The review authority shall decide whether an application is technically complete within twenty-eight (28) calendar days after the review authority determines the application is counter complete.

b) An application is technically complete if it includes the following:

i) A completed original application form signed (1) by the owner(s) of the property subject to the application or (2) by a representative authorized to do so. Written authorization from property owners impacted by the application may be required by the review authority.

ii) A copy of the pre-application conference summary and information required by the pre-application conference summary unless:

(1) The material was not timely prepared as required under subsection 1(H);

(2) The application is not subject to pre-application review based on this Ordinance; or

(3) The review authority has waived the pre-application conference.

iii) The applicable fee(s) adopted by the Board of County Commissioners for the applications in question;

iv) All of the information listed as application requirements in the relevant sections of County ordinances and other applicable regulations; provided that:

(1) The review authority may waive application requirements that are clearly not necessary to show an application complies with relevant criteria and standards and may modify application requirements based on the nature of the proposed application, development, site or other factors, and

(2) The decision about the technically complete status of an application, including any required engineering, traffic or other studies, shall be based on the criteria for completeness and methodology set forth in County ordinances, resolutions or in implementing measures timely adopted by the review authority and shall not be based on differences of opinion as to quality or accuracy;

v) Any applicable SEPA document, completed and signed.

c) If the review authority decides that an application is not technically complete (within the time provided in subsection 3(b) of this section), the review authority shall contact the applicant, listing what is required to make the application technically complete, including:

i) A date by which the required missing information must be provided to restart the technically complete review process pursuant to subsection 3 of this section. The review authority may extend the deadline at the request of the applicant.

ii) The statement also may include recommendations for additional information that, although not necessary to make the application technically complete, is recommended to address other issues that are or may be relevant to the review.

d) If the required information is submitted by the date specified, then within fourteen (14) calendar days the review authority shall decide whether the application is technically complete and, if not, the review authority shall:

i) Reject the application and mail the applicant a written statement which lists the remaining additional information needed to make the application technically complete; or

ii) Issue a decision denying the application, based on a lack of information; or

e) If the required information is not submitted by the date specified, the review authority shall take action under subsection 3(d) of this section.

f) If the review authority decides that an application is technically complete, then the review authority within fourteen (14) calendar days of making this determination shall:

i) Forward the application to the County staff responsible for processing it, and schedule a public hearing;

ii) Send a written notice of receipt of a complete application to the applicant acknowledging acceptance, listing the name and telephone number of a contact person at the review authority, and describing the expected review schedule, including the date of a hearing.

iii) A copy of the notice shall be distributed pursuant to subsection 4.

g) An application shall be deemed to be technically complete if a written determination has not been mailed to the applicant within twenty-eight (28) calendar days of the date the application is determined to be counter complete.

4) Public Notice

a) The notice of the application shall include the following information:

i) The case file number(s), date of application, the date the application was determined to be technically complete, and the date of the notice of the application;

ii) A description of the proposed project and a list of project permits included with the application and, if applicable, a list of any further studies requested by the review authority;

iii) A list of other necessary permits not included in the application, to the extent known by County staff;

iv) A list of existing environmental documents that evaluate the proposed project;

v) A statement that delineates the public comment period and articulates the rights of the public, i.e., the right to comment on the application, including environmental impacts and mitigation measures, the right to receive notice of, and participate in, any hearings, the right to request a copy of the decision, and the right to appeal a decision once made. The closing date for the consideration of written comments also shall be indicated together with the deadline for submitting a SEPA appeal pursuant to Ordinance No. 166 or any amendments thereto;

vi) Whether a preliminary threshold determination of significance has been issued under Ordinance No. 166 or any amendments thereto;

vii) The date, time, place, and type of hearing, if applicable;

viii) A statement of the preliminary determination, if one has been made, of those development regulations that will be used for project mitigation. The public notice also shall indicate that a consolidated staff report and, if required, SEPA review will be available for inspection at no cost before the administrative decision or public hearing, if applicable, and that a copy of these documents will be provided at reasonable cost;

ix) The name of the applicant and any representative of the applicant, and the name, address and telephone number of a contact person for the applicant, if any;

x) A description of the site, including current zoning and nearest road intersections, reasonably sufficient to inform the reader of its location and zoning;

xi) The date, place, and times where information about the application may be examined and the name and telephone number of the County representative to contact about the application;

xii) The designation of the review authority and the date, time, and place of any hearing;

xiii) A statement that any hearing, if applicable, will be conducted in accordance with the rules of procedure adopted by the review authority; and

xiv) Any additional information determined to be appropriate by the County.

b) The public notice shall be distributed as follows:

i) The Director shall mail a copy of the notice of application to:

(1) The applicant and any representative of the applicant;

(2) Owners of property within a radius of three hundred (300) feet of the property that is the subject of the application;

(3) Agencies with jurisdiction;

(4) Publish in a newspaper of general circulation a summary of the notice which shall include the date, time, and place of the hearing and sufficient information to identify the property and application(s) under review.

(5) Post a copy of the notice of application at three (3) or more locations on or in the vicinity of the property subject to the application at least fifteen (15) calendar days before the hearing. The notices shall be posted in a manner that will be legible to a passerby. The applicant shall remove and properly dispose of the notices within seven (7) calendar days after the hearing.

ii) Posted on the County website.

iii) The records of the County Assessor shall be examined when questions arise as to who constitutes relevant property owners of record. The failure of a property owner to receive notice shall not affect the decision if the notice was sent. A declaration of mailing (under penalty of perjury) executed by the person who did the mailing shall be evidence that the notice was mailed to parties listed or referenced in the declaration.

5) Application of Rules

a) Type III review process requires at least one public hearing before the appropriate review authority. The public hearing should be held within sixty (60) calendar days after the date the review authority issues the determination that the application is technically complete.

b) At least fifteen (15) calendar days before the date of a hearing, the review authority shall issue a public notice of the hearing consistent with the requirements of Section 4.

c) Before the date of the hearing for an application(s), the review authority shall (1) issue a written staff report, integrating a SEPA review and recommendation regarding the application(s), (2) make available to the public a copy of the staff report for review and inspection, and (3) provide a copy of the staff report and recommendation without charge to the review authority and to the applicant and applicant's representative. The review authority shall provide a copy of the staff report at reasonable charge to other parties who request it.

d) Public hearings shall be conducted in accordance with the rules of procedure adopted by the review authority, except to the extent waived by the review authority. The authority shall make reasonable effort that the audio portion of the hearing is recorded.

e) At the beginning of the hearing or agenda of hearings, the review authority shall:

   i) State that the testimony will be received only if it is relevant to the applicable approval criteria and development standards and is not unduly repetitious;

   ii) Identify the applicable approval criteria and development standards;

   iii) State that the review authority will consider, and may grant or deny, any party's request to continue the hearing or to keep the record open for a period of time;

   iv) State whether the review authority has had any ex parte contact or has any personal or business interest in the application;

   v) State whether the review authority has visited the site;

   vi) State that any appeal of this hearing, including challenges to impartiality, shall be held pursuant to RCW 36.70C. However, the review authority invites anyone to make known their challenges at this hearing.

   vii) State the persons who want to receive notice of the decision may sign a list for that purpose; and

   viii) Summarize how the hearing will be conducted.

f) At the conclusion of the hearing on each application, the review authority shall announce one of the following actions:

   i) That the hearing is continued. If the hearing is continued to a place, date, and time certain, then additional notice of the continued hearing is not required to be mailed, published or posted. If the hearing is not continued to a place, date, and time certain, then notice of the continued hearing shall be given as though it were the initial hearing. The review authority may adopt guidelines for considering requests for continuances;

   ii) That the public record is held open to a date and time certain. The review authority shall state where additional written evidence and testimony can be sent, and shall announce any limits on the nature of the evidence that will be received after the hearing. The review authority may adopt guidelines for evaluating requests to hold open the record;

   iii) That the application(s) is/are taken under advisement, and that a final order will be issued with findings of fact and conclusions of law that support the decision; or

iv) That the application(s) is/are denied, approved or approved with conditions. Findings of fact and conclusions of law must be adopted to support the decision. However, such findings and conclusions do not need to be adopted at the same time that the decision is rendered.

g) The review authority shall not issue its threshold determination nor issue a decision or recommendation on a permit application until the expiration of the public comment period on the notice of application. The decision shall be issued within 14 calendar days of the expiration of the public comment period.

h) Within five (5) business days from the date of the decision, the review authority shall mail the notice of decision to the applicant, any representative of the applicant, and all parties of record. The mailing shall include a notice which includes the following information:

i) A statement that the decision and SEPA determination, if applicable, are final, but may be appealed as provided in Section 7. The statement shall describe how a party may appeal the decision or SEPA determination, or both.

ii) A statement that the complete case-file is available for review. The notice shall list the place, days and times where the case-file is available and the name and telephone number of the County representative to contact for information about the case.

6) Decision Timeline

a) As a general rule, a final decision regarding any application shall be issued not more than one hundred twenty (120) calendar days after the date the application was accepted as counter complete.

b) Subsection 6(a) of this section shall not apply to any application that is substantially revised by the applicant. In this instance, the one hundred twenty (120) calendar day time period shall start from the date the revised application is determined to be counter complete.

c) If a Determination of Significance (DS) is issued, then the review authority shall issue a decision no sooner than seven (7) calendar days after a final environmental impact statement is issued.

d) An applicant may agree in writing to extend the time in which the review authority shall issue a decision.

e) In calculating the number of days that have elapsed after the date of determination of technical completeness, the following periods shall be excluded:

i) Any period during which an applicant has been requested by the County to correct plans, perform required studies, or provide additional required information, starting from the date the County sends notification to the application until the date the County determines that additional information satisfies the request for additional information or fourteen (14) calendar days after the date the additional information was submitted, whichever is earlier.

ii) The period from the date the County sends notification to the applicant of the need for additional information until the date the County determines whether the additional information satisfies the request for information or fourteen (14) calendar days after the date the information submitted by an applicant under this subsection is insufficient, the county shall notify the applicant of the deficiencies, and the procedures under this subsection shall apply as if a new request for additional required information had been made.

iii) Any period of time during which an environmental impact statement is being prepared, which shall not exceed one year from the issuance of the Determination of Significance, unless the County and applicant have otherwise agreed in writing to a longer period of time. If no mutual written agreement is completed, then the application shall become null and void after the one-year period, unless the review authority determines that delay in completion is due to factors beyond the control of the applicant.

iv) Any period of time during which an administrative appeal is pending.

7) Appeals

A final decision may be appealed only in accordance to RCW 36.70C.

Section 7 Type IV – Legislative Decisions

1) Procedure

a) Type IV procedures may require one or more hearings before the Planning Commission and does require one (1) or more hearings before the Board of County Commissioners.

b) Zoning applications requiring amendment or a change in language to any County regulation or ordinance may be submitted throughout the year but must be submitted on or by the last business day in March for consideration that calendar year. Applications submitted on or after the first business day in April will be filed and reviewed on the next review date.

Applications will be presented to the Planning Commission for first review at the next regularly scheduled meeting. Public hearings for the applications that will be considered for decision will be held in October or November of that calendar year.

2) Public Notice

a) At least fifteen (15) calendar days before the date of the first Planning Commission hearing for an application subject to Type IV review, the Director shall:

i) Prepare a notice of application that includes the following information:

(1) The case file number(s);

(2) A description of the area that will be affected by the application, if approved, which is reasonably sufficient to inform the reader of its location;

(3) A summary of the proposed application(s);

Design Guidelines for Oysterville, Washington

Design Guidelines for Oysterville, Washington

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.

TABLE OF CONTENTS

CREDITS

OYSTERVILLE, WASHINGTON

Oysterville Design Review Board:
Polly Friedlander, Chairman
Jack Williams, Vice-Chairman
Paul Staub, Secretary
Chris Freshley
Nyel Stevens
David Jensen, Alternate

Funding:
Oysterville Restoration Foundation
Thurston Charitable Foundation

Photography:
Jack Williams, contemporary
Tucker Wachsmuth, historic

Search Committee:
Jack Williams
Nyel Stevens

Coordinators:
Jack Williams
Polly Friedlander

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

CONSULTANTS
Winter & Company
775 Poplar Avenue
Boulder, Colorado 80304
303-440-8445

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.

Ann & Les Driscoll
Virginia Holway
Susan Pakenen Holway
Leonard Miller
Leigh Wilson
Don Hall
Dale Espy Little
Dan Driscoll
Andy Wiegardt
Ray Hausler
Nancy Lloyd
Neal Matthews
Robert Thurston
Nyel & Sydney Stevens
John & Jean Smith
Vincent Lyons
Tucker Wachsmuth
Chris Freshley
Gerald Andrews
Don & Joanne Eldred
Michael Parker
Katherine Holway Smith
Charlotte & Bob Jacobs
Jim Codega
Edwin Freshley
Bill & Jane Cate
Iris Lover
Geoffrey Steenberg
John & Joan Hampson
Dick & Ruth Sheldon
Gwen Newton
Scott & Laurel Cookman
David & Linda Williams
Jim & Anne Kepner
Barry Griffen
Jack Williams
Paul Staub
Fran Harder
R. A. & Caroline Nordquist
Honor Seed

PACIFIC COUNTY
Janet Wilkeson, Clerk
Amy Thorsen, Planning Staff
Michael Sullivan, Prosecuting Attorney
Gerry Weiberg, Clerk
Bryan Harrison, Director DCD
Bruce Davies, Assistant Attorney
Bebe Rucker, Planning Dept.

Planning Commission:
John Mann
Hewitt Harrison
Rob Snow
Marlene Martin
Dianne Butler
David Habersetzer
Ken Osborne

County Commission:
Pat Hamilton
~~Jon Kaino~~
Skip Wilson

Thank you!
from Polly & ODR

STATE OF WASHINGTON
Kay Austin, Department of Historic Preservation

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

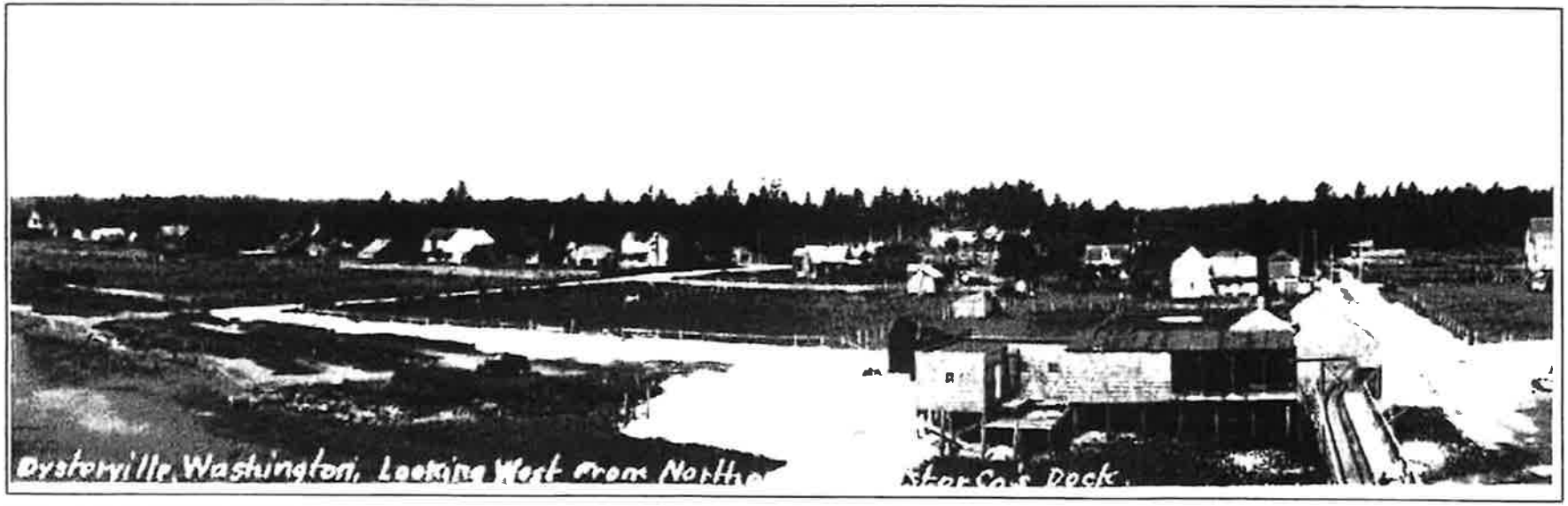
develop and refine the guidelines, in concurrence with Washington State Open Meeting Act. A representation of community members confirmed the goals for the district and the means of developing these guidelines in these meetings. Winter & Company, preservation and urban design consultants, provided technical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

PREFACE

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

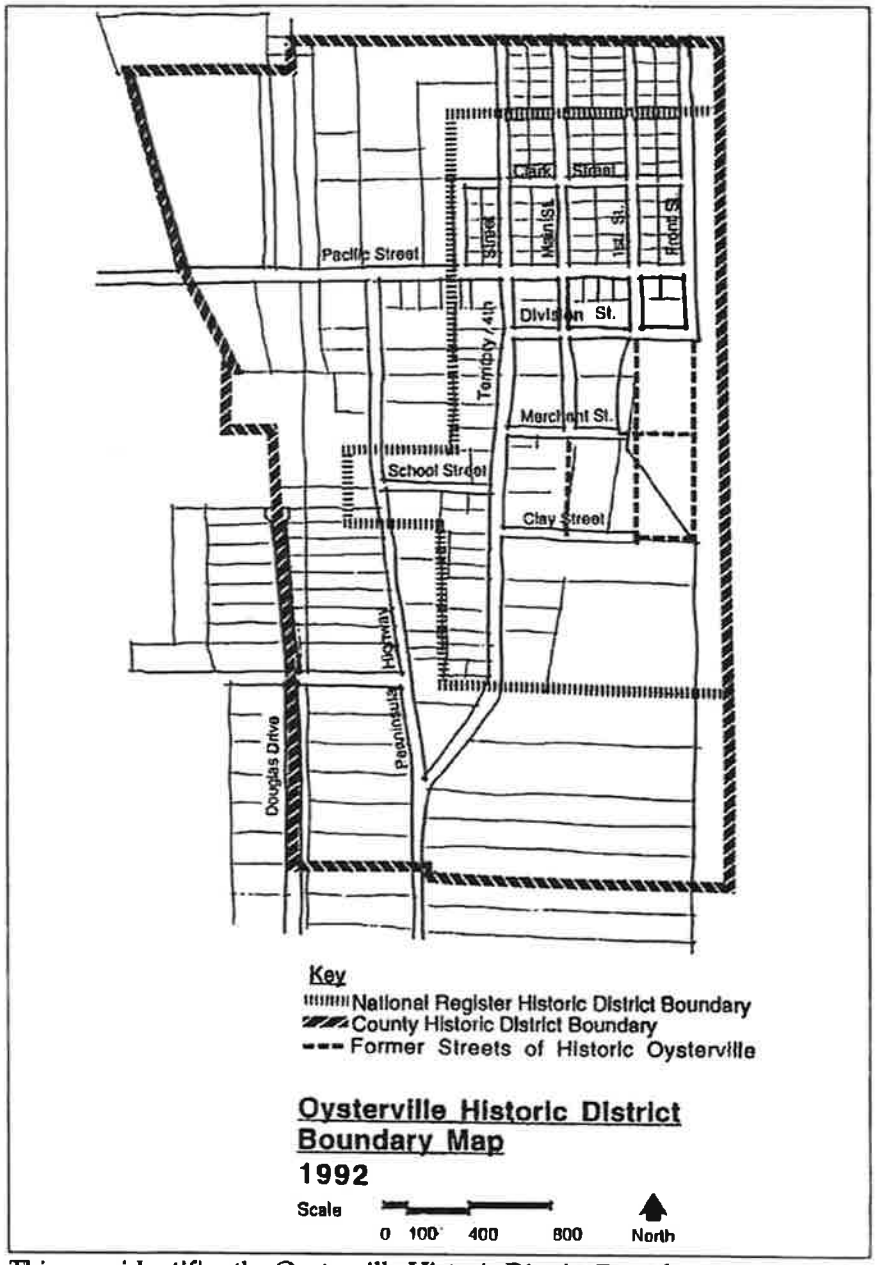
This guidelines handbook is designed for use by property owners in developing design strategies and it will also be used by the Design Review Board in reviewing projects that come before it, as defined in the preservation ordinance.

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:

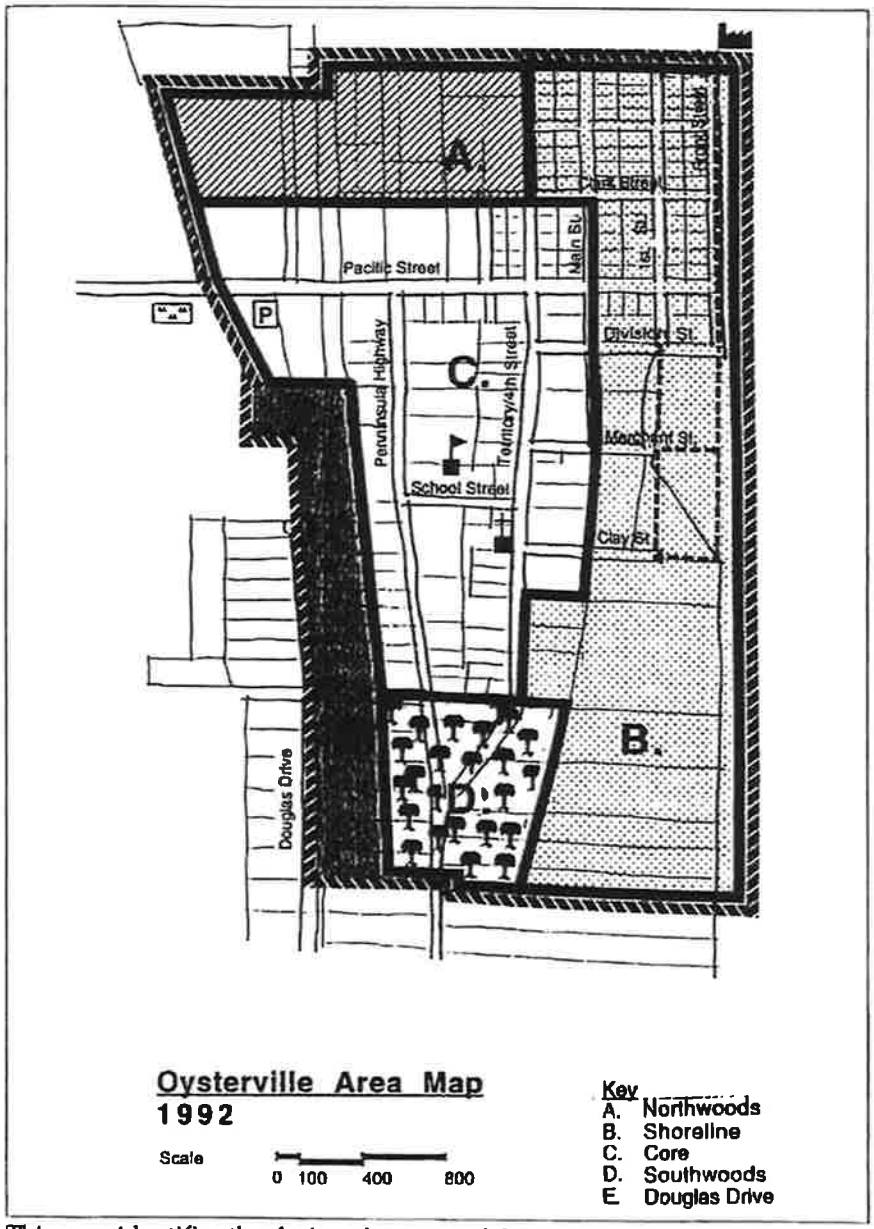
Level 1. The National Register district
In 1976, the National Park Service placed Oysterville on the National Register of Historic Places in recognition of its significance at a state and local level. The National Register of Historic Places is a listing of properties identified as having cultural significance 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."

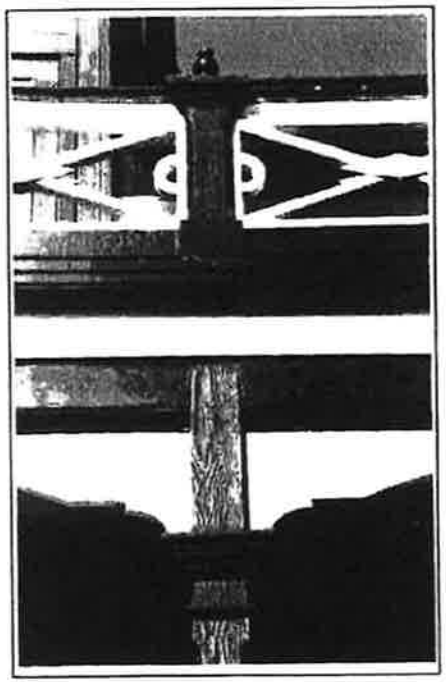
Contributing building category

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

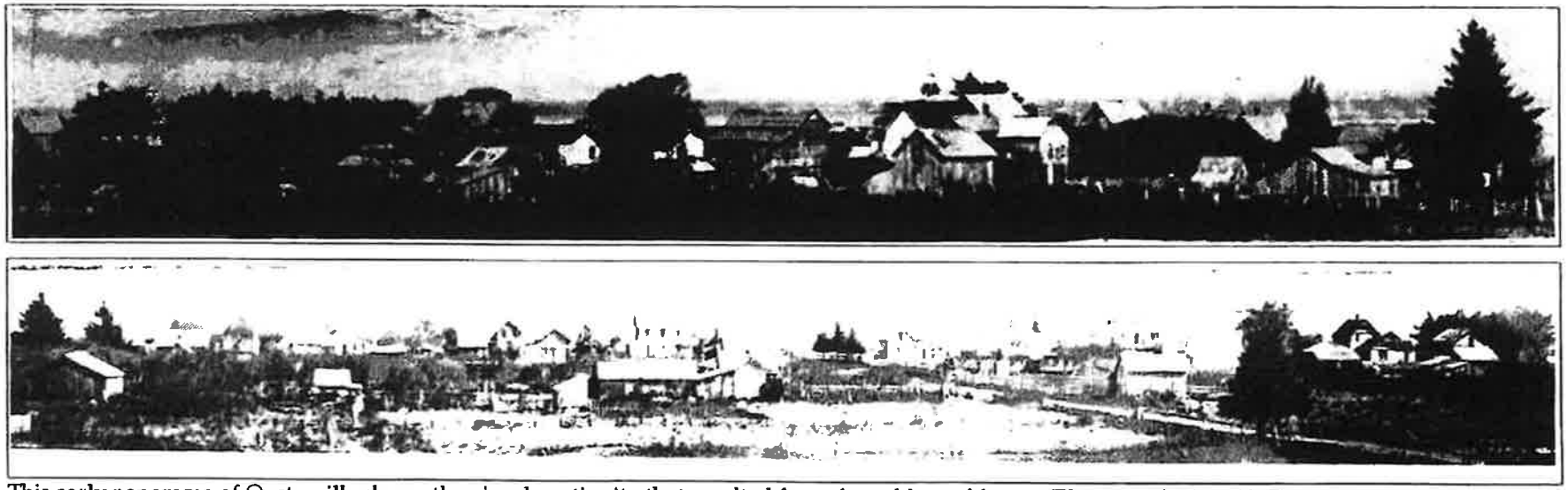
The renovation guidelines focus on maintaining the overall character of the buildings but allow certain contemporary elements to be introduced if they are "compatible" with the overall context. This approach of compatible, but contemporary design is generally preferred in the preservation community. 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.

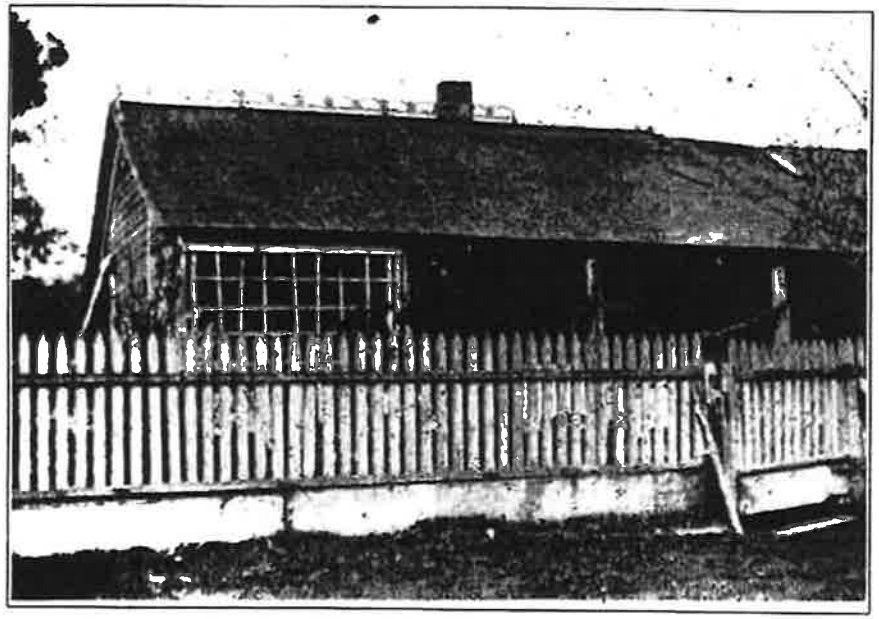
The 1930's through the 1960's were twilight years in the village. Residents engaged in limited farming, oyster activities, fishing, small cottage industries and rentals of cottages to visitors.

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.

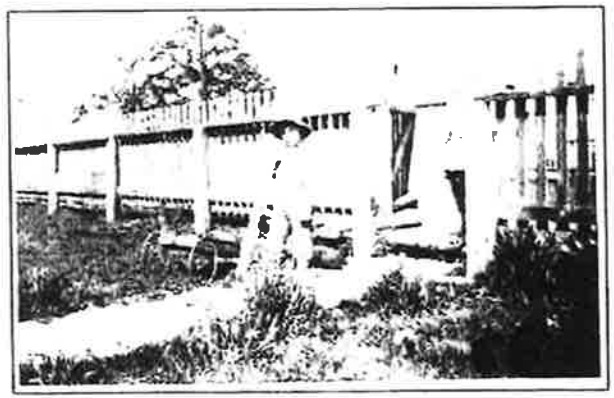
The historic streetscape

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.

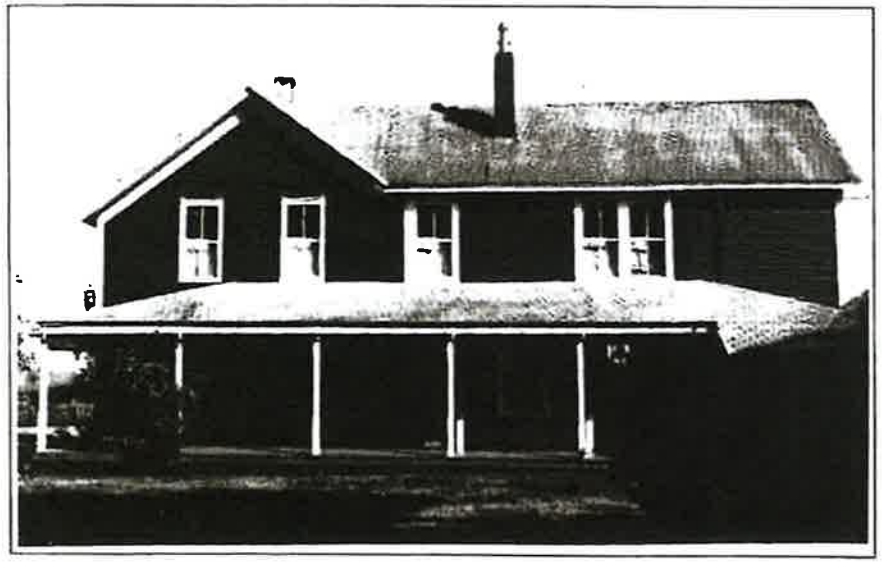
Captain Stream House

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.

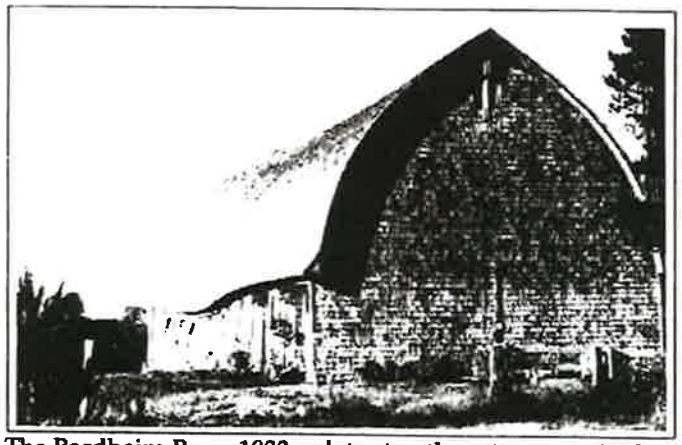
A goal is to preserve and enhance the residential character that survives in Oysterville. To do so, the existing historic residential buildings will serve as the context with which all development must be compatible, except for alterations to historic non-residential buildings. This policy recognizes 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

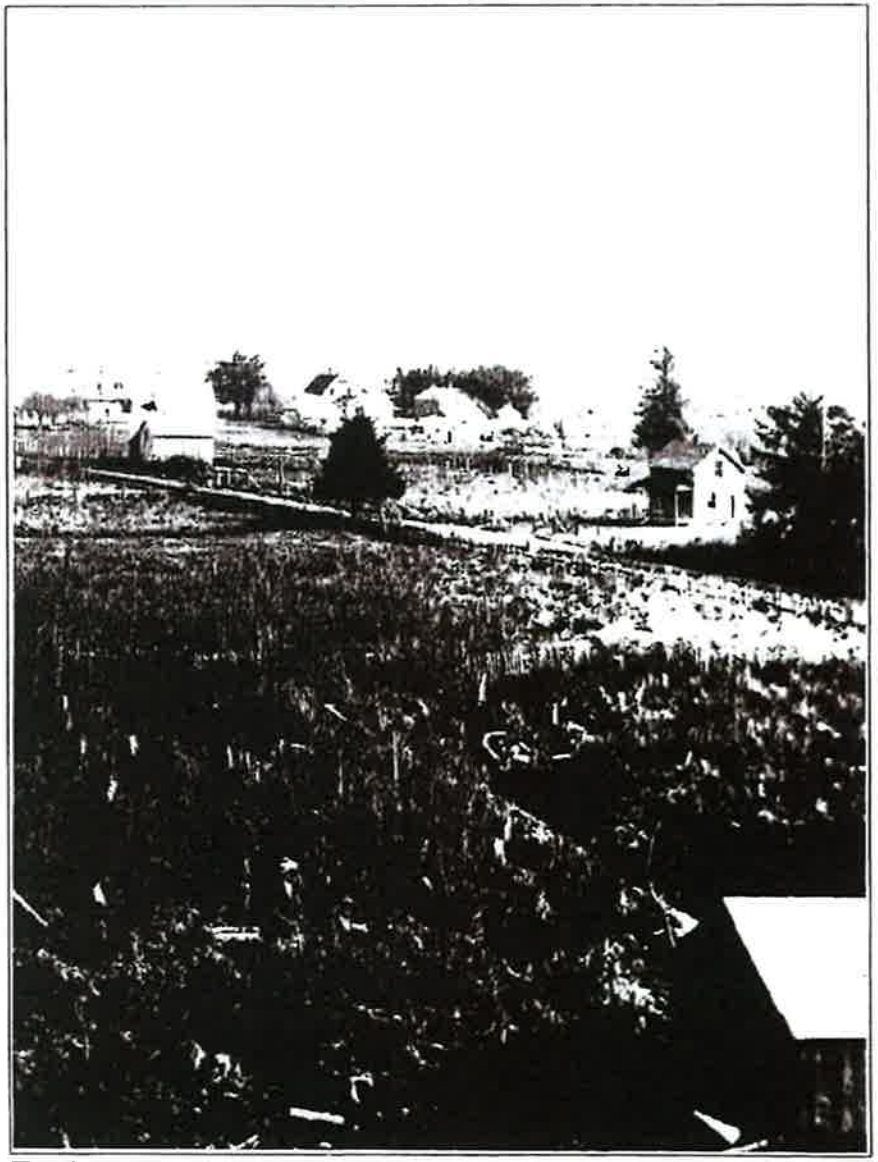
This section of design guidelines applies to all major construction projects, both rehabilitation and new construction. "Major" construction, as defined in the Oysterville Historic District and Design Review Ordinance, is that which "...generally includes all new construction and alterations or rehabilitation." 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.

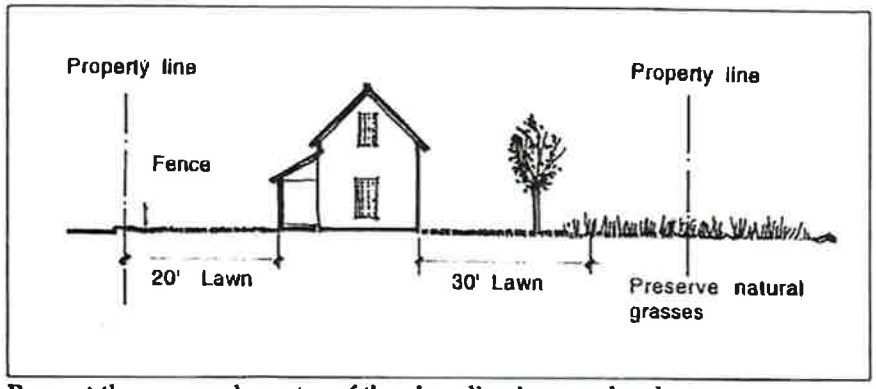
Guidelines in this section begin with the letter "G" to indicate that they are general standards that apply to all projects.

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.

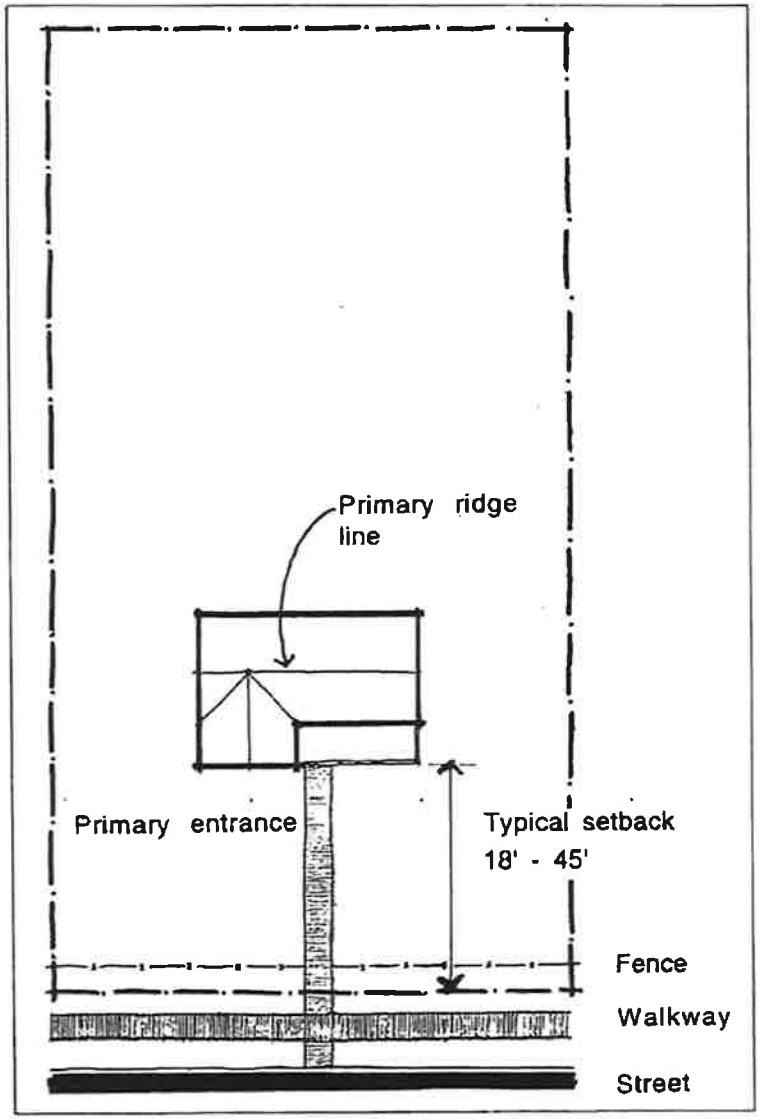
- Preserve the historic street patterns, including preservation of the lanes.
- Protect neighborhood boundaries by recognizing their differences in character in the guidelines for individual neighborhoods.

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

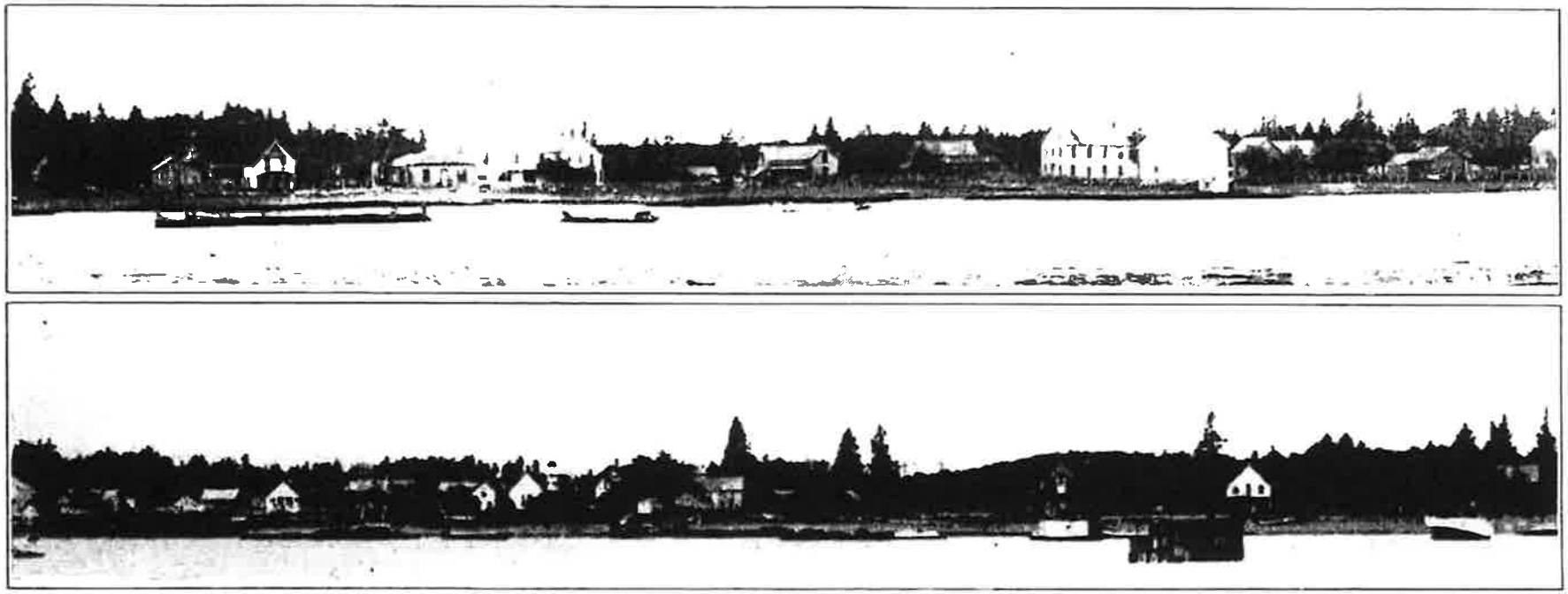
- Primary building entrances are encouraged to face the street. (Note that some older buildings face the bay and grassy lanes that once were active streets.)
- Primary ridge lines of roofs are encouraged to parallel to the street.

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.

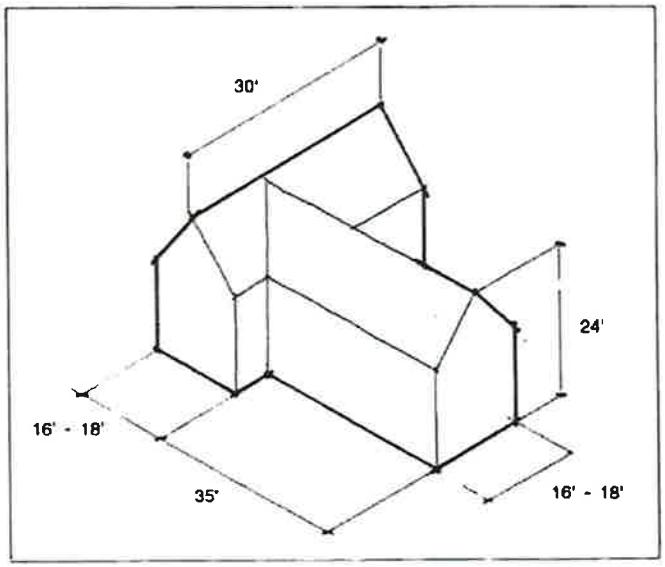
- Typical residential building heights are 18 to 27 feet to the top of the roof. New buildings should be similar in height.
- The actual height limit is 35 feet to the top of the roof ridge, as set by the zoning ordinance.

Building Width

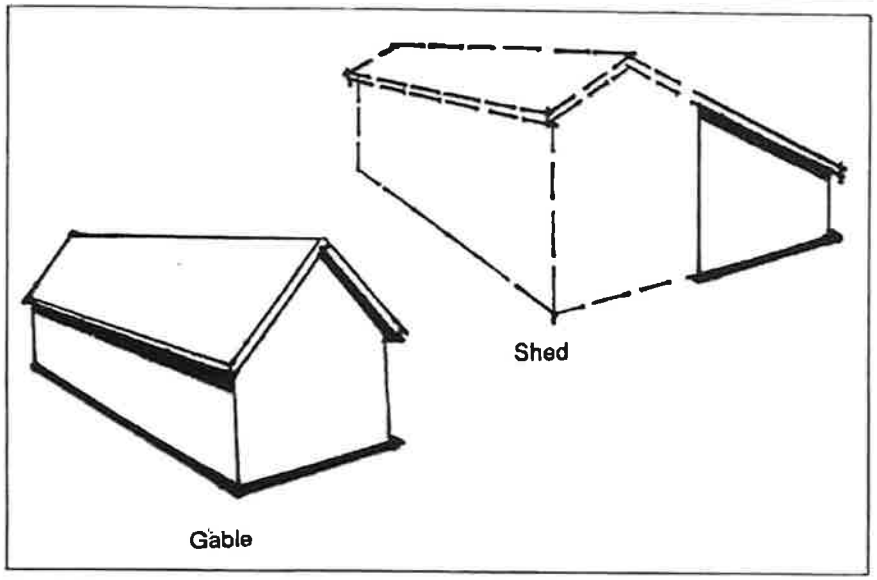
N2. The width of buildings shall be similar to those seen historically.

- 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.

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



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.

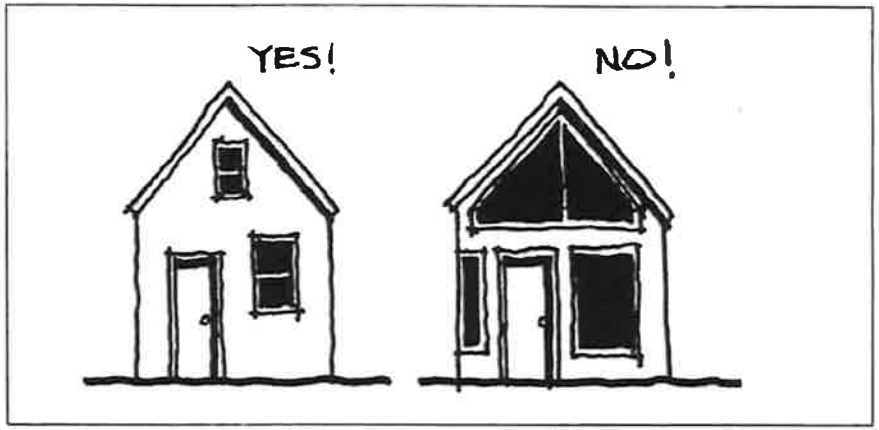
- Use wood siding in horizontal lap, shingle, or vertical board and batten forms.
- Lap siding should be painted.

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.

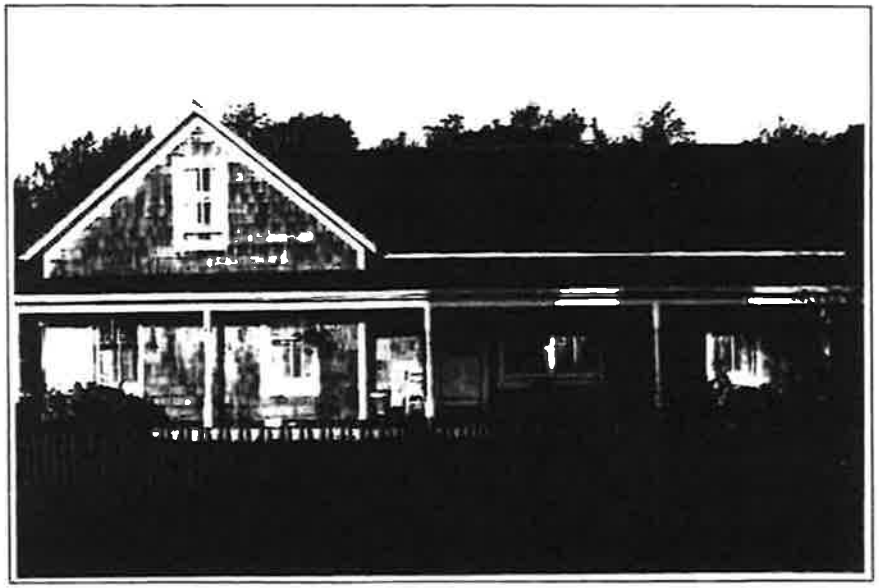


The ratio of window to wall shall be similar to historic residences.

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)

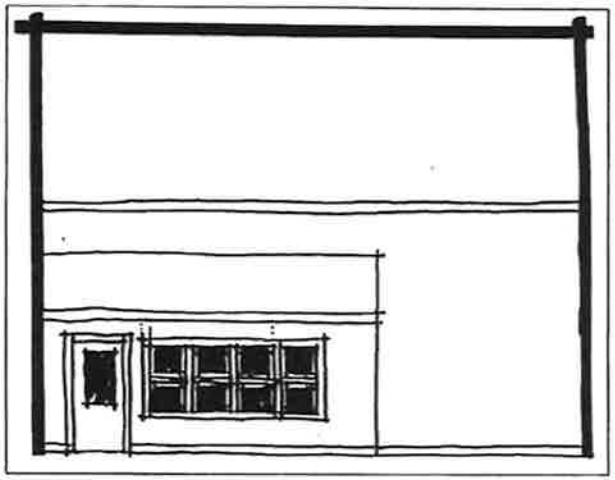
Roofs

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

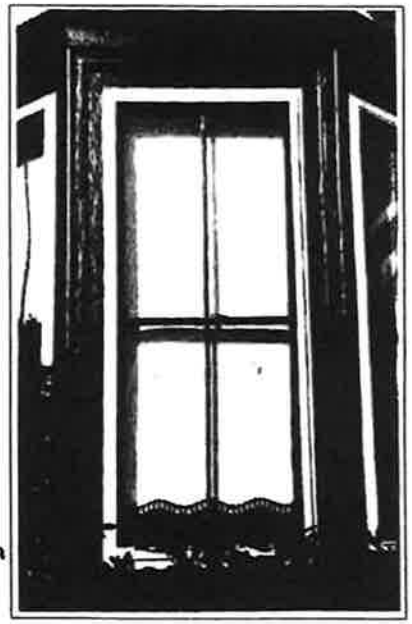
- The primary ridge line is encouraged to be parallel to the street.
- The range of historic ridge lines is from 30 to 45 feet long.
- The primary ridge line of new buildings shall not exceed 45 feet without a change in height.

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.

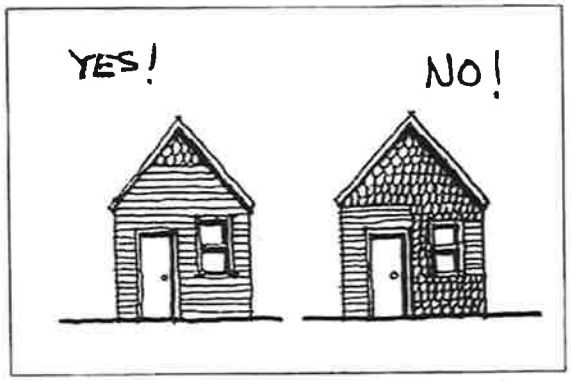
Secondary Structures

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

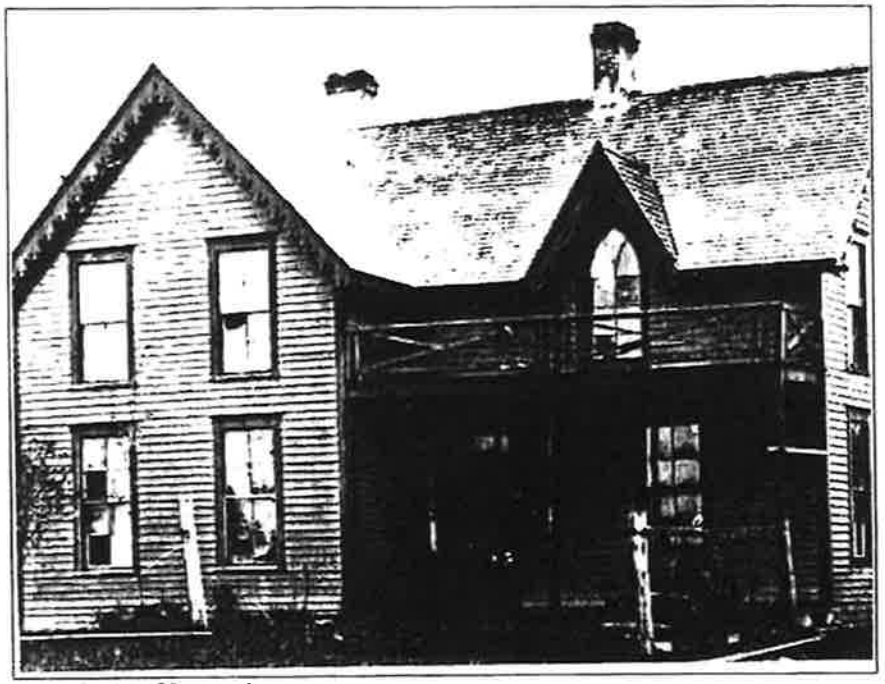
Note that all of the guidelines for rehabilitation apply to the exterior of properties. Although property owners are encouraged to preserve significant historic interiors, interior work is not reviewed for appropriateness in terms of historic preservation by the Design Review Board.

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.

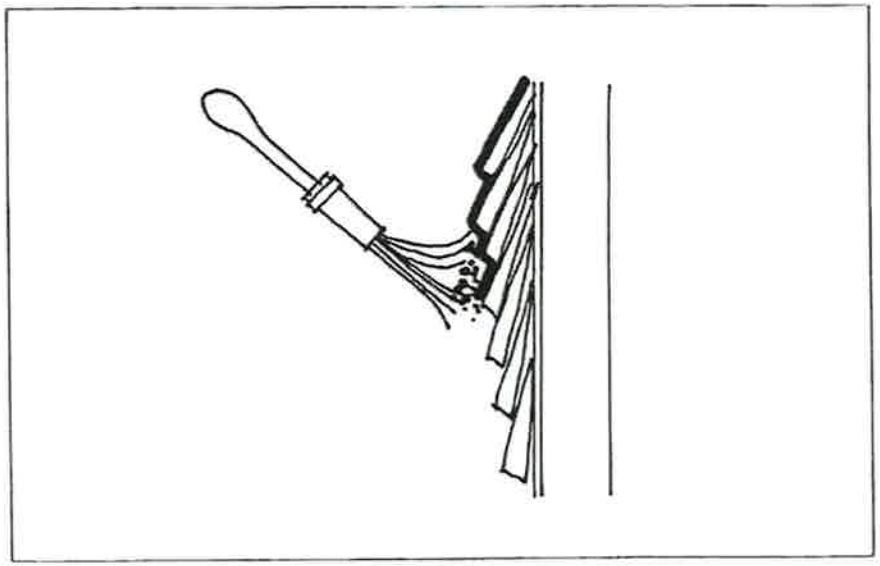
- Renovation projects should maximize their use of the historic building fabric, including exterior features and finishes and structural systems.
- A minimum of 75% of exterior walls should be preserved. (A portion of these may become interior walls if additions are approved.) This guideline is recommended 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.

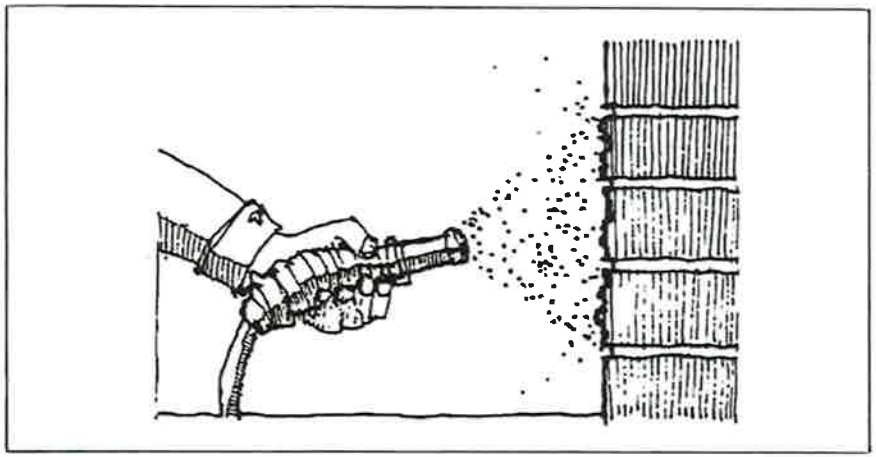
- Distinctive stylistic features or examples of skilled craftsmanship shall be treated with sensitivity.
- Protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal and re-application of paint.

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

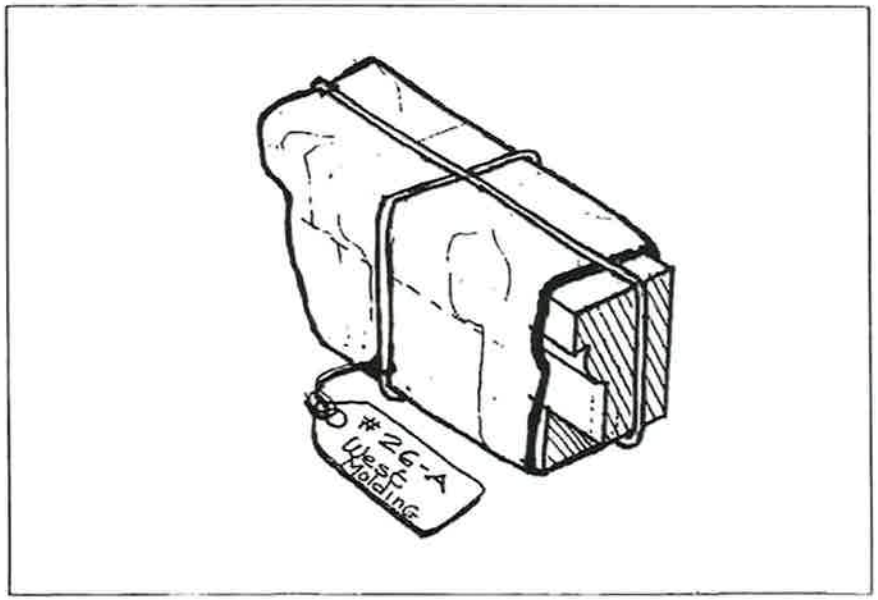
- Preserve original doors, windows, porches in their historic configuration.
- Preserve original facade materials in their historic condition.
- Examples of historically significant architectural features that shall be preserved are porches, turned columns, brackets, and jig-saw ornaments.
- Other significant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

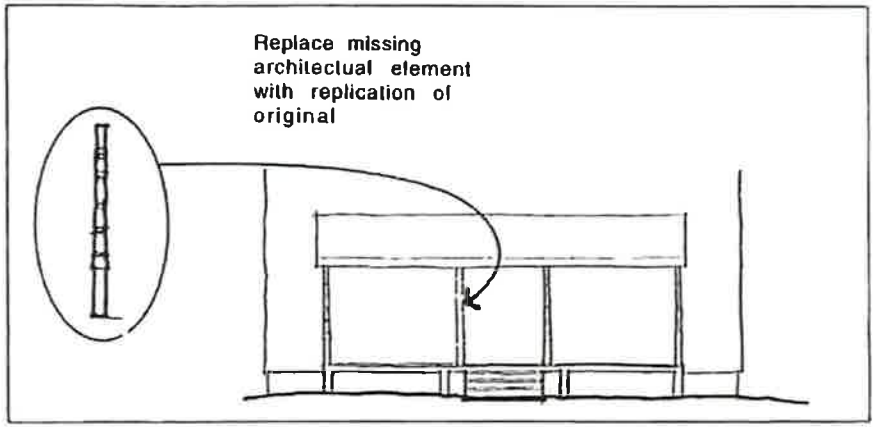
- The design shall be substantiated by physical or pictorial evidence.
- This will avoid creating a misrepresentation of the building's genuine heritage.

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.

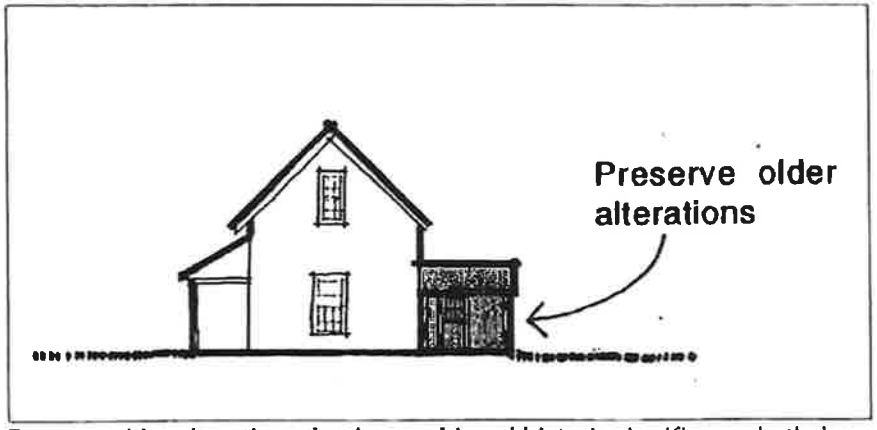
Existing Alterations on Historic Buildings

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.

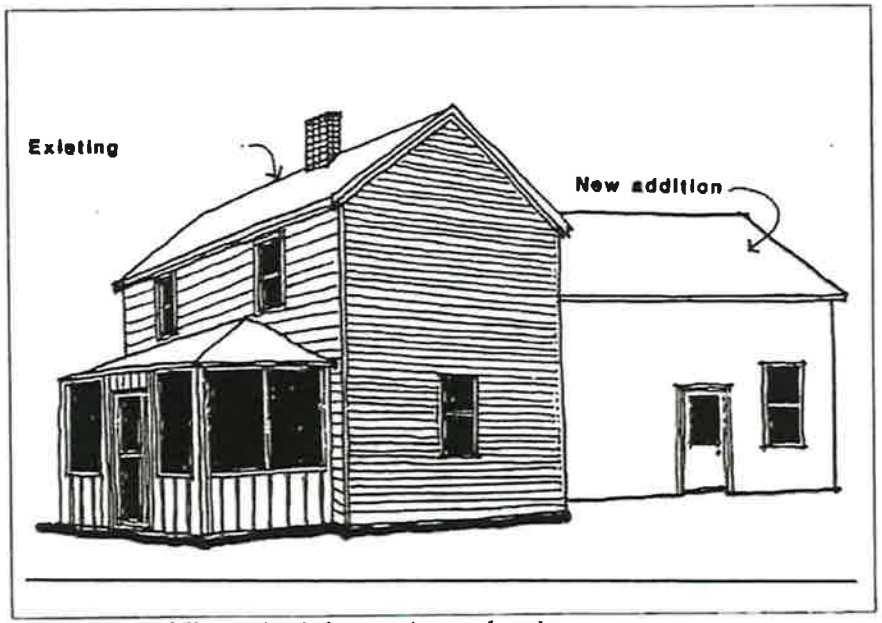
- Additions also shall not obscure significant features.
- Locate new additions back from primary facades in order to allow the original proportions and character of the historic facade to remain prominent, or set them apart from the main building and connect them with a "link."
- Additions shall be "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.

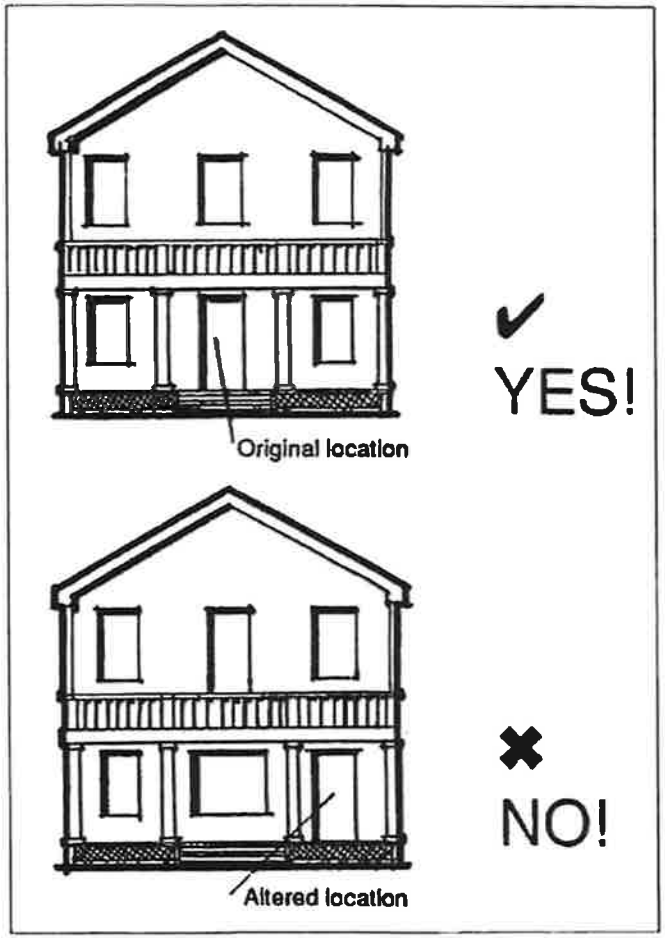
- They should be visually subordinate to the main historic building.
- Additions to houses should respect their residential character. Similarly additions to historic commercial buildings should respect that building type.
- They also should be compatible with the scale of the neighborhood.

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.

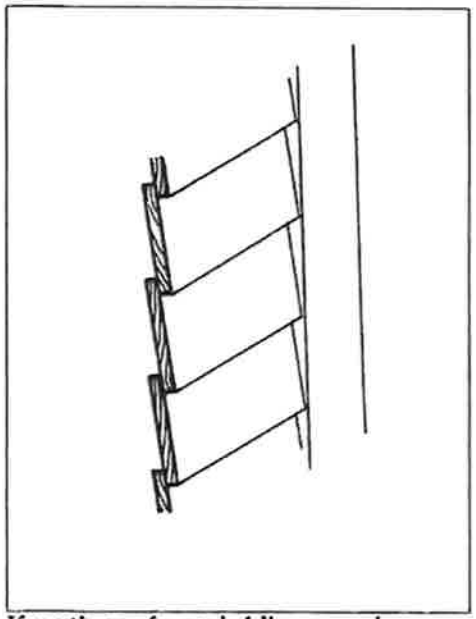
R30. Preserve original roof forms.

- 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.

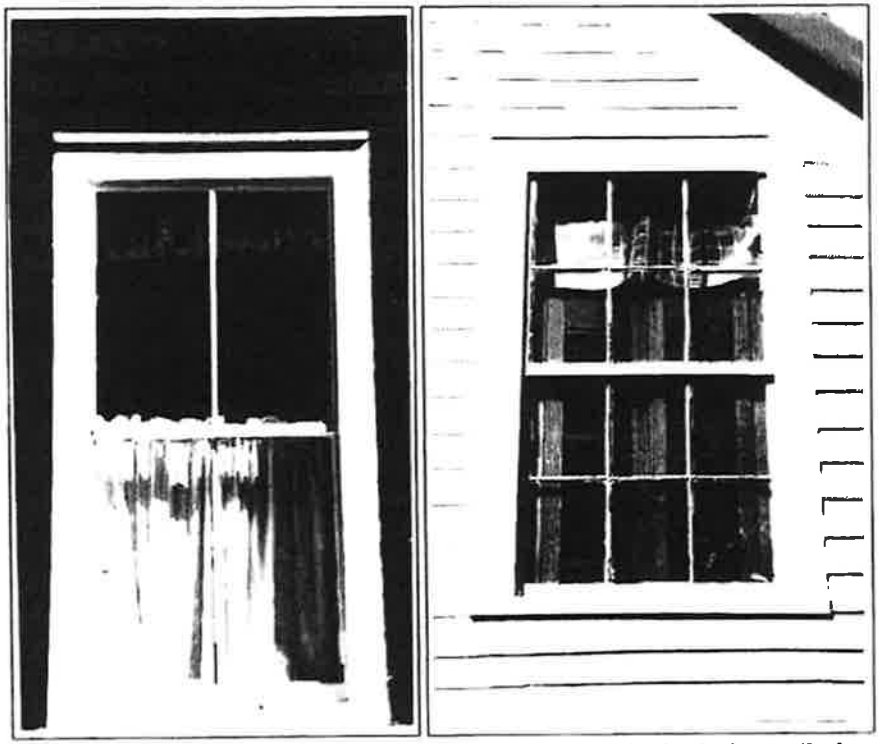
- Such features may include frames, sashes, muntins, mullions, glazing, sills, heads, jambs and moldings.

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

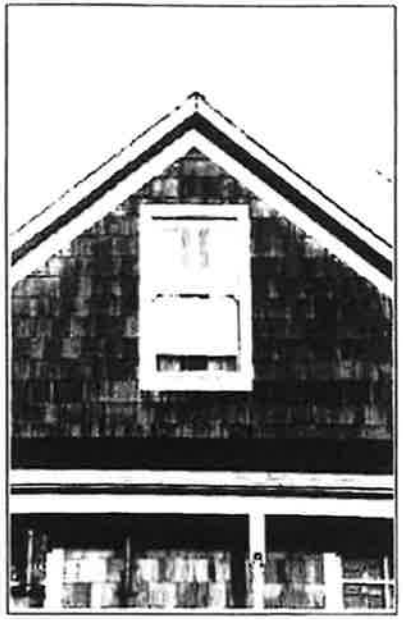
- Repair frames and sashes by patching, splicing or reinforcing.
- Avoid removal of historic materials.
- If replacement is necessary, replace in kind, to match original. No exposed metal windows are allowed.
- Refer to technical information available at Design Review Board.

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)

O11. 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.

O12. Preserve historically significant fences.

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

O13. 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.

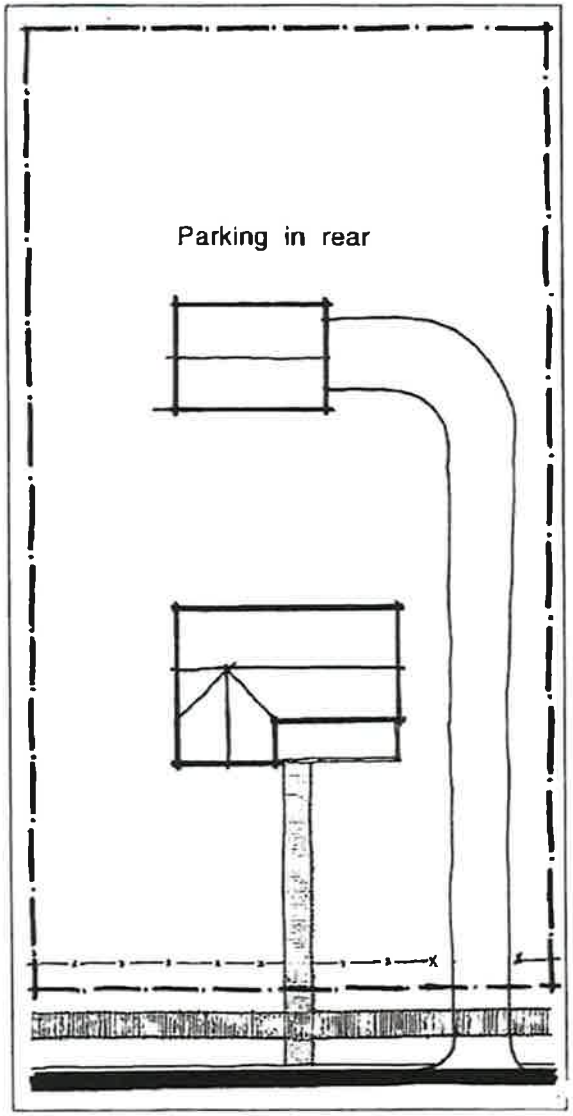
Parking and Driveways

O14. Design automobile parking areas to be visually unobtrusive.

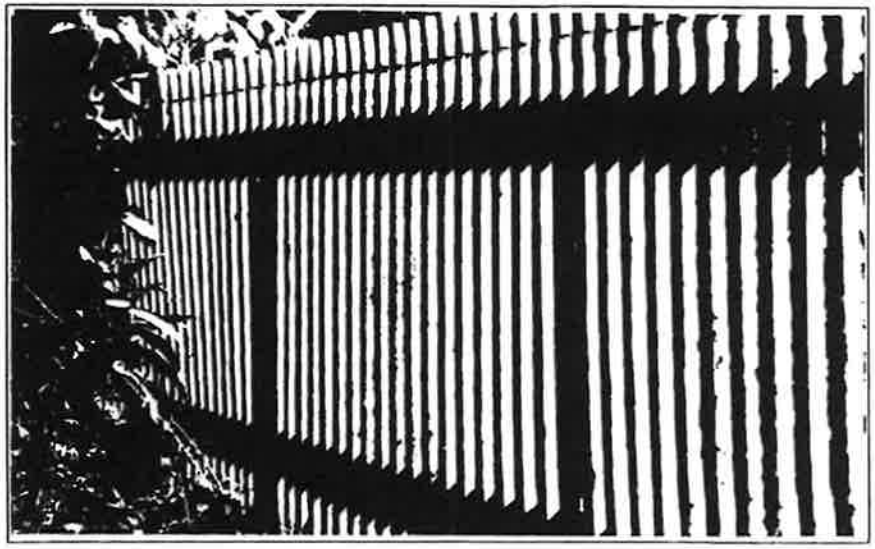
- They also should be set back from the street considerably.
- Locating parking in the rear is preferred.
- Locating parking areas in yards facing the street is inappropriate.
- Where garages are in side yards relatively close to view from the street, they should be sited with doors perpendicular to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

O15. 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.

GLOSSARY

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.

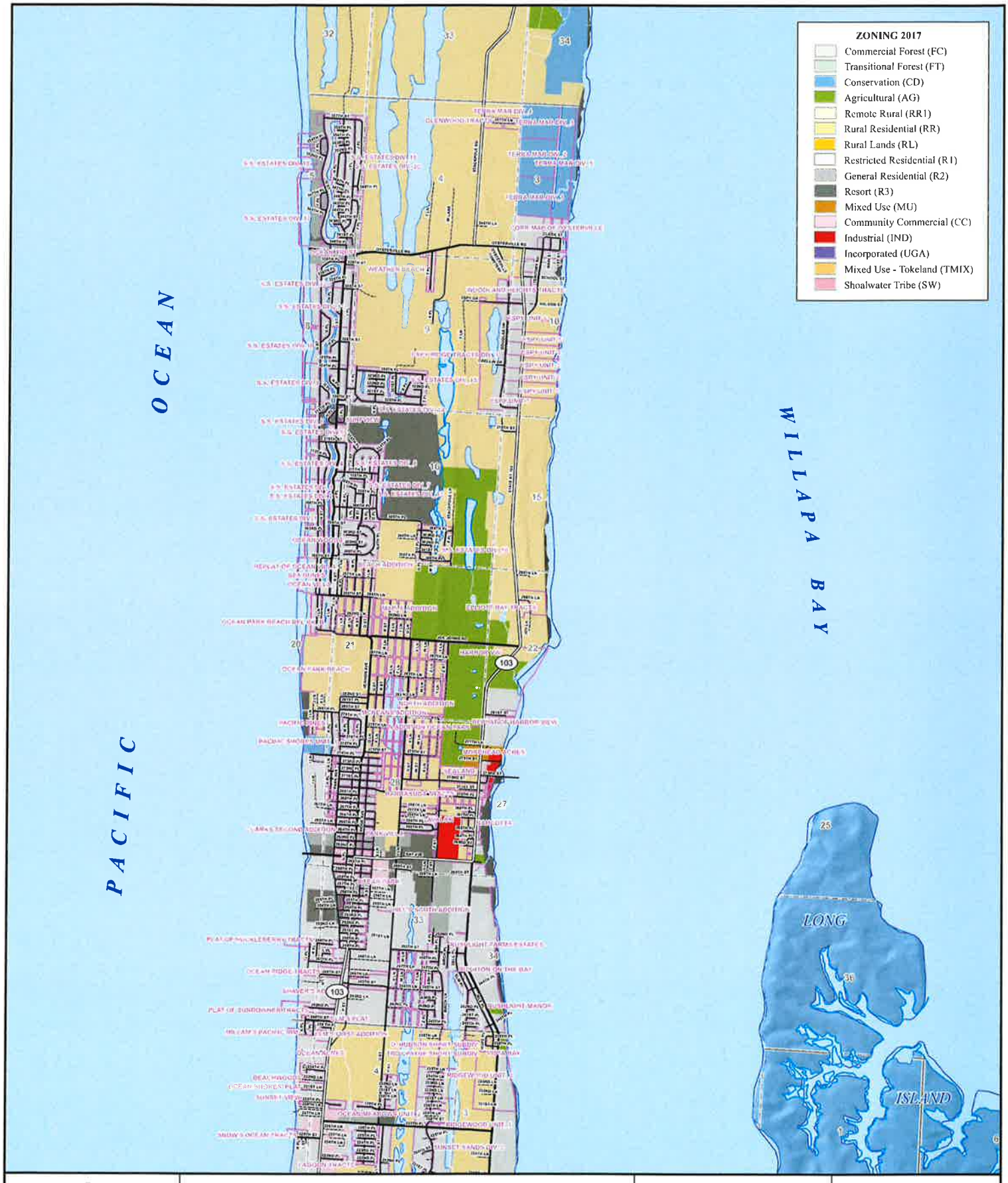
Field Review

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.



0 2,000 4,000 Feet

SCALE: 1:24,000

Legend

- Airport Class C
- Assisted Living Center
- Boat Launch
- Camp
- Chamber of Commerce
- Church
- Clinic
- Port
- Emergency Management
- Fairgrounds
- Fire Department
- Gasoline Station
- Grange Hall
- Hatchery
- Hospital
- School
- Library
- PC Courthouse
- PC OCD
- PC Sheriff
- PC Shop
- PUD
- Park
- Transfer Station
- State Patrol
- Telephone Company
- Transit System
- Wastewater Plant
- Water Treatment Plant
- City Limits
- Township Line
- Section Line

Roads

- Lanes
- Highways
- County Roads
- Minor Collectors
- Local Access Roads
- City Streets
- Plat Boundaries

Hydrology

- Type One
- Type Two
- Type Three
- Type Four

Pacific County

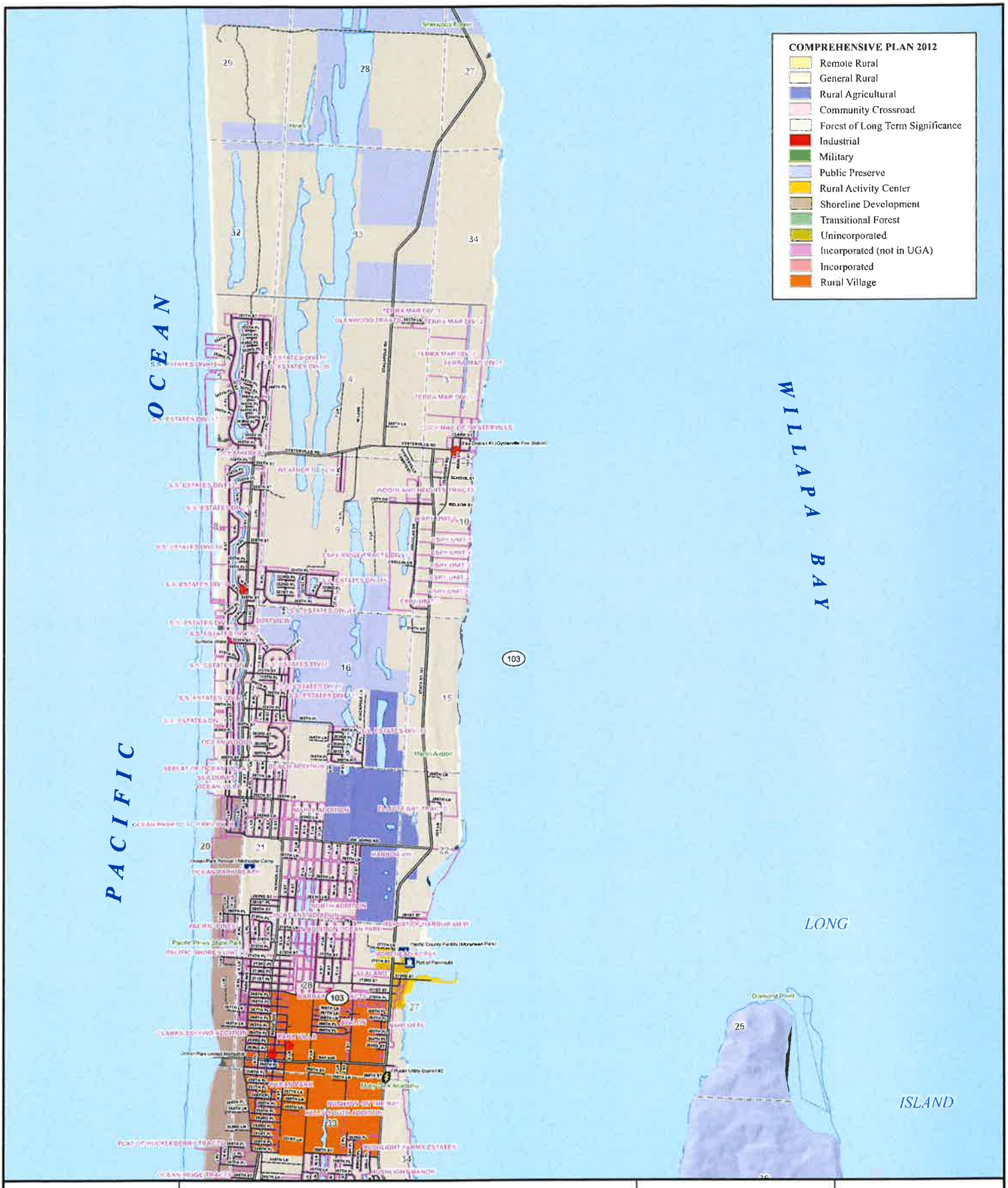
Department of Public Works
Geographic Information System

300 Memorial Drive
P.O. Box 66
South Bend, WA 98586
Phone: (360) 875-9339

This map is intended for reference purposes only. Any other use other than that intended shall be at the sole responsibility of the user.

Zoning Map 2017

T. 12 N., R. 11 W.


COMPREHENSIVE PLAN 2012
Remote Rural
General Rural
Rural Agricultural
Community Crossroad
Forest of Long Term Significance
Industrial
Military
Public Preserve
Rural Activity Center
Shoreline Development
Transitional Forest
Unincorporated
Incorporated (not in UGA)
Incorporated
Rural Village
PACIFIC OCEAN
WILLAPA BAY
LONG ISLAND
103
0 2,000 4,000 Feet
SCALE: 1:24,000
Legend
Airport Class C
Assisted Living Center
Boat Launch
Camp
Chamber of Commerce
Church
Clinic
Port
Emergency Management
Fairgrounds
Fire Department
Gasoline Station
Grange Hall
Hatchery
Hospital
School
Library
PC Courthouse
PC DCD
PC Sheriff
PC Shop
PUD
Park
Transfer Station
State Patrol
Telephone Company
Transit System
Wastewater Plant
Water Treatment Plant
City Limits
Township Line
Section Line
Roads
Lanes
Highways
County Roads
Minor Collectors
Local Access Roads
City Streets
Plat Boundaries
Hydrology
Type One
Type Two
Type Three
Type Four
Pacific County
Department of Public Works
Geographic Information System
300 Memorial Drive
P.O. Box 66
South Bend, WA 98586
Phone: (360) 875-9368
This map is intended for reference purposes only. Any other use other than that intended shall be at the sole responsibility of the user.
Comprehensive Plan Map
T. 12 N., R. 11 W.

Pacific County
DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING • ENVIRONMENTAL HEALTH • PLANNING

February 28th, 2024

RE: Oysterville Design Review Application, submitted by Catherine Freshley & Tom Leineweber

Dear Property Owners:

Included you will find a copy of the Public Notice which will appear in the Chinook Observer on February 28th, 2024. The notice briefly describes an Oysterville Design Review application applied for by Catherine Freshley & Tom Leineweber You are being notified by mail because your property is located within 300' of the applicant's proposal.

If you wish to submit comments regarding this proposal, please contact Kenneth Sheldon or Zane Johnson, Pacific County Department of Community Development, 7013 Sandridge Road Long Beach WA, 98631 in writing by March 12th, 2024.

Sincerely,

Zane Johnson
Planner
Pacific County
Department of Community Development

1216 W. Robert Bush Dr., PO Box 68, South Bend, WA 98586 ph 360.875.9356, fax 360.875.9304
7013 Sandridge Rd., Long Beach, WA 98631 ph 360.642.9382, fax 360.642.9387

Freshley & Leineweber mailing list

Greg Rogers LLC

P.O. Box 29

Oysterville, WA 98641-0029

School District #101

P.O. Box 778

Long Beach, WA 98631-0778

Oysterville Restoration Foundation

P.O. Box 71

Oysterville, WA 98641

Harold & Helen Mathews

33712 Douglas Drive

Ocean Park, WA 98640

Christopher & Gloria Freshley

3944 SW 36th Pl.

Portland, OR 97221

Chester & Carol Wachsmuth

P.O. Box 637

Oysterville, WA 98641-0637

Leslie & Virginia Driscoll

P.O. Box 862

Ilwaco, WA 98624

Nyel & Sydney Stevens

P.O. Box 2

Oysterville, WA 98641

Susan Holway

P.O. 25

Oysterville, WA 98641

Robert & Susan Nevin

2462 SE 11th Ave.

Camas, WA 98607

Kevin & Debra Berry

19906 276th Ave. SE

Maple Valley, WA 98938

Boyer Trust

P.O. Box 13206

Burton, WA 98013

Michael Parker

P.O. Box 65

Oysterville, WA 98641-0065

Pacific County
DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING • ENVIRONMENTAL HEALTH • PLANNING

Affidavit of Mailing
Notice of Application
Type III Review

I, Zane Johnson, declare under penalty of perjury, under the laws of the State of Washington, that all statements contained in this "Affidavit of Mailing" and any accompanying documents is true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of permit and/or license.

On Feb. 26th, 2024 (month, day, year) the Notice of Application was mailed to all property owners within 300' of the parcel listed below, in accordance with Ordinance No. 177.

A list of these property owners is attached to this affidavit.

Property Parcel No.: 12111033075

Dated this 27th day of Feb., 2024

Signature of Administrator

Created 04/11/2019

Pacific County

DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING • ENVIRONMENTAL HEALTH • PLANNING

Declaration of Posting
Public Notice

Type III ODRB

I, Jane Johnson declare under penalty of perjury, under the laws of the State of Washington, that all statements contained in this "Declaration of Posting" and any accompanying documents is true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of permit and/or license.

The referenced property was posted on Feb. 27th, 2024 according to Ordinace No. 177. A picture of this posting is attached to this affidavit.

Property Parcel No.: 17111022075

Dated this 27th day of Feb, 2024

Jane Johnson

Signature of Administrator


PUBLIC NOTICE
Critical Areas Variance Hearing
PUBLIC NOTICE
Oysterville Design Review


PUBLIC NOTICE
Critical Areas Variance Hearing
PUBLIC NOTICE
Oysterville Design Review


PUBLIC NOTICE
PUBLIC NOTICE
Oysterville Design Review