PUBLIC NOTICE
Oysterville Design Review

NOTICE IS HEREBY GIVEN that Cynthia Hayward (owner/applicant) is applying to place a single-family residence and detached garage within the Oysterville Historic District, Application No. P2400251, submitted March 27th, 2024 and determined to be technically complete April 4th, 2024. The applicant will be moving the house and garage that is currently located at 33880 Territory Rd. in Oysterville to the property referenced below. Both structures went through the Oysterville Design Review in 2013 and were constructed in 2014. The house currently resides in the Core Area of Oysterville and will be moving to the Shoreline Area, as designated in the Design Guidelines. In order to move the structure, the brick will need to be removed from the chimney and the breezeway will be disassembled. Once the home is moved, these will be placed back on the home and reconstructed to look the same as they did before.

The subject property is located at 3505 Clark St. in Oysterville, Washington. The County Assessor's Parcel number includes 76014006003; located in Section 03, Township 12 North, Range 11 West of W.M.

The Hearings Examiner will hear the following application: P2400251 on April 24th, 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, 7013 Sandridge Rd., Long Beach, WA 98631, in writing by April 23rd, 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: April 24th, 2024

TO: Eric Weston, Hearings Examiner

FROM: Zane Johnson, Sr. Planner

RE: OYSTERVILLE DESIGN REVIEW APPLICATION NO. P2400251, submitted by Cynthia Hayward (owner/applicant) (Tax Parcel ID No. 76014006003).

BACKGROUND INFORMATION:

1. Owner / Applicant: Cynthia Hayward (owner/applicant)

2. Tax Parcel ID No.: 76014006003

3. Permit Application No.: P2400251

4. Request: The applicant is proposing to place a single-family residence and detached garage within the Oysterville Historic District. The applicant will be moving the house and garage that is currently located at 33880 Territory Rd. in Oysterville to the property referenced below. Both structures went through the Oysterville Design Review in 2013 and were constructed in 2014. The house currently resides in the Core Area of Oysterville and will be moving to the Shoreline Area, as designated in the Design Guidelines. In order to move the structure, the brick will need to be removed from the chimney and the breezeway will be disassembled. Once the home is moved, these will be placed back on the home and reconstructed to look the same as they did before.

5. Public Notification: On April 10th, 2024, a Notice of Application and Hearing was published in the *Chinook Observer*. On or before April 10th, 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 3505 Clark St. in Oysterville, Washington. The County Assessor's Parcel number includes 76014006003; located in Section 03, Township 12 North, Range 11 West of W.M.

   Subject Location:

   Subject Property

2. Site Characteristics: The property where the home is going to be placed is comprised of 6 separate lots all with the same parcel number, totaling over 1 acre. The applicant owns several other surrounding lots, including the two directly in front of the subject lots that currently contain the existing home. This home is going to be removed. The new home will be placed in what is now considered the back yard. The property is generally flat, with a gradual slope leading into the wetland depression on the western portion of the site. 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. Most of the lot is existing lawn and garden area with mixed in landscaping features.

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 proposed structures on the lot, buffer width averaging was done to make enough space outside of the wetland buffer for the home and detached garage to be placed. A portion of the buffer area to the north was expanded in order to allow for the buffer to be averaged and reduced where the structures will be placed. After this was done, there will be no proposed buffer impacts and no other proposed impacts to any critical areas. A few trees will need to be removed in order to bring in and place the structures, however, these trees are all located outside of any critical areas.

8. SEPA: The 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 just outside of 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. 194, Zoning.

3. The proposed use is consistent with Section 12(B) of Pacific County Ordinance No. 194, 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.** There are several single trees and small groups of trees on the property, however there does not appear to be any major established tree stands. Some of these trees will be removed in order to place the structures and to protect the structures from future hazard trees. There are no stands of street trees on the property. The applicant proposes to plant trees along Clark Street after all of the construction is complete. (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.** This property is located in the designated shoreline area of Oysterville; however, the home will be setback over 300 feet from the shoreline. All of the grassy area between the proposed home site and shoreline will be left as is. There are wetlands on the property, however the proposal has been designed to be placed outside of the buffer area after working with a qualified wetland consultant. Most of the buffer area will be left as is. A small portion of buffer will be utilized, but through buffer width averaging, another portion of buffer will be extended to account for the impact and ensure no net loss of buffer on site. (G2)

c. **Protect views to significant and natural features.** The property is located at the northernmost portion of the village and will be the only development on the Northern side of Clark St. The only historic landmark in the vicinity is the Oysterville Sea Farms, which is located to the Southeast of the proposed home site. The house and garage will not impact views of this structure. This proposal will also not block any views of Willapa Bay. (G3)

d. **Respect historic residential settlement patterns.** Again, the property is located at the northernmost portion of the village and will be the only development on the Northern side of Clark St. It does not impact streets or lanes and will have limited visibility from the streets. The new home and garage being brought in will be placed much further from the street than the existing home. (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 primary ridgeline of the garage, the bedroom wing, and the living/dining wing are parallel to Clark St. There are secondary ridgelines which connect the garage and main residence and which connect the bedroom and living/kitchen wing. These will be parallel to Main St. The orientation of the buildings relative to Clark St, is the same orientation of the buildings relative to Territory Rd., where the structures are currently located. (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 and garage setbacks comply with the county zoning ordinances for minimum setbacks from property lines. (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 21' tall. (N1)

b. **The width of the primary façade shall be similar to those seen historically, typically widths of 30 to 45 feet.** The primary façade of the residence and garage are broken up into modules, each of which is less than 20' in width, thereby limiting the mass of the structure. (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 buildings are similar in scale, size and character found elsewhere in Oysterville, but the generous use of glass, especially on the north façade of the main house, will distinguish these structures as non-historic. (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 building forms appear to be similar to those typically seen in the historic structures. Refer to the photos within the application to see these forms. (N4)

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

f. **Removed from the design guidelines** (N6)

g. **The ratio of window to wall shall be similar to historic residences on primary façades.** Window to wall ratio on the primary façade is similar to those found on historic residences. (N7)

h. **Porches shall be used to define primary entrances.** A porch is used to define the primary entrance. (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 of the garage, bedroom wing and living/dining wing are parallel to Clark St. There are secondary ridgelines that connect the garage and main residence and connect the bedroom and living/kitchen wing, which are parallel to Main St. None of the ridgelines exceed 45 feet. (N9)

j. **Roofs should be similar in form to those of historic residences.** The primary and secondary roofs are gabled. Roof pitches on primary gables are 1:1. (N10)

k. **Smooth-sawn shingles are encouraged. Alternative materials may be approved if they can be shown to meet the requirements listed in this section of the design guidelines.** The structures are roofed with smooth-sawn wood shingles. (N11)

l. **Doors and windows should be similar in scale and proportion to those found on historic residences in Oysterville. The preferred material for these is wood. Alternatives materials for windows may be used if the requirements within this section of the design guidelines can be met.** All windows, doors and sashes are wooden. Windows and doors are similar in scale and proportion to those found on historic residences in Oysterville. (N12)

m. **Chimneys should be subordinate to the roof form**. The brick chimney appears to be in scale with the structure. (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.** The structures do not have ornamental trim. (N14)

o. **Color schemes should be simple.** Board-and-batten siding is stained in a natural color. The window trim color is the same as what is on the historic Oysterville church. (N15)

p. **Secondary structures are encouraged and may be connected by walkways to the main building.** Garage & studio quarters are contained in a separate and much smaller structure. (N16)

Guidelines for All Other Construction Projects

a. **The use of plantings is encouraged in yards**. The gardens that already exist on the property will remain. The owner intends to plant trees along Clark St. (Q1)

b. **Significant trees should be preserved**. The property sits in the designated Shoreline Area of the Oysterville Historic District. One of the goals for this area is to retain a natural grassy appearance. Some pine and spruce trees have grown up in this area and may be removed in order to restore the natural grassy character of the area. These few trees would also be considered hazards due to their poor conditions and proximity to the proposed structures. (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.** There is currently no fencing on the property. The owner intends to install picket fencing, consistent with the guidelines, along Clark St. (Q10)

k. **Design fences that align with the street to be similar in character with those seen historically.** Fencing is anticipated to be 3-4 feet in height and be a wooden picket fence that will be similar to what is seen in Oysterville. (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 80 feet or more from the street and will be screened by plantings. Parking will be west of the residence and impervious materials will not be used. The garage door does not face Clark or Main St. The door is designed to blend in with the building siding and to not stick out as a garage door. (Q14)

o. **Minimize the visual impacts of driveways and parking aprons**. Driveway and parking apron are sited to minimize their visual impact from Clark St. Gravel will be used for the driveway and apron. (Q15)

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

RECOMMENDATION:

Based on the Findings of Fact and Conclusions of Law, Permit Application No.: P2400251, the Planning Division recommends the Hearing Examiner **approve** the request to place the existing single-family residence and detached garage from 33880 Territory Rd., onto 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.

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: Hayward

Parcel No.: 760140006003

Description: ODRB Type III

License Application No.: _____

Department Review	Date Routed	Action	Action Date	Signature	Comments/Notes
Planning PZ400251	3/27				R-1
Roads					
LADO/ Floodplain					
Building					Electronic Plan Log Complete? Yes ☐ Workflow Complete? Yes ☐ Scanned: Yes ☐ No ☐
Health					

App/Tech	96	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		ODR	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
3/27/24	$2535

Balance Due: $14.00 **Date Issued:** _____ **Issued to:** _____

Notes: Copies - 2 pages

Development Permit Application

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

OFFICE USE ONLY
PERMIT FEES:
Issued Date:
Issued By:

RECEIVED
MAR 2 6 2024
DEPT. OF COMMUNITY DEVELOPMENT
PACIFIC COUNTY, LONG BEACH, WA

X will pay $14 for Bldg copies

PROPERTY OWNER INFORMATION	☐ Contact Person
Name: Cynthia Hayward	
Mailing Address: P.O. Box 209	
City/State/Zip: Oysterville, WA 98641	
Phone: 206-660-4360	Phone: 206-660-4360
Email: cyndy.hayward@gmail.com	

APPLICANT INFORMATION	☐ Contact Person
Name: See above	
Mailing Address:	
City/State/Zip:	
Phone:	Phone:
Email:	

DESCRIPTION OF WORK
ODR review of proposed physical relocation of residence buildings from one site in Oysterville to another.

JOB SITE INFORMATION AND LOCATION	
Job Site Address: 3505 Clark St.	Tax Parcel ID No.: 76014006003
Legal Description: see attached	Township/Range/Section 12/11/03 /
Directions to Site:	

Legal Description and Tax Parcel Number can be found on your tax statement, the Pacific County web site address listed above or by calling the Assessor's office at 360-642-9301 or 360-875-9301. **Applications cannot be processed without this information.**

Note: If your property is in a current use program (timber, farm, agricultural, or open space), contact the Assessor before applying, as taxes may be due.

All permits shall be picked up within 30 days of notification by the Department of Community Development that the permit is ready for issuance. Failure to pick up the outstanding permit(s) and pay all outstanding fees within the specified timeframe shall result in the forfeiture of all permit documentation and all application fees paid to date on that project. Any subsequent permitting on the same parcel by the same property owner requires the submittal of new permit application materials and the payment of all new fees at the time of application.

I authorize employees and officials of Pacific County and/or the Flood Control Zone District No. 1 of Pacific County the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. **I have read and examined this development application, as well as the County site-plan checklist and have documented all applicable requirements on the site plan.**
2. **The information provided in this application contains no misstatement of fact.**
3. **I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of the Chapter 18.27 RCW.**
4. **I understand this permit is subject to all other local, state, and federal regulations.**

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If Pacific County and/or the Flood Control Zone District No.1 of Pacific County has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Printed Name: Cynthia Hayward

Authorized Signature: Cynthia Hayward	Date: 3/26/24

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

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

Revised 02 27 2014

All documents and information submitted in conjunction with this application is subject to Public Disclosure in accordance with RCW 42.56

Attachment to Development Permit Application for 3505 Clark St., Oysterville, WA

Legal Descriptions:

Parcel # 76014006003: CORRECTED MAP OF OYSTERVILLE, LOT 3 TO 8, BLOCK 6; PLUS VACATED 4TH STREET

Township 12/Range 11/Section 3

Oysterville Design Review Board

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

PERMIT FEE: 2535.00

OFFICE USE ONLY

Issued Date: _____

Issued By: _____

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

See attached

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:

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(360) 642-9382 FAX (360) 642-9387

All documents and information submitted in conjunction with this application is subject to Public Disclosure in accordance with RCW 42.56

TO: Pacific County Dept. of Community Development

RE: Oysterville Design Review for Parcel # 76014006003 located at 3505 Clark Street, Oysterville, WA

OWNER/APPLICANT/CONTRACTOR: Cynthia Hayward

The applicant/owner currently resides in the Core Area of Oysterville village (as designated in the Oysterville Design Review Guidelines). She received building and planning permits for construction of her residence (parcel #12111022047) in 2013 (final inspection approval in 2014), including compliance with ODR Guidelines. The structures subject to the permits have not been altered in any way since construction, nor have the ODR Guidelines been amended so as to affect the determination of permitting.

This application proposes physically moving the residence structures (house and detached garage) from the Core Area to property she owns in the Shoreline Area (as designated in the ODR Guidelines) of Oysterville village. The property is at the northernmost portion of the village, and the proposed building is the only structure on Clark St. The orientation of the buildings will be the same as currently situated. However, the move will necessitate removing the brick from the chimney and disassembling the breezeway between the main structure and the garage. After relocation, the chimney and breezeway will be restored as is. Photographs are enclosed with this application.

At the time that the Oysterville Design Guidelines were adopted, the Bardheim barn existed on the parcel subject to this application. It was considered of historical significance and likely the reason this property was included in the Historic District. The barn fell down over 20 years ago. There are no other structures of historic interest adjacent to this parcel. The "Capt. Stream House" is across Clark Street; however, the current owners had the original building razed and no historic structure exists there presently. The Oysterville Sea Farms are southeast of this parcel and noted as significant in the Guidelines. The structures subject to this application have no impact whatsoever on the Sea Farms.

On the following pages, please see a detailed explanation of how this proposal complies with relevant design goals and guidelines.

RECEIVED

MAR 27 2024

DEPT. OF COMMUNITY DEVELOPMENT
PACIFIC COUNTY, LONG BEACH, WA

TO: Pacific County Dept. of Community Development

RE: Oysterville Design Review for Parcel # 76014006003 located at 3505 Clark Street, Oysterville, WA

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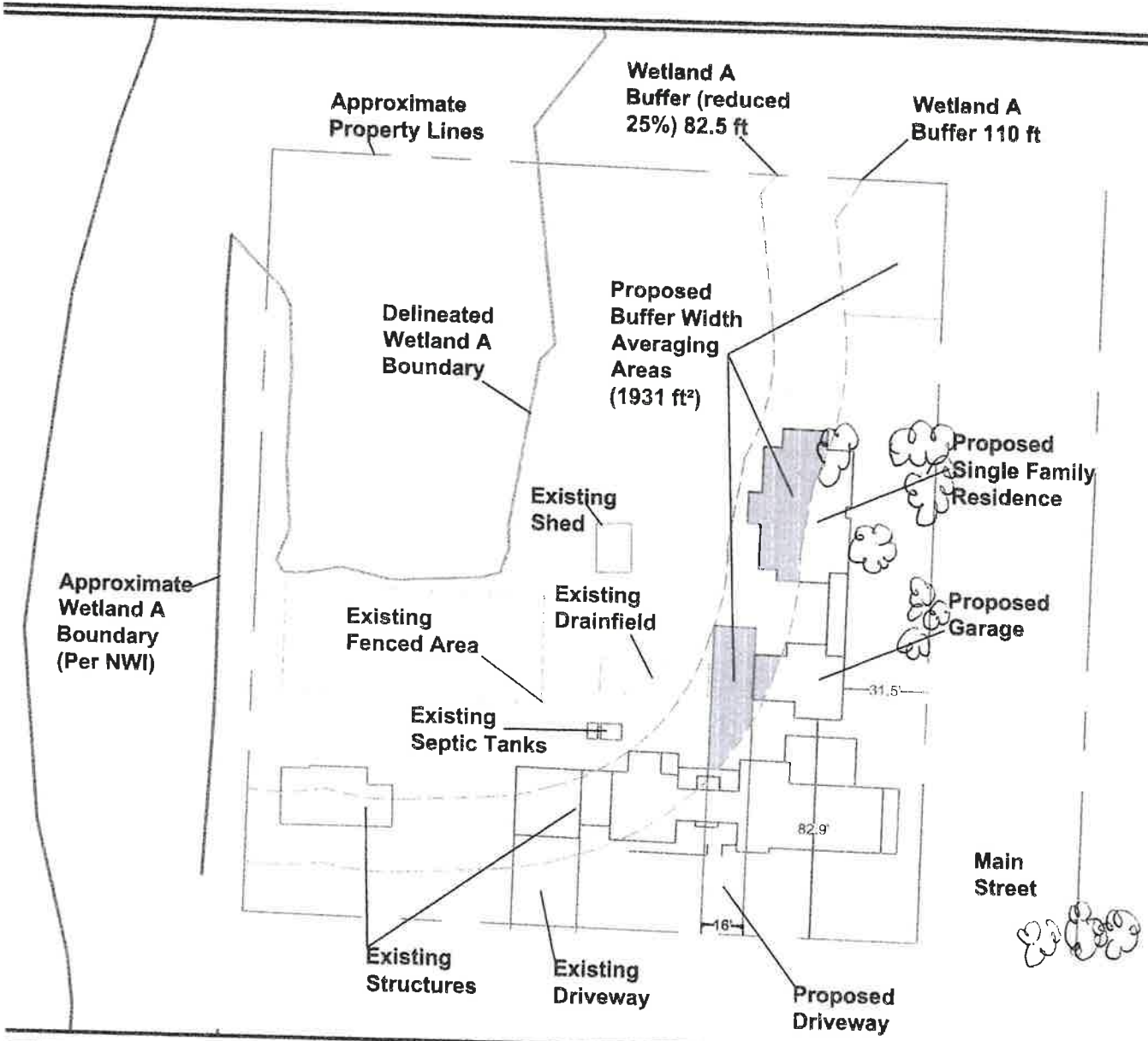
This application proposes physically moving the residence structures (house and detached garage) from the Core Area to property she owns in the Shoreline Area (as designated in the ODR Guidelines) of Oysterville village. The property is at the northernmost portion of the village, and the proposed building is the only structure on Clark St.

At the time that the Design Guidelines were adopted, a barn existed on the parcel subject to this application. It was considered of historical significance and likely the reason this property was included in the Historic District. The barn fell down over 20 years ago. There are no other structures of historic interest adjacent to this parcel. The "Capt. Stream House" is across Clark Street; however, the current owners had the original building razed and no historic structure exists there presently. The Oysterville Sea Farms are southeast of this parcel and noted as significant in the Guidelines. The structures subject to this application have no impact whatsoever on the Sea Farms.

On the following pages, please see a detailed explanation of how this proposal complies with relevant design goals and guidelines.



Notes:

- The proposed project includes moving an existing residence and garage into the proposed location outlined in Red.
- The proposed buffer width averaged area of the house placement and driveway is 1931 ft² outlined in red. The buffer width averaged area is 1931 ft², outlined in cyan. Areas were measured using AutoCAD LT.
- After multiple renditions the placement of the house and garage have been moved in order to impact the least amount of buffer while allowing reasonable use of the property.
- The buffer in both the proposed placement area and buffer width averaged area given back are of equal degradation and value which will not cause any further impact to the wetland buffer.
- The existing home and shed outline in purple will be removed and the restored with native vegetation.

APPROVED

Design and Consulting, LLC
Box 751, Long Beach, WA 98631
ard@aplussepticdesigns.com
)244-5843
it: Hayward, Cyndy
el: 76014006003
: 2/12/2024
ed by: LT/TS

Figure 9: Development Site Plan

N

0 15 30 60 120 180 240

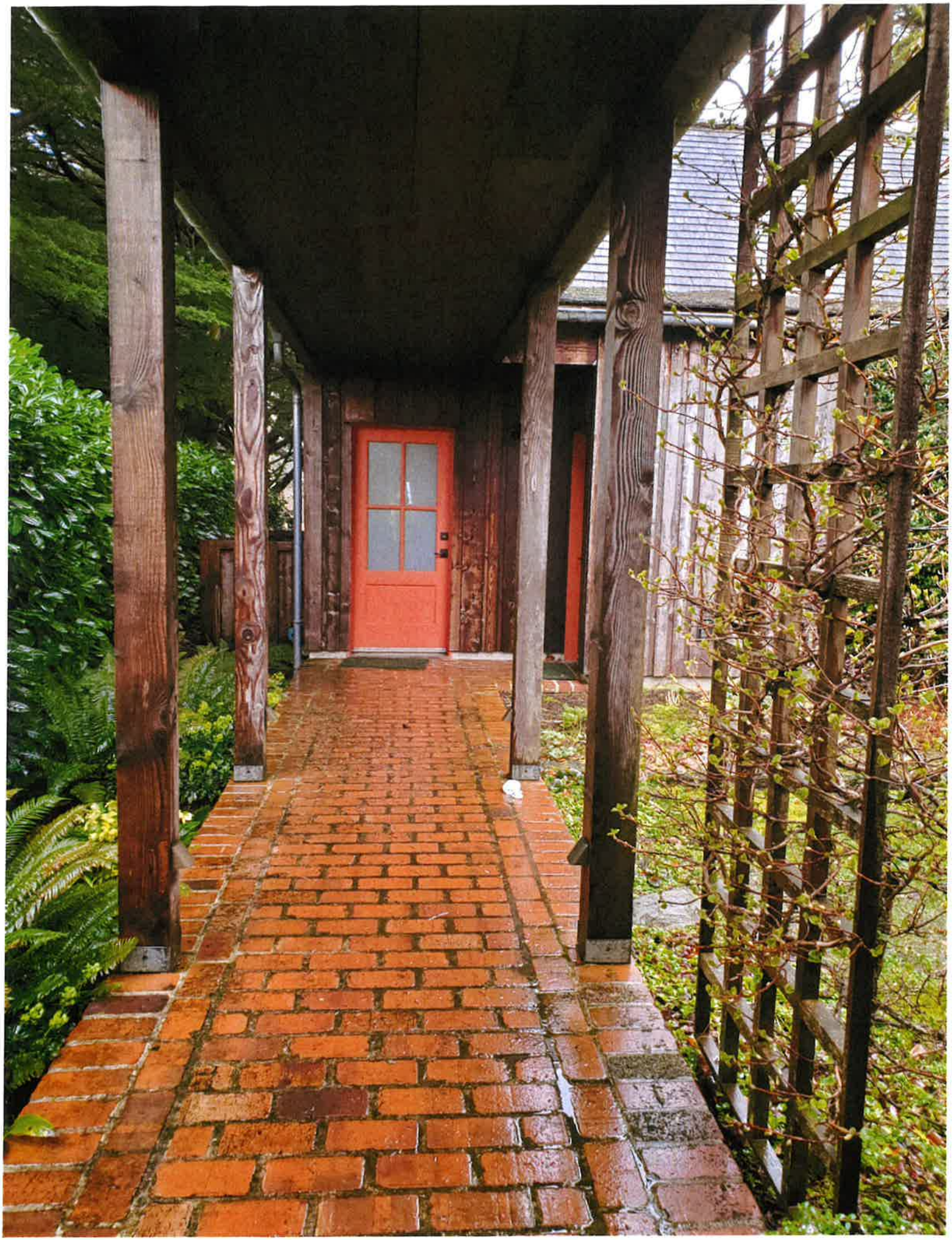
1":60'

APR - 1 2024

Pacific County
Community Development
Planning
Approved By: 28

Signatu

All u
outside



"Design Guidelines for Oysterville, Washington"		
	ODR Guideline	**How Hayward Project meets requirements**
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:** - The property sits in the Shoreline Area as designated in the ODR Guidelines, and not a woods area with tree stands. - There are no street trees along the property. (We intend to plant trees along Clark St.)
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 in the Shoreline Area as designated in the Guidelines. - Proposed building location does not alter the character of the wetlands. - Proposed building location approved by licensed wetlands consultant. Report submitted as part of CARL review.
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 property is located at the northernmost portion of the village and the only structure on a "major public way," namely Clark St. The only historic landmark in the vicinity is the Oysterville Sea Farms, which is southeast of the proposed site. The house has no impact on views to the Sea Farms. - The house has no impact to views of Willapa Bay.
Site Planning		
G4	**Respect historic residential settlement patterns.** - Preserve the historic street patterns, including preservation of the lanes.	**Complies:** The property is the only property on Clark St., at the northernmost portion of the village. It does not

	- Protect neighborhood boundaries by recognizing their differences in character in the guidelines for individual neighborhoods.	impact streets or lanes and has limited visibility from any streets.
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 primary ridge line of the garage, of the bedroom wing, and of the living/dining wing are parallel to Clark St. - There are secondary ridge lines which connect the garage and main residence and which connect the bedroom and living/kitchen wing which are parallel to Main St. - The orientation of the buildings relative to Clark Street ("major public way") is the same orientation of the buildings relative to Territory Rd ("major public way") at its current location in the Core Area.
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 setback complies with County zoning ordinance for minimum setbacks, which, pursuant to the Guidelines, are compatible with the historic character of Oysterville.

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:** Building height is 21 feet. The heights of the buildings comply with historic residential building heights.
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 of the residence building and garage are broken up into modules, each of which module is less than 20 feet in width, thereby limiting the mass of the structure.

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.	**Complies:** The buildings are similar in scale, size and character found elsewhere in Oysterville, but the generous use of glass, especially on the north façade of the main house, will distinguish them as non-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.	**Complies:** The building forms are similar to those seen typically in the historic structures. Please see photos accompanying this permit application.
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:** Structures have vertical board-and-batten 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:** There are no synthetic materials used in this project. The windows are double-hung, wooden windows.
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 on the primary façade is similar to those found on historic residences.
Porches		
N8	**Porches shall be used to define primary entrances.** - The porch form should be similar to those seen historically.	**Complies:** A porch is used to define the primary entrance.

	- The porch should be oriented to the street. - Wood posts are appropriate supports. Masonry or metal are inappropriate.	
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 of the garage, of the bedroom wing, and of the living/dining wing are parallel to Clark St. - There are secondary ridge lines which connect the garage and main residence and which connect the bedroom and living/kitchen wing which are parallel to Main St. - None of the ridge lines exceed 45 feet.
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 and secondary roofs are gabled. - Roof pitches on primary gables are 1:1.
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.	**Complies:** Smooth-sawn wood shingles are used on the roofs.
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.	**Complies:** - All windows and doors and sashes are wooden. - Windows and doors are similar in scale and proportion to those found on historic residences in Oysterville.

	- 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 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 brick chimney is in scale with the structure.
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:** Buildings do 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:** Board-and-batten siding is stained in a natural color. The window trim color is the same as on the historic Oysterville church.
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:** Garage and studio quarters are contained in a separate and much smaller structure from the main residence.
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:** - The existing extensive gardens will remain. - We intend to plant trees along Clark St.

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:** The property sits in the Shoreline Area as designated in the ODR. Some hazardous or fallen pine and spruce that have grown up in the Shoreline may be removed to restore the natural grassy appearance goal of the ODR.
Sections O3 – O9 are not applicable (no satellite dishes or signage)		
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.	- No fencing currently on the property. (We intend eventually to install picket fencing along Clark St.)
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.	- Fencing anticipated to be between 3 and 4 feet in height and wood pickets.
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 80 feet or more, screened by planting buffer. - Parking will be west of residence. No impervious material will be used. - The garage door is not facing either Clark or Main Sts. As well, the door is designed and constructed to blend in with the building siding and camouflaged as a garage door.
O15	**Minimize the visual impact of driveways and parking aprons.** - Locate drives alongside yards. - Avoid locating drives in front yards.	**Complies:** - Driveway and parking area are sited to minimize their visual impact from Clark St. - Gravel will be used for driveway.

	- Concrete is discouraged, but may be considered where necessary. Concrete shall be muted in color. - Use gravel, crushed shells or paved tracks, where feasible.	
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.	- No hardscape walkways will be installed to building entrances.

Pre-Application Conference Waiver

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

OFFICE USE ONLY

REQUIRED INFORMATION	
Tax Parcel ID Number: 760140060003	
Property Owner: CYNTHIA HAYWARD	
Applicant: CYNTHIA HAYWARD	
Phone: 206-660-4360	Fax:
Email: cyndy.hayward@gmail.com	

Please check the box type(s) of application you are requesting a pre-application conference waiver from.

TYPE II APPLICATIONS

- ☐ Flood Plain Variance
- ☐ Critical Areas & Resources Lands Variance /Viable Use Exception
- ☐ Special Use Permit
- ☐ Short Plat Variance
- ☐ Large Lot Subdivision
- ☐ Residential Shoreline Substantial Development Permit
- ☐ Wetland Mitigation Bank
- ☐ Administrative Variance (11-25%)

TYPE III APPLICATIONS

- ☒ Oysterville Design Review Board
- ☐ Non-residential Shoreline Substantial Development Permit
- ☐ Zoning Variance
- ☐ Conditional Use Permit
- ☐ Binding Site Plan
- ☐ Subdivision
- ☐ Rezone (Site Specific)
- ☐ Vacation/Alteration of a Subdivision

I understand the waiver of a pre-application conference increases the maximum time for review for technically complete status and increases the risk the application will be rejected or processing will be delayed.

Authorized Signature: Cynthia Hayward

Print Name: CYNTHIA HAYWARD	Date: 3/25/2024

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

All documents and information submitted in conjunction with this application is subject to Public Disclosure in accordance with RCW 42.56 04/21/2016

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. 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. NOTE: All existing and currently licensed Vacation Rentals operating as of September 8, 2020, within the Restricted Residential (R-1) land use district, are considered "grandfathered nonconforming uses" and are subject to the nonconforming use provisions contained within Section 26. Upon the sale of real property, short term vacation rentals licenses are deemed null and void, and licenses are non-transferrable.

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.

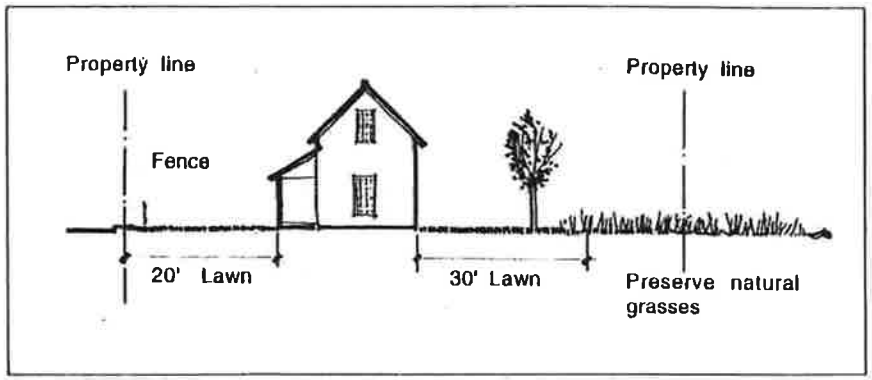
J. PROPOSALS – CONTENT. An applicant proposing a project within the Oysterville Historic District shall submit as part of their application packet:

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.



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.

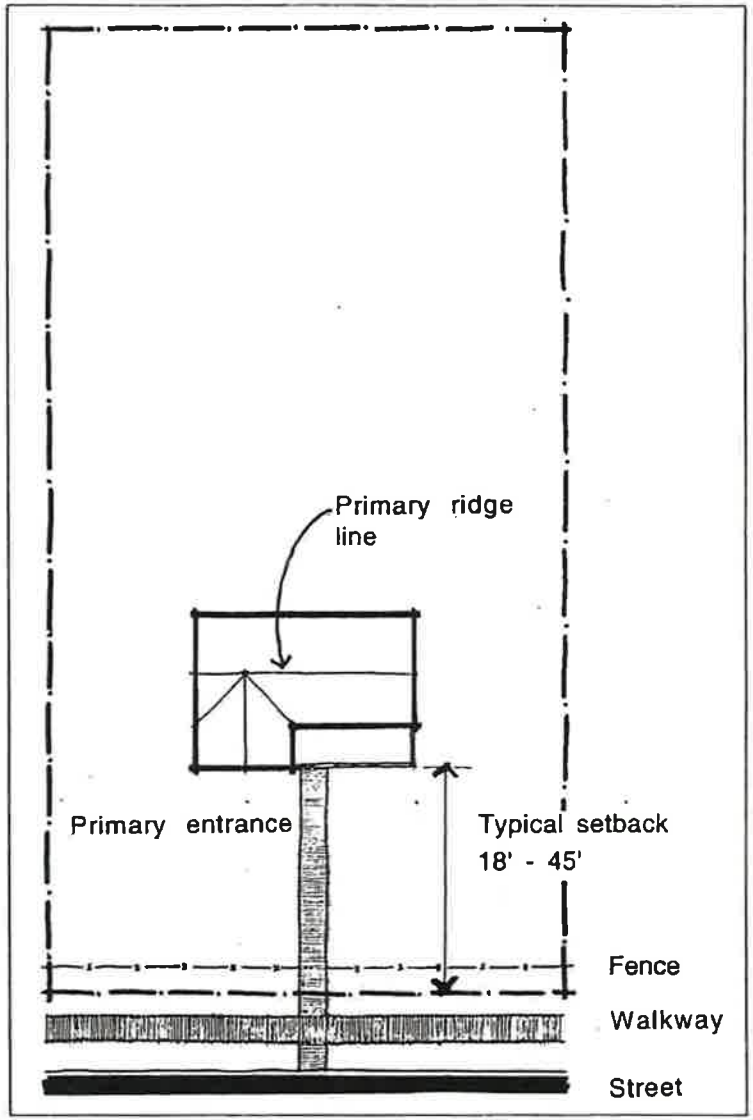
- Preserve the historic street patterns, including preservation of the lanes.
- Protect neighborhood boundaries by recognizing their differences in character in the guidelines for individual neighborhoods.

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

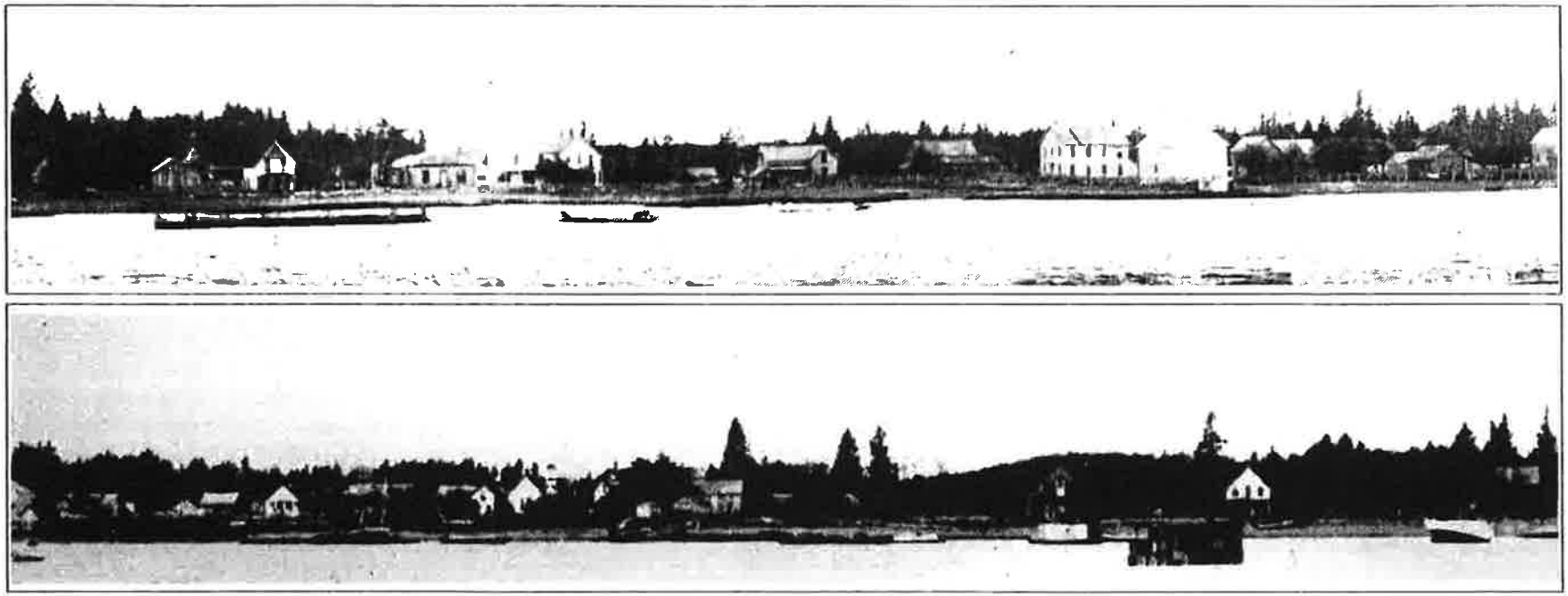
- Primary building entrances are encouraged to face the street. (Note that some older buildings face the bay and grassy lanes that once were active streets.)
- Primary ridge lines of roofs are encouraged to parallel to the street.

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.

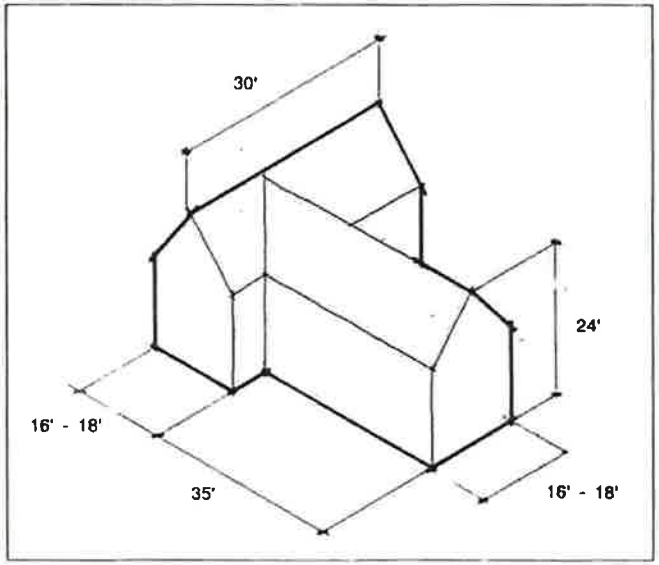
- Typical residential building heights are 18 to 27 feet to the top of the roof. New buildings should be similar in height.
- The actual height limit is 35 feet to the top of the roof ridge, as set by the zoning ordinance.

Building Width

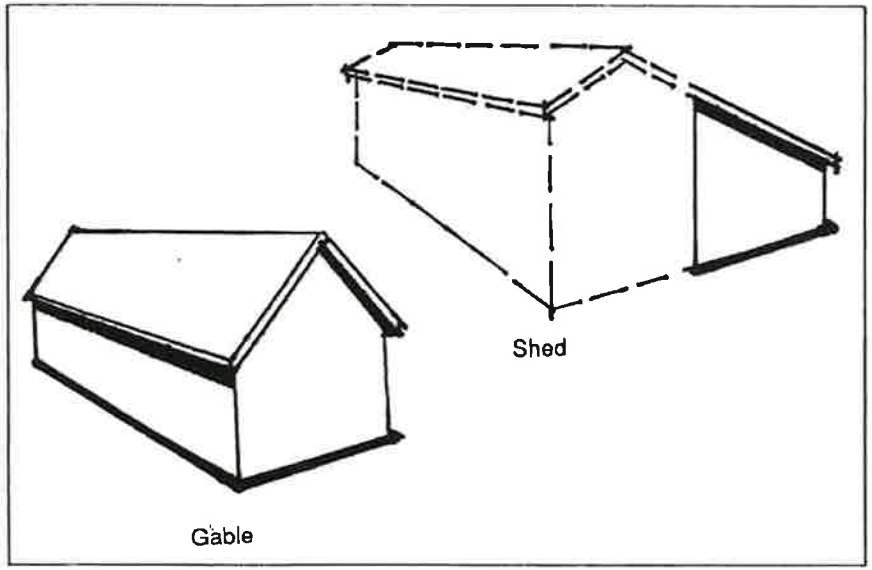
N2. The width of buildings shall be similar to those seen historically.

- 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.

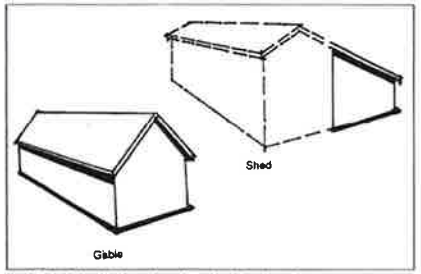
- Use wood siding in horizontal lap, shingle, or vertical board and batten forms.
- Lap siding should be painted.

REVISED 2023

See Following Page

N5 - Siding:

NEW CONSTRUCTION



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.

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- 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.

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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.

Page 30 Design Guidelines for Oysterville, Washington

Revised Language 2023

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

- The preferred material for all siding and trim is wood; wood materials shall be similar to those used historically in type, texture, pattern, dimensions and installation configuration.
- Use horizontal, shingle, or vertical board and batten forms.
- All horizontal siding shall be painted. Shingle and board and batten siding may also be painted.
- Siding patterns shall be similar to those found historically in the core district. Diagonal patterns will not be allowed.
- Smooth-sided cementitious or other composite siding and trim materials that closely resemble the appearance, texture, profile, and dimensions of wood siding used historically in the district may be approved if determined to be otherwise appropriate for the overall design of the project being reviewed.
- TruExterior, HardiPlank, and Allura smooth-sided siding and trim lines available in 2023, have been deemed appropriate for use in the district and may be approved if determined to be otherwise appropriate for the overall design of the project being reviewed. Materials with highly visible embossed grain are not appropriate and will not be approved.
- Photographic faux wood grain finishes are not appropriate and will not be approved.
- Vinyl, cellular PVC, particle board, aluminum or other metal siding materials are not appropriate and will not be approved.

Note: Replacement of siding on structures built after 1940 ("non-contributing") will be reviewed under this guideline for new construction. When replacing portions of the existing siding material, proposed new material shall match the texture, profile, dimensions and configuration of the material originally installed on the structure, if possible.

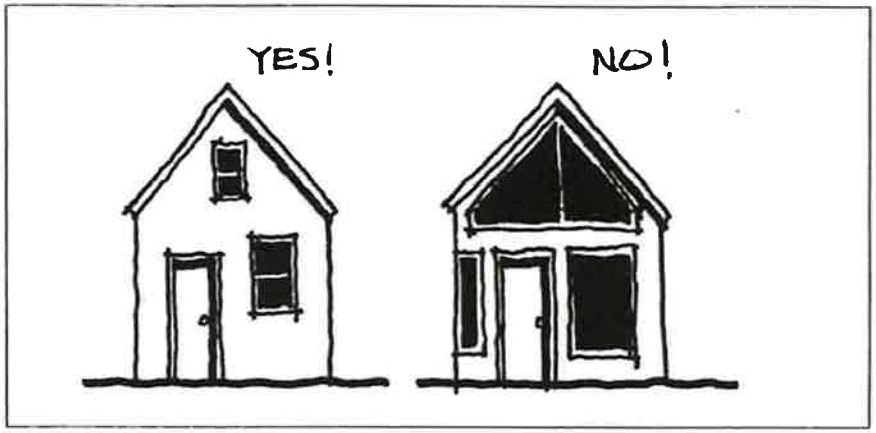
N6. All synthetic siding materials are inappropriate as primary siding materials.

- 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.

REVISED 2023 Section Removed-See N5

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

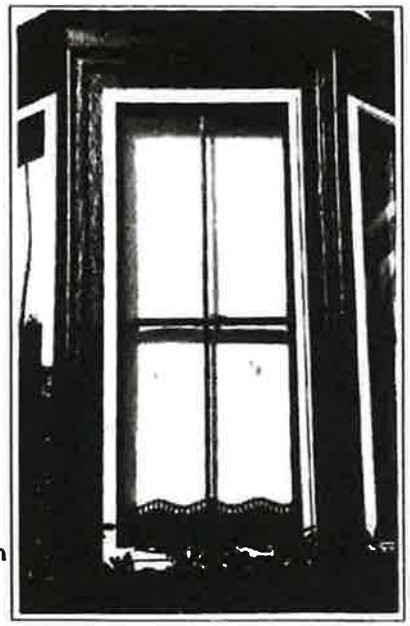
N9. Roofs shall be similar in scale to those of historic residences.

- 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 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 material, other than asphalt or wood, are inappropriate as well.

REVISED 2023

See Following Page

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 area.
- 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.

REVISED 2023

See Following Page

Ornament and detail

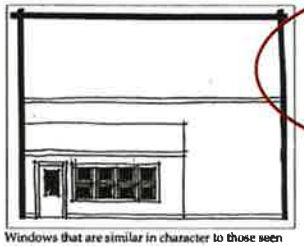
N13. Chimneys should be subordinant to the roof form.

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

N11 - Roofs:

Revised Language 2023

NEW CONSTRUCTION



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.

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N11: Smooth-Sawn cedar shingles are encouraged.

- Wood shingles are preferred in all areas.
- Wood shingles shall be smooth-sawn and installed in straight courses.
- Weather exposure of wood shingles shall be 5"- 7 ½".
- Wood shingles shall have a butt thickness of 3/8" to ½" and the thickness shall be uniform along the courses.
- Composite and synthetic materials may be approved in all areas if determined to be otherwise appropriate for the project being reviewed. Materials must resemble smooth-sawn wood shingles with relatively little variation in texture across the exposed surface. Butt thickness shall be similar to that of cedar roof shingles and shall be relatively uniform across the courses. Color shall resemble greyish weathered wood roof shingles. Weather exposure shall be 5"- 7 ½" except when replacing existing shakes. Materials that don't meet these standards will not be allowed.
- Enviroshake composite shakes in "Aged Cedar" and "Silvered Cedar" colors, and EcoStar Seneca composite shakes in "Smoke Grey," "Federal Grey," and "Driftwood" colors available in 2023 were found to meet the above standards, were deemed appropriate for use in all neighborhoods and may be approved assuming they are determined to be otherwise appropriate for the project being reviewed. Weather exposure shall not exceed 7 ½" except when replacing existing shakes.
- Architectural asphalt shingles may be approved for use in areas A,B,C, D and E (all neighborhoods) if they meet the criteria here and if they are determined to be otherwise appropriate for the project being reviewed. The appearance of the shingles, when viewed from the street, shall be similar in exposure, scale, and color to greyish weathered cedar roof shingles with only subtle variation in the color and shading (lightness to darkness) across the shingle courses. Colors resembling new wood shingles, very dark greys, black, or other colors such as green and red will not be approved. Shingle tabs shall be rectangular or nearly so. They should have a low shadow line (if any) similar to wood shingles and shall run in straight courses that don't suggest strong staggered or diagonal patterns.
- IKO Cambridge architectural shingles in the color "Weatherwood" and Malarkey Highlander, Vista and Legacy architectural asphalt shingles in the color "Weathered Wood", available in 2023, were deemed appropriate for use in all neighborhoods and may be approved assuming they are determined to be otherwise appropriate for the project being reviewed.
- Standing seam metal, corrugated metal, tile, slate, and vinyl or rubber membrane systems are not appropriate and will not be allowed.

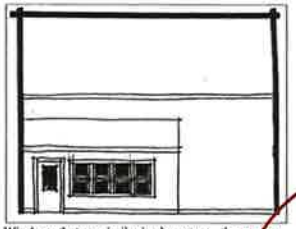
Note: Replacement of roofs on structures built after 1940 ("non-contributing") will be reviewed under this guideline for new construction unless replacing in kind, which does not require review. When replacing only portions of the roof, replace in kind.

N12 – Windows and Doors:

Revised Language 2023

32b

NEW CONSTRUCTION



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.

Page 32 Design Guidelines for Oysterville, Washington

N12: Windows and doors should be similar in scale and proportion to those found on historic residences in Oysterville.

Windows:

- The preferred material for all window frames and sashes is wood within the core area.
- Many historic windows are 3'8" wide and approximately 7' tall.
- Alternative window materials such as fiberglass or aluminum clad may be approved if they closely resemble wood windows used on the historic residences in the district and if they are otherwise appropriate for the project being reviewed. Windows must meet the criteria below.
- Surface finishes must be smooth. Simulated wood grain finishes are not allowed.
- All window sashes should have divisions similar to those seen on the historic residences in the district. Sash insets and the profiles of frames and sashes shall also be similar.
- All windows shall be trimmed with wood or approved alternative materials.
- Windows with muntins shall have both exterior and interior muntins and shall have interior spacers between the glass. Exterior muntins shall be similar in profile to those found on historic residences in the district.
- Exterior removable muntins are not allowed.
- Marvin Ultimate and Elevate window lines and Anderson Series A and E window lines, available in 2023, were found to closely approximate wood windows used on the historic residences and were deemed appropriate for use within the district. Windows from those lines may be approved assuming they meet the above specifications and if they are found to be otherwise appropriate for the project being reviewed.
- Flush-mounted windows are not appropriate and are not allowed.
- Tinted, frosted or mirrored glass is not allowed.
- Vinyl and unpainted metal windows are not allowed.

Doors:

- All doors shall be wood.
- Paneled doors with an upper glass panel are appropriate.
- If doors have windows with muntins, the muntins shall be on both the exterior and the interior with internal spacers between the glass. Exterior muntins shall be similar in profile to those found on windows on the historic residences.
- Exterior removable muntins on doors are not allowed.
- Tinted, frosted or mirrored glass on doors is not allowed.

Note: Replacement of windows and doors on structures built after 1940 ("non-contributing") will be reviewed under this guideline for new construction. Replacement windows should closely match the windows originally installed on the building unless proposing a different design.

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.

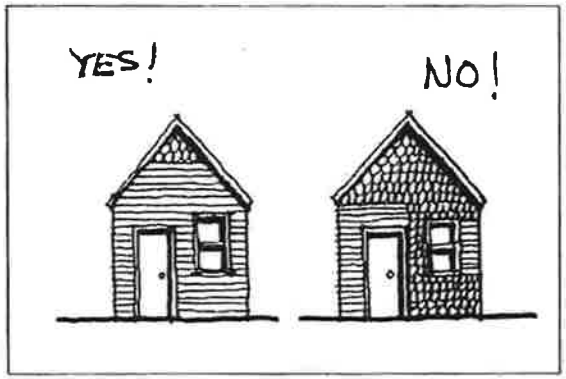
Secondary Structures

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.

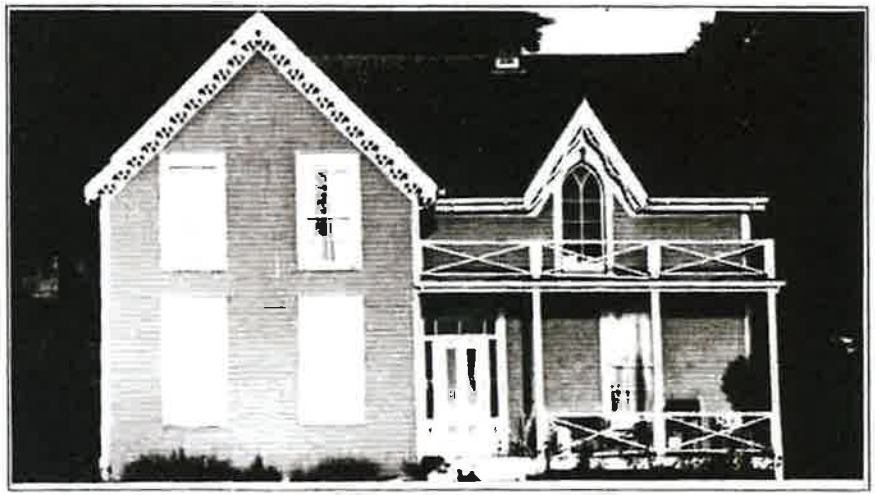
Definitions of relevant terms

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.

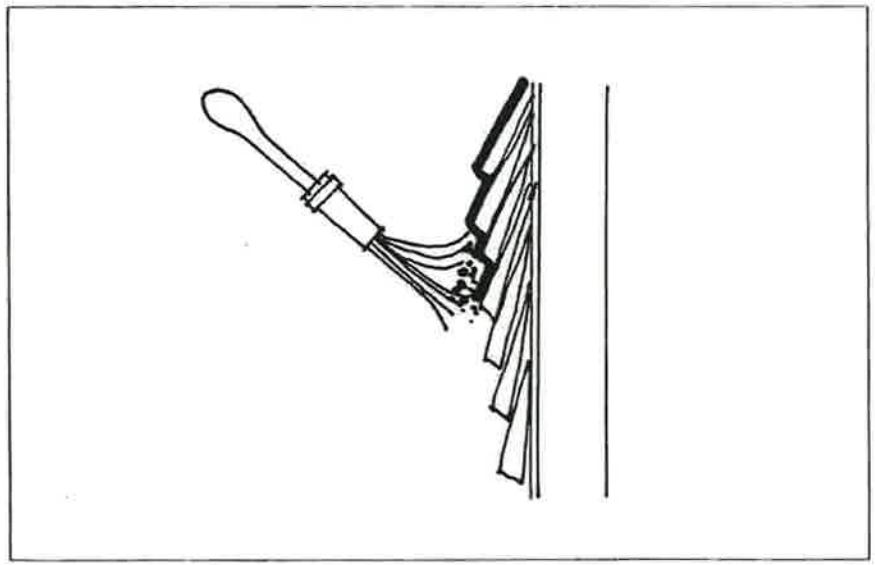
- Renovation projects should maximize their use of the historic building fabric, including exterior features and finishes and structural systems.
- A minimum of 75% of exterior walls should be preserved. (A portion of these may become interior walls if additions are approved.) This guideline is recommended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

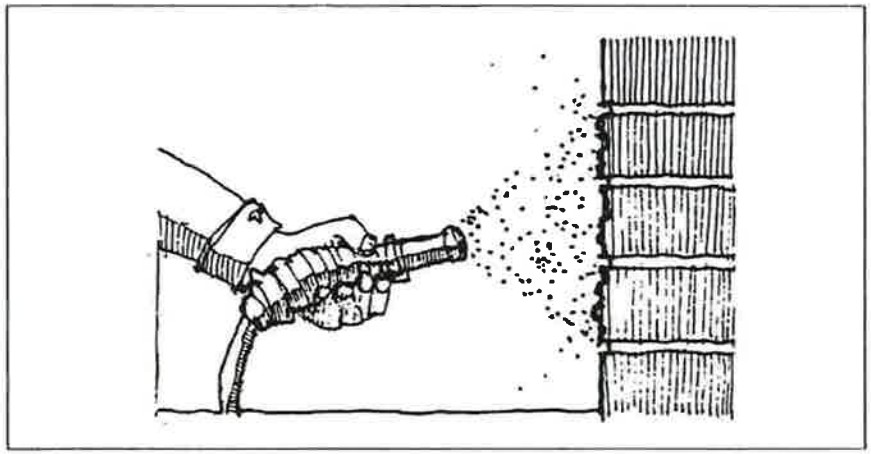
- Distinctive stylistic features or examples of skilled craftsmanship shall be treated with sensitivity.
- Protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal and re-application of paint.

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

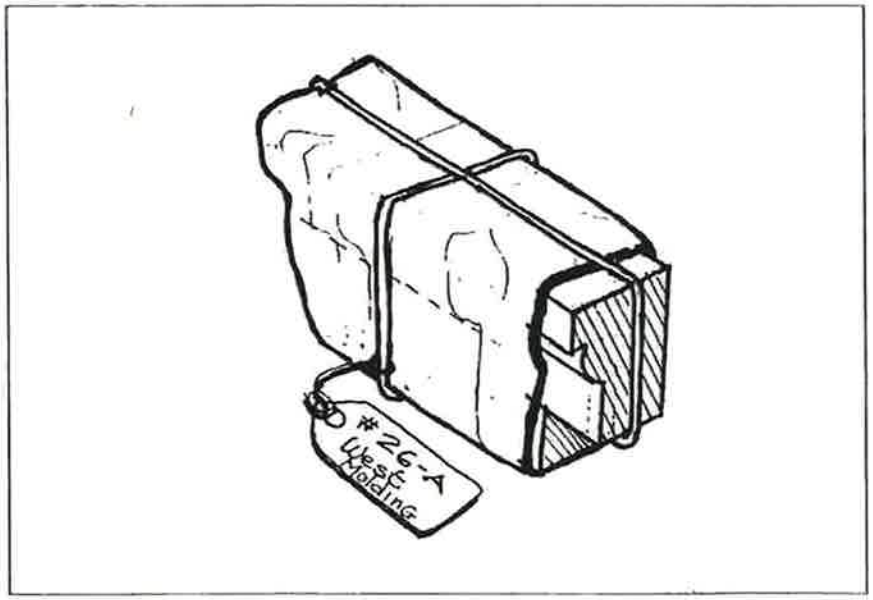
- Preserve original doors, windows, porches in their historic configuration.
- Preserve original facade materials in their historic condition.
- Examples of historically significant architectural features that shall be preserved are porches, turned columns, brackets, and jig-saw ornaments.
- Other significant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

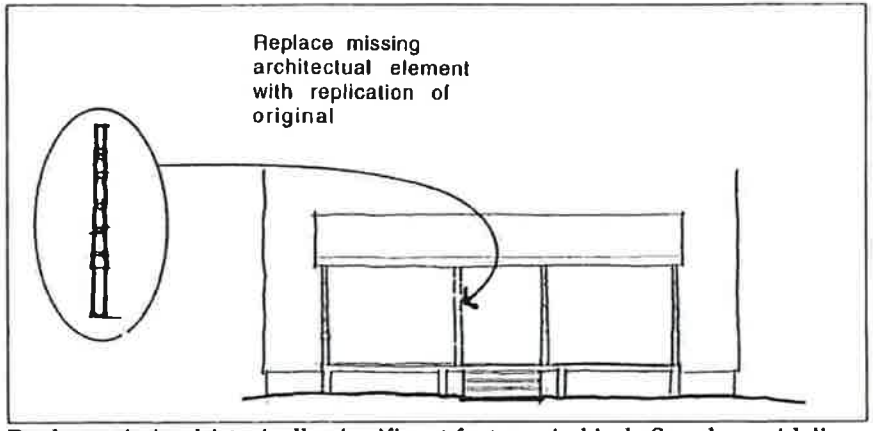
- The design shall be substantiated by physical or pictorial evidence.
- This will avoid creating a misrepresentation of the building's genuine heritage.

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.

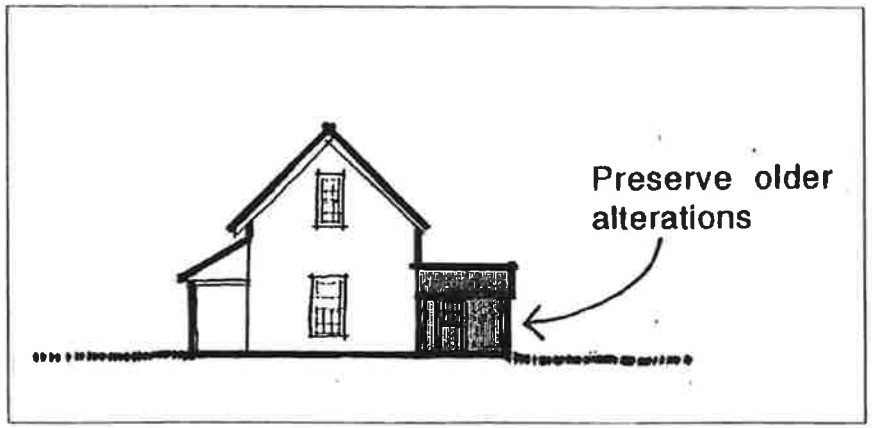
Existing Alterations on Historic Buildings

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.

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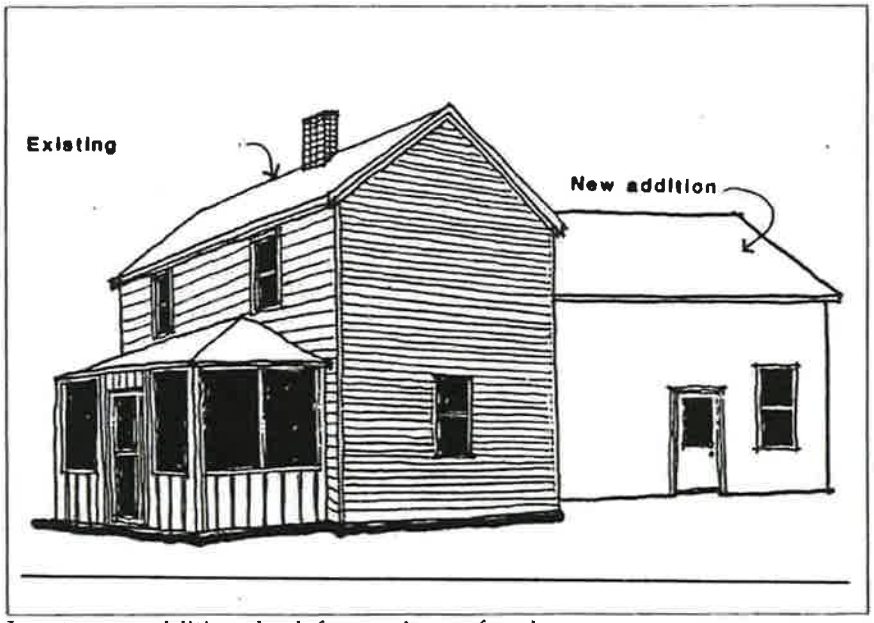

Locate new additions back from primary facades.

REHABILITATION GUIDELINES

R21 - Additions to existing buildings

Revised Language 2023

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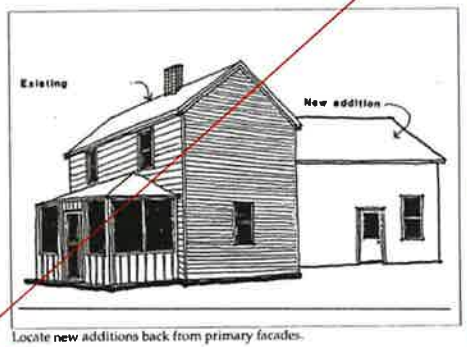
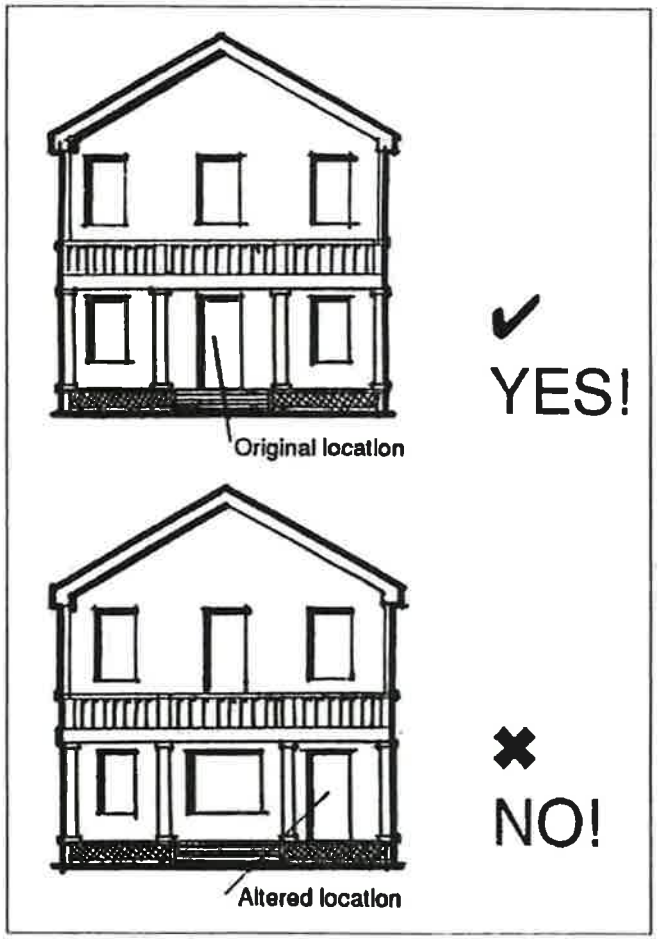


Locate new additions back from primary facades.

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

Windows:

- 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.
- Alternative materials as described in R31, R34 and R38 may be approved if deemed to be otherwise appropriate from the project being review.



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.

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

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 show widespread poor condition, 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 line and form of the structure. 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.)

REVISED 2023

See Following Page

DETAILED REHABILITATION

Roofs – R31

Revised Language 2023

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.

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- Locate solar panels so they are not visible from the street.

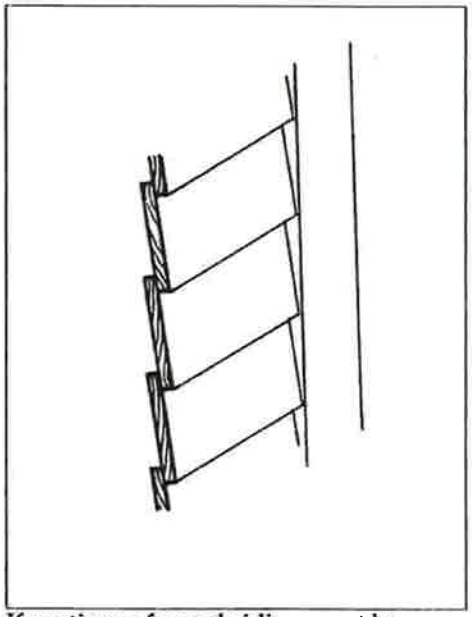
R31. Preserve original roof materials where feasible.

- 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)

R31: Preserve original roof materials where feasible.

- Avoid removing roof material that is in good condition.
- Where wood shingles or shakes survive on contributing structures and only portions need to be replaced, replace in kind to match.
- 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.)
- When roof replacement is necessary, wood shingles are preferred. Wood shakes were not typically used during Oysterville's period of historic significance and are not appropriate except when replacing existing shakes in kind.
- Composite and synthetic materials may be approved if they resemble smooth-sawn wood shingles and have relatively little variation in texture across the exposed surface. Color shall resemble greyish weathered cedar roof shingles. Butt thickness shall be similar to wood shingles and shall be relatively uniform across the courses. Weather exposure shall be 5" - 7½" except when replacing existing shakes.
- Enviroshake composite shakes in "Aged Cedar" and "Silvered Cedar" colors, and EcoStar Seneca composite shakes in "Smoke Grey", "Federal Grey" and "Driftwood" colors available in 2023, were deemed to meet the above criteria and may be approved if determined to be otherwise appropriate for the project being reviewed. Weather exposure shall not exceed 7 ½" except when replacing existing shakes.
- Architectural asphalt shingles may be approved if they meet the criteria here and if they are determined to be otherwise appropriate for the project being reviewed. The appearance of the shingles, when viewed from the street, shall be similar in exposure, scale, and color to greyish weathered cedar roof shingles with only subtle variation in the color and shading (lightness to darkness) across the shingle courses. Colors resembling new wood shingles, very dark greys and blacks, and other colors such as green and red will not be approved. Shingle tabs shall be rectangular or nearly so. They should have a low shadow line (if any) similar to wood shingles and shall run in straight courses that don't suggest strong staggered or diagonal patterns.
- IKO Cambridge architectural shingles in the color "Weatherwood" and Malarkey Highlander, Vista and Legacy architectural asphalt shingles in the color "Weathered Wood", available in 2023, were deemed appropriate for use within the district and may be approved for use on contributing structures assuming they are determined to be otherwise appropriate for the project being reviewed.
- Standing seam metal, corrugated metal, tile, slate, and vinyl or rubber membrane systems are not appropriate and will not be allowed.



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.

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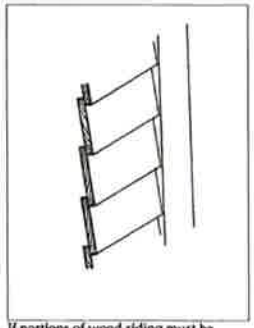
DETAILED REHABILITATION
Siding – R34

Revised Language 2023

REHABILITATION



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- 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.

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

- If siding must be replaced, replace it in kind with matching wood material.
- If replacement in kind is not feasible, smooth-sided cementitious or composite siding materials that closely resemble the texture, dimensions and profile of the wood siding being replaced may be approved if they are determined to be otherwise appropriate for the project being reviewed.
- TruExterior, HardiPlank, and Allura smooth-sided product lines, available in 2023, have been deemed appropriate for use in the district and may be approved if the proposed material closely resembles the texture, dimensions and profile of the siding material being replaced and if they are determined to be otherwise appropriate for the project.
- Materials with highly visible embossed grain are not appropriate and will not be approved.
- Photographic faux wood grain finishes are not acceptable and will not be approved.
- Vinyl, cellular PVC, particle board, aluminum or other metal siding materials are not allowed.

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.

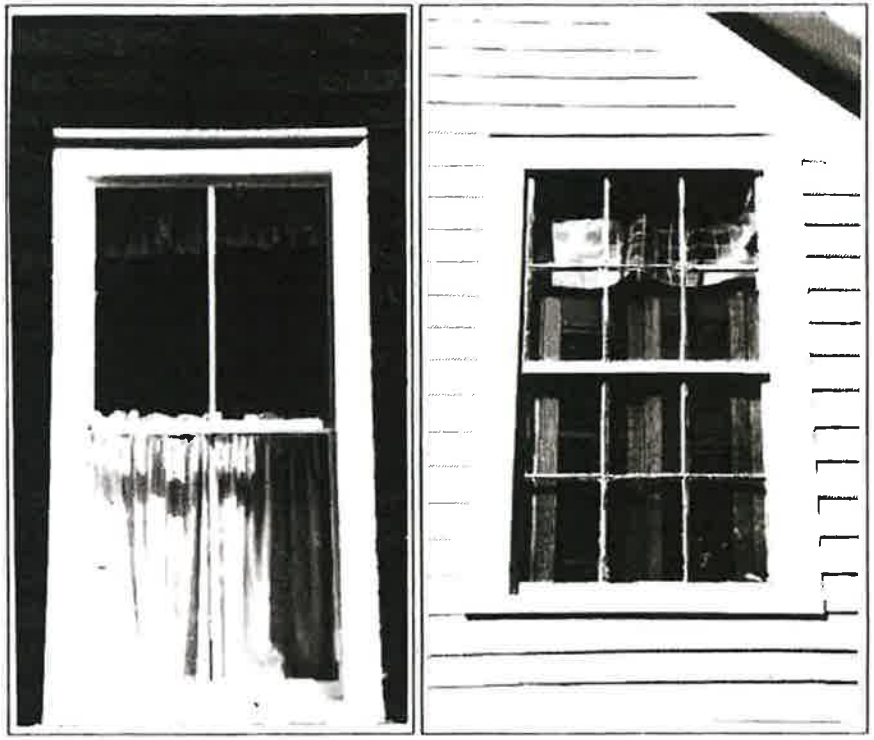
- Repair frames and sashes by patching, splicing, or reinforcing.
- Avoid removal of historic materials.
- If replacement is necessary, replace in kind, to match original. No exposed metal windows are allowed.
- Refer to technical information available at Design Review Board.

REVISED 2023

See Following Page

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)

DETAILED REHABILITATION

Windows - R38

Revised Language 2023

REHABILITATION

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

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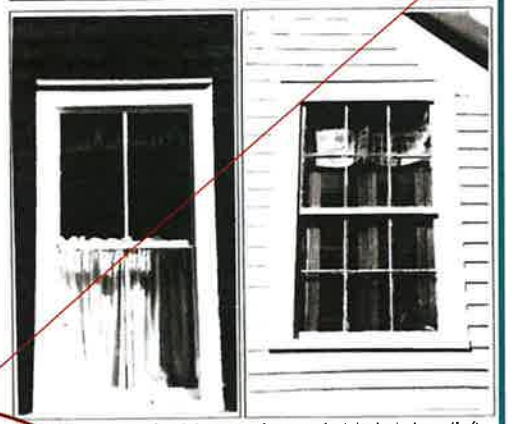


Preserve the functional and decorative features of original windows. (Left: R. H. Espy House; Right: Ned Osborne House, 1873)

R38: Protect historic wood features by painting or staining.

- Protect historic wood features by painting or staining them.
- Repair doors, windows, frames and trim by patching, splicing or reinforcing.
- Avoid removal of historic materials.
- If replacement of windows is necessary, replace in kind to match the size and design of the original windows.
- If not feasible to replace in kind, aluminum clad or fiberglass windows may be approved if they closely resemble the original windows being replaced in terms of sash insets, scale and profiles of frames and sashes, and divisions of glass.
- Surface finishes shall be smooth. Simulated wood grain finishes are not allowed.
- Double-paned windows with muntins shall have both exterior and interior muntins and shall have interior spacers between the glass. Exterior muntins shall be similar in profile to those being replaced.
- Exterior removable grills are not allowed.
- Marvin Ultimate and Elevate window lines and Anderson Series A and E window lines, available in 2023, were deemed appropriate for use in the district and may be approved if found to be otherwise appropriate for the project being reviewed.
- Flush-mounted windows are not appropriate and are not allowed.
- Tinted, frosted, or mirrored glass is not allowed.
- Vinyl and unpainted metal windows are not allowed.

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.

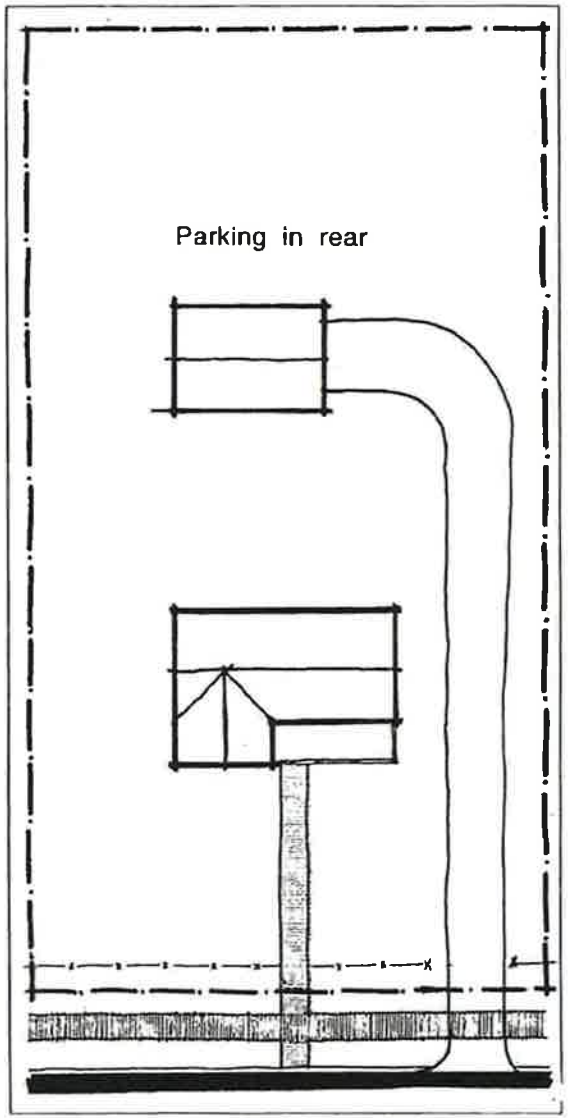
Parking and Driveways

O14. Design automobile parking areas to be visually unobtrusive.

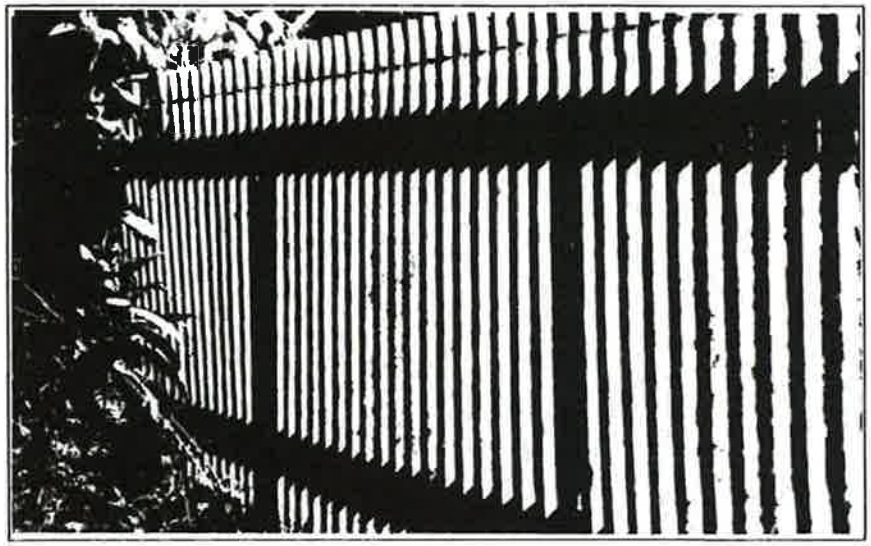
- They also should be set back from the street considerably.
- Locating parking in the rear is preferred.
- Locating parking areas in yards facing the street is inappropriate.
- Where garages are in side yards relatively close to view from the street, they should be sited with doors perpendicular to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

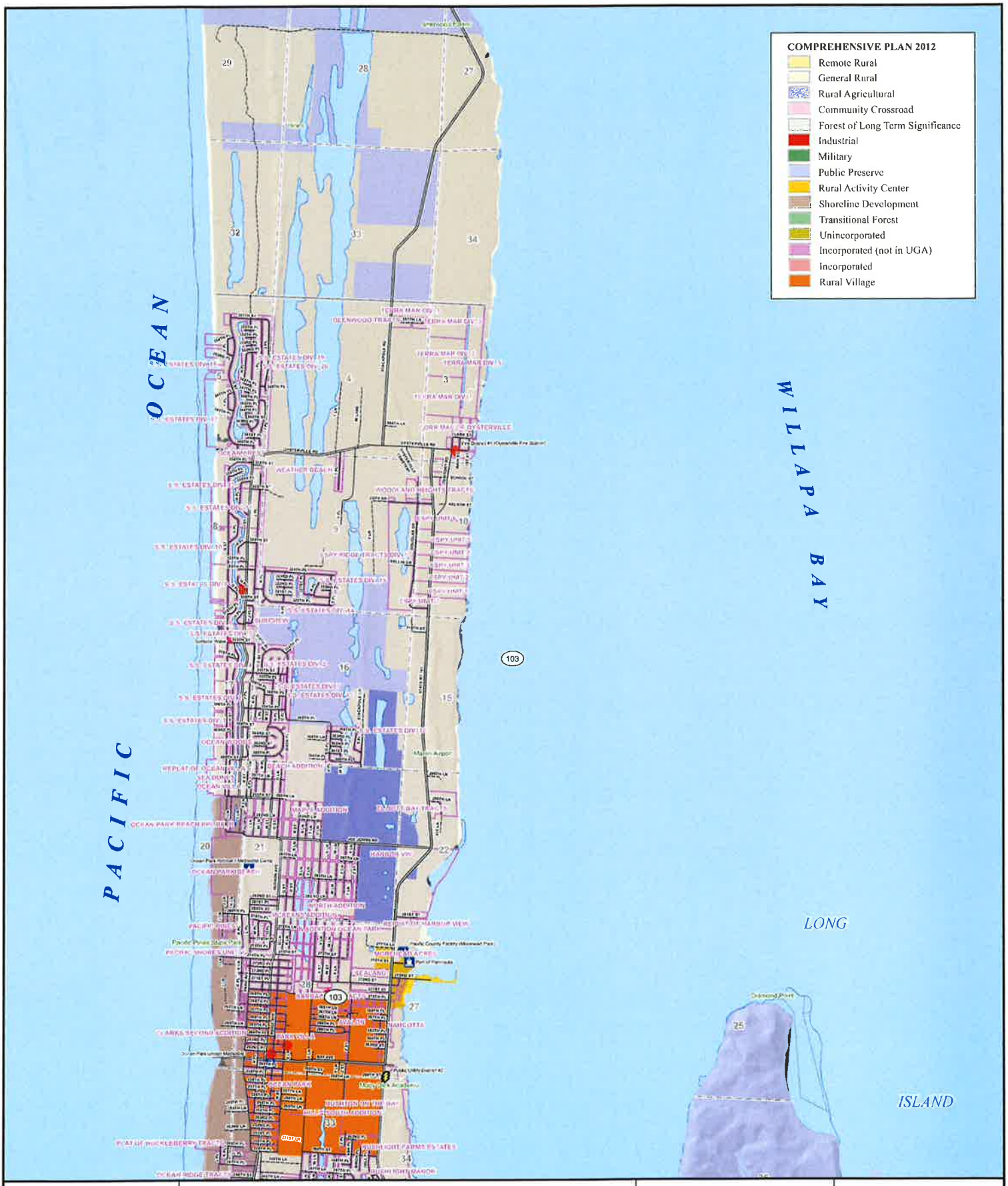


Use of wood picket fences is encouraged.

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.



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.

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
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Roads
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Zoning Map 2017

T. 12 N., R. 11 W.

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);

Pacific County
DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING • ENVIRONMENTAL HEALTH • PLANNING

April 9th, 2024

RE: Oysterville Design Review Application, submitted by Cynthia Hayward

Dear Property Owners:

Included you will find a copy of the Public Notice which will appear in the Chinook Observer on April 10th, 2024. The notice briefly describes an Oysterville Design Review application applied for by Cynthia Hayward. 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 Zane Johnson, Pacific County Department of Community Development, 7013 Sandridge Road Long Beach WA, 98631 in writing by April 23rd, 2024. You may also email me your comments at zjohnson@co.pacific.wa.us.

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

"Pacific County is an Equal Opportunity Employer & Provider"

Hayward Mailing List

Steven Romero & Martha Kilmer

4167 SW Greenleaf Ct.

Portland, OR 97221

Willapa Wild LLC

P.O. Box 1193

Ocean Park, WA 98640

Daniel Driscoll

P.O. Box 565

Oysterville, WA 98641

Donald, Roger & Brian Sheldon

P.O. Box 1039

Ocean Park, WA 98640

Ruth Sheldon

P.O. Box 365

Ocean Park, WA 98640

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 April 8th, 2019 (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.: 7601400600 3

Dated this 9th day of April, 2019

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 Review

I, Zane Johnsen 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 April 8th, 2014 according to Ordinace No. 177. A picture of this posting is attached to this affidavit.

Property Parcel No.: 7601400600 3

Dated this 9th day of April, 2014

Signature of Administrator

Revised 04/07/2015

PUBLIC NOTICE
Oysterville Design Review

PUBLIC NOTICE
Oysterville Design Review

PUBLIC NOTICE
Oysterville Design Review

NOTICE IS HEREBY GIVEN that Cynthia Hayward (owner/applicant) is applying to place a single family residence and detached garage within the Oysterville Historic District. Application No. P2400251, submitted March 27th, 2024 and determined to be technically complete April 4th, 2024. The applicant will be moving the house and garage that is currently located at 33880 Territory Rd. in Oysterville to the property referenced below. Both structures went through the Oysterville Design Review in 2013 and were constructed in 2014. The house currently resides in the Core Area of Oysterville and will be moving to the Shoreline Area, as designated in the Design Guidelines. In order to move the structure, the brick will need to be removed from the chimney and the breezeway will be disassembled. Once the home is moved, these will be placed back on the home and reconstructed to look the same as they did before.

The subject property is located at 3505 Clark St. in Oysterville, Washington. The County Assessor's Parcel number includes 950140000003, located in Section 03, Township 12 North, Range 11 West of W.M.

The Hearings Examiner will hear the following application: P2400251 on April 24th, 2024 via zoom at the following link: https://zoom.us/j/3066184913. You can join the meeting by going to the link or you can call in using the number +12532158782, US (Tacoma) and entering the Meeting ID: 3066184913. 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 the 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, 7013 Sandridge Rd., Long Beach, WA 98631, in writing by April 23rd, 2024 or by testifying at the public hearing. To view the application packet please visit our website at: http://www.co.pacific.wa.us/#/dept/dcd/_notices.htm

Interpreters for people with hearing impairments or taped information for people with visual impairments can be provided at the 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.