

Appendix Chapter O

Design Guidelines for Historic Commercial and Residential Properties

The following information will be used by the Chehalis Historic Commission to review and decide consistency with Chapter 17.33 for reconstruction and/or preservation projects in the historic districts.

[Ord. 819B § 12, 2007.]

DESIGN GUIDELINES FOR HISTORIC COMMERCIAL PROPERTIES

CITY OF CHEHALIS



DESIGN GUIDELINES GOAL:

The goal of these design guidelines is to promote the preservation of the historic resources within the City of Chehalis. These historic resources, buildings, objects and sites have made significant contributions to the city and its citizens. These guidelines, patterned after the National Design Guidelines established by the U.S. Department of the Interior, are administered by the Chehalis Historic Preservation Commission, and will insure that the present historic resources of Chehalis will be maintained for future generations.

WHAT IS A HISTORIC PROPERTY?

The City of Chehalis is a community rich in heritage. Historic Properties are tangible and significant remainders of the past. They are buildings, sites, objects, and districts that maintain historical integrity. Their character defining features reflect the events and people that shaped a community. They are among the city's most valuable and irreplaceable commodities because they contribute to the unique sense of place that is Chehalis.

WHAT IS A HISTORIC DISTRICT?

A Historic District is most often a contiguous grouping of buildings which collectively share a common heritage. Districts can be organized with two or more properties which may share a number of

historic themes. Districts are most often organized geographically - that is they are located together in one area of the city. These properties may have a common history or may share other features, i.e. built by an important person, share in a historic event, or a number of other themes.

WHAT IS HISTORIC PRESERVATION?

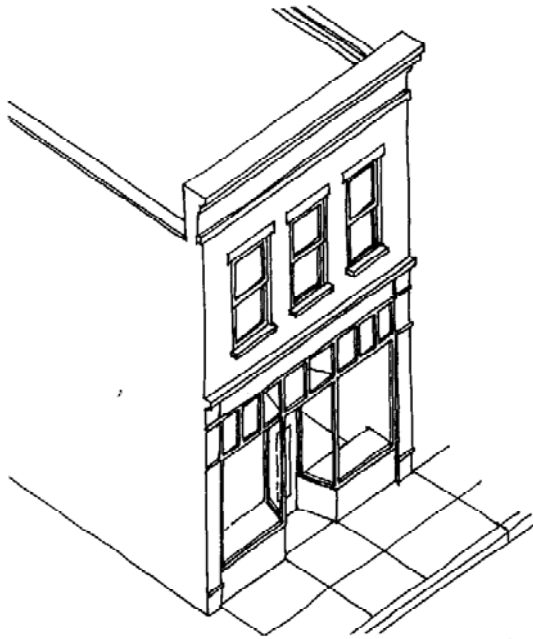
Historic Preservation is the process of preserving significant historic resources. This process includes the management of changes to historic resources, as needed, to permit these properties to remain vital productive elements of the community.

WHAT IS THE CHEHALIS HISTORIC PRESERVATION COMMISSION?

Established in 1986, the Chehalis Historic Preservation Commission is a group of citizens appointed by the Chehalis City Council to administer the Historic Preservation Program in Chehalis. The program provides for the identification and listing of historic properties in the city. The commission routinely reviews alterations and additions to historic properties through the design review process as part of the normal city administration of construction activities. The commission also advises the Chehalis City Council on issues related to the preservation of Chehalis' rich heritage.

ARCHITECTURAL STYLES:

The city of Chehalis has many historic properties which can be best defined in various architectural styles. The style which best characterizes the Central Business District is nineteenth-century commercial, with Classical Revival and Mission Revival supplementing. The buildings are constructed mainly of brick and concrete walls with brick and stone veneers, and occasional cement detailing. The number of stories varies throughout from one to six; building footprints consume from one to four plats.



One unusual aspect of this district is that the buildings fronting on the western side of Market Boulevard also front on the eastern side of Northwest Pacific Avenue, therefore each building has entrances on each street. While most

of the businesses carry through the entire length of the buildings, there are some buildings that are divided to create one business for each street entrance.

COMMERCIAL VERNACULAR - a design representing a broad spectrum of design influences.

ROMANESQUE REVIVAL - massive masonry with round arches, thick walls, entryways and window reveals, conical roofed round towers and asymmetrical facades; mainly seen on public buildings.

The city's central business district has a wide range of commercial buildings. Its most common architectural style is classified as commercial vernacular. This building style is common to many cities in the west. The vernacular commercial building is composed of a facade with a design which includes a business entry, and one or more display windows forming a storefront. The storefront includes a series of transom windows and a signboard above the display windows. The business entry is most often recessed, thereby providing additional exterior display area. Often the building has a second floor, which traditionally would serve as a dwelling for the shop keeper. Many of these second floors serve as professional office space.

Set at the front property line and usually extending to the side property lines, the commercial building establishes the character and rhythm of the street. These features are important to maintain. Alterations to existing buildings and new construction should maintain and reinforce the street's character and rhythm.

STRATEGIES FOR REDEVELOPMENT

The primary redevelopment principle for a historic commercial building is to bring it up to modern standards while maintaining its historic architectural character. The best way to accomplish this task is to simply maintain as much of the original building's fabric as possible, and where features have deteriorated beyond saving, replace those features with in-kind features as closely as possible. There are seven basic principles to follow:

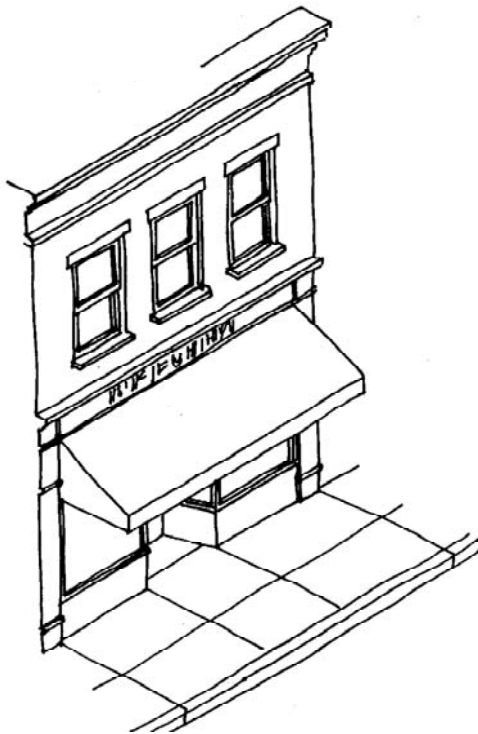
1. Match the building with a compatible use which will alter the building the least.
2. Minimize alterations to historic materials.

3. Repair, rather than replace, architectural features. If replacement is necessary, these should match original in design, construction, color and texture.
4. Replace missing architectural features with an accurate duplication of the original features.
5. Unique features and examples of skilled craftsmanship should be protected and maintained.
6. The original building should not be compromised by modern additions or features.
7. Contemporary designs for new buildings should be compatible with the size, scale, color, material and character of the neighborhood.

MAINTENANCE OF FEATURES

The continuous maintenance of historic buildings is an important part of protecting the owner's investment. Historic buildings require special attention to details. Any maintenance program should recognize the unique character of the building and its features. The most

significant item is the weather tight quality of the exterior. Roofs should be inspected regularly. Copings and flashings are equally important. Exterior walls, doors, windows, and hardware should be inspected annually. Repairs should match the original materials in composition, design, size, and color.



ADDITION OF FEATURES

The details of a building give it much of its character. An old building should appear old but maintained. Hardware, light fixtures, transoms, windows, doors, and other features should be retained and restored rather than altered, discarded or replaced. Colors are very important and should be in keeping with the historic nature of the building. Most paint companies have historic color charts available.

LIGHTING

Exterior lighting of a historic building is one of the most challenging design issues. Historically, exterior lighting was seldom considered, and often the addition of lighting was poorly planned and ineffective. Modern merchandising may require exterior lighting, which should be restricted to a few fixtures concealed behind architecture features, and positioned not to obscure architecture details.

AWNINGS AND CANOPIES

Awnings and canopies have been traditional additions to the facades of older commercial buildings. These additions are a way to extend the retail space into the public right of way. They reduce glare, provide protection from rain and sun, as well as protect the materials of the storefront. Awnings are temporary devices which are constructed with fabric while canopies are more permanent. Awnings obscure the transom windows above the storefront, while canopies utilize the transom as a means to bring more light into the interior of the building. New or replacement awnings and canopies should reflect the design of the storefront, and not obscure the details of the building. **They should be designed with materials which respect the building's historic past.**

SIGNAGE

The commercial value of good signage is well recognized. Beyond compliance with the city sign ordinance, and other special historic district restrictions, signs should be compatible with the character of the building. Signs should not conflict with the architecture, nor should they obscure the building's details. Signage which works with the building's design and compliments the architecture will contribute to the overall presentation of the building and its business. Old sign designs and historic photographs of early signs can give helpful information for the design of new signs. Complex, projecting and lighted signs should be avoided as inappropriate.

ADDITIONAL CHANGES

The needs of the modern commercial space may require features or equipment which is not compatible with the historic building's design. Mechanical equipment should not be seen from the street. Roof top units should be located away from the buildings copings and may need additional screening. It is important to not let modern equipment detract from the character of the historic building

NEW CONSTRUCTION



The design of new commercial buildings within an established commercial district requires a sensitive response to the neighborhood buildings and the patterns of urban activities. New buildings must serve the needs of the owner while reinforcing these various urban patterns. The preservation community realizes the need to sustain growth in the commercial areas of Chehalis and supports construction of new commercial buildings.

The traditional commercial buildings in Chehalis are set at the property line, with the storefront and its display windows oriented to the pedestrian sidewalk and the street beyond. The repetitive series of storefronts reinforces the urban street. A building set back from the street interrupts the rhythm and disturbs the continuity of the street and sidewalk area.

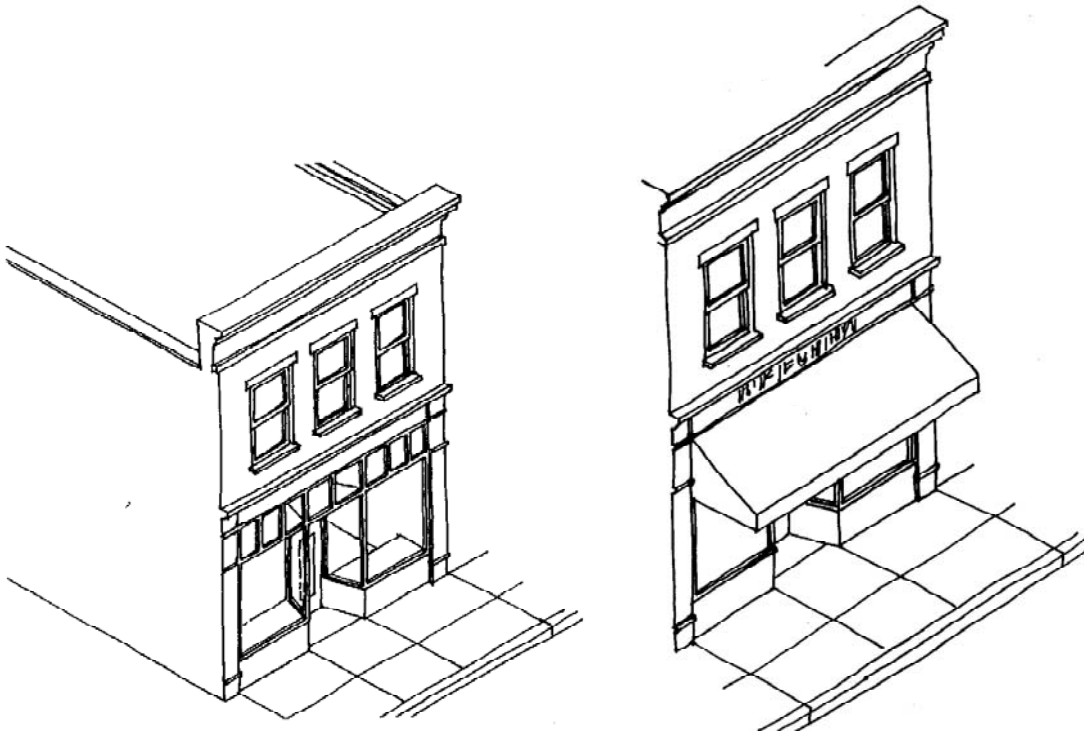
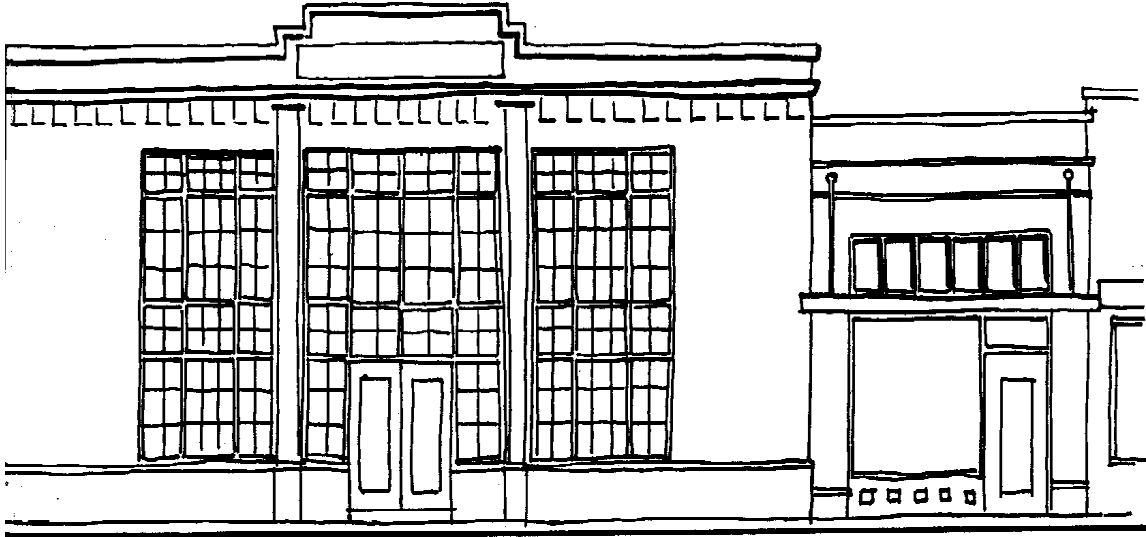
NEED ADDITIONAL INFORMATION?

If you are in need of additional information, technical assistance or application procedures, you can contact the Chehalis Historic Preservation Commission by contacting the City of Chehalis, Department of Community Development at 360-748-0271. Further information on issues related to the Preservation of Historic properties may be obtained by contacting the following:

The Washington Office of Archaeology and Historic Preservation,
111 21st Avenue Southwest
P.O. Box 48343
Olympia, Washington 985~8340

For Further involvement in historic preservation, you should contact:

The Washington Trust for Historic Preservation
204 First Avenue South
Seattle, Washington 98104





DESIGN GUIDELINES FOR HISTORIC RESIDENTIAL PROPERTIES

CITY OF CHEHALIS



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ARCHITECTURAL STYLES

The City of Chehalis has many historic properties which can be defined in various architectural styles. These architectural styles are extraordinary examples of quality architecture within Chehalis, and have been identified as important to the heritage of Chehalis. A survey of architectural styles in Chehalis has identified the following styles:

GREEK REVIVAL - with its classical influences.

COLONIAL REVIVAL - with the details of Colonial America.

QUEEN ANNE - the flamboyant designs of Victorian American.

TUDOR REVIVAL - with references to English Country houses.

ART MODERNE - inspiration of uncluttered modern design.

CRAFTSMAN - design with its Arts and Crafts era influence.

BUNGALOW - a cottage design popular in the 1930's.

VERNACULAR RESIDENTIAL - a design which represents a broad spectrum of designs and design influences.

The character of Chehalis historic neighborhoods is formed by common features shared by the individual older homes. Their relationship to the street with their porches and fenced yards establishes a rhythm of the street and forms the character of the neighborhood.

The detached garage is an important feature and should be maintained. An attached garage or carport would require careful design to maintain the integrity of the home.

MAINTAINING THE HISTORIC HOME

The continuous maintenance of historic buildings is an important part of protecting the owner's investment. Historic buildings require special attention to details. Any maintenance program should recognize the unique character of the building and its features. The most significant item is the weather tight quality of the exterior. Roofs should be inspected twice yearly. Copings and flashings are equally important. Exterior walls, doors and windows as well as hardware should be inspected annually. Repairs should match the original materials in composition, design, size, and color.

MATERIALS & DETAILS

Porches

The front porch of a historic house is an important feature, providing a threshold to the interior and serving as a viewing platform to the street. Porches are composed of decorative elements, including railings and columns, which should be kept and maintained. The form of the columns may be round in the Classical Revival style, turned Victorian posts, or tapered columns of the Arts and Crafts era. Lost porches should be reconstructed from the original design with materials which reflect the original elements. Replacement columns and railings, which have no historic relationship to the house, diminish the historic character of the building.

Doorways

Each architectural style has features which help define it. Doors, especially the front door, serve as a significant statement of a building's architectural style. It is important to maintain the original door. **A replacement door should match the original design in composition and material.**

Windows

Like doors, windows are a major character defining feature of a building and a major contributor to its architectural style. If window replacement is necessary, the new window should duplicate the original in form, material, and size.

Roofs

Most historic houses were designed for cedar shingle roofs. Composition shingles are a compatible alternative and provide important features such as durability, weather tightness, and resistance to fire. Except for Mission Style houses, clay tile roofs should be avoided. Metal roofs and concrete tiles are also inappropriate. The addition of skylights and roof windows is inappropriate in historic houses; while dormers are appropriate.

Details

Much of the architectural style is reflected in the details. These details provide the unique character of the house and should be kept and maintained.

ALTERATIONS AND ADDITIONS

When making changes to a historic building it is important to maintain the integrity of its historic form and features. Integrity is that quality in a building which ties it directly to its past. Modern lifestyles sometimes require houses to change to accommodate new activities. The Chehalis Historic Preservation Commission recognizes the need for buildings to accommodate new activities. A successful alteration or addition can be measured by how well the change meets the needs of the owner while maintaining the integrity of the historic home.

Decks

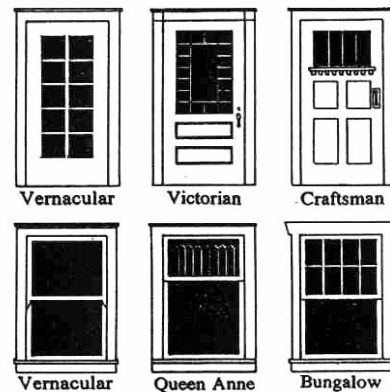
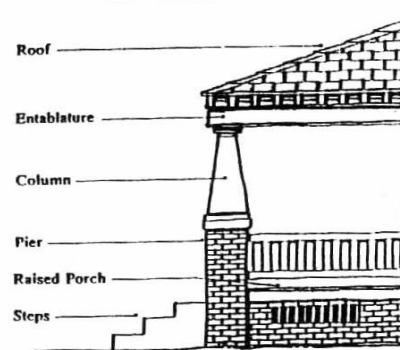
Decks are a frequent addition to older homes and require sensitivity to the architectural style of the house. A railing design which reflects the older house would be more appropriate than a modern design. Decks should not be located on the primary facade of the house, but placed to the side or rear of the building.

Colors

Original colors are often the most appropriate for an older house. However, because colors are very subjective, other colors may need to be considered. In developing a color palette, consider the original colors as one of the options. Also limit the palette to a few colors. Most paint companies have historic color charts available.

Other Features

The older house may have other features which contribute to its architectural style. It is important to maintain these features, and not introduce new features which reflect another architectural style.



NEW CONSTRUCTION

The most challenging design issue within historic neighborhoods is that of new construction. The new houses need to "fit" with the neighborhood pattern. The preservation community realizes the need to sustain growth in all parts of the city, and supports construction of in-fill housing within older neighborhoods.

Height

Compatible

Relate the height of new construction to adjacent structures. In general, new buildings should be an average of the height of surrounding, contributing buildings in the area.

Not Compatible

Avoid new buildings that are considerably taller or shorter than the older buildings in the neighborhood.

Scale

Compatible

Maintain the size and proportion in new building elements to reflect those of its neighbors.

Not Compatible

Disrupting the scale and rhythm of the block with oversized or under-detailed elements violates the integrity of the street.

Massing

Compatible

Breaking up the forms into smaller, varied masses is common to historic buildings.

Not Compatible

Single, monolithic forms are intrusive when placed on a street with varied massing and detailed facades.

The goal for a newly constructed house in an older neighborhood is for the new residents to enjoy the benefits that older neighborhood offers. Its major benefit is its neighborhood character. A new house should look to its neighbors for inspiration and compatibility. Issues of height, scale, and massing are important design issues for a new house. Its relationship to the street and its neighbors is important in the placement of a new home.



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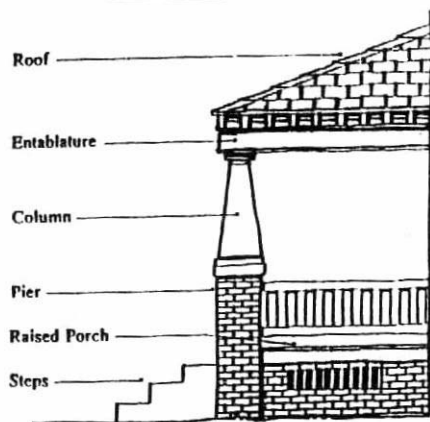
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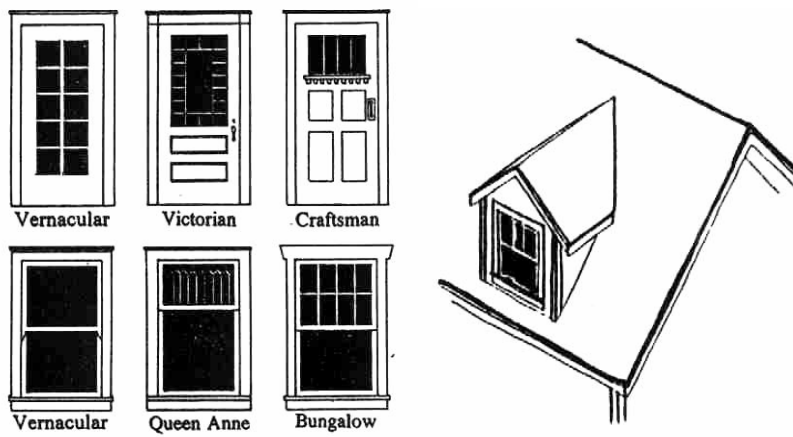


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