

A Quick Guide to Design Review in the Central Whidbey Historic District

Each of the topics below has application to both new construction and work on historic buildings. At the end of each topic in the Quick Guide you will find the page number of the relevant guidelines on the subject. In some cases there may be more than one applicable guideline and, therefore, more than one page number.

Accessibility

Alterations related to accessibility should minimize damage to the historic building, while also complying with the Americans with Disabilities Act (ADA). When possible, ADA alterations should be made on the least prominent side of a historic building. **(See page 24.)**

Accessory Structures

Historic accessory structures, such as garages and sheds, should be preserved when possible. New accessory structures should be designed to be compatible with the historic setting of the building and site. **(See page 49.)**

Additions

Design new additions such that the early character of a historic building is maintained. New additions should be located back from the primary facade in order to preserve the original proportions and character of the historic facade facing the street. Additional stories or elements that heighten the structure should be avoided. When such additions are necessary, they should be in harmony with the building, adjacent surroundings, and the streetscape. Older additions that have taken on significance over the years also should be considered for preservation. **(See page 27.)**

Architectural Details

Preserve architectural details that define a historic building's distinct visual character whenever possible. If architectural details are damaged beyond repair, their replacement, matching the original detailing is recommended. **(See page 18.)**

Building Materials

In the Reserve, wood siding was typical. On historic buildings preserve materials in place whenever possible. When the material is damaged, then limited replacement, matching the original, should be considered. Fiber-cement siding products, such as Hardiplank® or other such materials, have been used successfully in combining low maintenance with authentic appearance. **(See page 19.)**

Color

The varied landscapes of the Reserve call for varied approaches to color. While color choice is a personal decision of the property owner, consider a color scheme that complements the historic character of the building and setting. In more developed areas such as Coupeville, consider how the proposed colors complement the streetscape including any adjacent historic building. In rural areas outside Coupeville, use colors that blend the building with its setting. For historic buildings, consider using colors to enhance the architectural features of the building. **(See page 51.)**

Doors

Preserve historic doors and their distinct materials and placement. For additions to historic buildings, a new door should be in character with the historic building. **(See page 23.)**

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Landscapes and Site Preparation

Preserve the natural character of wooded areas. Vacant parcels should not be cleared or graded without an approved site development plan or building permit. Minimize grading to reduce development impacts and make buildings subordinate to the landscape. *(See page 32.)*

Ordinary Repair and Maintenance

Nothing in the Guidelines prevents the ordinary maintenance or repair of any exterior feature of any building, so long as such maintenance or repair does not involve a change in exterior design, material, or appearance, or use a technique that is contrary to these guidelines. Ordinary repair or maintenance activities are required to comply with the Guidelines but do not require a Certificate of Appropriateness.

The purpose of ordinary repair or maintenance is to correct any deterioration or decay of or damage to the building and to restore the building, as nearly as may be practicable, to the condition prior to the occurrence of such deterioration, decay, or damage.

Mechanical Equipment and Service Areas

Locate or screen mechanical equipment and service areas so that they are not visually obtrusive. These areas should either be screened from view or not located in view from the street. The primary facade of an historic building should be protected. *(See page 60.)*

New Construction

Designing a new building to fit within the Reserve requires careful thought. Creative solutions that are compatible with the historic character of the setting are strongly encouraged, while designs that seek to contrast with the existing setting simply for the sake of being different are discouraged. This will help protect the varied character of the Reserve, while also allowing new, compatible design.

Rather than imitating older buildings, a new design should relate to the fundamental characteristics of the Reserve while also conveying the stylistic trends of today. The design guidelines encourage new buildings that can be distinguished as being of their own time. *(See page 39.)*

Porches

Retain porches on historic buildings. If the original porch is missing or an enclosed porch, consider replacement or rehabilitation to match the original style of the building. For new homes, porches on the front facade of a home are preferred. *(See page 23.)*

Replacement In-Kind

Replacement in Kind is a higher level of building maintenance that involves replacement of a feature versus repair of the feature. New features (e.g., siding, roofing, windows, or trim) which have the same material, appearance, and color as the original feature are allowed when consistent with the applicable Guidelines. For siding, windows, and roofing the new material must reasonably match the design, profile, material, and general appearance of the original and meet the Guidelines. Avoid combining features that did not historically coexist. For historic buildings, replacement in kind does require a Certificate of Appropriateness issued by the planning official, following consultation with the Reserve Committee. *(See page 18.)*

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Roofs

Preserve the roof form on historic buildings. The roof form of an addition to a historic building should be compatible with the roof form of the primary structure in terms of pitch and orientation. Additions such as dormers should be compatible with the style of the building. ***(See page 22.)***

Windows

Distinct window designs define many historic building styles. Preserve the size, style, materials, and location of windows on historic buildings. New and replacement windows should preferably be of wood, if that is the existing material. If that is not possible, the new window sash should closely resemble the original in profile, configuration, dimensions, and color.

Install storm windows on the interior, when possible. For storm windows installed on the exterior, match the sash design of the original windows. Match the color of the storm window sash with the color of the window frame. (See page 20.)