Stillwater Conservation District Design Guidelines









February 20, 2006

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Introduction

Stillwater, the "birthplace of Minnesota", is a historic town with a rich and varied character and architectural heritage. Influenced by its presence on the St. Croix River and its unique topography, Stillwater's neighborhoods and streetscapes showcase a range of residential architectural styles. Much of the architecture that makes Stillwater unique was developed in the prosperous Lumber Period of the late 1800's, ranging from modest worker's houses to elaborate 19th century "lumber baron" mansions.

Conservation District

A Residential Conservation District has been established to help protect and preserve the unique character of Stillwater's residential neighborhoods, by regulating and providing Design Guidelines for new infill development within the District. Its purpose is to conserve the traditional neighborhood fabric, guide future infill development within the district, and discourage unnecessary demolition of structures that contribute to the district's historic character. A Conservation District helps preserve local character, neighborhood pride, and property values. It also helps promote and sustain a diverse and affordable range of homes, and the general economic vitality of the area.

In the Conservation District, new construction projects are reviewed using standards that emphasize compatible development in terms of size, massing, and relationship to the larger neighborhood context, and to a lesser extent, specific architectural features.

Design Review Purpose

The purpose of the Design Review is:

- Establish a method by which those involved or affected by new residential construction in the District can work together to preserve that which makes Stillwater's neighborhoods unique.
- Provide guidelines to help educate and inform the public about key issues regarding history, neighborhood and design context in new infill development.
- Promote "Good Neighbor" considerations for new infill projects regarding design relationships and privacy of adjacent properties.

See Appendix for more detailed map.

Design Guidelines Purpose

These Design Guidelines serve as a common reference for all those involved in the process of new construction in the District:

- Property Owners, Neighbors and Residents
- Architects, Designers and Builders
- City Staff, Heritage Preservation Commission and City Council members

The guidelines are intended to serve as a framework to guide the design process, while allowing for individuality and creativity in architectural design.

Stillwater Conservation District Area Background and History

The area included in the Stillwater Conservation District was built between 1843, when the first lumber sawmill was constructed, and 1914 when the last log floated down the St. Croix River. During this era (1843-1914) Stillwater was a typical large nineteenth century lumbering community - a place where logs were shipped and lumber was cut to build cities as distant as St. Louis. The Conservation District is a unique, pedestrian-oriented area with porches, mature landscapes, sidewalks and boulevards, built before the age of the automobile. The Conservation District is intended to conserve the character of these older, nineteenth century residential structures and historic neighborhoods.

In the first three decades of Stillwater's existence, most of the building took place downtown; in "the original bowl" as it was called. However, during that time, the more affluent built their homes on the hillsides surrounding downtown—above the fray. The remainder of the old city was built in the 1880's and 1890's when the national economy and the lumber business was good. Although the neighborhoods have a range of residence sizes, there is a preponderance of smaller houses (many since added onto) that served working and middle-class residents. While people think of Stillwater in terms of its "lumber baron mansions," the smaller vernacular houses deserve equal attention in evaluating new construction design.

Original Stillwater Neighborhoods:

- **North Hill** bounded by Downtown on the east and south; by Laurel Street on the north; by Fifth Street on the west.
- **South Hill** bounded by Downtown on the north and east; by Willard Street on the south; by Fourth Street on the west.
- **West Hill** bounded by Downtown on the east; by Sixth Street on the west; by Myrtle Street on the north; by Pine Street on the south.

Within the Conservation District, there are a few neighborhoods which merit particular consideration:

Pine Street

In the late nineteenth century, Pine Street was considered the finest address in the city. Today it likely has the best concentration of large well-preserved homes of any street in the city. Infill on Pine Street should be subject to particular care.

Holcombe's Additions

Located between Greeley Street and Holcombe Street; between Willard Street and Hancock Street, is the oldest residential area of the city outside of Downtown. Typical of the 1850's and '60's, most of the homes were small, and many of them have since been replaced with newer housing. Infill housing, particularly those adjacent to the older houses, deserve special attention and care.

Dutchtown

Dutchtown, or Charlottenburg, was a isolated community for much of the nineteenth century built around the Schulenburg & Boeckeler Lumber Company. It was the classic "company town" with almost all small houses of two and three rooms, for laborers at the mill. Today most of the houses have been replaced or enlarged, while the narrow streetscape still recalls its history. In the design of new construction, the historical antecedents of this area should be considered.

Design Review Process

Design Review Public Hearings are conducted by the City of Stillwater's Heritage Preservation Commission (HPC). The seven member HPC is appointed by City Council, and meets on the first Monday of every month. The HPC members are chosen for their interest and expertise in historic preservation.

Projects Subject to Design Review

Infill new construction in Stillwater's Conservation District requires Design Review. Infill projects are new residential or commercial structures built on undeveloped lots or previously occupied lots (where an existing structure exists and would be demolished), within the district. The HPC uses the Design Review Guidelines presented here to review proposals.

Additions and alterations to existing buildings are not subject to design review. However, it is suggested that the design guidelines presented here also be used as a guide in the design of additions and alterations, given the impact such renovations may have on adjacent residences, the streetscape and the neighborhood .

Note that all development in the Conservation District is subject to City Zoning Regulations for the site. Zoning for Conservation District sites is Single Family Resident RA, Duplex Resident RB or General Commercial CA.(The Downtown is reviewed by the HPC using Downtown Design Guidlines.)

Design Review Considerations

Key elements of Design Review are:

- Massing, scale and roof forms
- Design character in relationship to neighborhood, street, and adjacent houses
- Siting and existing natural features
- Details, Color, Materials, Landscaping

The goal of the guidelines is to help infill projects become a "good neighbor" by enhancing the unique character of the neighborhoods, the visual harmony of the streetscape, and the prevailing patterns of neighborhood houses.

Design Review Process

1. **Initial Review Meeting:** Applicant meets with City Planning Staff. The goals and intent of the Design Review process will be explained, along with the guidelines, application requirements and schedule.

2. **Applicant Submission:** Applicant submits completed Application and Design Checklist. The checklist indicates how the proposed infill development will relate to adjacent neighbors' houses, the streetscape and the neighborhood (this form is included in the Appendix of this book).

   Required scaled drawings include:

- Site Plan: include location of proposed building(s) on property, lot area; indicate impervious surface, property lines, street/sidewalk location and approximate location of adjacent structures. Indicate proposed outdoor deck/patio and landscaping features.
- Building Plan: dimensions, first floor area square footage.
- Building Elevations: indicate building height, windows, materials, and color on all elevations. Indicate proposed exterior lighting.
- Photographs of site and streetscape.
- Regular Planning Department Development Application Form

The design application should be submitted according to current deadline and meeting schedule, which can be obtained from the Planning Department.

3. **Planning Staff Reviews Project and Prepares Report:** This report will be sent to applicant and the HPC.

4. **HPC Design Review and Public Hearing:** The HPC shall hold a public hearing on all infill design review applications. The public will be notified in the local paper and notice sent to property owners within 350 feet of the site. At the meeting, the applicant will present the proposed infill; after discussion and public input, the HPC will either approve, approve with conditions, or disapprove the proposed design.

5. **Approval:** When the application is approved, a Design Permit will be issued by the Planning Staff to the applicant, and Building Department.

6. **Appeal:** The applicant, if not satisfied with the HPC action, may, within 10 days, revise and resubmit the application to the HPC or appeal the decision to City Council.

7. **Building Permit:** Once approved, the plans may be completed and submitted to Building Officials for Building Permit review. At this point the plans will also be reviewed for Design Permit compliance by the Planning Staff.

8. **Enforcement:** The Community Development Department will monitor compliance with Design Permit approval. Violations are enforced in accordance with City's Zoning Ordinances.

Design Review Goals and Intent

In summary, the Design Guidelines and Design Review Process should not be overly restrictive or burdensome to the applicant. The guidelines are intended to provide a flexible framework of design considerations that can help educate and guide the infill of our unique existing neighborhoods with new structures.

This process cannot guarantee good design, but ideally will prevent infill that is insensitive, incongruous or detrimental to the nearby homes and the neighborhood.

Applicants are encouraged to consider the impact of new infill construction and what it means to be a "good neighbor" to adjacent houses, the established streetscape, and the overall neighborhood character.

Design Review Process Summary

1. **Initial Review Meeting with City Staff**
2. **Complete Application and Design Checklist*; submit with drawings according to current schedule**
3. **Planning Staff review and report to HPC**
4. **HPC Design Review and Public Hearing: Approval, approval with conditions, or disapproval**
5. **If approved, Staff will issue Design Permit**
6. **Submit for Building Permit**
7. **If dissatisfied with HPC action, revise and resubmit, or appeal to City Council**

*See Appendix for Application and Design Checklist.

Stillwater Architectural Styles

1879 Panoramic View of Stillwater - courtesy of Empson Archives

Early History

The general layout and plan of Stillwater was based on models evolving since the platting of the first towns of New England. The original plat of rectilinear streets and blocks organized residential and commercial development roughly parallel to the St Croix River. Later additions to this central downtown area were laid out according to standard north/south survey lines, resulting in a shift of the grid of city blocks. Small lot sizes allowed dense development of residential and commercial uses, with larger buildings required to occupy multiple lots.

Stillwater's numerous ravines and steep hillsides created breaks and discontinuity in the grid, opening valuable green spaces, views, and overlooks. Often, prominent bluffline sites became the building locations for the city's most notable civic structures and residences. Locally milled white pine framed and sheathed the buildings, and locally quarried limestone formed most of their foundations.

Architectural Styles

Many of the first structures built in Stillwater were vernacular workers' houses, designed and built by local carpenters. Labor was cheap, but materials expensive, so the houses were often small, 1-1/2 stories, with gabled, wood shingled roofs. Most original houses were simple rectangles, but soon porches and other additions were made to increase living space, forming the familiar "L" shaped plans that we see today.

With the use of architectural pattern books, more sophisticated styles popular in other parts of the country became common in Stillwater. Greek Revival, Italianate and Gothic Revival were among the first to take root in the 1850's-1880's, followed by the popular "Victorian" styles in the 1880's-1900's, including Second Empire, Stick Style, and Queen Anne.

The following pages introduce and briefly describe several of the most common styles seen in Stillwater.

Greek Revival (1845-1880)

The Greek Revival style emulates the Greek Temple with proportion and formal arrangement. It was popular with both public and domestic architecture in the mid-nineteenth century. The designs of the Greek Revival could be very simple or complex depending on the level of articulation. Most in Stillwater were detailed simply.

Characteristics may include:

- Primary low-pitched gable roof with returns at the eaves
- Square or rectangular plan
- Single or 1-1/2 story massing
- Prominent, proportional columns and pilasters
- Secondary (flat) roofs over porches; portico at entry
- Entry door with sidelights and narrow transom
- Simple, flat trim at corners and frieze board beneath eaves
- Evenly spaced windows

19th Century Vernacular (1845-1910)

Vernacular Houses of the 19th century are numerous in the district, modestly sized, and of simple construction. They may have been designed by carpenters or by the owners themselves, and built with locally milled and manufactured products. These houses originally had minimal ornamentation and often have very simple plans and elevations. Local examples are often 1-1/2 stories.

Characteristics may include:

- Front gable or side gable
- Rectangular or L-shaped plans
- Close proximity to neighboring houses
- Lap siding
- Minimal ornament – of standard millwork (turned or stamped)
- Standing seam steel roof material or wood shingles
- Receding or minimal additions at rear
- 2 over 2 double-hung windows, vertically proportioned
- Chimney in center between rooms

Italianate (1850-1885)

The Italianate style was commonly built in Midwestern cities in the mid to late 19th century. Often these houses are two or three stories. Italianate houses follow a more casual interpretation of ideas that influenced the formal Italian renaissance houses of Europe. Much effort was given to the decorative elements, especially at window & door openings and eave details.

Characteristics may include:

- Low pitched hip (often truncated) roof
- A square plan
- Full two story massing
- Symmetrical arrangement of windows and entry
- A porch roof carried by square posts (with chamfered corners), which rest on low pedestals.
- Single or paired brackets at eaves
- Decorated cornice line
- Elaborate window and door trim

Queen Anne (1880-1910)

The Queen Anne style became popular toward the end of the 19th century and continued into the first decade of the 20th century. Pattern books, mail-order plans, manufacturing, mass production and distribution were popularizing the notion of architectural style. Manufactured products, doors, windows, and spindles, were used in a more decorative manner. Decorative patterns of masonry and wood siding materials are also common in the Queen Anne style.

Characteristics may include:

- Multiple steeply pitched roofs
- Asymmetrical plans and facades
- Porches with lathe-turned and sawn trim
- Numerous ornamental elements
- Variety of window shapes and sizes
- Textured wall surface treatment
- Extended, decorated upper gables
- Patterned masonry chimneys

Gothic Revival (1840-1890)
Steeply pitched central gable or pairs of small gables, Dormers as extension of walls, pointed or arched windows, vertically enhanced proportions.

American Foursquare (1900-1930) -
Typically 2 or 2-1/2 stories, relatively square plans, regular façade, low pitched hipped roofs, with hipped dormers, full-length front porch with square columns.

French Second Empire (1850-1885)
Mansart roof (straight, flared, concave, or convex), Molding/trim at the break line between roof planes, scrolls at sill of window trim, Italianate cornice, brackets, and eave details.

East Lake-Stick Style (1870-1890)
Steep roof pitches, multidirectional wall texture (usually of board siding), exposed gable trusses, rafter tails and bracketing.

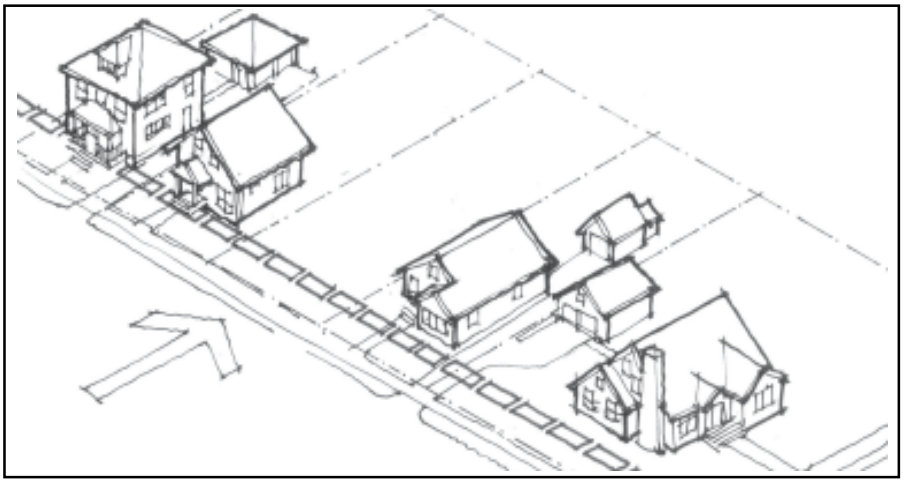
Design Guidelines

Stillwater's neighborhoods are composed of pedestrian-oriented streetscapes with a wide variety of architectural styles. Originally, some neighborhoods were populated with modest homes of laborers, while others had more elaborate residences surrounded by open spaces. Gradually, many of the smaller homes were modified and added onto, and many open spaces and vacant lots were infilled with a variety of homes. The result is an eclectic mix of residential styles and sizes that can be seen on most streets within Stillwater's Conservation District.

One primary Design Guideline goal is to help new infill structures relate to their streetscape and neighborhood, as well as to individual houses adjacent to the infill site.
The intent of these guidelines is not to provide a strict set of rules, but rather general design considerations and principles to help guide development of these sites.

The next section contains the Design Guidelines for infill lots. These Design Guidelines are organized by **Neighborhood and Street** (Guidelines 1-5), **Building and Site** (Guidelines 6-15), **Architectural Details** (Guidelines 16-20) and **Good Neighbor Considerations** (Guidelines 21-27).

Neighborhoods and Streets



Consider neighboring structures on infill lots.

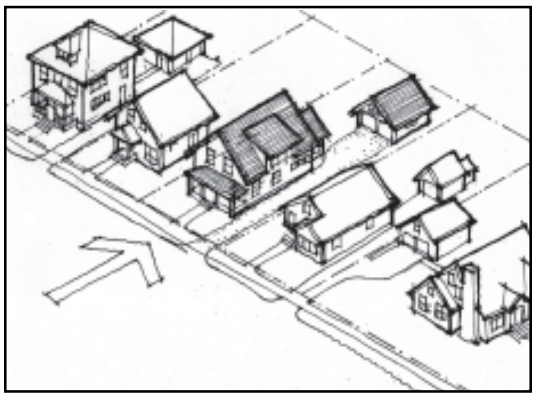
Guideline #1

Massing and scale of a new building should be compatible with neighboring structures.

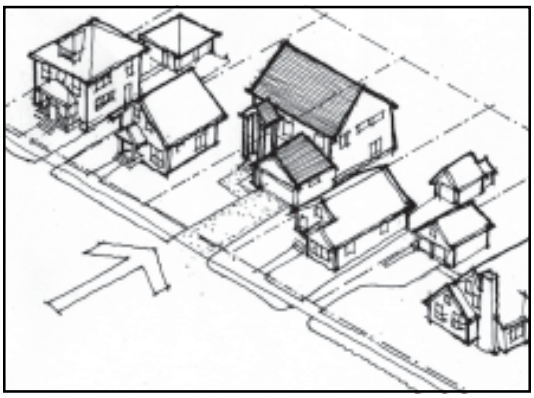
The massing and scale of new buildings should try to follow the predominant pattern of the neighborhood. Special consideration should be given to adjacent structures, especially if they are consistent with the pattern of the neighborhood.

The scale and volume of the new building should respect its context and adjacent neighbors, not overwhelm them or stand out due to inappropriate size.

A well designed building and site has a proportional relationship with adjoining properties and maintains the rhythm and scale of the streetscape by using similar massing, proportions and details.



Appropriate infill: New house maintains overall massing rhythm, sideyard spacing and aligns with predominant street setback.



Inappropriate Infill: New house is more massive, disrupts rhythm along street and does not follow existing alignment.

Guideline #2

Respect the existing rhythm of the streetscape.

New infill construction should attempt to maintain the existing overall pattern and rhythm of the streetscape.

Uniform narrow lots naturally set up a strong rhythm on the streetfront, and many design aspects of new construction should be considered in relating to that rhythm.

Building massing, scale and orientation, roof forms, porches, building setbacks, garage and driveway locations, and landscaping all can contribute to the new structure's compatibility with the existing pattern and rhythm of the streetscape.

Guideline #3

Follow alignment and setbacks predominant on the street and adjacent properties.

One important component of street rhythm is the building-front alignment and setback from the street and boulevard.

On many blocks, there is a predominant setback or alignment that, when followed, helps reinforce a feeling of unity on the streetscape.

In most cases, relating to the predominant alignment is appropriate, even if some existing structures may not follow it. Varying lot sizes, corner lots, and other considerations should be examined on a case-by-case basis to determine where, and to what degree variations from setbacks are appropriate.

Appropriate infill: Roof forms, height, and detail are compatible.

Inappropriate Infill: Roof forms are not compatible; large unbroken surfaces.

Guideline #4

Design new roofs to be compatible with forms of existing roofs in the neighborhood.

The perception of scale, massing and the rhythm of a building is greatly affected by its roof form and height.

Though a variety of roof forms may be seen on a street, the new building's roof should appear compatible in scale, pitch, orientation and complexity to those surrounding it.

Oversized roofs due to unduly massive building volumes, or large unbroken roof surfaces parallel to the street, are examples of roof forms to be avoided.

If the infill building is larger than those nearby, consider adjusting the massing to allow the larger roof forms to be more articulated and broken down into smaller, well-scaled components.

Guideline #5

Building height should be considered in choosing roof forms, architectural style, and relating to context.

Building height alone isn't adequate in considering the relationship of adjacent structures. Two buildings of the same height can be perceived quite differently in terms of scale and compatibility, depending on the overall massing of the building, its articulation and its roof forms.

Certain architectural styles are more appropriate than others when considering roof forms that fit a site and its context. Consider the pitch, slope and orientation of primary gables, and the use of hip roofs, in adjusting the apparent building volume, mass, and height, as appropriate to building style and context. Consider using projecting elements, roof forms, shed roofs, dormers and gables, when appropriate.

In Stillwater, many sites have natural features, sloped topography, and existing mature trees. Building and site design should respond to and be influenced by natural features, adapting the building to the land rather than the land to the building.

Appropriate: Adjust the building to respect existing vegetation and slope.

Inappropriate: Clearing the site; using cut and fill and retaining walls.

Guideline #6

Building and site design should respond to natural features.

Locate building forms on the site to work with existing significant trees, slopes, and other natural features. Consider locations of walks, driveways and garages that will minimize site disruption, erosion or damage to nearby or adjacent root systems.

Guideline #7

Respect the site's natural slope in new building design: minimize cut, fill and retaining walls.

When possible, locate structures to follow the natural contours of the property. Organize the building's massing to step down and work with the gradient, rather than creating an artificially flat building pad with abrupt retaining walls. (Note: refer to City's Slope Ordinance for restrictions on slopes greater than 25%).

Guideline #8

When retaining walls are necessary, minimize their impact.

Design of retaining walls should minimize grade change by creating gradual steps or tiers. Consider the form and material of existing walls in the neighborhood, especially where visually prominent (such as along the boulevard and street frontage). Use landscaping to soften and minimize visual impact.

Guideline #9

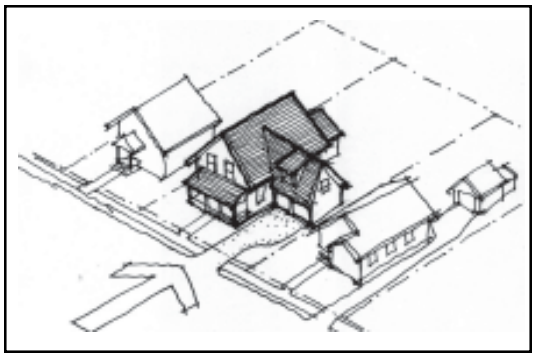
Preserve significant trees.

The design and siting of the building should consider existing trees on site and immediately adjacent. Consider the tree canopy and root zone, and avoid excessive removal of topsoil from building site. Consider permeable materials for paths and driveways in sensitive areas.

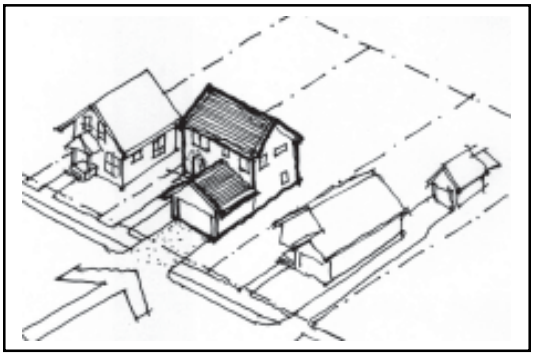
Design Guidelines

Building and Site

Most homes in the Conservation District were originally built without garages. Often, detached garages were added in the back yards, with the house façade emphasized at the street front. Garage and driveway location and design character has an important impact on site, building design and compatibility with the neighborhood. Special consideration should be given to size, mass and location of the garage in new construction, and its relationship to the building and the immediate streetscape.



Appropriate: Recessed garage is downplayed, emphasizing house at streetfront.



Inappropriate: Garage-dominated "snout" house.

Guideline #10

Locate garage and driveway to respect existing street and neighborhood patterns.

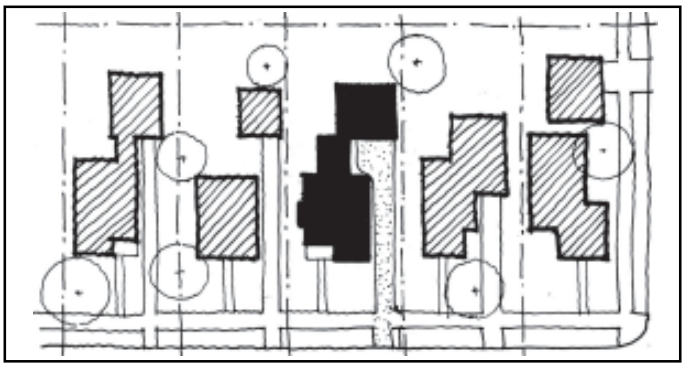
Because of the impact garage location has on streetscape and building massing, consider existing neighborhood garage/ building/site relationships in new infill site and building design. Garage design should relate strongly to the main structure.

Guideline #11

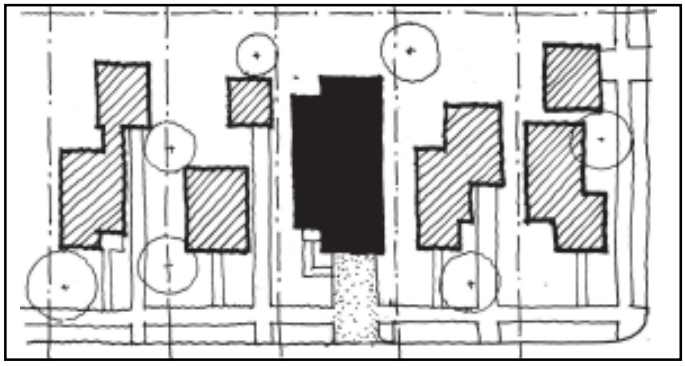
Minimize garage impact on new structure massing and street front.

Design the garage to set back and defer to the main building massing. Consider tandem garages, or side-loaded or backyard garages where site permits. Avoid oversized garages that dominate the site and street frontage on narrower lots. Consider dormers, windows and other design elements to help break up blank garage roof forms or walls. Single garage doors are prefered over double garage doors. Minimize driveway paving area.

Many areas within the Conservation District have buildings that are relatively consistent in proportion to their site size. This proportion of building to site contributes to a sense of unity on the block, and is related to Guideline #1.



Appropriate: Footprint of building maintains scale and pattern of neighborhood.



Inappropriate: Oversized footprint of building ignores scale and pattern of neighborhood and neighbors' open spaces.

Guideline #12

The size and mass of the structure should be compatible with the size of the property.

Consider the open space around a structure, and how it relates to the pattern of the neighborhood. Provide enough space to allow for sunlight and air, enhance privacy, and preserve the character of the neighborhood.

By using less than the allowed maximum lot coverage, and by varying the building footprint within the required setbacks, a more interesting structure can be created, with a variety of outdoor spaces.

Maximizing lot coverage and building out to setbacks can result in a structure of inappropriate bulk and mass, relative to the streetscape.

Design Guidelines

Building and Site

Front porches are generally desirable design elements in new structures. Front porch elements are found on many of the District's homes, both large and small, helping provide a transition from the public street to the private realm of the house. Porches help break down the scale of a front façade, and encourage interaction between the street and house.

Guideline #13

Consider front porch elements in the design of infill structures.

Part of the rhythm of the existing streetscape may include front porch elements, including open or enclosed single story porches or minimally, entrance porticos. New infill structures should reflect the pattern of the neighborhood and adjacent structures with respect to porch elements and design.

Guideline #14

Accessory buildings should be compatible with the main building.

Accessory buildings (including garages) should strongly relate to the main building design, including roof pitch, windows, trim details and materials. This relationship increases in importance with the visibility of the accessory building from the street. Accessory dwelling units, where allowed, can promote affordable housing and flexible living arrangements.

Appropriate: Details are consistent on all sides.

Inppropriate: Details and material use are not consistent.

Guideline #15

Design and detail new construction as four-sided architecture.

Four-sided architecture means the building's style, design and detail is consistent on all sides, not just the front façade. It recognizes that all sides of a house are visible and affect the neighborhood, especially those sites adjacent. Four-sided architecture, regardless of style, is also more authentic, bringing a character that is more consistent with the character of existing four-sided design in the neighborhood.

Roof forms, location and style of window openings, siding materials and texture, trim and detailing all play a role in creating consistent, honest, four-sided design.

Design Guidelines
Architectural Details

Some architectural details and building elements can have a strong effect on the perceived compatibility of a house with the streetscape. Although building massing, setbacks, and height may have a primary role, the careful use of details, materials, color and lighting can also help the new structure's fit in the neighborhood.

Appropriate: Window openings and trim are proportional to building and solid wall surface.

Not appropriate: Windows and trim are not proportional to the building; lacking detail.

Guideline #16

The façade of the structure should be compatible in scale and character to the houses of the streetscape.

Window and door placement, proportions, and size can affect a building's compatibility with adjacent structures. If the houses on the street tend to have a consistent vertical or horizontal emphasis in their facade elements, this should be incorporated in the new structure design.

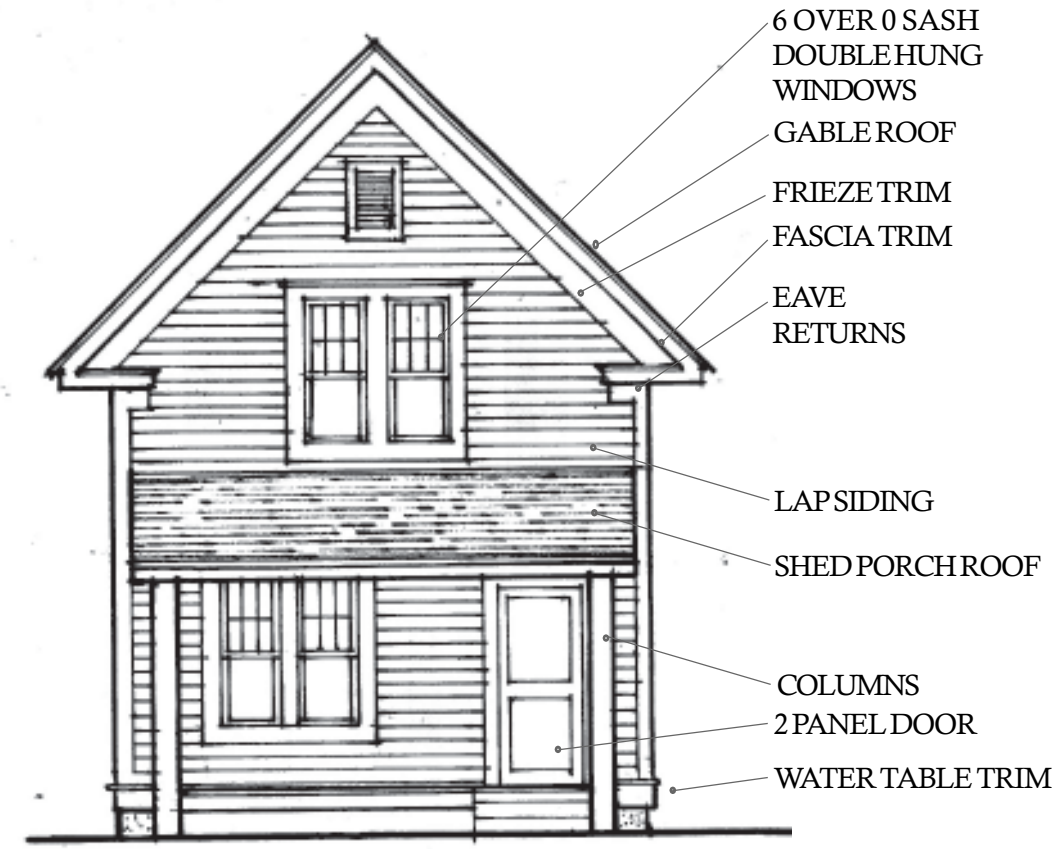
Guideline #17

Building elements should be proportional to the scale and style of the building, and its context.

Building facades should provide visual interest and a sense of human scale. Door and window proportions should relate to the style of the building, **and façade design and detail should be consistent in all elevations of the structure** (see Guideline #15). Tall narrow window openings are appropriate with some traditional styles of architecture, while larger openings may fit more contemporary styles.

Avoid large area of blank walls, disproportionate gables sizes or shapes, minimal detailing. Features such as bay windows, bump-outs, dormers, and masonry chimneys can help add detail and enliven facades.

A creative use of architectural details is encouraged in new construction. Details that develop and support the architectural style of the house will enrich the appearance of the house and help its fit with traditionally detailed homes in the neighborhood.



Guideline #18

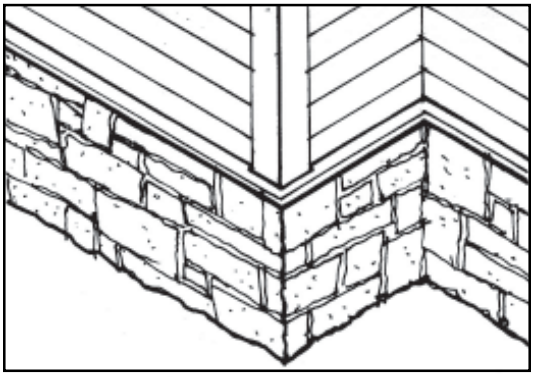
Use architectural details to create visual interest and support architectural style.

Architectural details, such as columns, brackets, rails, window, door and corner trim, watertable and horizontal banding, frieze and fascia boards can greatly affect a building's design and compatibility with adjacent structures. An absence of detail, especially in traditional styles, conveys a sense of cheapness or lack of authenticity.

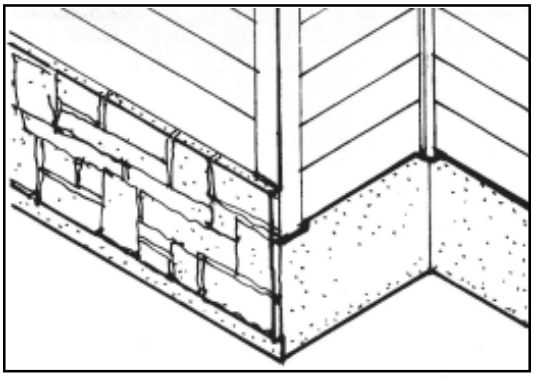
Design Guidelines
Architectural Details

Materials usage, texture and color also affect the appearance of a new structure and can play an important role in developing the architectural style, and whether the new building fits well within the streetscape and neighborhood.

Narrow lap siding is common in older houses.



Appropriate



Inappropriate

Guideline #19

In new building design, consider appropriate materials, textures and colors, and their relationship to other buildings of the neighborhood.

Developing a relationship of building materials to prevailing materials of the streetscape can help unify old and new structures of the neighborhood. Traditonal materials may include wood, stucco, stone, brick, and shingle siding.

The use of natural materials, rather than simulated, is preferred.

Color, though a matter of personal choice, should complement the structure and streetscape. For traditional styles, consider historic color palettes, often of three or more colors.

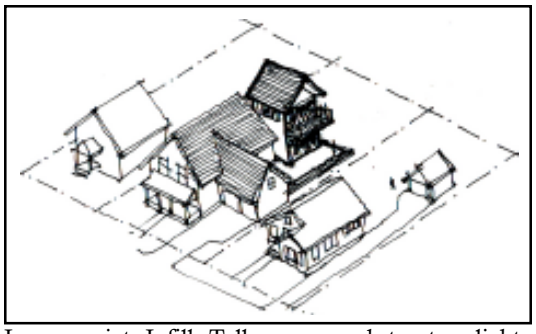
Guideline #20

Use masonry and stone authentically.

Masonry and stone materials, especially thin-veneer types, should be used carefully, and in an authentic way. Their primary use as a foundation element relates well to the traditional use of local limestone and brick in historic Stillwater structures. A secondary use may be enclosing exterior chimney massing, starting from the grade up.

When masonry and stone is used as cladding for wall elements, care should be taken to define building mass elements with it, typically terminating it at inside corners. (see also guideline #15).

Many of the design guidelines presented here are based on the simple goal of helping a new infill project be a "good neighbor " to adjacent existing houses and neighborhood. In addition to visual design compatibility, other considerations should be addressed, including maintaining privacy, access to views, light and air, and drainage issues.



Inappropriate Infill: Tall mass may obstruct sunlight to adjacent yards.

Guideline #21

Locate taller portions of buildings to minimize obstruction of sunlight to adjacent yards and rooms.

Guideline #22

Consider neighbor's views in placement and size of new building elements.

Guideline #23

Windows, balconies and decks should be located to respect privacy of neighboring properties.

Guideline #24

Consider using landscape elements and fences to buffer views and maintain privacy between properties.

Appropriately shielded fixture with motion sensor.

Guideline #25

Minimize the impact of exterior lighting on adjacent properties. Use recessed downlight fixtures or shields. Avoid floodlights and non- shielded point source lights. Use motion sensors and timers to control fixtures.

Guideline #26

Design grading and impervious surface drainage to minimize water run-off impact on neighboring properties.

Guideline #27

Contain debris and respect noise restrictions during construction.

Design Guidelines

Summary

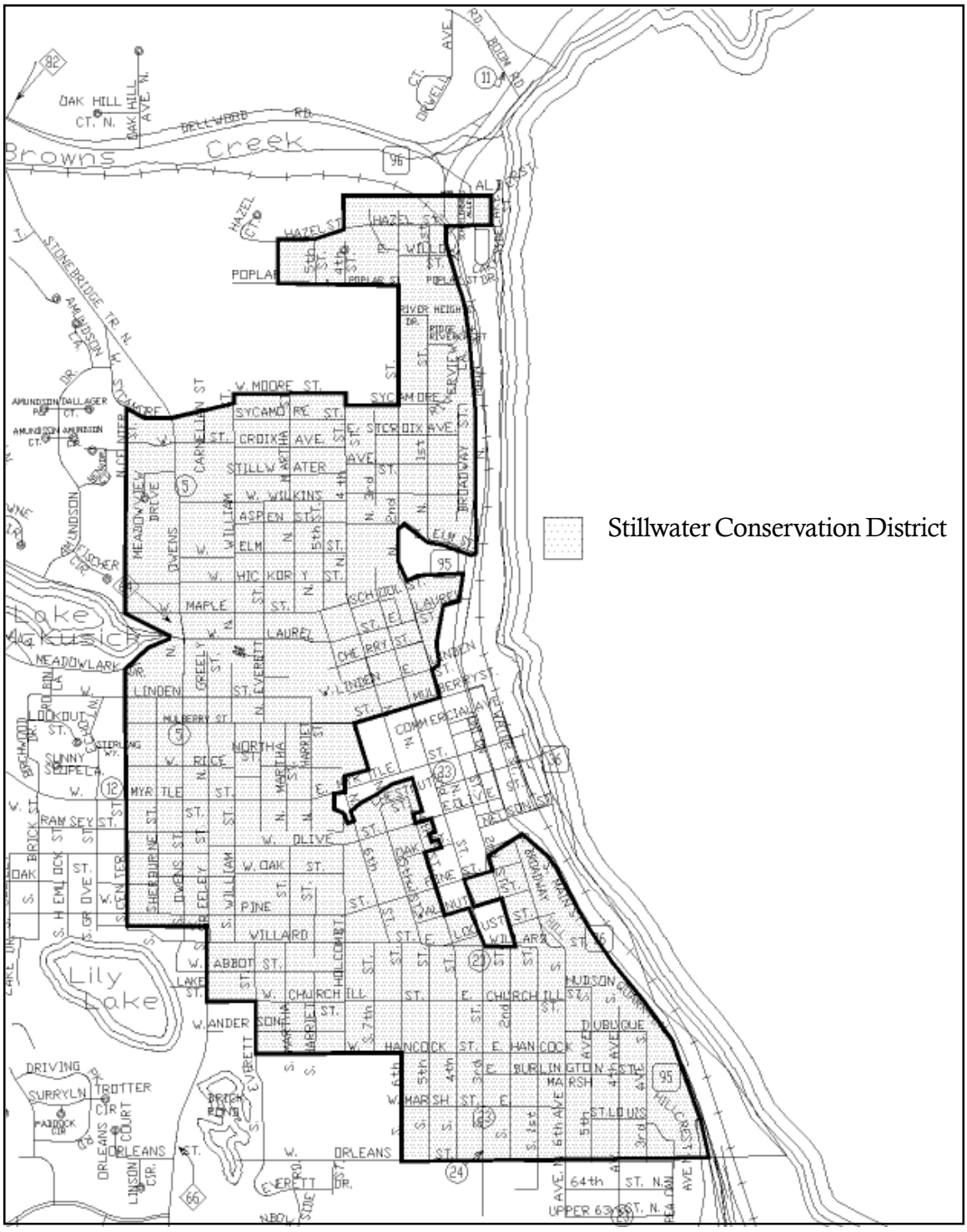
The applicant submitting for new construction infill projects is encouraged to begin the process early, meeting with planning staff to better understand the concerns and questions that may be raised during the review process.

These Design Guidelines are intended to provide background on the special nature of the Conservation District, and a common basis and framework for evaluating proposed designs. The Design Review Process is intended to help the applicant understand the Design Guidelines, improve the quality of design, and provide a Public Hearing in which concerns of neighbors and those affected by the infill can be heard.

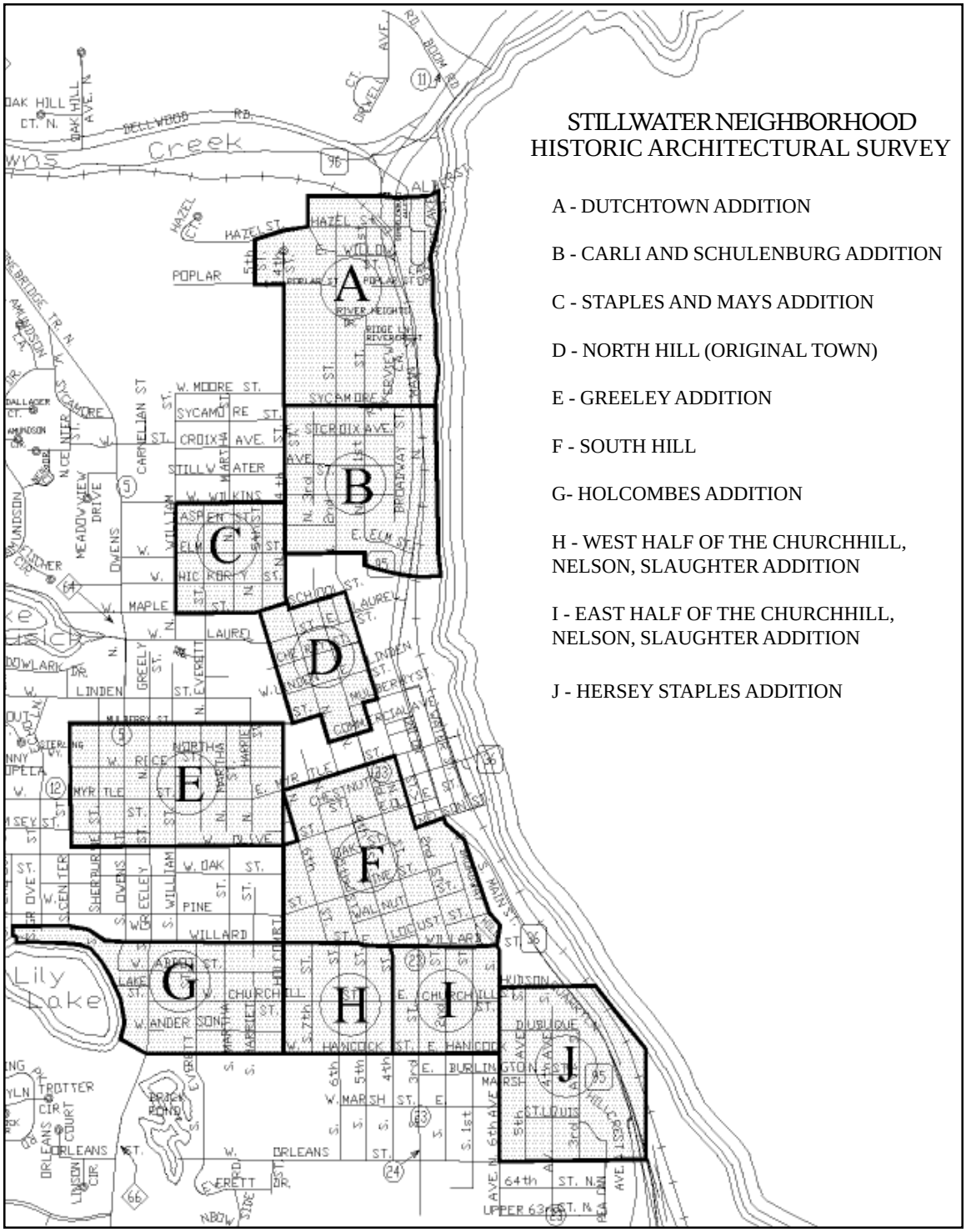
Stillwater is a unique city, defined by a combination of natural features, historic neighborhoods and streetscapes that showcase a rich architectural heritage. The Stillwater Conservation District is intended to help preserve the character and features that make these neighborhoods so memorable.

1879 Panoramic View of Stillwater - courtesy of Empson Archives

Stillwater Conservation District Map



Stillwater Neighborhood Architectural Survey Map



Design Review Application and Checklist

This Design Review Application and Checklist should be submitted with a City Planning Application Form
Contact: Stillwater City Planning Office 651-430-8821 City Hall 216 N. 4th St. Stillwater, MN 55082
www.ci.stillwater.mn.us

Project Address:

_____

Applicant name, address, telephone:

_____
_____
_____

1. Neighborhood Architectural Styles:

- ❑ Vernacular
- ❑ Queen Anne
- ❑ Greek Revival
- ❑ American Foursquare
- ❑ Other:_____
- ❑ Italianate
- ❑ Gothic
- ❑ Second Empire
- ❑ Stick

2. Prevailing neighborhood streetfront setback: (Guidelines #1, #2, #3)

Prevailing setback on block (est.) _____
Average setback on block (est.) _____
Proposed new house setback _____

3. Is the pattern of homes in your neighborhood 1, 1-1/2, or 2 stories high? (Guidelines #4, #5)

Stories	**1**	**1-1/2**	**2**
House on right	❑	❑	❑
House on left	❑	❑	❑
House to rear	❑	❑	❑
Prevailing on block	❑	❑	❑
Prevailing opposite block	❑	❑	❑
Proposed new house	❑	❑	❑

4. Prevailing Front Porch pattern in your neighborhood: (Guideline #13)

	Front Porch	None
House on right	❑	❑
House on left	❑	❑
House to rear	❑	❑
Prevailing on block	❑	❑
Prevailing opposite block	❑	❑
Proposed new house	❑	❑

Notes:_____
_____
_____

5. Prevailing Garage Location pattern in your neighborhood: (Guidelines #10, #11)

	Front Garage	**Rear Garage**	**Side Garage**
House on right	❑	❑	❑
House on left	❑	❑	❑
House to rear	❑	❑	❑
Prevailing on block	❑	❑	❑
Prevailing opposite block	❑	❑	❑
Proposed new house	❑	❑	❑

6. Prevailing Garage Size in your neighborhood: (Guidelines #10, #11)

	1 stall Garage	**2 stall Garage**	**3 stall Garage**
House on right	❑	❑	❑
House on left	❑	❑	❑
House to rear	❑	❑	❑
Prevailing on block	❑	❑	❑
Prevailing opposite block	❑	❑	❑
Proposed new house	❑	❑	❑

7. Is the proposed garage compatible in form and detail with the design character of the main house? (Guideline #14)

_____
_____

8. If the proposed structure/garage location, setbacks, size or general design character does not fit prevailing neighborhood patterns, how do you propose to reduce its impact on the neighborhood and streetscape? :

_____
_____
_____
_____
_____
_____
_____

9. Does the proposed structure work with natural slopes and contours of the property? (Guidelines #6, #7, #8)

- ❑ Structure sited parallel to slope
- ❑ Building deigned to reduce cut and fill (minimized retaining walls)
- ❑ Landscaping incorporated into grading changes

Notes:_____
_____
_____

10. Are there significant trees on the property? Will any trees be removed or damaged by new construction? (Guideline #9)

- ❑ Types of trees _____
- ❑ Heights _____
- ❑ Trunk diam. _____

Notes:_____
_____
_____

Good Neighbor Considerations

_____

1. Will the proposed structure significantly affect your neighbor's access to sunlight in adjacent yards, patios or rooms? (Guideline #21)

House to right:_____
House to left:_____
House to rear:_____
Notes:_____
_____
_____

How will you mitigate any negative sunlight impacts on neighbors?

- ❑ Locate structure on lot to minimize impact
- ❑ Adjust building height, or portions of building, to minimize impact
- ❑ Other:_____

_____

2. Will the proposed structure significantly affect your neighbors' privacy?(Guidelines #22, #23)

House to right: _____
House to left:_____
House to rear:_____
Notes:_____
_____
_____

How will you mitigate any negative impacts on neighbors' privacy?

- ❑ Offset/locate windows to reduce impact
- ❑ Use obscure glass in window
- ❑ Locate balconies to minimize impact.
- ❑ Use landscaping elements for screening
- ❑ Other:_____

_____
_____

3. How is outdoor lighting impact minimized for neighbors?(Guideline #25)

- ❑ Lights are located or directed away from neighboring property
- ❑ Light fixtures are shielded to prevent glare at neighboring property
- ❑ Other:_____

_____

To be included with this Application and Checklist:

- ❑ Site Plan: include location of proposed building(s) on property, lot area; indicate impervious surface, property lines, street/ sidewalk location and approximate location of adjacent structures. Indicate proposed outdoor deck/patio and landscaping features.
- ❑ Building Plan: dimensions, first floor area square footage.
- ❑ Building Elevations: indicate building height, windows, materials, and color on all elevations. Indicate proposed exterior lighting.
- ❑ Photographs of site and streetscape.
- ❑ Regular Planning Department Development Application Form

Design Guidelines

Resources

Most of these resources are available at the Stillwater Public Library, or through the Washington County Library System:

Stillwater historic contexts : a comprehensive planning approach. Robert C. Vogel & Assoc., 1993

North Hill (original town) Stillwater residential area. Norene A. Roberts, 1995

Final report for the South Hill Stillwater residential area Norene A. Roberts, 1996.

A history of the Greeley residential area, Stillwater, Minnesota . Donald Empson 1997

A history of the Dutchtown residential area, Stillwater, Minnesota Donald Empson. 1998

A history of the Holcombe's addition residential area, Stillwater, Minnesota Donald Empson 1999

A history of the Hersey Staples addition residential area , Stillwater, Minnesota Donald Empson 2000

A history of the south half of the Carli & Schulenburg addition residential area , Stillwater, Minnesota . Donald Empson 2001

A history of the West Half of the Churchill, Nelson Slaughter addition residential area , Stillwater, Minnesota Donald Empson 2002

A history of the East Half of the Churchill, Nelson Slaughter addition residential area , Stillwater, Minnesota Donald Empson 2003

Death of a Dream: Classic Minnesota Farmhouses by William Gabler. 1997

Guide to the Architecture of Minnesota by David Gebhard and Tom Martinson, 1977

Minnesota Houses by Roger Kennedy , 1967

A Field Guide to American Houses by Virginia and Lee McAlester. 1993

***Discovering the History of Your House and Your Neighborhood*,** by Betsy J. Green, 2002.

***Drafting a House History*,** by Barbara Bezat, 1979.

***House Histories: a Guide to Tracing the Genealogy of Your Home*,** by Sally Light, 1989.

The Old House Journal (Published bi-monthly) 2 Main Street, Gloucester, MA 01930

Traditional Building (Published bi-monthly) 69A 7th Avenue, Brooklyn, NY 11217

Preservation Brief Series
For those interested in preserving older structures, The US Department of Interior publishes over forty ***Preservation Briefs*** on many aspect of building conservation. These are available online at:
www.cr.nps.gov/hps/tps/briefs/presbhom.htm

Bird's Eye Views of Stillwater
1870 and 1879. Drawn By Albert Ruger. Originals in the Washington County Historical Society, Warden's House Museum. Reprints available from Empson Archives, PO Box 791, Stillwater, MN 55082

Washington County Historical Society
P.O. Box 167
602 Main Street North
Stillwater, MN 55082
Telephone: (651) 439-5956
WCHS has a significant research collection on Stillwater and Washington County. The research library is located in the Carriage House of the Warden's House Museum.

Acknowledgements

Stillwater City Council
- Jay Kimble, Mayor
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- Mike Pohlena

Infill Design Guidelines Subcommittee
- Paul Teske (Chair)
- Robert Gag
- Jeff Johnson
- Dave Peroceschi
- Roger Tomten

Heritage Preservation Commission
- Howard Lieberman (Chair)
- Jeff Johnson (Vice Chair)
- Phil Eastwood
- Larry Nelson
- Brent Peterson
- Roger Tomten
- Scott Zahren

Stillwater Planning Commission
- Robert Gag (Chair)
- David Middleton (Vice Chair)
- David Junker (Council Rep.)
- Suzanne Block
- Gregg Carlsen
- Mike Dahlquist
- David Peroceschi
- Paul Teske
- Jerry Turnquist

Stillwater City Staff
- Steve Russell, Director of Community Development

Consultants
- Don Empson, Empson Archives
- Brian Larson, AIA, Larson Brenner Architects

Credits
- Minnesota State Preservation Office
- Rivertown Restoration