

Preliminary Waterfront Material for architectural design

Most of the the waterfront zone was originally the site of industry in the early 1900s - fishing and timber products primarily due to the importance of the railroad. The loss of those industries and the use of the railroad completely changed Wheeler's commercial outlook. In 1997 a study was commissioned to determine the important characteristics of the town, in order to develop a business model to assist and guide future development

This study emphasized the need for Wheeler to preserve its history and develop guidelines to capitalize on its distinctive assets - its architecture, history and scenic vistas.

These assets were later identified adopted as important guidelines in the Comprehensive Plan and the Vision Plan.

The opportunity for expansion of Wheeler business/waterfront district is limited, and as the 1997 Plan recommended, the town's future growth and appeal depends primarily on it being able to retain its small town quaintness and historic character. For this reason, it is important to require similar architectural themes for new construction, if Wheeler is to preserve its small town historic look.

The business area represents a very small frontage along Highway 101 and most of the frontage of those buildings represents the early century style finished in wood shakes or horizontal board. (Photos)

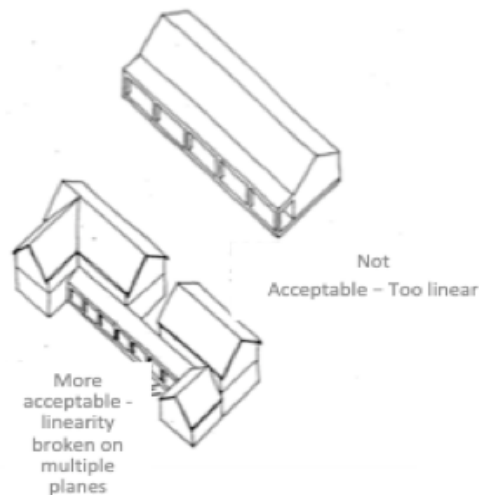
Preservation of the view for both visitors and residents has been a primary concern and the loss of this resource would be detrimental for the town. The importance of aligning a building to maximize the openness of the view is important.

The railway which played a big part in the industrial use of the waterfront is now used entirely for the enjoyment of the bay, the views, and the natural surroundings and the impact of this on the town's economy must be considered.

Primary concern is that new construction cannot block Wheeler's greatest asset.It's million dollar view.

Therefore we suggest:

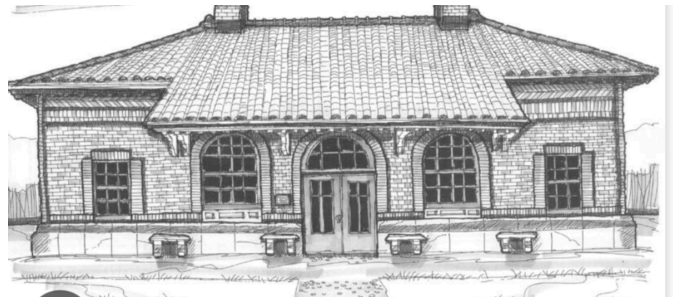
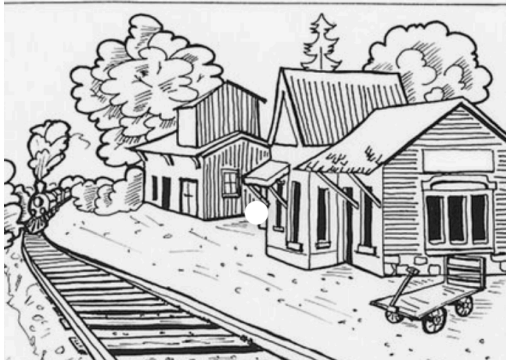
- New construction shall be in the 'Character of Wheeler' as defined below.
- New construction shall be a style similar to existing commercial buildings reflecting the early 20th century use of materials - wood shingles, horizontal boards, cedar shake roofs, etc.
- Unique and varied design without repetition of size, shape, roofline, etc creates a village look and feel and is in the 'Character of Wheeler'.
- Every effort must be made to break up the 'massing' of new construction through the use of wings, projections porches and roof slopes in order to permit an unobstructed view of the bay.
- Distance between buildings shall be no less than 20ft. Side setback for each lot shall be 10' which results in 20' between buildings.
- Massive blocky buildings and linear buildings are not allowed. They would certainly block the view of the bay. Positioning building length to run perpendicular to the bay/river is preferred. Adding cut outs / visual relief areas for a view corridor is another technique to minimize view disruption as diagrammed.
- Maximum length of building shall be 80 ft.



Ask Del if he would be willing to redraw the graphic with a larger gap in center and show relation to water.

- New construction, which is in harmony with the historic and existing character of Wheeler is encouraged within the Waterfront District. Contemporary design shall be compatible with existing structures in massing, materials and detailing. In this manner, Wheeler will experience cohesive growth, change, and variety of architecture which has given the village much of its character and charm. Examples (below) give direction on the sort of roof lines and building configuration.

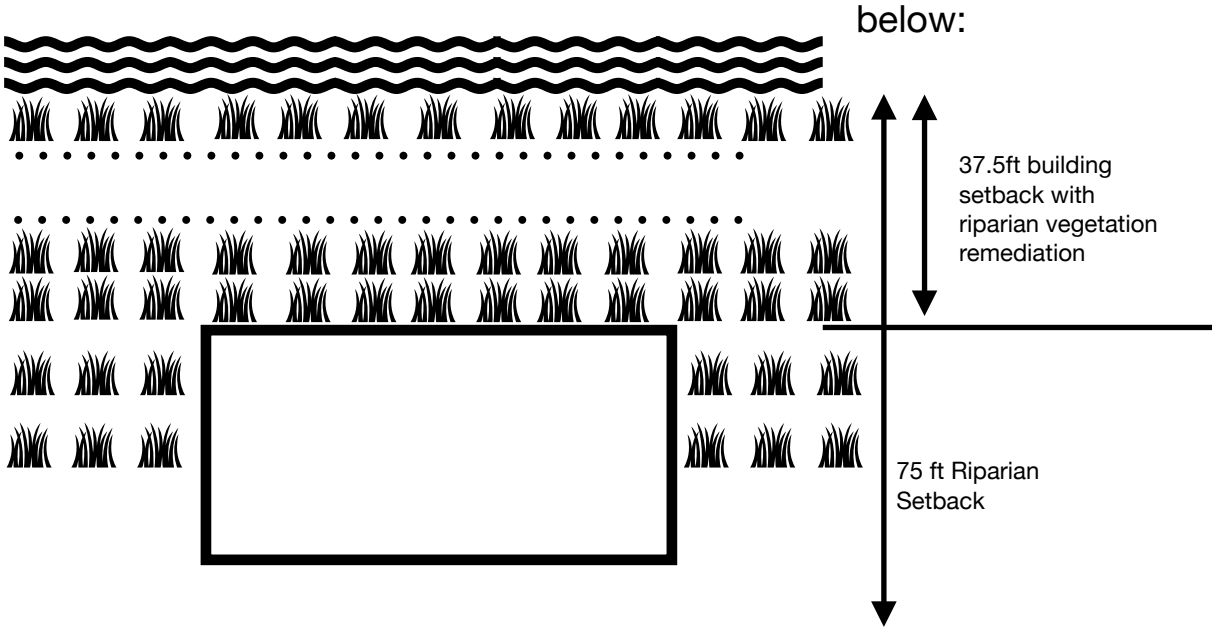




Note water view corridors - any ideas on how to make this more clearly defined?



- A maximum of 10 units, either singularly or in a group may be built at any one time. Any additional units must be of a significantly unique and different style and in stand alone buildings.
- Riparian set back of 75 feet to be in keeping with the State of Oregon. Building may encroach on riparian area no more than half the distance to 37.5 feet. Riparian vegetation must be planted as shown in the diagram below:



- Public access path shall be positioned within the riparian set back zone adjacent to the waterfront. *The path will be used as a pedestrian/cycling/viewing path and must be surfaced with a permeable material. Historical signs may be located in this area to depict previous site usage, cultural, wild life, native plant, or geologic facts.*

