

## 5.0 BUILDING DESIGN GUIDELINES

### 5.1 Preface

#### How the Plan was Developed

The Design Handbook for Downtown Washington, Missouri is the product of years of planning and hard work by many who have recognized the importance of Downtown to the City. Community planning efforts have consistently recommended building preservation and improvement Downtown. Many community groups recognizing this need have worked to fund and sponsor this book. It represents a combination of interests in preserving heritage, strengthening the economic base, upgrading property values and beautifying Downtown.

A Consulting Panel report published in 1982 by the International Downtown Executives Association strongly recommended rehabilitation of historic buildings, and Comprehensive Plan. Developed for the entire city in 1984 also addressed Downtown, calling for preservation of historic resources. This Plan also recommended that a survey of historic structures be conducted and, if appropriate, Downtown be nominated to the National Register of Historic Places.

In 1988, the City of Washington completed a historical architectural survey of the buildings located in the Downtown area and the district was placed on the National Register in the Fall of 1989. In January, 1989, the City of Washington, the Washington Area Chamber of Commerce and Downtown Washington, Inc. all concurred with a need for design guidelines for the business area and set this effort in motion. This book is the culmination of the concerted efforts of a broad base of community leaders and concerned citizens. The book was updated in 2009 during the DREAM Initiative plan.

#### Guidelines Sponsors

Sponsors of the design handbook include the City of Washington and its Historic Preservation Commission, the Washington Area Chamber of Commerce, and Downtown Washington, Inc. Funding was provided by the City of Washington and the Missouri Historic Preservation Office, through the Certified Local Government Program, National Park Service, Downtown Washington Inc. and the Washington Area Chamber of Commerce. This publication has been financed in part with Federal funds administered by the Historic Preservation Program, Missouri Department of Natural Resources the National Park Service and U.S. Department of the Interior.

The plan was developed by Winter & Company under the direction of the Historic Preservation Commission. As a part of the process for developing the plan, the Commission assembled an Advisory Committee of citizens who represented property owners, merchants and community organizations who have an interest in Downtown. The Advisory Committee worked throughout the process participating in a series of work sessions and reviewing draft materials. Staff of the Missouri Department of Natural Resources, Division of Parks & Recreation, and Historic Preservation also reviewed draft materials and participated in work sessions in Washington.

#### How to Use the Handbook

The design handbook should be used in developing individual improvement plans such as the rehabilitation of a store front or the landscaping near a parking lot. It should also be used in preparing annual maintenance programs as well as phased long-range property improvements. Everyone is encouraged to read the entire handbook to gain an understanding of complete and comprehensive building and site design. Each major topical division within the handbook is designed to be read independently as well.