

Date: October 10, 2012
To: Design Review Board
From: Owen Dennison, Senior Planner
Subject: **Review of the Historic District Design Standards**

This agenda item is a continuation of the general review of the Historic District Design Standards conducted by the Board in December 2009 and January 2010 and the detailed review commenced in November 2010. The intent is to create a comprehensive “gap analysis” of existing deficiencies in the standards as adopted.

General areas of concern identified by the Board include the following:

- Review photos and illustrations for consistency with concepts
- Consider implications of technological changes for the Design Standards – e.g., building materials, solar panels, telecommunication facilities
- Review standards regarding windows and doors
- Evaluate whether exterior paint color should be subject to design review, i.e., requiring historic palette (may require a code amendment to SMC 14.225.060))
- Review each standard to ensure that the intent and any required outcome is clearly communicated
- Evaluate standards and guidance to confirm which should be mandatory and which should be discretionary with consideration of allowing greater discretion where feasible
- Evaluate how standards should apply to private use of public rights-of-way in commercial areas, e.g., paper boxes, retail racks, statuary, planters, cluster mailbox units; and bus shelters
- Evaluate whether standards for historic hardware, e.g., exterior door handles, should be added
- Evaluate opportunities to integrate the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the reference documents cited in SMC 14.255.040 into the Design Standards to better communicate the intent.

Over the course of a number of meetings, the Board’s detailed review has extended through most of the Commercial Building Style standards of the Commercial Design Standards in Section 1 (see attached summary of identified deficiencies and potential modifications).

When the Board’s detailed assessment of current issues is complete, staff will present the findings to the City Council and request authorization to proceed with amendments to the Design Standards.

Snohomish Historic District Design Standards

Adopted May 16, 2000

Revised and Adopted by City Council Action

October 21, 2003

(Review comments in bulleted *italic text*)

COMMERCIAL DESIGN STANDARDS

INTENT: To provide pedestrian-friendly, visually integrated and historically appropriate commercial development within Snohomish. (*From 7-29-99 DRB Design Guidelines*)

General notes:

- *Intent of standards is not always clear. An intent statement at the beginning of all standards, as is provided in the Design Standards and Guidelines (outside the Historic District), would improve clarity.*
- *An overall vision statement for the Historic District or for each primary section would provide basic guidance and could incorporate existing standards that are hortatory rather than directive.*

A. Site Planning and Landscaping

1. **GRID STREET PATTERNS:**

The original street pattern was generally straight, not curved. Most streets were connected (no dead ends) and had alleys. A grid pattern predominated. This traditional grid pattern layout shall be preserved.

2. **SIDEWALKS:**

Sidewalks shall be provided across all street frontages and up to all building entries. Wide sidewalks are appropriate for commercial streets.

- *Sidewalk width is not addressed. Consider a standard for sidewalk width for commercial streets.*

3. **PROPERTY LINES:**

New commercial buildings shall be located at the front property line, customary to the historic pattern of construction and not separated from the street by parking. When replaced, buildings that were located on the property line must be replaced with buildings on the property line.

- *Consider alternative images to better convey the intent of the standard.*

4. **PUBLIC OUTDOOR SPACES ARE ENCOURAGED:**

Public outdoor space such as eating and seating areas, plazas, retail alcoves and inner courtyard spaces are encouraged. Entry alcoves and small outdoor pedestrian spaces may be located between the building and the sidewalk, subject to City code and provided such outdoor spaces do not obstruct pedestrian traffic.

- *The intent of the standard to address public and quasi-public spaces (e.g., use of the public sidewalk v. private outdoor areas extending from a public sidewalk) is not clear. Consider separate standards for each.*
- *Include standards for sidewalk cafés and other uses occupying public sidewalks.*
- *Provide images of appropriate sidewalk cafés.*
- *Add intent statement with public use examples to clarify the standard.*

5. LOCATION AND SCREENING OF SERVICE AREAS:

Service areas shall be located away from streets and pedestrian areas, and shall be screened to reduce the visual impact of service activities. Wherever possible, these areas shall be located within the building itself.

6. SCREEN THE FOLLOWING COMPLETELY WITH OBSCURING MATERIAL: (See Section 3, Design Standards for Fences and Walls.)

- Mechanical equipment (regardless of location)
- garbage containers
- recycling containers
- utilities
- outside storage associated with a business

(Standards 5 and 6)

- *Consider alternative images.*
- *Provide more specificity in how screening of service areas is accomplished and the range of approved screening materials.*

7. FENCES: (See Section 3, Design Standards for Fences and Walls.)

Chain link fencing is prohibited.

- *The standards currently lack standards for deck rails.*
- *The standard duplicates the fence provisions in Section 3.*

8. DEVELOPMENT ADJACENT TO THE RIVER IS ENCOURAGED:

Pedestrian access to the Snohomish River amenities is to be provided wherever possible. Reorientation to the river should also be encouraged for those properties that can take advantage of views through rear patios, balconies and other amenities facing the river and trail areas.

- *The standard is not directive. River orientation could be included in the vision statement.*

9. MAKE PEDESTRIAN CONNECTIONS:

Clearly delineated pedestrian walkways are required in parking lots with 10 parking spaces or more. Examples of clearly delineated walkways would be changes in texture such as stamped concrete, pavers, and/or changes in color, etc. Pedestrian connections to neighboring streets and paths are recommended where possible.

10. REDUCE THE VISUAL IMPACT OF PARKING:

The goal is to reduce visual impact of parking and promote design features which support alternative forms of transportation, such as bike racks, bus stops, benches, and walkways.

- a. **Screen off-street parking:**
Where off-street parking is required, it shall be partially screened from adjacent rights-of-way. Parking shall be located to the side or behind buildings.
- *“Partial” screening is not defined*
- b. **Parking lot locations:**
Parking lots shall not be located between streets and building entrances.
 - c. **Parking can be shared between commercial uses:**
- *Standard is not directive. Consider moving it to a vision statement.*
- d. **Driveways shall be combined to reduce curb cuts:**
Common driveways shall be created wherever possible to serve commercial facilities. The intent is to reduce curb cuts.

11. LANDSCAPING IN PARKING AREAS:

- *Except street trees, there is very little guidance for parking lot landscaping requirements. Consider incorporating more comprehensive standards similar to the landscaping standards in the Design Standards and Guidelines (outside the Historic District).*
- a. **Street trees are required:**
Street trees shall be provided pursuant to SMC 14.41.040.
- *Code reference is obsolete.*
- *Standards could be augmented to address tree spacing and appropriate species under utility lines.*
- b. **Removal of trees:**
Removal of trees six inches in diameter or greater, measured four feet above ground requires approval of the Design Review Board.
- *The standard is currently listed under Landscaping in Parking Areas. The standard could be clarified to identify the trees subject to the provision.*
- *Standards addressing “heritage” trees could be added.*
- c. **Seasonal plantings are encouraged:**
Seasonal flower plantings are encouraged, such as hanging baskets, oak barrels, and pots
- *The standard is not directive and therefore could be moved to a vision statement.*
- *The standard does not specify whether containers and plant materials require DRB review.*

B. Building Design

1. COMMERCIAL BUILDING USES:

First floor uses shall be pedestrian-oriented and include substantial shop windows. Drive-through windows are not allowed. Upper floors may have mixed uses: office, retail, residential as defined in SMC 14.23.030 and SMC 14.23.040(B)(2) and reflected in SMC 14.25.

- *First sentence would function better as an intent statement.*
- *The provision relating to shop window size should be moved to the windows section.*
- *The provision addressing drive-through windows should be moved to the site planning section.*
- *An alternative image may better communicate the intent.*

2. COMMERCIAL BUILDING STYLE:

a. Architectural detailing of existing historic buildings shall be restored or recreated to simulate to its original appearance where feasible.

Other details illustrated throughout this document that are considered historic are:

- Patterned wall surfaces, e.g., patterned shingles and siding, brick patterns, terra cotta details
 - Focal windows
 - Window grouping patterns
 - Window pane patterns
 - Window surrounds and trim
 - Transom windows above commercial street level
 - Shutters
 - Entries
 - Columns and supports
 - Door surrounds and top pieces
 - Awnings
 - Lighting
 - Balustrades
 - Dormers
 - Cupolas
 - Towers
 - Cornices
 - Parapets
 - Roof brackets
 - Chimneys
- *The second provision may be too specific and restrictive. Listed details and features appear to be a menu rather than examples.*

b. Reflect Historic Snohomish in building design:

Building design shall reflect and augment the identity and visual character of Snohomish. **(See Section 2 A for additional examples of Historic Design in the Residential area.)**

Building design shall **not** serve to communicate or reflect the corporate identity or product marketed. Corporate identity and product marketed shall be communicated by signage, not by building color or architecture.

- *The first sentence would function better as a statement of intent than as a standard.*
- *The standard may be more effective if broken into two standards and may benefit by strengthened restrictions on corporate identity.*

c. A building shall be in a consistent style:

A single historical architectural style is not required for new development, but a building's style shall be consistent throughout; details from different eras shall not be mixed on a single building. An example of prohibited mixing is the use of Victorian gingerbread on a home with a 6:12 roof. Traditional detailing is required.

- *The intent of the standard to encourage consistent and complementary development in one building could be better expressed with alternative language.*
- *A commercial building type example of mixed styles may better communicate the intent.*

d. Modulate mass and elevation:

A building's elevation and mass should be modulated to match or replicate the narrow commercial façades typical of original development, and give a sense of human scale (**see glossary**). Reuse original façades where possible and economically feasible.

- *The standard should be clarified to address all sides of a building.*
- *It would improve clarity and flow to combine the standards with standards for building façade differentiation and massing.*
- *The first sentence would function better as an overall intent statement.*

e. New commercial construction:

New construction shall not greatly vary from the height, scale, setbacks or massing of nearby historic buildings.

f. Appropriate building materials:

Appropriate building facing materials include: brick, wood, stucco, stone, cast iron storefronts, and metal roofs. Building materials for new buildings shall support the existing character of older (100+ years) buildings, by having a projected physical life cycle of 100+ years

- *The intent of the standards may be clarified by addressing construction of new buildings and preservation of existing buildings separately.*
- *A statement on preserving the architectural character of the Historic District is missing and would be helpful to add.*
- *The standard could be clarified to identify specifically prohibited materials, with additional examples of consistent development*
- *Vinyl windows should be identified as a specifically prohibited building material.*
- *The provision for metal roofs should be moved to the roof area.*

g. Prohibited street front siding materials:

The following street front siding materials are prohibited:

- No plain concrete masonry unit,
- No unfinished tilt-up concrete slab,

- No corrugated metal,
- No vinyl or plastic siding.

These materials *may be* permitted in other parts of the building.

- *The provision addressing use of prohibited materials on other parts of the building may be inconsistent with the intent of the Historic District Design Standards.*
- *Other materials such as T-111 and Exterior Insulated Finishing System should be considered for addition to the list of inappropriate materials.*
- *Images of preferred designs and materials would be helpful.*

h. Do not paint masonry:

Unpainted masonry may not be painted, except for clear graffiti preventing finishes.

- *It would be helpful to add a clarifying intent statement regarding preservation of materials including historic masonry.*
- *A different location in the document for the standard may be appropriate.*
- *Existing photos showing painted masonry should be reviewed and replaced as appropriate.*

i. Building entries:

Building entries shall be located on the street side of the building. If the building does not front on a public street then the entry must be visible from a public street.

- *Other potential access locations are not currently addressed.*
- *A provision addressing clear access from the public street for building entries on directly on a public street should be considered.*

j. Historically appropriate building storefronts and roofs

Parapets, flat roofs, 8:12 and steeper roofs, and hipped roofs are historically appropriate in the Historic District.

- *Standards for storefronts and roofs should be separated for clarity.*
- *Mansard roofs are not appropriate and should be considered for prohibition*
- *Standards for storefronts should be moved to a new section that addresses first floor commercial elements comprehensively, including display windows and other commercial façade window types, doors, and awnings.*

k. Buildings located on street corners

Buildings located on street corners shall have additional architectural detailing to emphasize the street corner, which may include, for example: corner entry, balcony, integrated signage, public art, and pedestrian amenities. Buildings or public amenities located on corners shall abut the property line on each side of the corner.

- *Revision of the standard should be considered to address the continuation of windows and other elements of pedestrian interest on both façades rather than emphasis of the corner as a building element.*

- *Other buildings in the Historic District would provide better images of effective development on street corners*

l. Modulate building elevations

Modulation of building elevations shall be vertically modulated in no more than 20 foot increments or horizontally in no more than 30 foot increments. (Modulation is defined as a change in plane.) The intent is to create architectural relief and interest.

m. Undifferentiated façades

Undifferentiated façades shall not exceed 20 feet horizontally or 15 feet vertically. Walls at façades shall be differentiated and relieved through a change in siding or other material, use of detail, projections, or change in color. (Differentiation is defined as visual relief and change.) The intent is to create architectural relief and interest.

- *The standards should be more prescriptive with regard to the historic elements that define special relationships on buildings and the resulting historic forms that are desired.*
- *More illustrative images would help to clarify the intent.*
- *As a generally unregulated aspect of design, color is not an appropriate method of spatial differentiation.*

n. Relieve blank façades:

Blank façades shall not be visible to public spaces. Treatments to alleviate blank façades may include windows, architectural detail, or materials with texture (e.g., brick, siding, etc.).

o. Further visual definition:

Vestibules, entries, windows, and other architectural features shall provide further visual definition and reduce the visual mass of larger buildings. Façades shall reflect the scale and massing of historic structures and achieve proportions that give a sense of human scale.

- *It would be helpful to separate the standards for new construction and renovation of existing historic buildings. This section should be added to the section for new construction.*

p. Horizontal moldings:

Alignment of horizontal moldings should be considered and relate to the moldings of adjacent buildings.

- *This section should be added to the section for new construction, and rewritten so that adjacent buildings are considered in the design, but do not need to directly relate to new moldings.*

q. First floor ceiling heights:

First floor ceiling heights shall be taller than upper stories to reflect the historical pattern of construction. (Historic first floor ceiling heights are a minimum of 10 feet to accommodate transom windows.)

- *The last sentence (in parentheses) should be written as the intent statement.*

- *A statement encouraging consistency with adjacent buildings should be added.*
- *As a general note, photo captions should be consistent throughout the document, with the depicted address listed below each photo.*

r. Neon is prohibited:

Use of neon is prohibited as exterior building ornamentation.

3. AWNINGS

a. Awnings and marquees are encouraged where appropriate:

Awnings may be provided along the entire frontage of commercial buildings. Marquees are encouraged where appropriate. They shall be of a size, scale and shape appropriate to the specific building, window and door trim.

- *Reference to “marquees” should be removed from both the title and the text of this standard.*
- *Insert reference to “canopies” within the text.*
- *Definitions for both “awning” and “canopy” need clarification with the Definitions section of the document. Reference to plastic material should be removed from the definition for “awning”, and canvas, wood, and metal should be inserted as typical awning materials. A statement regarding an awning’s purpose as weather protection should be inserted.*

b. Back lighted awnings are prohibited:

Back lighted awnings are prohibited. Awning materials must be opaque if lighting is used underneath; however, canvas awnings are permitted and shall be opaque to the extent feasible.

c. Text and graphics on awnings:

Awnings may have building or business names or street address on the apron, but may not function as signs, with extensive text areas. Text areas shall be regulated in conformance with SMC 14.43 (sign regulations) and be included in calculation of the allowable sign area. **(See two examples below.)**

- *The awning “apron” is not defined.*

d. Hanging height and depth for awnings and canopies:

Awnings or canopies shall be hung above the display window space at least 10-14 feet above the public walkway with a minimum 8-foot vertical clearance. They may extend 6-8 feet over the walkway from the building’s face.

- *An intent statement would be helpful, stating the typical height of display windows above a public walkway.*
- *Remove the requirement for an eight-foot minimum vertical clearance.*
- *A requirement should be added that the attachment point shall correspond to building features, and to not obscure distinctive features of the building.*

4. BUILDINGS AT MAJOR STREET INTERSECTIONS

Buildings that are located at major intersections of streets:

- First Street and Avenue D
- Second Street and Avenue D

- First Street and Union Avenue

Shall provide some form of visual interest such as:

1. Placement of the primary entry
2. Articulation
3. Towers
4. Plazas
5. Distinctive roof forms
6. Landscaping
7. Ornamentation
8. Other Architectural features.

- *A strong intent statement and clarified language would be helpful.*
- *The intersection of First Street and Union Avenue should be removed from the list of gateway intersections.*
- *The list of required elements needs to be revised*

5. WINDOWS

a. **Display windows in commercial buildings:**

Display windows on the ground floor of retail and commercial buildings shall be the predominant surface on the first story, typical of original Snohomish commercial buildings. New commercial construction shall provide a minimum of fifty percent of the first floor wall surface in windows that face the street.

- *Storefront windows should be included in the new Storefront section.*
- *A new requirement for a maximum height between the sidewalk grade and the bottom of the storefront window should be added.*
- *Sliding windows should be specifically prohibited for storefront windows. Fixed pane, transom, and pivot windows should be listed as appropriate window styles for the first floor of a commercial building.*
- *Vinyl windows should be addressed in this section; vinyl should be listed as prohibited in existing historic buildings, but may be appropriate in new construction with mitigating architectural elements.*

b. **Windows shall not be darkened:**

Windows shall not be darkened by use of applied films at street level.

c. **Transom window mullion spacing:**

Preserve original spacing of vertical mullions and transom windows.

d. **Vertical proportions of mullions and muntins:**

Mullions and muntins must be vertically proportioned. Replacement windows are also subject to this design requirement.

C. Commercial District Signs

1. INTEGRATE SIGN DESIGN WITH BUILDING DESIGN:

Signage design shall be considered as part of the building design.

2. MOUNTING SIGNS ON BUILDINGS:

Signs may be mounted on the face of the building, provided the advertising does not detract or overpower the building architecture and scale.

3. SIGNS MAY INCORPORATE THE FOLLOWING:

Signs may incorporate graphic symbols, logos, and other elements to provide visual interest and theme continuity. However, in order to preserve the 1880-1930s era visual landscape, corporate marketing themes, logos, corporate colors, and prototypes developed after 1930 shall not become a **dominant** visual feature of the site, or building.

4. MAXIMUM HEIGHT OF POLE MOUNTED SIGNS:

The maximum height of pole-mounted signs in the Historic Business District is thirteen (13) feet.

- *The standards are somewhat subjective and generally difficult to enforce, particularly C.2 and C.3. Revisions or replacements are recommended.*

5. WALL MURALS AND ARTWORK:

Wall murals and other artwork of noncommercial nature shall be sympathetic to historical context. Murals shall not become a predominating visual element of the streetscape and shall be subject to Design Review.

- *Murals should be removed from the Sign chapter to its own section.*
- *The Municipal Code specifically exempts paint from the purview of the Design Review Board; therefore this section needs to be reworded so as not to contradict the code.*

6. PREFERRED SIGN MATERIALS:

Painted wood with external lighting is the preferred sign material.

- *Painted metal should be added to the list of preferred sign materials.*

7. READER BOARDS ARE PROHIBITED IN THE HISTORIC DISTRICT:

8. ILLUMINATED SIGN REGULATIONS:

a. Application:

These Standards shall apply to all illuminated signage installation in the Historic District of the City of Snohomish. An illuminated sign shall be defined as a sign in which a lighting device such as an incandescent bulb, florescent bulb, LED or neon tube are used on the sign plane itself and not as a means for making a sign visible using reflected light, such as a spotlight sign.

b. Sign Area Calculation:

The total permitted area for an illuminated sign shall be 75% of the total permitted sign area calculated using the formula found in SMC Chapter 14.43. In the event the area for an illuminated sign is irregular in outline, then the area shall

be defined as the area of the smallest rectangular perimeter drawn around the sign. If the sign is composed of separate illuminated elements (i.e. widely spaced letters in individual components), then the area of the sign shall be defined as the sum of the areas of the elements, each element's area calculated as the area of the smallest rectangle perimeter drawn around each element.

c. Wattage:

The maximum watt density shall be 20 watts per square foot of sign, measured by the total wattage of the lamps used divided by the area of the sign as defined above. In the case of illumination by neon, the watt density shall be calculated by using the watt output of the neon driver (ballast) divided by the area of the sign.

d. Color:

No more than 20% of the area of an internally illuminated sign shall be covered by the color white or any other pale tint with a light intensity of 80% of the color white. If this is in question, measurement shall be made by a City official using a photographic light meter.

Bare bulb portions of signs shall be defined as the color white [bare bulb restrictions in signs are covered in SMC 14.43.080(C)].

9. PROHIBITED SIGNS:

a. Internally illuminated dagger board perpendicularly projecting signs and hanging signs. Unlighted dagger board signs are appropriate.

b. Bare tube neon signs mounted on an opaque mounting board in dagger board (blade sign) and perpendicularly hanging form. All other forms are permitted, such as a hanging neon sign with a clear plastic mounting board.

- *The standard should be revised to better communicate the intent.*

c. Signs with mirrors or other highly reflective surfaces when combined with on-sign lighting devices.

D. Lighting

1. SHIELD LIGHTING:

Lighting shall be shielded from the sky and adjacent properties and structures.

2. OVER-ALL LIGHTING:

Overall lighting of the façade and entrances of historic buildings is encouraged.

- *The lighting standards used in the Pilchuck District Design Standards are appropriate and could be used to replace this standard.*
- *The photo should be replaced.*

E. City Right-of-Way or City Development

1. DELINEATE THE HISTORIC DISTRICT:

The Historic District may be delineated with permanent signage, paving, lighting or other detailing when undertaking street construction.

2. PUBLIC PROJECTS:

Any public project within the Historic District affecting the streetscape is subject to design review.

3. INTERSECTIONS:

All intersections shall have street name signage unique to the Historic District. Street signs shall also be provided on cross arms of signal lights.

4. NEW SIDEWALK CONSTRUCTION:

White pigment shall not be used in the construction of new sidewalks and the surface design shall match the existing abutting sidewalk.

5. NEW SIDEWALK CORNERS:

New sidewalk corners shall have the date installed imprinted into the sidewalk.

6. STREET FURNISHINGS:

All street furnishings (bicycle racks, trash containers, street lights, hanging baskets, etc.) shall be consistent with pre-1930s streetscape design and any new street furnishing must be of robust construction and consistent with this design approach. Catalogues of various street furnishings are available at City Hall. **(See two examples below at the 1100 block of First Street.)**

- *An intent statement should be added to clarify this section is for City direction rather than private development.*
- *The photo should be replaced.*

RESIDENTIAL DESIGN STANDARDS

INTENT: To provide resident safety, convenience and welfare, promote long-term preservation of property values through livability and maintainability of developments, and to maintain historic character of homes. ***(From 7-29-99 DRB Design Guidelines)***

Note: *Structures of historically residential or single family character that have commercial uses shall comply with Historic Residential Design Standards. Bed and Breakfast accommodations are an example of a commercial use in a residential style building.*

- *The intent statement should be strengthened in both the Residential and Commercial sections.*

A. Residential Site Design

1. STREET TREES:

Street trees shall be planted at no more than 25-30' spacing, depending on species and caliper of tree used. Closer spacing may be appropriate, except where critical

areas, native vegetation, or significant trees are to be preserved. (see **Approved Street Tree List in Appendix F.**)

- *The nexus for when trees are required should be clarified.*
- *Current list in Appendix F should be reviewed and narrowed, with appropriate spacing identified for each species in the list.*

2. PRESERVE TRADITIONAL GRID STREET PATTERN:

Whereas the original street pattern was generally straight, not curved, this traditional grid layout shall be preserved.

3. DELINEATE HISTORIC DISTRICT IN STREET CONSTRUCTION:

The Historic District may be delineated with permanent signage, paving, lighting or other detailing when undertaking street construction and must be consistent with SECTION 1- E. above.

4. PEDESTRIAN CONNECTIONS:

Pedestrian connections from residences to adjacent streets are required.

5. SIGNS:

Signs shall not be internally illuminated. Signs shall be no larger than 2'x2' in dimension or 4-square feet. Signs shall be mounted on the building on the first story, or if free-standing, no taller than four feet in height. Signs incorporated into walls shall only calculate the actual area of text in determining the sign's size. If logos are included in the sign, then the calculation for sign area will include the logo area. (See two examples below.)

- *The standard should be abbreviated and clarified that sign standards relate to the underlying zoning; when a commercial use (except a home occupation) occupies an historically residential structure, commercial sign standards apply.*

6. SCALE AND PROPORTION OF NEW SINGLE FAMILY DWELLINGS:

New single family dwellings shall have a size, scale, mass and proportion that fit its historical context and neighborhood.

- *The standard should be included in the new-construction section. The divided standards should include a section for commercial construction vs. preservation and a section for residential construction vs. preservation.*
- *Language should be added addressing additions to existing homes.*
- *A reference to detailing should be added (from Standard 2.B.2.)*

B. Residential Architecture

1. GARAGES AND PARKING AREAS:

Garages shall be at the side or rear of residential structures. Garage doors shall not be forward of the front façade of the residence. No off-street parking shall be in the front yard setback. Site details shall highlight and provide a sense of pedestrian scale at building entries, and help offset the prominence of cars,

garages and driveways. (For parking in alleyways, please refer to City code about garages and parking areas at alleyways.) **(See two examples below of side driveways and garages toward the back.)**

- *The language should be included in both preservation and new construction sections.*
- *A photo of a new garage built for an older home should be included in the example photos.*

2. ARCHITECTURAL DETAIL AT FAÇADES:

Each façade shall be finished with architectural detail.

- Wall surfaces and patterns,
eg. patterned shingles and siding, brick patterns, terra cotta details
- Window groupings
- Window pane shapes and patterns
- Porch supports and brackets
- Balustrades
- Door surrounds and top pieces
- Window surrounds
- Focal windows
- Dormers
- Cupolas
- Towers
- Cornices
- Columns
- Chimneys

- *As written, the standard should be removed. A reference to detailing should be added to Standard 2.A.6, and the list of architectural elements should be moved to the appendices, and include illustrative photos of each element.*
- *“Tower” should be changed to “turret”.*
- *New language should be added to the new construction and preservation sections stating that a building’s style shall be consistent throughout, and refer to the appendix listing of architectural elements..*

3. FRONT DOORS AND ENTRIES:

Front doors shall be visible from the street. Identifying the entry path with an arbor, gate, planter, or some other architectural element is encouraged. Match the style of the door to the house. Horizontal or vertical panel doors, glazed or unglazed, are appropriate in the Historic District.

Details can be added to make the entry distinctive:

- Use a different color from the house and trim;
- Add wider trim and molding on the top trim piece;
- Add a door knocker.

(See three examples of front entries below.)

“Jailhouse” or “Bel-Air” entry doors are prohibited. Sliding patio doors are not appropriate when visible from the street.

- *A full-page image of the Doors of Snohomish poster should be inserted.*
- *The language regarding “Jailhouse” and “Bel-Air” doors, and the illustration of each, should be removed.*
- *The language regarding sliding patio doors should be maintained as written.*

4. HISTORIC BUILDING MATERIALS ARE ENCOURAGED:

Building surfacing materials are appropriate which are the proven equivalent in texture and appearance to historic materials such as wood, brick, masonry, and stucco. Use of historic building materials – wood, brick, stone, stucco – is encouraged. The use of vinyl siding is prohibited. **(See examples of building materials below.)**

Modern building materials may be used if consistent with historic design standards. **(See example below.)**

- *“Are Encouraged” should be removed from the title.*
- *A strong intent statement should be inserted.*
- *The second paragraph regarding modern building materials should be removed, as well as the photo example.*
- *Illustrative photos of typical historic building materials should be inserted.*
- *Language should be added stating that innovative materials will be considered by the Board.*

5. COVERED PORCHES ARE REQUIRED:

Covered porches are required. A canopy may be placed over the door to provide protection and interest if a porch is not possible. Porches are especially characteristic of Craftsman and Bungalow styles. **(See examples of covered porches below).**

Porch posts and columns shall generally be substantial (5x5 minimum dimension). Larger posts can be created by “wrapping” a 4x4 with 1x lumber. (Appearance grade materials must be used.) Recommended column types are: square, turned or chamfered. Wrought iron supports are not appropriate.

Replacing a historic wood staircase with concrete stairs is not recommended. Use finished materials instead of incised, pressure-treated wood.

- *The standard should be moved to the new construction section.*

6. ROOFS:

All single gable roofs shall have a minimum 6:12 roof. (See Appendix D for different roof styles.) Cedar shingle and composition roofs, hot-dipped corrugated metal and standing seam metal roofs are historically accurate. Roofs for porches or roof decks may have less than 6:12 slope. Eaves shall be substantial, projecting no less than twelve inches. **(See examples below.)**

7. FLUSH SYNTHETIC ROOFING:

Flush synthetic roofing (eg. Torchdown roofing) is prohibited where visible from the street.

8. SKYLIGHTS AND ROOF VENTING:

Skylights shall be flat, no matter where they are used. Roof venting shall not significantly alter the appearance of historic homes and shall not be visible from the street face of the structure.

- *The three standard sections relating to roofs should be combined.*
- *A statement should be added stating ridge venting is preferred.*
- *Language addressing solar panels should be added.*

9. WINDOWS:

Window size and spacing shall depend on architectural context. Historically, vertically formatted, double hung, single hung, and casement windows are typical. These window formats have wide vertical trim (typically a minimum of 3.5 inches) and a wider cornice at the top.

Multi-paned windows, with wood or lead mullions are appropriate. Avoid false mullions attached to or inserted between the glass in windows. Groups of two or three vertically oriented, single or double hung windows are recommended. **(See examples below.)**

- *All standards relating to windows should be combined.*
- *Language should be added stating that false mullions are prohibited.*

10. SHUTTERS:

Where possible, shutters and windows shall be operable. False shutters may be used if they are each one-half the width of the window opening in order to appear functional. Use of traditional building materials is preferred; modern building materials may be used if they are consistent with these Historic Design Standards. **(See examples below.)**

- *An intent statement should be added.*
- *The sentence regarding traditional building materials should be removed.*

11. WINDOW AND DOOR TRIM:

All windows and doors shall have trim and be stylistically appropriate. Vertical side trim shall be at least 3.5" wide. Head trim at windows and doors shall be at least 20% wider than side trim. Corner boards are encouraged. All windows shall have sills. In historic houses, the glass pane is set back from the plane of the exterior wall. (See Field Guide to American Homes, 1984 and/or Field Guide to American Architecture, 1980.) **(See example below of historic window and door trim.)**

- *All standards relating to windows should be combined.*
- *The portion of the standard relating to doors should be moved to Standard 2.B.3.*
- *The reference to corner boards should be removed.*

12. WOOD WINDOWS ARE PREFERRED:

Wood windows are preferred. Original wood windows shall be retained and restored when possible. Where new windows are to be used, (eg. vinyl flange type windows) trim details shall resemble historic window trim by use of simulated sills and wide trim. The intent is that the window glass plane **appears** to be set back from the plane of the exterior wall, where combination of window glass, wall and trim have a 3-D appearance.

- *All standards relating to windows should be combined.*
- *An intent statement should be added, identifying windows as a key element in characterizing an Historic District.*
- *The reference to vinyl flange type windows should be removed.*
- *A diagram should be inserted showing how the setback in glass pane can be achieved.*
- *The new construction sections should include a statement regarding why the setback in window pane is desired.*

13. RELIEVE UNDIFFERENTIATED FAÇADES:

Undifferentiated façades shall not exceed twenty feet horizontally or twelve feet vertically. They shall be relieved through:

- Changes in siding textures (e.g. shingles and ship lap),
- Changes in texture of surface materials (e.g. brick and wood),
- Use of detail such as addition of trim and brackets,
- Building projections (e.g. bay windows, dormers, balustrades),
- Changes in color. (**See examples below.**)

- *The standard should be moved to the new construction section., and referenced under additions to historic structures.*
- *A provision should be added to the dimensional standards, to allow for alternative measures to meet the standard. The specific dimensional standards should be retained as a typical measurable standard.*
- *The bulleted list should be relocated to the appendices.*
- *“Changes in color” should be removed from the list.*

C. Multi-family Site Design

- *The Multi-family section should be expanded to include architectural standards. The standard should be revised to better communicate the intent.*

1. SIDEWALKS SHALL BE PROVIDED TO ENTRIES:

Sidewalks shall be provided from the street to each entry, without crossing a parking lot. (**See example below.**)

- *The photo should be replaced.*

2. **PARKING:**
Parking shall be located in back or on the side, not in front of buildings. (See example below.)
 3. **OUTDOOR LIGHTING:**
Outdoor lighting shall be small scale and screened to prevent glare in neighboring units. (See example below.)
 4. **PROVIDE OUTDOOR PLAY SPACE:**
Provide outdoor space for children to play, other than a parking lot, either on the site or at a park that can be reached without crossing an arterial.
- *The standard should be removed.*
5. **WINDOWS:**
Each living unit must have at least one window of at least eight square feet in area and facing to the east, west or south to provide exposure to sunlight (See UBC 310.4 for Building Code for Windows.)
- *The standard should be removed*

(End of review to date)