

2. RESIDENTIAL NEW CONSTRUCTION

Intent

With historic homes and tree-lined streets, Snohomish's historic neighborhoods are a critical component of the city's character, contributing to its desirable sense of place. The primary era of construction is the early 1900s, however these neighborhoods developed over many decades. The Historic District contains homes of many different styles, shapes, and sizes, which exhibit a high degree of architectural integrity. It is essential that new homes within this setting are carefully and thoughtfully designed, in order to augment existing historic structures.

The primary intent of this chapter is to maintain and preserve the character and historic qualities of these neighborhoods, through new development that is complementary with and sympathetic to historic homes. The residential areas of the Historic District are largely developed, however there is opportunity for construction of new residences in the form of infill development. Infill is small scale; construction of a new home on a single lot in a developed area, between or adjacent to existing homes.

Applicability

The design standards in this section apply to all new construction for single family use within the Snohomish Historic District. Standards for additions and alterations to existing residential structures may be found in section IV.1. Standards for new multifamily construction may be found in section III.2.D.

A. General Guidance

1. Building design should exhibit and incorporate elements that reflect the identity and visual character of the Snohomish Historic District, particularly styles and features of buildings developed between 1880 and 1930. Justification of consistency of proposed elements, proportions, relationships, or materials with local context may be necessary if antecedents within the community are not clear. Refer to Appendix C for historically appropriate architectural details and building styles in Snohomish.
2. It is preferable to design contemporary structures that are congruous with existing homes, rather than duplicate or mimic the design of historic buildings in the district.
4. New construction should be compatible with the scale, massing, and pedestrian-oriented environment of the area, and reflect existing development patterns. New construction of primary buildings should maintain the existing historic pattern of a neighborhood in terms of both the building and its siting on the lot. Characteristics such as setbacks, distance between homes, scale, and materials should be consistent with existing historic properties.

B. Site Design

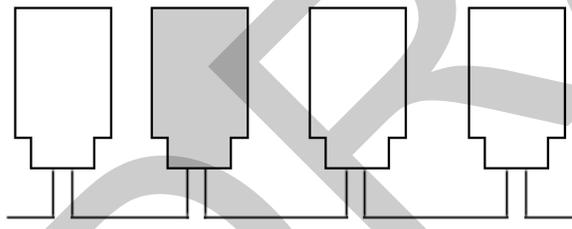
1. Streets and Sidewalks

- a. The traditional grid pattern layout, with straight streets and alleys connected to other streets (no dead ends) shall be preserved for new development.
- b. Sidewalks shall be provided across all street frontages. Typical sidewalks include a concrete walkway next to a narrow strip of lawn bordering the street. New sidewalks should follow the historic model. New sidewalks shall be darkened with lampblack to match the weathered appearance of nearby sidewalks.
- c. If the property has access from an alley, the vehicular access shall be taken from the alley. Curb cuts shall be kept to a minimum, with no more than one driveway per residential lot.

2. Building Orientation

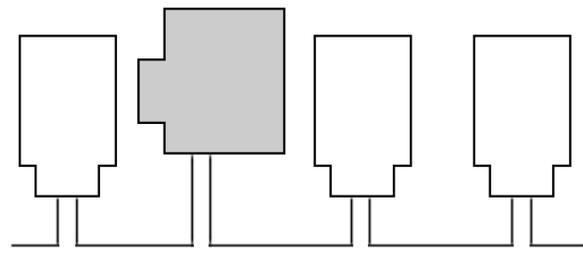
- a. Buildings shall be parallel to the street.
- b. Maintain the traditional orientation of a clearly-defined main entrance toward the street, with clear access from the street to the building entry provided.
- c. Infill development shall model building orientation, lot coverage, and spacing between homes of those of their nearest neighbors.

CONSISTENT



Consistent building orientation and setbacks.

INCONSISTENT



New building is set back further than the neighbors, with a disparate orientation.

3. Driveways and Parking

The single family neighborhoods of the Historic District were largely developed before the prominence of vehicles. Consequently, vehicle storage and access are typically not dominant features of residential sites.

- a. Driveways shall be constructed of materials such as concrete, gravel, brick or stone. Blacktop and asphalt driveways are not historically consistent and shall not be used.
- b. Where driveway access is taken from the street, the driveway shall be located to the side of the house. Where possible, two-track and shared driveways are encouraged.
- c. Residential parking areas larger than one car width shall be located behind the house wherever possible, or screened from view of the sidewalk.

IV. RESIDENTIAL NEW CONSTRUCTION

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Two-track brick driveway extending past main home to a detached garage.

INCONSISTENT



Blacktop driveway leading to an attached garage at the front of the home.

C. Building Design

1. General

The intent of this section is to encourage new residential structures in the Historic District that are complementary to, compatible with, and reflective of historic architectural examples constructed prior to 1930. Design elements include building and feature proportions, surface modulation, surface materials, detailing, fenestration, and hardware.

- a. New construction of primary buildings shall maintain the existing historic pattern of a neighborhood in terms of characteristics such as setbacks, distance between homes, scale, and materials.

CONSISTENT



Infill construction between older homes with consistent scale and orientation.

INCONSISTENT



New home significantly taller and larger than neighboring home, with inconsistent setbacks.

IV. RESIDENTIAL NEW CONSTRUCTION

- b. Architectural styles and stylistic references shall be consistent and not combined on one building.
- c. The front façade shall incorporate a substantial front entry that is visible from the street.

CONSISTENT



This home includes a large front porch with a prominent entry.

INCONSISTENT



The primary focus of this home is the street-facing garage, not the front entry.

2. Building Materials

Exterior surface materials shall be consistent with traditional architectural materials and shall contribute to the appearance of a 100-year functional building life. Appropriate materials include brick, natural stone, wood, and stucco. Cement fiber siding is an appropriate alternative to traditional wood siding.

New or alternative materials shall be considered on a case-by-case basis, based on the longevity and appearance of the material. The material must have a demonstrated durability in the local climate, and shall be used in a manner that appears similar in character to historic materials.

The following exterior surface materials are prohibited, where visible from off-site locations.

- a. Plain or smooth face concrete masonry unit
- b. Corrugated metal
- c. Imitation or synthetic cladding materials such as vinyl, plastic, or aluminum
- d. T1-11 siding
- e. Perforated pressure treated lumber

3. Massing, Scale, and Articulation

New residential structures should be designed to reflect traditional house sizes and reinforce a sense of human scale in the neighborhood. While new homes are typically larger than many older houses, new construction should not compromise the visual

IV. RESIDENTIAL NEW CONSTRUCTION

continuity of the neighborhood. The traditional scale of single family structures should be maintained in infill development, for a consistent streetscape.

- a. Buildings shall be “four-sided”, meaning that all façades including side and rear façades shall be considered visible and shall be designed as an architectural façade composition. Blank façades shall not be visible from public spaces. General level of detail shall be consistent on all four sides.
- b. Undifferentiated façades shall not exceed 20 feet horizontally or 15 feet vertically. Articulation shall be provided through projections and recesses, windows, doors, roof forms, and porches or decks. Color shall not be used as a substitute for differentiation. Planar differences shall appear to be structural elements.

CONSISTENT



The side elevation has a similar level of detail as the front.

INCONSISTENT



The side elevation has inconsistent window trim and blank wall space.

- c. Buildings shall be consistent with the height, scale, setbacks, and massing of existing historic structures, and achieve proportions that provide a sense of human scale.
- d. Alignment of horizontal elements such as windows and moldings shall relate to those of adjacent buildings, where feasible.
- e. The level and type of detailing shall be dictated by the style of home being constructed. New homes shall incorporate architectural detailing on all four elevations. Detail elements shall appear structural.

Below is a list of architectural details that may be appropriate. Similar features that achieve the same level of detail and interest may be proposed by the applicant. Readily removable elements such as shutters, awnings, and flower boxes shall not be considered features of architectural detail.

- Knee braces, corbels, or brackets
- Ornamental moldings, trimwork, or dentils
- Upper story dormers
- Balcony
- Wide cornice
- Exaggerated eave returns
- Pediment
- Decorative shingle siding
- Quoins
- Decorative window heads

IV. RESIDENTIAL NEW CONSTRUCTION

- Brick chimney
- Vergeboards, bargeboards, or decorative gable trusses
- Wrap-around porch
- Bay windows or oriels

4. Windows

Windows are important elements of architectural character. Historically, windows provided a crucial light source, and therefore became a dominant visual element on the building exterior. Contemporary homes can successfully emulate the character and visual appeal of historic homes simply by providing similar window patterns and proportions.

- Windows shall be vertically oriented. Typical window proportions include a height that is generally twice the dimension of the width. Clerestory and small square windows are also appropriate, when used for accent windows or where the interior configuration constricts window height. Large picture windows are not appropriate.
- The front façade shall incorporate a minimum of 20 percent glazing.
- Glazing shall be transparent. Highly reflective or darkly tinted glass shall not be used. Textured obscure glass is appropriate for bathrooms or where privacy is required.
- Mullions and muntins shall be vertically proportioned. False muntins or simulated divided lites shall not be used.
- Windows shall be set back, or shall appear to be set back from the plane of the exterior building wall to create dimensional relief and shade effect.
- Window trim shall be a minimum of 3.5 inches in width with a wider head piece, and shall be consistent with the style of home.

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Vertically oriented windows, comprising at least 20 percent of the front façade.

INCONSISTENT



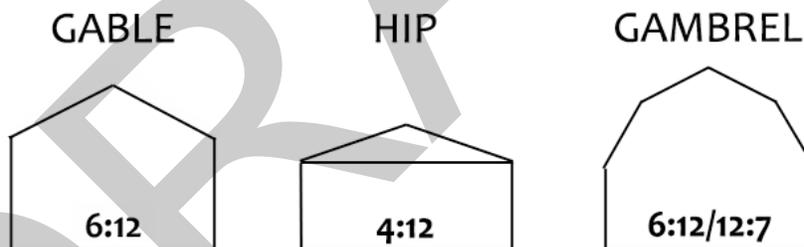
Minimal window area, of a contemporary shape and configuration.

IV. RESIDENTIAL NEW CONSTRUCTION

5. Roofs

Roofs not only protect the structure from weather, but when used appropriately for the style of home, they contribute to historic character.

- a. Appropriate primary roof forms for new residential structures include gabled, hipped, and gambrel. Clipped ends and jerkinheads may be incorporated. Other roof forms may be appropriate for a specific, traditional architectural style, subject to approval based on the manner of use.
- b. Shed roofs shall not be used for primary structures, but may be appropriate for small accessory structures and subordinate roof forms, such as porches, canopies, or upper floor projections.
- c. Primary roof pitches shall be consistent with the minimum slopes below. Shallower pitches may be allowed on subordinate roof forms. Eaves shall extend a minimum of 12 inches, and shall be consistent with the style of the overall building.
 1. Gabled roofs shall incorporate a minimum primary slope of 6:12.
 2. Hipped roofs shall incorporate a minimum primary slope of 4:12.
 3. Gambrel roofs shall incorporate a minimum upper slope of 6:12, and lower slope of 12:7 on the primary roof form.
 4. Flat roofs may be allowed for certain architectural styles such as Italianate. These roof types shall incorporate a substantial cornice and/or parapets.



6. Doors and Hardware

- a. Wood is the preferred material for doors. If metal is proposed, it shall not have a bright or shiny finish. Painted metal is acceptable. Fiberglass and plastic shall not be used. Screen and storm doors shall be appropriate for the style of home.
- b. Hardware shall be traditional and historic in character.
- c. Glazing shall be clear or textured, obscure glass. Glazing shall not be reflective, unless used as an accent component in a stained glass insert.
- d. Trim surrounding doors shall be a minimum of 3.5 inches wide.

IV. RESIDENTIAL NEW CONSTRUCTION

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Wood front door with clear glazing, wide trim, and traditional hardware.

INCONSISTENT



Front door with reflective glazing and minimal trim.

7. Porches

Large, covered front porches were commonly used in historic construction. Porches are not only functional, providing weather protection, shade, and a connection to the outdoors, but they also serve an important visual function by reducing the overall scale of the home and relating to human size. The porch also provides an architectural focus to define entryways.

- a. New residential structures shall incorporate a covered front porch with a minimum depth of six feet. Support columns shall be of a substantial width.
- b. Porches and porch elements shall be similar in style and materials to those seen historically, and shall be consistent with the style of the home.
- c. Porches shall maintain transparency and visibility of the front entry.

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Large front porch in scale with the home, with transparency and substantial support posts.

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This home has a shallow roof projection at the front door rather than a porch.

IV. RESIDENTIAL NEW CONSTRUCTION

8. Garages and Accessory Structures

- a. Accessory structures such as garages and sheds shall be located behind the house wherever possible. A detached garage located at the rear of the property and set back substantially from the house is preferred.
- b. When a garage is attached to the structure, it shall be set back a minimum of eight feet from the living area front façade.
- c. Accessory structures shall be subordinate in size and consistent in character to the primary structure.
 1. The structure shall be subordinate in terms of mass, size, and height. Detailing shall be simple, and shall not compete visually with the primary structure.
 2. Building materials shall be consistent with those of the main structure.

CONSISTENT



This detached garage is consistent with the primary structure in style and materials.

INCONSISTENT



This garage exhibits a different shape and style than the primary structure.

9. Service Areas, Equipment, and Energy

- a. Mechanical equipment shall be screened from view using walls, fencing, or vegetation.
- b. Service and utility equipment such as satellite dishes shall be located on a non-street side of the home, or if not possible due to line of sight requirements, shall be installed in an inconspicuous location.
- c. Skylights shall be flat against the plane of the roof. Framing shall be consistent in color and hue to roof material.
- d. Solar panels are recognized as a valuable technology, however their visual prominence can drastically alter the appearance of a structure. Solar panels are allowed in the Historic District, subject to the following standards.
 1. Solar panels shall not be readily visible from streets or public areas.
 2. The color of the frame and panels shall be similar in color and hue to the roof material.

IV. RESIDENTIAL NEW CONSTRUCTION

- Solar panels shall be integrated with the design of the structure and roof forms to reduce the visual impact.

CONSISTENT



The solar panel array is located on a side elevation and is not readily visible.

INCONSISTENT



The solar panel array becomes a dominant feature of the street-facing façade.

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