Historic District Design Standards

City of Snohomish Washington

2017

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Citizens of Snohomish, *past and present*

Historic photos courtesy Snohomish Historical Society

Fifth St
Fourth St
Third St
Second St
First St
Ave C
Ave E
Ave A
Ave B
Ave D
Glen Ave
Union Ave
Cedar Ave
Rainier St
Pearl St
Maple Ave
Airport Way
Snohomish River
Historic District boundary
Commercial/Non-Residential
Residential

IS YOUR PROJECT WITHIN THE HISTORIC DISTRICT?

These Design Standards apply to projects within the Historic District.
Locate your site and zone on the map on page i.

RESIDENTIAL

EXISTING STRUCTURES 33

NEW STRUCTURES 47

COMMERCIAL

EXISTING STRUCTURES 10

NEW STRUCTURES 21

SITE ELEMENTS 57

- signs
- murals
- fences, walls, railings
- awnings & canopies
- plants & street trees
- right of way

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INTRODUCTION

Establishment of the Historic District

The Historic District is an officially designated area of Snohomish, including commercial main streets as well as residential neighborhoods that have been identified by the community as being culturally, historically and architecturally significant.

The establishment of Snohomish's Historic District began through the efforts of a few individuals, who in 1969 formed the Snohomish Historical Society. The goal was to ensure the historic structures in town remained intact by listing an area of the city on the National Historic Register. In 1973, the City of Snohomish recognized that its unique and historic architectural character was worthy of preservation. The Historic District and Historic Preservation Board were established by the City Council under Ordinance 1185. A year later, the City Council passed Resolution 378, designating 40 buildings as historic structures within the Historic District. This list of structures was then filed with the National Park Service to support a nomination of the Snohomish Historic District for inclusion on the National Register of Historic Places. On October 22, 1974, the nomination was certified. Today, the City Council has recognized 56 buildings as historic structures within the Historic District.

The reviewing entity for development within the Historic District—the Design Review Board (DRB)—was created in 1979 under Ordinance 1436. The first guidelines regulating development within the Historic District were published in 2000, and revised in 2003. The standards were used for over a decade to aid the City and the DRB in reviewing and evaluating proposals to construct, alter, and demolish structures within the boundaries of the Historic District. During that time, opportunities for refinements and improvements were identified, and new language was developed. The standards contained within this document are the result of that process.

Purpose & Intent

The purpose of these design standards is to promote the continued preservation of the character of Snohomish's Historic District and historically significant buildings, and to encourage the design of compatible new development that is creative, high-quality, and expressive of its own time. New development that respects and relates to the scale of existing buildings and reflects the Historic District's character will protect the investment of businesses and property owners and attract visitors to the community into the future.

This document also serves as a tool for increasing awareness of historic preservation and good design, educating property owners and their design professionals when planning projects. The design standards contained in this document are intended to provide specific criteria for alterations, additions, new construction, and demolition in Snohomish's designated Historic District.

Why Preserve?

Preservation of Snohomish's historic buildings and neighborhoods is a priority of the City Council for many reasons. Historic preservation brings cultural, aesthetic, environmental, and economic value to the community.

Preservation protects the character of the community and its connections with our history. Maintaining the aesthetic appeal and historic character fosters community pride and increases the sense of place, thus making Snohomish a desirable place to live, work, and visit. Preservation supports the local economy by promoting reinvestment in historic buildings to help stabilize property values, and promotes the local tourism industry. Preserving the built environment also provides a sense of belonging, pride in our past, and contributes to the overall quality of life for our residents. It has also been shown that preserving historic structures can be more sustainable than new construction, as the energy required to demolish and replace an original building and its components is greater than the energy required to maintain it.

The Character of Snohomish

Historic resources are a key factor of Snohomish's character and identity. The old buildings of the Historic District—both commercial and residential—are assets that attract visitors, businesses, and residents, contributing to an aesthetically pleasing streetscape and creating a tangible link with Snohomish's past. The Historic District is the City's image in the region and beyond.

History

Founded in 1859, Snohomish was the first incorporated city in the county. The town was originally called Cadyville, until 1871 when the plat of Snohomish City Western Part joined the western and eastern claims of the Fergusons and the Sinclairs at Union Avenue. In 1861, Snohomish County split from Island County, and the town was voted county seat. In 1897, a controversial countywide vote resulted in Snohomish losing the county seat to the nearby growing town of Everett by a margin of seven votes.

The town was initially developed to support the surrounding agricultural community of the Snohomish River valley, and boasted a booming logging industry. The first Snohomish sawmill was constructed in 1876. Rail was also an important element of Snohomish's economy; the first railroad connection was made in 1888, with the arrival of the Seattle, Lake Shore & Eastern Railway. The Great Northern Railway from St. Paul was completed in 1893. Although trains no longer run through town—the right of way within city limits has been converted to the Centennial Trail—the railroad remains a significant component of Snohomish's identity.

In 1884, a Seattle newspaper reported Snohomish's early population was 700 people. That number increased to 6,400 by the year 1995. In 2015, the population was just over 9,300. Growth has steadily increased but Snohomish has remained a compact town with historic neighborhoods and a vibrant commercial and cultural core. The city now serves as a

suburb of the larger metropolitan areas of Everett and Seattle, though it contains a job base of commercial and industrial uses as well.

Setting

The natural setting is an important part of the town's identity. Snohomish is located at the confluence of the Snohomish and Pilchuck Rivers, which border the town on the east and south. The agricultural floodplain to the south and southeast provides a wide expanse of visual and physical open space next to the town's urban environment. The landscape to the northwest was formerly forested and few distant views exist. The floodplain is visible to the southwest, and is limited by views of the hill where Everett begins, approximately six miles away. There are distant views of the Cascade Mountains to the east, and occasional views of Mount Rainier to the south from a few strategic places.

The Historic District is located on the north bank of the Snohomish River, on a gentle slope. Historically, large trees, especially evergreens, were a visually significant element of the town's character. Today, deciduous trees line the streets in both residential and commercial areas of the Historic District, while local parks preserve stands of large trees that are visually significant in forming the horizon of many local views.

Land Use

The Historic District is about 99 acres in size and currently contains seven zoning designations: Single Family, Medium Density Residential and High Density Residential at maximum densities of 18 and 24 dwelling units per acre respectively, Commercial, Public Park, Urban Horticulture, and Historic Business. The Single Family and Historic Business designations comprise the bulk of the District, accounting for approximately 85 percent of designated land. Rights of Way, including streets, sidewalks, and alleys comprise just under a third of the total land area.

The Historic District represents the earliest-developed land in town, and the strongest connection to the early days of Snohomish. Development typically began along the river and moved north as population increased. Commercial development was originally concentrated along the river bank, with homes constructed nearby.

The single family areas are located at the northern extent of the Historic District, on a gentle, south-facing slope. While the land use is primarily detached single family dwellings, several multifamily and non-residential uses are located within this area. Churches, private schools, and small businesses can be found, some operating out of large converted homes. The predominant era of construction is pre-1920, which is reflected in building scale, design, and orientation.

In the Historic Business District, development on First Street is generally characterized by one- and two-story buildings with night-oriented activities (taverns, restaurants) on the south side overlooking the river. On the north side of First Street, taller two- to three-story buildings with primarily retail uses are more common. Storefronts and retail uses at the first floor level are frequently combined with lodging, office and residential uses on upper

floors. The lower height of buildings on the south side of the street permits excellent winter solar access to First Street, improving the microclimate and supporting year-round economic viability of the outdoor shopping environment.

Architecture

Snohomish is a town with working roots. The eclectic, utilitarian buildings with quirky elegance and character are reminders of those industrial beginnings. Buildings in town are representative of their time and place, with wood detailing and functional articulation. Pedestrian orientation is apparent in both residential and commercial areas, with covered porches and garages located behind homes, and commercial buildings located at the front property line with substantial sidewalks and storefront windows.

Commercial

The defining era of commercial buildings in the Historic District is 1880-1930. Commercial buildings range in height from one to three stories. Exterior materials include brick, masonry, wood, and stucco. The general character varies throughout the Historic District; First Street construction differs from Second Street and the north-south oriented Avenues, which were typically developed later.

Buildings on First Street are generally located at the front property line, with wide sidewalks. Flat and hipped roofs are common with well-defined cornices, or sloped roofs with a western front façade. First floors typically have large storefront windows, glass store doors and taller ceilings than upper floors. Upper floor windows are vertically-oriented, and repeated across the façade. Awnings, canopies, and recessed entries are common. Due to the age of development, off-street parking is rare. Landscaping is commonly limited to flower pots and corner street trees.

Second Street remains a major thoroughfare for pass-through traffic in Snohomish. The buildings on Second Street generally exhibit a more modern appearance, however front façades remain largely pedestrian-oriented. Several characteristic examples of early Snohomish development may be found on Second Street, interspersed with the more contemporary, post 1930s buildings. Off-street parking is common.

The avenues extending north-south between First and Second Streets are more eclectic in character. Several buildings were originally constructed for single family use. Greater structural setbacks are more common, with parking lots or front yards, and lawn planter strips between the street and sidewalk.

Residential

Homes in the Historic District date primarily from the 1860s to the present, with many constructed prior to 1920. Residential buildings display a range of turn-of-the-century styles, including Craftsman Bungalow, Queen Anne Victorian, Shingle, Beaux Arts, Gothic Revival, Italianate, Cottage, Colonial Revival and Stick/Eastlake.

Wood lap siding is the predominant material, but brick, stone and stucco are also common. Historic home roofs were either cedar shingle or composition. Roof pitches were steep, often 10:12 or 12:12, with substantial eaves. This steep pitch allowed an otherwise one story home to have a usable upstairs for bedrooms. Covered porches were common. Windows were vertically-oriented and often grouped in twos and threes. Wide wood trim was used on all windows, doors and building corners, generally with wider trim and/or cornices at the top. Skylights were not used.

Houses were set back from the street a uniform distance, with garages and outbuildings located behind the main structure, with access from an alley. Yards were generous in relation to building footprint, with lawns common, and substantial space between structures. Houses varied in size, but generally were approximately the same size within a neighborhood. Picket fences were widely used.

THE REVIEW PROCESS

Design review in the Historic District is authorized by Chapter 14.225 SMC. This chapter describes actions subject to design review in the Historic District and adopts the Historic District Design Standards and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings by reference; the chapter also provides for reviews by the full board and individual reviews for minor development.

When Design Review is Required

Modifications to the exterior of a site or building located in the Historic District that require a building permit are subject to Design Review, as well as certain other activities that require no permit. Such application types may include:

- Modifications to the exterior of existing structures
- New commercial or residential structures
- Signs
- Fences
- Street tree removal
- Mobile vendor structures and trailers
- Building demolitions

Other actions that require review by the Design Review Board, but are not associated with development activity include:

- Special tax valuations for historic structures
- Requests for additions to the list of officially designated historic structures

Design Review is combined with other development reviews. Findings of compliance with applicable design standards must be made, either as the project is proposed or subject to special conditions of approval, before the associated permit or other approval can be granted.

The Design Review Board

The Design Review Board (DRB) was established by the City Council on July 3, 1973, under Ordinance 1185, for the purpose of "…contributing to the social, cultural, and economic welfare of the citizens of Snohomish by developing an awareness of its historical heritage…" In most cases the DRB's role is advisory, with the City Planner making the final determination.

The DRB is comprised of five members who have an interest in the community either through living or working in the city, or participating in a Snohomish civic organization. Boardmembers are appointed to four-year terms by the Mayor, based on a background in a design discipline such as architecture, design, landscape architecture, or a more purely artistic pursuit. With several exceptions, the DRB makes recommendations to the City

Planner on development proposals as well as other work items related to the community's cultural heritage and historic character.

DRB Meetings

The DRB normally meets the second Wednesday of each month. Meetings are typically held in the evenings at City Hall and are open to the public. Agendas are prepared the week prior to the meeting and published to the City's website. Meeting agendas include a written report for each application, with a staff evaluation of the proposal's consistency with applicable design standards.

A typical meeting of the DRB begins with an opportunity for members of the public to speak about items not on the agenda, followed by approval of the previous meeting's minutes. Applications for development are then discussed, beginning with an overview of the proposal by City staff. The applicant is provided an opportunity to present additional information, if desired. Public comments may also be provided regarding the project. The DRB then deliberates, and may ask for clarification from the applicant.

The DRB appreciates that each applicant designs their project to enhance the character and visual appeal of the Historic District. The DRB's role is to assist applicants in finding design solutions that meet the needs of the applicant and contribute to the character of the Historic District, as determined by compliance with these standards. Applications are reviewed for consistency with adopted design standards, based on information provided by the applicant. Additional information or revisions to the original design may be necessary to confirm consistency. Recommendations for approval may include conditions to achieve conformance. If the DRB is unable to determine consistency with applicable standards due to insufficient information, the recommendation may be deferred to a future meeting when the applicant supplemented the record with additional materials.

Applications for Design Review must be submitted to the Planning and Development Services (PDS) counter at City Hall by the last business day of the month, in order to be included on the following meeting agenda. City staff will review the submittal for completeness, and may request additional information before adding the proposal to the agenda.

Individual Design Review

If an application will result in only minor changes to the appearance of an existing building, the City Planner may request review by one member of the DRB. Signs and fences are commonly reviewed by an individual member rather than the full Board. In such cases, the individual member will make a recommendation to the City Planner or refer the application to the full DRB. Individual reviews may occur outside of the regular DRB meeting schedule to expedite reviews, where warranted.

Conceptual Review

The DRB welcomes discussion of preliminary designs with applicants. Conceptual reviews are conducted at a regular meeting of the Board. However no recommendation is made on

the proposal. Rather, the project would be discussed in greater detail at a future meeting, and the DRB would make a recommendation to the City Planner at that time. The benefit of a conceptual application is that an applicant can receive early guidance from the DRB on compliance with applicable standards before making a significant investment in project planning and design.

Materials Needed for the Review Process

Required materials will vary widely depending on the circumstances of the site and the specific proposal. In all cases, a completed application form and color photographs of the property and/or structure are required. Site plans, building elevations, and manufacturer's catalog data for fixtures and devices will help the DRB determine what the completed project will look like. Substantial modifications—such as new buildings and developments—will require more information and detail than minor modifications, although in all cases the information provided must be sufficient for the DRB to determine compliance with all applicable standards. Application forms and submittal checklists are available at City Hall, or can be downloaded from the City's website. City staff is available to help determine what materials may be needed for review.

Demolitions

Each building within the Historic District is a record of the city's past. Once removed, this record is lost forever. One of the main priorities of the DRB is to encourage preservation of existing historic structures. To that end, applications for demolition are carefully considered. The DRB has a quasi-judicial role in reviewing demolition applications. If the DRB determines that preservation of the structure is physically or economically infeasible, approval will be recommended. If the DRB determines that it is both physically and economically feasible to preserve the structure, the application will be placed on hold for 90 days, while a new owner is located who will preserve the structure, or the existing owner is encouraged to pursue preservation rather than demolition. If this cannot be accomplished by the end of the 90 day period, a demolition permit may be issued, subject to compliance with other applicable regulations.

Exceptions

The standards and guidelines within this document are specific, to limit potential confusion about the requirement or intended result. In certain rare circumstances, the physical conditions of a building or site make enforcement of the standards inappropriate and without public benefit. If special circumstances of a property are sufficient to justify waiving or modifying a standard, the DRB may make such findings in its recommendation. The City Planner may then concur, or override the Board's determination. Exceptions will not be used to circumvent merely inconvenient standards. In all cases, the burden of proof is on the applicant to establish during project review that such extraordinary conditions exist and that the intent of the standard is not impaired.

Modifications to Approved Plans

Sometimes even the most carefully planned project must be revised following design approval due to the availability of materials, unexpected complications in implementation, further design refinements, or other reasons. In such cases, the DRB must review changes to the approved plans. Depending on the significance of the modification, the revised proposal may need to be discussed at a Board meeting, reviewed by an individual Boardmember, or in some cases, approved by City staff. In all cases, if a change is desired, the applicant should bring the requested modification to City Hall and speak with staff. If a change to the approved plans is identified during the inspection process, final approval for occupancy may be held until the DRB has reviewed the modified proposal. If changes are not approved beforehand, this could result in delays and additional cost to applicants.

Design Review Determination & Appeals

After the DRB review and recommendation, the City Planner will issue a written determination that the application is or is not consistent with applicable design standards. The City Planner Design Review Determination may include conditions to achieve consistency, or recommendations to increase consistency. Conditions are required, while recommendations are discretionary. Findings of noncompliance is grounds for denial of the associated application.

The denial or conditioning of a permit may be appealed according to the provisions of Chapter 14.20 of the Snohomish Municipal Code.

1. COMMERCIAL ALTERATIONS

Intent

Snohomish's Historic Business District differs from modern commercial corridors because of its historic buildings and pedestrian scale. This area is the heart of historic Snohomish, and reflects the unique character of the community. The vibrant and active streetscape is enhanced by its unique, historic structures, which are enjoyed by residents, businesses, and visitors. Preservation and restoration of these existing buildings is a priority of the City.

Economic development and ongoing investment of the Historic Business District is encouraged to maintain its importance as the historic and cultural heart of the city. Adaptive re-use of existing structures promotes sustainable preservation of historic assets. The City and Design Review Board make every effort to provide guidance to commercial building owners and tenants in order to attract new customers while promoting an appreciation of the historic architecture that makes this place such a destination.

Applicability

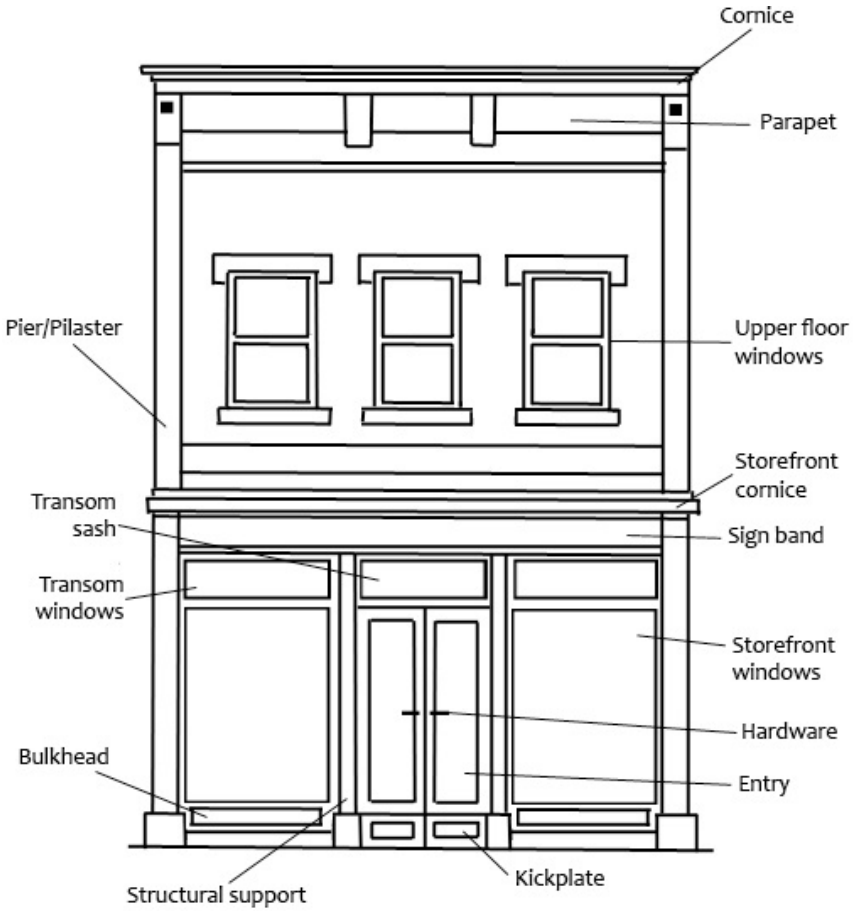
The design standards in this section apply to all alterations and additions to all existing buildings within the Historic Business District (refer to map on page i). For the purposes of this chapter, *alteration* is any modification to the exterior of a building requiring a building permit, and an *addition* is any change that results in an increase in building height or footprint.

In addition to the standards contained in this section, the Secretary of the Interior's Standards for Rehabilitation are applicable for additions and alterations to existing historic structures. A building is considered historic if its era of construction is a minimum of 50 years in the past. Standards for new commercial construction may be found in section III.2.

A. General Guidance

1. Building design should exhibit and incorporate elements that reflect the identity and visual character of the early decades of the Snohomish community. Justification of consistency of proposed elements, proportions, relationships, or materials with local context and the specific structure may be necessary if antecedents within the community are not clear.
2. Historic, character-defining architectural features and details should be preserved through continued maintenance or restored.
3. Modifications made to existing buildings should be sympathetic to the structure's original design, and should not significantly alter the historic appearance. Restoring original features that were previously obscured through past alterations is encouraged.

4. Before beginning any restoration work, research available documents and perform a physical investigation of the building, in order to determine the historic appearance of the structure and establish the most appropriate restoration plan.
5. The traditional commercial building form in historic Snohomish typically included a large storefront, upper floors with vertically-oriented windows, and a substantial cornice.



B. Identifying Architectural Character

Every old building possesses its own unique character and identity. *Character* refers to all visual aspects and physical features that comprise the appearance of a building (Secretary of the Interior). Elements that define a building's character include shape and massing, materials, elements of craftsmanship, decorative details, and aspects of its size and setting. In order to determine which architectural qualities should be preserved, first a building owner must understand those elements that give the building its distinctive character.

The Secretary of the Interior recommends a three step approach to identify the visual character of an historic building. Steps 1 and 2 pertain to the building exterior and are summarized below. Additional information can be accessed via the preservation briefs published by the Secretary of the Interior at www.nps.gov.

Overall Visual Aspects
These include the building's shape, openings, roof and related features, projections, trim, and setting. These distinguishing physical elements are typically viewed from a distance, without focusing on building details.

Visual Character at Close Range
These include the materials used for construction, and details of craftsmanship including texture, variety and arrangement of materials, and decorative details. These surface qualities are visible from an arm's length.

C. Building Design

1. General

The intent of these standards is to encourage preservation of historic structures and maintenance of the pedestrian scale and character of the built environment.

a. Building design shall not serve to communicate or reflect a corporate identity or product marketed. Corporate identity shall be communicated through signage, rather than building architecture.

b. Architectural styles and stylistic references shall be consistent throughout one building.

c. The use of neon for building ornamentation is prohibited.

d. Unpainted masonry shall not be painted.

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, stone, wood, stucco, cast iron, and metal panels, when reflective of historic industrial buildings. The scale and texture of these traditional materials contribute to the character of the Historic District. Although discouraged, cement fiber siding may be an appropriate alternative to traditional wood siding for building additions, or when there is no appropriate alternative. If used, smooth texture siding is preferred over false wood grain. Maintenance and re-use of original siding is encouraged in all cases.

New or alternative materials not otherwise prohibited may 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. In all cases, building materials proposed for modifications to existing structures shall be compatible with existing materials. If a substitute material is proposed for a restoration project, its physical

properties should be carefully considered and compared to the historic material to ensure a similar performance over time.

The following exterior surface materials are prohibited.

a. Plain or smooth face concrete masonry unit
b. Tilt-up concrete slab without decorative texture or treatment
c. Corrugated metal
d. Imitation or synthetic cladding materials such as vinyl, plastic, or aluminum
e. T1-11 siding
f. Mirrored glass
g. Vinyl windows

3. Storefronts

The storefront is the most significant and visually prominent architectural component of an historic commercial building. The storefront is the ground level façade, constructed using large sections of glazing to display merchandise, with structural components that often have a decorative element. Most people experience a building at the ground floor level, and the appearance of the storefront can greatly influence the perception of a building and the business within. Large storefront windows are dominant characteristics of historic commercial buildings.

a. When present and intact, historic character and character-defining elements of the storefront shall be preserved.
b. Storefront windows shall be maintained in their original size. If original glass is intact, it shall be preserved. Non-retail uses located within buildings containing storefront windows may install interior blinds, curtains, or semi-transparent screening that may be opened and closed during the day to provide privacy while retaining historical integrity.
c. Glazing shall be transparent. Highly reflective or darkly tinted glass shall not be used. Except for window signs, the use of applied films is prohibited.
d. Transom windows shall not be obscured by exterior elements except awnings. Original dimensions shall not be altered.
e. Alcoves and recessed entries shall be maintained in their original configuration. If the alcove includes a decorative ceiling and/or floor, those elements shall be preserved.
f. Kickplates and bulkheads shall be retained and preserved as decorative panels. If an original bulkhead is missing, the replacement shall be sympathetic to the original design and consistent with the character of the building.

CONSISTENT

The original storefront design, orientation, and windows have been preserved and maintained.

INCONSISTENT

The storefront has been altered using contemporary materials.

4. Cornices

Many historic commercial buildings have cornices to cap the façades. Repetition of cornice lines along the streetscape provides a sense of visual continuity. The historic character of the cornice line and parapet should be preserved. If the cornice has been removed from a building, it should be reconstructed using historic evidence. If such evidence is not available, a simplified interpretation of the original may be appropriate.

a. When present and intact, existing cornices shall be maintained and preserved.

b. Replacement cornices shall be consistent with the character of the building.

5. Upper Floor Windows

Upper floor windows are typically vertically oriented, with a height that is generally a minimum of twice the dimension of the width. These windows are often smaller than the storefront windows, with larger areas of intervening building wall. When present and intact, existing windows should be maintained and preserved.

a. Windows shall be set back, or shall appear to be set back from the plane of the exterior building wall to create dimensional relief.

b. Mullions and muntins shall be vertically proportioned. False muntins, or simulated divided lites between window panes shall not be used.

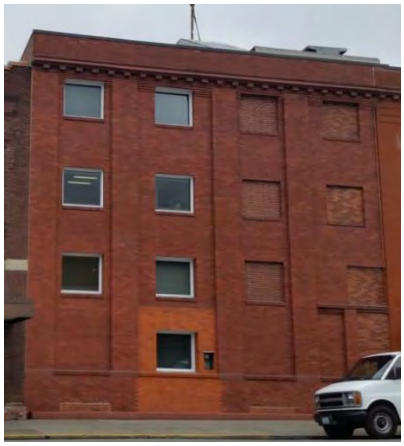
c. The original position, size, number, and arrangement of windows shall be retained in a building wall. Original window openings on a primary building façade shall not be enclosed.

d. New and replacement windows shall be dimensional and finished with trim elements that are appropriate for the building. The use of vinyl windows is inappropriate where visible from offsite locations.

CONSISTENT

Vertically-oriented windows with true muntins have been maintained.

INCONSISTENT



Original windows have been bricked over.

6. Roofs

In addition to protecting the building from the weather, the material, size, and orientation of a roof also contribute to the overall building character.

a. The original roof form and eave depth shall be preserved.

b. Skylights shall be flat against and parallel with the plane of the roof. Other roof equipment shall not be visible from the street.

c. Appropriate materials for pitched roofs include metal, clay tiles, slate, and wood shingles. Architectural composition roofing is an appropriate alternative to traditional roofing materials.

d. Built-up and torch-down (modified bitumen) roofing are appropriate for flat roofs. Synthetic materials may be allowed if the roof is not visible from a street.

7. Building Lighting

Traditionally, exterior lights that were mounted to buildings were simple in character and were used to highlight signs, entrances, and ground floor details. If building lights are proposed, special attention should be given to the character of fixtures and level of lighting. If used, building lighting should be used to accent building entrances, architectural details, and signs. If present, historic fixtures should be retained wherever possible, and adapted for modern use with new bulbs or fittings.

a. Building light fixtures shall be shielded from the sky and adjacent properties to prevent glare.

b. Uplighting shall only be allowed when the glare will be interrupted by building features, such as a cornice or sill.

c. New lighting fixtures shall be consistent with the character and scale of the building. Conduit and junction boxes shall be concealed. Recessed and canned lights are inappropriate when visible from the street.

d. The use of neon, continuous or generally continuous LED tubing, and similar linear illumination for building ornamentation is prohibited.

CONSISTENT

Exterior light fixtures that emphasize architectural elements.

INCONSISTENT

Tube lighting for building ornamentation.

8. Service Areas

Exterior equipment, storage, and service areas can detract from the appearance of a building and site, and can create noise impacts on adjacent public ways. These elements should be located away from streets and pedestrian areas, and screened from view. Wherever possible, service areas should be located within the building itself.

a. The following shall be enclosed or obscured with screening materials: mechanical and electrical equipment (junction boxes, telecommunication devices, conduits, satellite dishes, HVAC equipment, meters, vault doors and covers, vents, and fans), garbage and recycling containers, utilities, outside storage areas.

b. Large equipment such as window air-conditioning units or satellite dishes shall not be located on a primary building façade, or within view from the public sidewalk within one block.

c. Rooftop mechanical equipment shall not be visible from adjacent sidewalks within one block. Rooftop equipment shall be set back from the outer building wall whenever possible and/or screened using an extended parapet wall or other roof forms, to a height that equals or exceeds the height of the equipment.

d. Screening methods may include a wall, fence, or vegetation. Refuse screening shall be opaque, or mostly opaque. Walls and fences shall be consistent with the standards contained in section V.3.

e. Screening design shall be in character with the building and site it serves.

9. Doors and Hardware

a. Wood is the preferred material for doors. Bronze, brass, and painted metal is acceptable. Bright finish stainless steel or aluminum, fiberglass and plastic shall not be used.

b. All primary commercial doors shall have extensive glazing, with a minimum of one foot between the glass and the bottom of the door. Kickplates are encouraged below the glazing.

c. Metal used for exterior hardware shall be dark and shall not have a bright or shiny finish, with the exception of copper and copper alloys (including brass and bronze). Bright finished aluminum shall not be used.

d. Hardware shall be traditional and historic in character, to the extent allowed under the applicable building code.

CONSISTENT

Wood doors with extensive glazing, kick plates and bronze hardware.

INCONSISTENT

Aluminum-frame doors with minimal space below the glazing.

10. Additions

Additions of new floor area to existing buildings may be an acceptable alternative to reconfiguring existing interior space as businesses grow and expand. Building additions can enhance or detract from the appearance of an historic structure. An addition that is small in relation to the main structure will have minimal visual impacts compared to an overly large, visually dominating addition.

While some destruction of original materials may be expected to accommodate the addition, such loss should be minimized. Careful planning and thoughtful designs

minimize the destruction of original character-defining features, and complement the original architecture.

a. Additions shall be compatible with the main building in material, character, and scale.

b. Additions shall not damage or obscure historically or architecturally important features.

c. Additions shall be compatible with, but differentiated from, the historic building.

d. Building additions may be allowed in the following areas under conditions:

    1. Rear or side of existing building.

        - The alignment of storefront elements, moldings, cornices, and upper floor windows on the main structure shall be maintained.
        - The addition shall be subordinate in appearance to the main structure.
        - Wherever possible, larger additions shall be physically set apart from the main structure with a small connecting element, or "hyphen".

    2. Above roof of existing building.

        - The addition area shall be set back from the primary façade to preserve original building scale.
        - The addition shall be simple in character and subordinate in appearance to maintain the original structure as the primary focus.
        - Wherever possible, window and trim elements shall align with those on the existing structure.
        - Dormer additions shall be subordinate to the structure in scale, roof pitch, and general form.

e. Deck and balcony additions shall be simple in design yet consistent with the character of the structure. The deck or balcony shall not obscure character-defining features. The solid-to-void ratios of balusters and rails shall be designed to appear mostly transparent. Glass and plexiglass are not appropriate on street-facing façades.

f. Older additions that have achieved historic significance shall be preserved.

CONSISTENT

Addition to the rear of an historic building uses similar materials without creating false sense of history.

INCONSISTENT

Addition above roof of historic building becomes a focal point with inappropriate materials.

11. Restoration Guidelines

1. Before beginning any restoration work, research available documents and perform a physical investigation of the building, in order to determine the historic appearance of the structure and establish the most appropriate restoration plan.
2. Historic building materials should be preserved or restored. Original façade materials should not be covered or obscured.
3. If material replacement is necessary due to deterioration or significant damage, materials similar to those used historically should be used. Historic evidence may be helpful in determining the material that was originally used on the building.
4. Masonry should be protected from water deterioration.
5. Character-defining details should be restored to their original appearance. Elements or details that were not part of the original building should not be added.

D. Adaptive Re-Use

The best use for an historic building is that for which the building was designed, or a closely related use. However, often the original use is obsolete, or changes to the surrounding neighborhood make the original use no longer compatible. An example is a residential structure that is converted to a professional office. In such cases, older buildings can be repurposed to meet the marketplace's changing demands. Also referred to as a "change of use", adaptive reuse can often preserve the structure from demolition. When a structure is repurposed for a new use, every effort should be made to provide a compatible use for the building that will require minimal alteration in order to operate.

a. Changes of use shall retain character-defining features of the building while accommodating the new function.
    1. Existing storefront and transom windows shall not be obscured, but rather shaded from the inside if privacy is desired.
    2. Existing front porches shall be retained in their original form and configuration, including the size and shape, design, and open qualities. Deteriorated features such as columns, decking, rails, balusters, and finish details shall be repaired or replaced in kind.
b. Front yards shall not be used for parking areas. Parking areas shall be located to the side or rear of the structure. Refer to Site Planning in section III.2.B for additional standards that may apply to adapting a property for a new use.
c. Retention of historic signage is encouraged wherever possible.

The Secretary of the Interior is an excellent resource for guidance on preserving, rehabilitating, restoring, and maintaining historic structures. The online Presentation Briefs include 47 printed publications to help applicants and property owners: http://www.nps.gov/tps/how-to-preserve/briefs.htm

2. COMMERCIAL NEW CONSTRUCTION

Intent

As investment in the Snohomish community continues, new buildings may be expected throughout the city, including the Historic District. With this in mind, it is important that new development contribute to the unique character of the Historic District. New construction should be compatible with the scale, massing, and pedestrian-oriented environment of existing development.

Applicability

The design standards in this section apply to all new construction for commercial use within the Snohomish Historic District. Where a mix of uses is proposed within one building, these standards apply to the entire building. Standards for additions and alterations to existing structures may be found in section III.1. New single family structures in the Historic District shall be subject to the Residential New Construction standards in section IV.2.

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.
2. Architectural styles and stylistic references should be consistent and not combined on one building or site.
3. Elements of pedestrian interest should be incorporated. These include large storefront windows, alcoves and seating areas. Public outdoor spaces are encouraged, as they contribute to the vitality and visual interest of the streetscape.
4. Orientation to the river is encouraged. New buildings south of First Street should incorporate south-facing windows, decks, and other amenities to take advantage of river views.

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 and up to all building entries. The typical width of sidewalks within the right-of-way for First Street and Second Street is between ten and 15 feet. Typical width on all other commercial streets is five feet with a planter strip.

2. Building Orientation

a. Buildings shall be located at the front property line, except that entry alcoves and small outdoor pedestrian spaces may be located between the building and the sidewalk. Whenever possible, new buildings shall maintain a continuous façade with existing structures along the street frontage.

b. Maintain the traditional orientation of the primary pedestrian entrance toward the street. One or more clearly-defined primary entrances is required. If a building or tenant space does not front on a public street, the entry shall be visible from a public street, with clear access from the street to the building entry provided.

CONSISTENT

Buildings oriented consistently along front property line.

INCONSISTENT

No clearly-defined pedestrian entrance on the street facing façade.

3. Parking

The intent of this section is to reduce the visual impact of surface and structured parking. Open space, landscaping and walkways should be incorporated wherever possible. On-site parking should be subordinate to all other uses. New surface parking should be designed to be attractive through use of high quality materials, and landscaping or public amenities at the sidewalk edge. Shared parking is encouraged where consistent with the provisions of Chapter 14.235 SMC, in order to reduce the total area devoted to parking in the Historic District.

a. Parking lots shall have minimal exposure to the street or adjacent right-of-way.

   1. Parking shall be located to the rear or side of a site or building.
   2. Lots adjacent to an alley shall have the primary parking lot access from the alley.

b. Parking lots shall be screened from adjacent public ways to reduce the visual prominence of vehicles. Screening methods may include structures, activity areas, architectural elements, or landscaping to draw attention from the parking area.

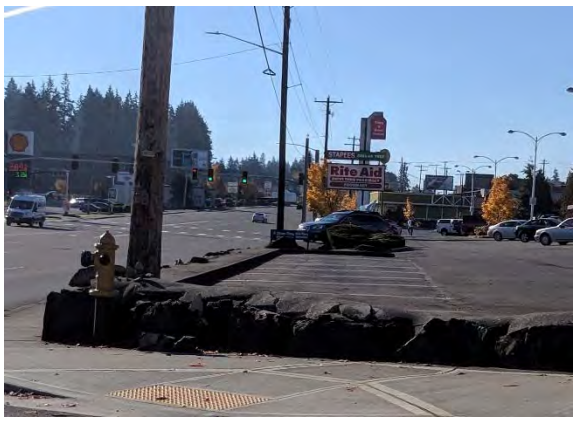
   1. Activity areas may include quasi-public or private gathering areas, including plazas and seating.

2. Architectural elements shall be a minimum height of 2½ feet and may include wood or masonry walls or fences, decorative metal grilles, and/or other approved methods that meet the intent of this section. Materials shall be compatible with those of the building. Walls and fences shall be consistent with the standards contained in section V.3. Chain link is not acceptable.
3. Landscaping shall include a minimum 2½-foot tall composition of evergreen shrubs of a sufficient density to provide a visual offset from vehicles. Open trellis work or similar features that can be seen through may extend above the shrubs. Street trees with canopies above pedestrian height shall be included. Planting beds shall be a minimum of four feet wide.

CONSISTENT

Landscape screening using a variety of plant species of sufficient height and density.

INCONSISTENT



Inappropriately screened parking lot highlights the prominence of vehicles and pavement.

c. Common driveways shall be used wherever possible to serve commercial facilities, in order to reduce curb cuts.

d. Parking lots shall be visually screened from abutting residential land use designations, using solid wood or masonry fences to prevent headlights from shining into residences. Walls and fences shall be consistent with the standards contained in section V.3.

e. Parking lots containing ten or more parking spaces must provide a minimum of one tree for every seven spaces, located in planting areas internal or peripheral to the parking lot. Such planting areas shall have a minimum dimension of five feet by three feet. Tree species shall be deciduous, minimum two-inch caliper at the time of installation. Parking lot planting areas shall also contain 85% coverage with ground cover plantings and evergreen shrubs.

4. Site Lighting

Site lighting provides comfort and safety. Fixtures must be adequately shielded to minimize glare onto nearby properties. Fixture design and screening can be used to control light level impacts.

a. Light fixtures shall incorporate cut-off shields to direct light downward and prevent off-site glare.

b. Lighting shall be provided at a scale that is appropriate for pedestrians. Parking lot lights shall be no more than 15 feet in height. Lighted bollards are encouraged for pedestrian walkways.

c. The design of light fixtures shall not be contemporary, and shall incorporate historic references.

CONSISTENT

Pedestrian scale lighting incorporating historic references.

INCONSISTENT

Light poles are too tall and contemporary in appearance.

5. Equipment and Service Areas

Because exterior equipment, storage, and service areas can detract from the appearance of a building and site, these elements should be located away from streets and pedestrian areas, and screened from view. Wherever possible, service areas should be located within the building itself.

a. The following shall be enclosed or obscured with screening materials: mechanical and electrical equipment (junction boxes, telecommunication devices, conduits, satellite dishes, HVAC equipment, meters, vault doors and covers, vents, and fans), garbage and recycling containers, utilities, outside storage areas.

b. Rooftop mechanical equipment shall not be visible from adjacent streets and sidewalks. Rooftop equipment shall be set back from the outer building wall and/or screened using an extended parapet wall or other roof forms, to a height that equals or exceeds the height of the equipment.

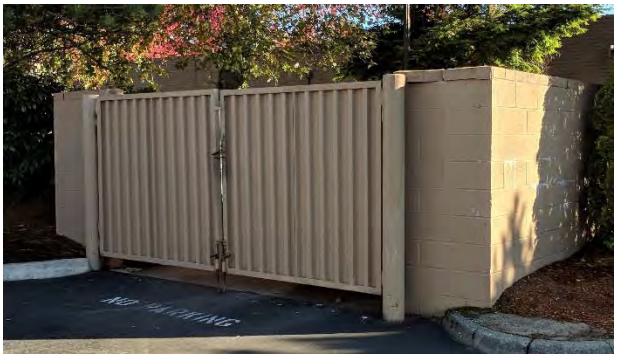
c. Screening methods may include a wall, fence, or vegetation. Refuse screening shall be opaque, or mostly opaque. Ground-mounted walls and fences shall be consistent with the standards contained in section V.3.

d. Screening design shall be consistent with the character of the building and other site improvements.

CONSISTENT

Opaque fence screening.

INCONSISTENT



Inappropriate screening materials include cinder block.

C. Building Design

1. General

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

a. Building design shall not serve to communicate or reflect a corporate identity or product marketed. Corporate identity shall be communicated through signage, rather than building architecture or external features (i.e., color schemes, logos, and distinct corporate architecture).

CONSISTENT

Corporate identity is conveyed through signage rather than building design.

INCONSISTENT

Corporate identity is conveyed through architectural features.

b. Architectural styles and stylistic references shall be consistent and not combined on one building.

c. The minimum height for primary street-facing façades shall be two stories.

d. Vestibules, entries, trim, windows, and other façade relief features shall be consistent with historic examples.

e. Street-facing façades shall incorporate elements of pedestrian interest such as storefront windows, belt coursing, trim, weather protection, or other approved features that meet the intent.

f. Buildings located on street corners shall include the same features and materials on both street-facing façades.

g. Buildings containing residential uses shall provide at least one covered access to the residential units on the front of the building.

h. Building design shall incorporate planned signage areas.

CONSISTENT

Corner building with consistent features and materials on both street-facing façades.

INCONSISTENT

The Greek Classical references on this mid-century building create a confusing appearance.

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, stone, wood, stucco, cast iron, and metal panels, when reflective of historic industrial buildings. 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.

a. The following exterior surface materials are prohibited, where visible from off-site locations.
    1. Plain concrete masonry unit
    2. Tilt-up and pre-cast concrete slab, if over more than 10% of the façade

3. Corrugated metal
4. Imitation or synthetic cladding materials such as vinyl, plastic, or aluminum
5. T1-11 siding
6. Mirrored glass
7. Vinyl windows
8. Perforated pressure treated lumber

CONSISTENT

New construction utilitizing traditional materials.

INCONSISTENT

Tilt-up concrete has a contemporary appearance.

3. Ground Floor Details

The ground level of a commercial building should be clearly distinguishable from the upper floors. Historically, the ground floor is predominantly composed of large, fixed plate glass storefront windows, with opaque framing materials. Kick plates, bulkheads, cornices, recessed entries and transom windows are often incorporated. Conversely, upper floors are comprised of predominantly opaque materials with strongly vertically oriented window openings.

a. The ground floor height of buildings located in the Historic Business District shall be a minimum of 12 feet, as measured from finished floor to finished ceiling.

b. Pedestrian-scale interest at the street or other public right-of-way shall be provided by incorporating elements such as canopies or awnings that extend into the pedestrian realm, vestibules, alcove entries, or other approved elements that meet the intent of the standard.

c. Storefront windows shall be provided on the primary façade. Transom windows and/or continuous ribbon windows with vertically oriented mullions are strongly encouraged.

CONSISTENT

Alcove entries and large storefronts provide a sense of pedestrian scale.

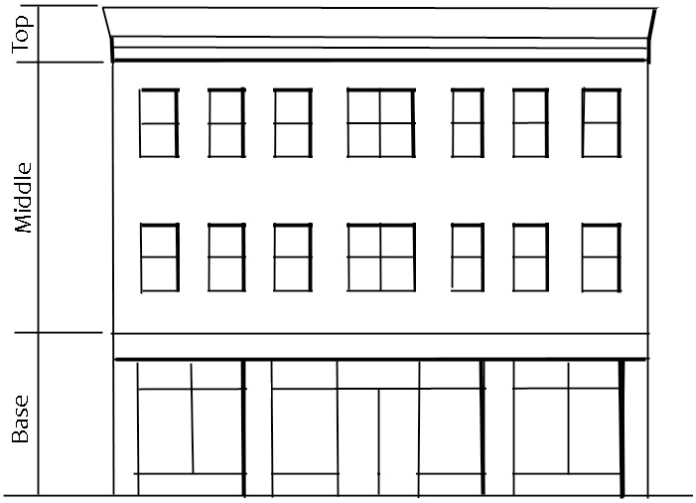
INCONSISTENT

Ground level does not incorporate elements of pedestrian interest.

4. Massing, Scale, and Articulation

New commercial structures in the Historic District should reflect the underlying lot pattern. Building mass and articulation should be broken up, and should not be monolithic in scale. A building's elevation and mass should be modulated to match or replicate the narrow commercial façades typical of original development.

a. Buildings taller than 30 feet shall have a clear base, middle, and top.



b. Buildings shall be "four-sided", meaning that all façades including side and rear façades shall be considered visible (unless facing onto an adjacent party wall) and shall be designed as an architectural façade composition. Blank façades shall not be visible from public spaces.

c. Undifferentiated façades shall not exceed 20 feet horizontally or 15 feet vertically. The mass of larger buildings shall be articulated through a variety in wall planes, with portions of the building face stepped back from the street. Planar differences shall appear to be structural elements.

CONSISTENT

Recesses and projections appear structural.

INCONSISTENT

Projections appear to be arbitrary and floating.

d. 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.

e. Alignment of horizontal elements such as windows and moldings shall relate to those of adjacent buildings, where feasible.

f. A visual division shall be made between the street level and upper levels by using projecting elements, belt coursing, differing materials or a continuous window ribbon.

CONSISTENT

Visual division between the ground level and upper levels using differing materials.

INCONSISTENT

Structure lacking articulation and elements of pedestrian interest.

g. Acceptable roof forms include traditional commercial flat roofs with parapets, or gabled and hipped roofs for smaller buildings, with a minimum primary slope of 8:12. Shallower pitches may be allowed on subordinate roof forms, such as porches, canopies, or upper floor projections.

    1. Flat roofs shall include a parapet with a cornice or similar architectural feature.
    2. Sloped and gabled roofs shall include eaves that extend a minimum of 12 inches. The eave projection shall be consistent with the style of the overall building.

5. Windows

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.

a. The street-facing ground level of new commercial buildings in the Historic Business District shall be comprised of a minimum of 65% glazing.

b. Commercial storefront style windows shall be incorporated for ground floor retail and commercial uses.

c. Glazing shall be transparent. Highly reflective or darkly tinted glass shall not be used.

d. False muntins, or simulated divided lites shall not be used. Mullions and muntins shall be vertically proportioned, if proposed for upper story or ribbon windows.

e. Upper story windows shall be vertically oriented. Typical window proportions include a height that is generally twice the dimension of the width.

f. Windows shall be set back, or shall appear to be set back from the plane of the exterior building wall to create dimensional relief.

CONSISTENT

Substantial storefront windows; upper story window trim creates dimensionality.

INCONSISTENT

False muntins in the storefront windows have a contemporary appearance.

6. Building Lighting

Traditionally, exterior lights mounted to buildings were simple in character and were used to highlight signs, entrances, and ground floor details. If building lights are proposed, special attention should be given to the character of fixtures and level of lighting. If used, building lighting should be used to accent building entrances, architectural details, and signs. Sign illumination should be considered when designing building lighting.

a. Building light fixtures shall be shielded from the sky and adjacent properties, and focused on a particular element to prevent glare.

b. Uplighting shall only be allowed when the glare will be interrupted by building features, such as a cornice or sill.

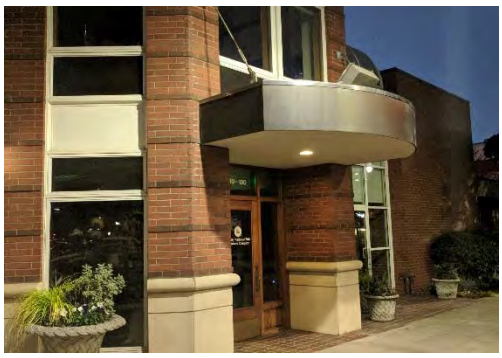
c. Lighting fixtures shall be consistent with the character of the Historic District and appropriate to the building style and surroundings. Lights shall not be recessed above the lower surface of an exterior ceiling or canopy.

d. The use of neon, continuous or generally continuous LED tubing, and similar linear right arrays for building ornamentation is prohibited (excludes signs).

CONSISTENT

External light fixtures that are focused directly on the storefront.

INCONSISTENT



Recessed light fixture in the lower surface of a canopy.

7. Doors and Hardware

a. Wood is the preferred material for doors. If metal is proposed, it shall be dark and shall not have a bright or shiny finish. Painted metal is acceptable. Fiberglass and plastic shall not be used.

b. All primary commercial doors shall have extensive glazing, with a minimum of one foot between the glass and the bottom of the door. Kickplates are encouraged below the glazing.

c. Metal used for exterior hardware shall be dark and shall not have a bright or shiny finish, with the exception of copper and copper alloys (including brass and bronze). Bright finished aluminum shall not be used.

d. Hardware shall be traditional and historic in character, to the extent allowed under the applicable building code.

CONSISTENT

Dark finish metal with brass hardware.

INCONSISTENT

Bright finish, contemporary hardware; insufficient area beneath glazing.

D. Multi-Family Residential Development

Structures designed solely for multi-family residential use shall be consistent with the commercial standards above, with the exception of section C.3, Ground Level Details. The following additional standards shall also apply to multi-family residential developments.

a. Window area shall comprise a minimum of 50% of the primary street-facing façade. Ground floor units should have the glazing elevated above the view of pedestrians to create privacy for occupants.

b. Building entries located on the primary façade of multi-family structures shall be raised from the surrounding grade, with a stairway or ramp access from the adjacent pedestrian walkway. A minimum of one entry shall be located on the primary façade.

c. Buildings with any façade in excess of 120 feet shall be constructed with brick, masonry, or other approved material at the first story to create a strong base.

d. If upper floor balconies are proposed, they shall be less than three feet or a minimum of five feet in depth. Railings and balusters shall maintain transparency, and shall be consistent with the architectural style of the building.

CONSISTENT

Elements such as large vertical windows, raised entries, and predominantly brick siding are consistent with Snohomish's historic character.

INCONSISTENT

Minimal window area on the primary façade and pedestrian entries not located on the street create an uninviting appearance.

1. RESIDENTIAL ALTERATIONS

Intent

The Snohomish Historic District's residential neighborhoods are quaint and charming, with beautiful homes, pedestrian scale, and an old world feel. The overall character and integrity of this area is the sum of the important contributions of each home. Inappropriate alterations, even to a non-historic building, can detract from the visual character of the neighborhood.

Alterations and additions to historic buildings may be necessary from time to time, to ensure their continued use. Older homes may need modifications such as room additions, seismic strengthening, new entrances, façade maintenance, and accessory structures in order to remain viable as modern residences and to prevent deterioration. However these modifications should be carefully considered and designed to respect historically significant features, materials, relationships, and finishes. Façade modifications should only be considered after closely evaluating alternate means of accomplishing the same goal.

Applicability

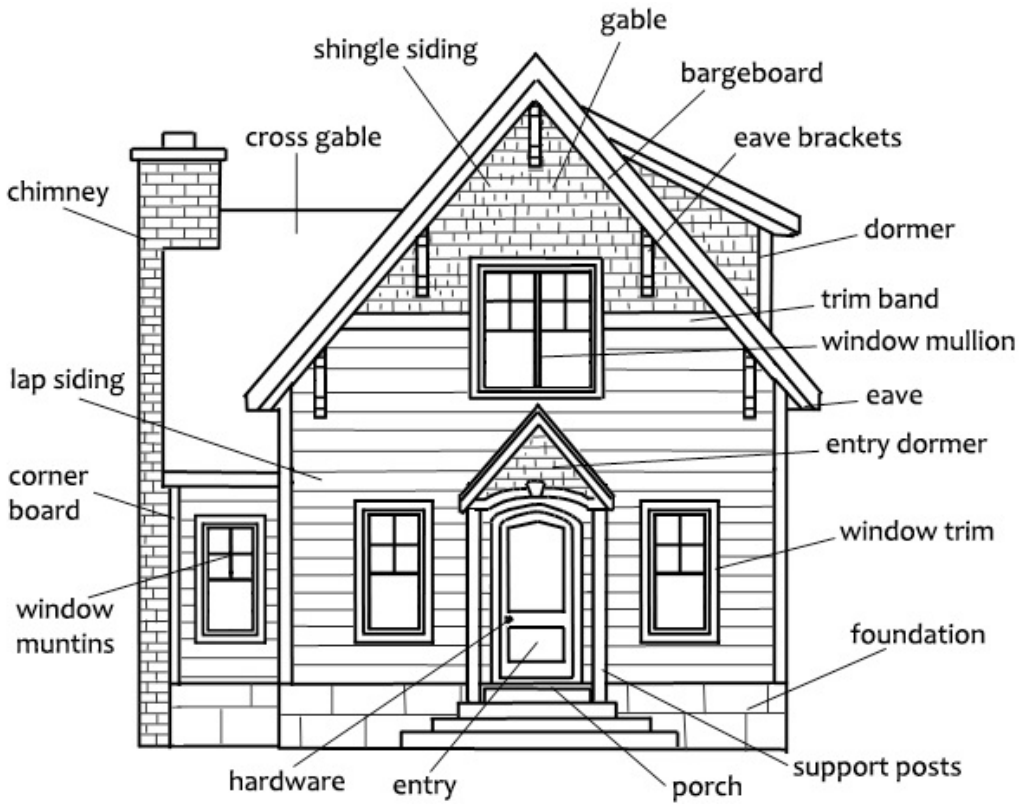
The design standards in this section apply to all alterations and additions to all existing single family homes within the Residential portions of the Historic District (refer to map on page i). For the purposes of this chapter, *alteration* is any modification to the exterior of a building requiring a building permit, and an *addition* is any change that results in an expansion of building height, shape, or footprint.

In addition to the standards contained in this section, the Secretary of the Interior's Standards for Rehabilitation are applicable for additions and alterations to existing historic structures. Standards for new residential construction may be found in section IV.2.

A. General Guidance

1. Building design should exhibit and incorporate elements that reflect the identity and visual character of the Snohomish community. Justification of consistency of proposed elements, proportions, relationships, or materials with local context and the specific structure 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. Historic, character-defining architectural features and details should be preserved through continued maintenance or restored.
3. Modifications made to existing buildings should be sympathetic to the structure's original design, and should not significantly alter the historic appearance. Restoring original features that were previously obscured through past alterations is encouraged.

4. Before beginning any restoration work, research of available documents and a physical investigation of the building should be done, in order to determine the history of the structure and establish the most appropriate restoration plan.



B. Identifying Architectural Character

Every old building possesses its own unique character and identity. *Character* refers to all visual aspects and physical features that comprise the appearance of a building (Secretary of the Interior). Elements that define a building's character include shape and massing, materials, elements of craftsmanship, decorative details, and aspects of its size and setting. In order to determine which architectural qualities should be preserved, first a building owner must understand those elements that give the building its distinctive character.

The Secretary of the Interior recommends a three step approach to identify the visual character of an historic building. Steps 1 and 2 pertain to the building exterior and are summarized below. Additional information can be accessed via the preservation briefs published by the Secretary of the Interior at www.nps.gov.

Overall Visual Aspects
These include the building's shape, openings, roof and related features, projections, trim, and setting. These distinguishing physical elements are typically viewed from a distance, without focusing on building details.

Visual Character at Close Range
These include the materials used for construction, and details of craftsmanship including texture, variety and arrangement of materials, and decorative details. These surface qualities are visible from an arm's length.

C. Building Design

1. General

The intent of these standards is to encourage preservation of historic homes and maintenance of the pedestrian scale and character of the built environment.

a. Architectural styles and stylistic references shall be consistent throughout one building.

b. Architectural features should not be removed or changed if original to the building.

c. Unpainted masonry shall not be painted.

2. Building Materials

Exterior surface materials may be consistent with traditional architectural materials and shall contribute to the appearance of a 100-year functional building life. Appropriate materials include brick, stone, wood, and stucco. The scale and texture of these traditional materials contribute to the character of the Historic District. 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. In all cases, building materials proposed for modifications to existing structures shall be compatible with existing materials. If a substitute material is proposed for a restoration project, its physical properties should be carefully considered and compared to the historic material to ensure a similar performance over time.

The following exterior surface materials are prohibited, when 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 wood, when readily visible

f. Plexiglass

CONSISTENT

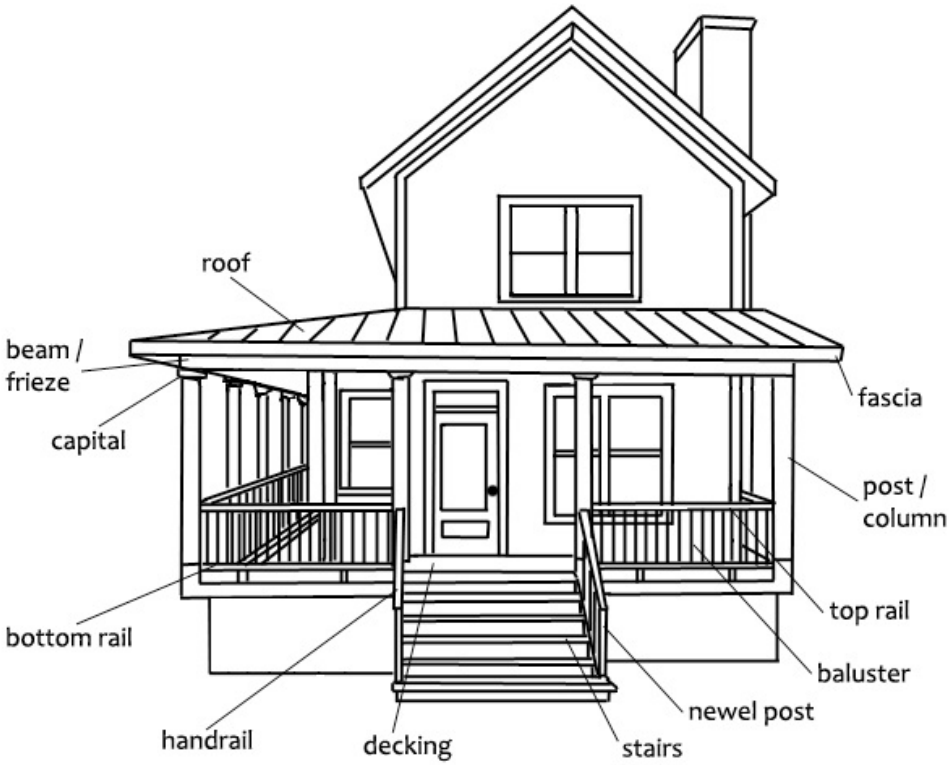
Original lap siding and shingles have been well maintained and preserved.

INCONSISTENT

This home has been re-sided with T1-11.

3. Porches

Porches are a significant character-defining feature of many historic homes, and their preservation is of great importance. 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. Historic porches shall be preserved whenever possible, and shall not be removed.

b. Porches on the primary façade shall not be enclosed.

CONSISTENT

The front porch has been maintained and preserved in its original design.

INCONSISTENT

The front porch has been enclosed, altering the overall appearance of the home.

c. It is appropriate to replace porches that were previously removed. Replacement porches shall be consistent in materials and style with the building to which they are attached.

d. The roof form and eave depth of an historic porch shall be preserved.

e. Decorative details that help define the porch shall be preserved, including balusters, balustrades, columns, and brackets.

f. New porch elements that did not exist historically, or are inconsistent with the overall architectural style shall not be added.

g. Wood stairs are appropriate for wood porches.

h. Porch details shall be retained. Replacement of deteriorated elements is appropriate. All replacement features shall match the original in material, design, scale, and placement.

CONSISTENT

The original porch design and details have been maintained, contributing to the visual appeal.

INCONSISTENT

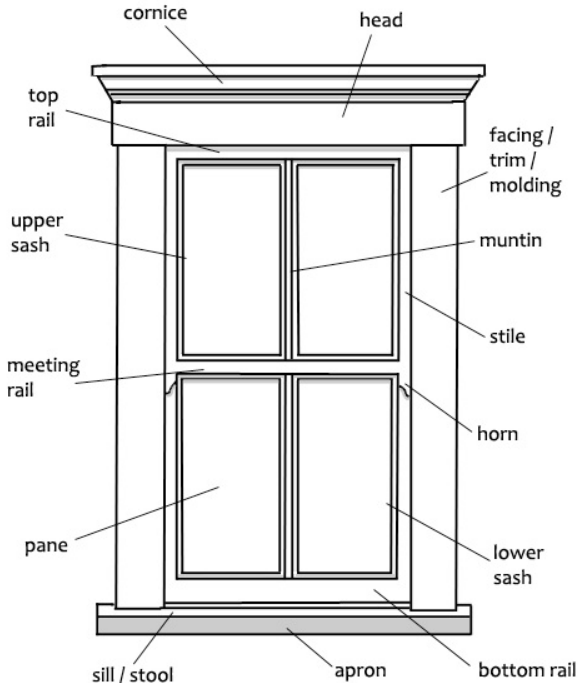
The porch posts have been replaced with metal columns, making the roof appear to float.

4. Windows

Windows are important elements of architectural character and prominent building components. The pattern of windows, doors, and other openings on the façade of an historic home strongly defines its character through shape, size, construction, arrangement, and profile. Changing these can have a negative impact on the historic integrity of the structure. Wood sash and casement windows were most common in historic homes.

Aluminum and vinyl framed windows have become more popular and readily available over recent years. These windows are often marketed as being more energy efficient than wood windows. However there are many benefits to maintaining the original wood windows rather than replacing them. Wood windows can be repaired to seal as tightly as modern windows, and can last another hundred years or more with proper maintenance. Vinyl and aluminum windows have an overall lifespan of about 15 to 20 years, and are all one piece so they cannot be repaired or restored; if they leak, they must be replaced entirely. Heat loss through windows represents a relatively small percent of a home's energy leaks; around ten to 20 percent. With that in mind, it makes more sense to focus on other areas of the home, such as new insulation in the attic, basement or around doors and ductwork, before considering window replacement.

Window maintenance and restoration is often the best choice. Cracked panes or frames, crumbling putty, or drafts preventing solid closure can be repaired. Even a full restoration can still be a more cost effective option than replacement, including removal of the window, paint stripping, new epoxy and glazing and any needed repairs before reinstallation. Weatherstripping can also be added to seal gaps and air leaks. Storm windows are also a good option, to get the double-pane window effect and seal drafts at a fraction of the cost of new windows. Storm windows are removable and can double the energy efficiency without changing the existing window.



a. When present and intact, existing windows shall be maintained and preserved in their original size, location, design, and proportions.

b. New and replacement windows shall appear to be set back from the exterior building plane and finished with trim elements that are appropriate for the building. The use of vinyl windows is discouraged.

c. New window openings shall not be added on the primary façade.

d. Filling in or altering the size of historic window openings on the primary façade is not appropriate.

e. Mullions and muntins shall be vertically proportioned. False muntins, or simulated divided lites shall not be used.

f. The original position, size, number, and arrangement of windows shall be retained in a building wall. Original window openings on a primary building façade shall not be enclosed.

CONSISTENT

Original windows have been preserved and protected with storm windows.

INCONSISTENT

Replacement windows with false muntins in the upper sash.

5. Roofs

Not only does the roof protect the building from the weather, the material, size, and orientation of a roof also contribute to the overall building character. Roof pitch, materials, size, orientation, eave depth and configuration, and roof decoration are all distinct features.

a. The original roof form shall be preserved to the extent possible.

b. Skylights shall be flat against and parallel with the roof form. Other roof equipment shall not be readily visible from the street.

c. Character defining roof-related features such as chimneys, shingles, finials, and parapet walls shall be preserved.

d. The original eave depth and configuration shall be preserved.

e. Cornices shall be retained and preserved.

f. Appropriate materials for roofs include metal, clay tiles, slate, and wood shingles. Architectural composition roofing is an appropriate alternative to traditional roofing materials.

g. Built-up and torch-down (modified bitumen) roofing are appropriate for flat roofs. Synthetic materials may be allowed if the roof is not visible from the street.

h. New roof forms for building additions shall be consistent with and subordinate to the primary roof, and shall not become a dominant visual aspect of the structure.

i. Shed roofs are appropriate for small accessory structures and subordinate roof forms, such as porches, canopies, or upper floor projections.

6. Building Elements

a. Architectural detailing may include trimwork, moldings, gingerbread, vergeboard, bargeboard, eaves, brackets, corbels, knee braces, dentils, cornices, decorative shingles, columns, pilasters, balusters, or any other decorative of character-defining feature.

   1. Architectural detailing shall not be removed or changed if original to the building.
   2. If possible, architectural features shall be repaired rather than replaced. If replacement is necessary due to significant deterioration, the appearance, profile, and texture of the original materials shall be approximated in the replacement.
   3. New architectural detailing may be added to a building if historic evidence indicates it is consistent with the original building or buildings of similar design and age in the surrounding area.

CONSISTENT

Corbels and porch details are appropriate for the Italianate style home.

INCONSISTENT

Ornate details including spindles and jigsaw work are inconsistent with the style of home.

b. Chimneys.

    1. Original or architecturally significant chimneys shall not be removed or altered.
    2. If a chimney becomes unstable or has collapsed, the replacement chimney shall match the original design with the same or similar materials.
    3. Brick or masonry chimneys shall not be covered with stucco, paint, or veneers.

c. Exterior staircases.

    1. Historic staircases shall be maintained and preserved in their original shape, design, materials, and proportions.
    2. Unless associated with a front porch, new staircases shall not be located on a primary façade.
    3. Staircases shall not damage architectural features or other building components.
    4. Staircase surface materials shall be consistent and compatible with the overall structure.
    5. Railings shall be consistent with the standards contained in Section V.3.

d. Decks, balconies, and ramps.

    1. Historic decks and balconies shall be maintained and preserved in their original shape, design, materials, and proportions.
    2. New decks and balconies shall not be located on the primary façade.
    3. Where ramps are necessary, they shall be integrated with the architecture of the building, to the extent possible.
    4. New decks, balconies, and ramps shall not obscure character-defining features.
    5. New decks and balconies shall be simple in design yet consistent with the character of the structure. The solid-to-void ratios of balusters and rails shall be designed to appear mostly transparent.
    6. Railings shall be consistent with the standards contained in Section V.3.

e. Shutters.

    1. Window shutters original to the structure should be retained and preserved.
    2. If historic evidence indicates that a structure originally had shutters, new ones may be added.
    3. Shutters should be of wood louver design. Fiberglass and vinyl shutters are not appropriate.
    4. Shutters should fit the window opening to appear operable.
    5. Shutters should be attached to the window frame rather than the façade wall.

CONSISTENT

Shutters are attached to the window frame and appear functional.

INCONSISTENT

Shutters are attached to the building face, and are inappropriately sized for the window.

7. Garages and Accessory Structures

Many homes in the Historic District have retained their original or added garages and outbuildings that have gained historic significance. These accessory structures contribute to the character of the district and should be preserved and maintained.

a. Garages and outbuildings that contribute to a property's historic character or are original to the property should be maintained and preserved. Original or historic features such as siding, doors, and windows should be repaired or replaced in kind if readily visible.

b. New accessory structures shall be recessed from the front of the primary building and located behind the house wherever possible. Garages shall be located at the rear of the property and set back substantially from the house.

c. Accessory structures shall be subordinate in size and consistent with the character of 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.

8. Service Areas, Equipment, and Energy

Exterior equipment and service areas can detract from the appearance of a building and site, and can create noise impacts on adjacent public ways. These elements should be located away from streets and pedestrian areas, and screened from view.

a. Mechanical equipment shall be screened from view using walls, fencing, or vegetation. Screening shall be in character with the building and site it serves.

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 not be located on a street-facing side the home. 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 hue and value to the color of the roof material.
    3. 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.

9. Doors and Hardware

a. Original or historic doors and hardware shall be maintained and preserved. If doors and/or hardware are replaced, the replacement shall be of a similar design to the original, to the extent possible.

b. Wood is the preferred material for doors. If metal is proposed, it shall be dark and shall not have a bright or shiny finish. Painted metal is acceptable. Fiberglass and plastic shall not be used.

c. Metal used for exterior hardware shall be dark and shall not have a bright or shiny finish, with the exception of copper and copper alloys (including brass and bronze).

d. Hardware shall be traditional and historic in character.

10. Additions

Additions of new floor area to existing buildings may be an acceptable alternative to reconfiguring existing interior space to meet the needs of residents. Building additions can enhance or detract from the appearance of an historic structure. The best approach is to site additions where they will not be visible from the street, or where they will have the smallest impact on the building's overall form and appearance. The rear is the best location for additions of rooms, wings, porches, or decks.

While some destruction of original materials may be expected to accommodate the addition, such loss should be minimized. Careful planning and thoughtful designs minimize the destruction of original character-defining features, and complement the original architecture.

a. Additions shall maintain the character, craftsmanship, fenestration patterns, finish materials, and proportions of the main structure.

b. Additions shall be compatible in size and scale with the main structure, though subordinate in massing.

c. Additions shall not imitate an earlier historic style or architectural period that is inconsistent with the main building.

d. Additions shall not damage or obscure historically or architecturally important features.

e. Additions shall be compatible with, but differentiated from the historic building. It is preferred that the addition is designed to reflect characteristics of the current period, but remain compatible with the original building.

f. Two-story additions to one-story buildings are not appropriate.

g. Older additions that have achieved historic significance shall be preserved.

h. Building additions are appropriate in the following areas, under conditions:

    1. Rear or side of existing building.

        - The alignment of architectural elements, moldings, roof forms, and windows on the main structure shall be maintained.
        - The addition shall be subordinate in appearance to the main structure.
        - Wherever possible, larger additions shall be physically set apart from the main structure with a small connecting element, or "hyphen".

CONSISTENT

Rear addition that maintains consistent materials, style, and fenestration.

INCONSISTENT

Side addition with inconsistent cladding materials, windows, and details.

2. Above roof of existing building.
   - The addition area shall be set back from the primary façade to preserve the original building scale.
   - The addition shall be simple in character and subordinate in appearance to maintain the original structure as the primary focus.
   - Wherever possible, window and trim elements shall align with those on the existing structure.
   - Dormer additions shall be subordinate to the structure in scale, roof pitch, and general form.

CONSISTENT

The upper story addition is set back from the exterior walls of the first floor.

INCONSISTENT

The addition extends beyond the surface of the first floor wall, creating a lopsided appearance.

11. Restoration Guidelines

1. Before beginning any restoration work, research of available documents and a physical investigation of the building should be done, in order to determine the history of the structure and establish the most appropriate restoration plan.
2. Historic building materials should be preserved. Original façade materials should not be covered or obscured.
3. If material replacement is necessary due to deterioration or significant damage, materials similar to those used historically should be used. Historic evidence may be helpful in determining the material that was originally used on the building.
4. Masonry should be protected from water deterioration.
5. Character-defining details should be restored to their original appearance. Elements or details that were not part of the original building should not be added.

The Secretary of the Interior is an excellent resource for guidance on preserving, rehabilitating, restoring, and maintaining historic structures. The online Presentation Briefs include 47 printed publications to help applicants and property owners:
http://www.nps.gov/tps/how-to-preserve/briefs.htm

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.

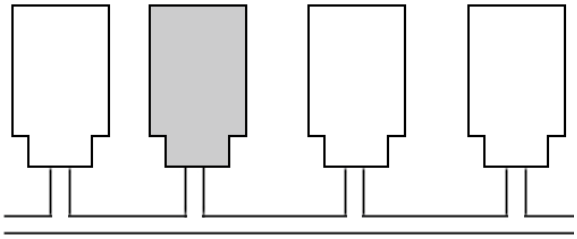
2. Building Orientation

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.

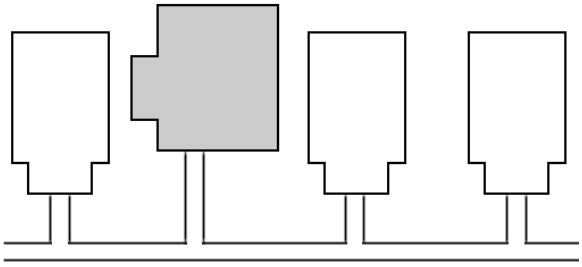
c. Infill development shall model building orientation, lot coverage, and spacing between homes of those of their nearest neighbors.

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.

CONSISTENT

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.

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

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

- 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.

a. 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.

b. The front façade shall incorporate a minimum of 20 percent glazing.

c. 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.

d. Mullions and muntins shall be vertically proportioned. False muntins or simulated divided lites shall not be used.

e. 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.

f. 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.

CONSISTENT

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

INCONSISTENT

Minimal window area, of a contemporary shape and configuration.

5. Roofs

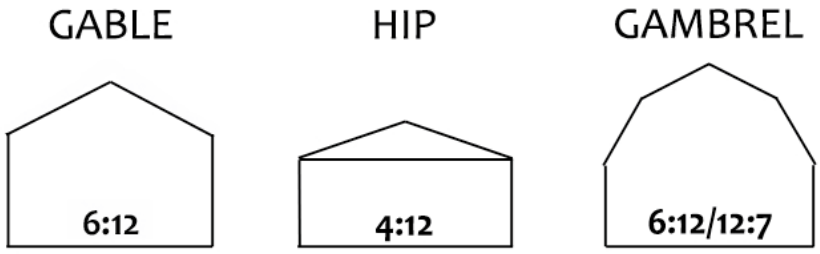
Roofs not only protect the structure from weather, but when used appropriately for the style of home, they contribute to historic character.

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.

CONSISTENT

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.

CONSISTENT

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

INCONSISTENT

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

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.

3. 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.

1. SIGNS

Intent

Signs are an important streetscape design element that affect not only the visual character of the Historic District but also the vitality of its businesses. Signage provides business identification, and associates a building's exterior with its interior use. A quality sign program can help a business by making it distinctive.

Signs also serve as part of the traditional appearance of the community. While tastes and technology have evolved, signs have always been a visual element of the streetscape. Signs can augment or detract from the character of the Historic District. When sensitively designed, they accent buildings and add visual interest to the pedestrian realm.

Sign guidelines are intended to encourage appropriate graphic design that serves the needs of businesses while contributing to the quality of the historic commercial environment. Graphic design is encouraged that both enhances commerce and contributes to the historic commercial character of the downtown. Well-designed signs that complement each other and their buildings attract attention; poorly-designed signs compete with each other and cause visual confusion and clutter.

A. General Guidance

1. Signage should reflect the pedestrian scale of the Historic District. Signs should be oriented to pedestrians in size and presentation, with simple and clear graphics.
2. Signage should be complementary to and integrated with the unique character of the specific building on which it is located; including scale, material, color, and detail. Lettering used during the period in which a building was constructed is recommended. Simple, modern lettering is also appropriate. The use of historically appropriate borders is encouraged. Signs that are out of character with those seen historically, or that would alter the historic character of the street or building, are inappropriate.
3. Creative, artistic and unique signage is encouraged. Sign designs incorporating icons, symbols and graphic logos or designs that represent a service or occupation that are the predominant features are preferable to large lettering or corporate logos.
4. Signs should provide an aesthetic and legible presentation of the sign message through careful consideration of color combination, illumination, sign placement, letter height, proportion and spacing, and by avoiding use of small and/or excessive lettering.
5. The building should be considered as part of the overall sign program. Signs should be subordinate to the overall building composition. When a sign is well-placed, it can complement a building's façade. Signs should be designed, scaled, and

positioned to work with the architecture and features of the building on which they are located.

6. Businesses located in multiple-tenant buildings who share an entry or whose frontage is on an alley or a secondary street are encouraged to use some form of cooperative signage in the form of a directory or a master sign plan. Several smaller signs may be aligned, or grouped into a single panel as a directory. If individual signage is preferred, the design may also be coordinated so that similar forms, fonts, or backgrounds are used, to tie the signs together visually and make them easier to read.

B. Standards for all Sign Types

1. Materials

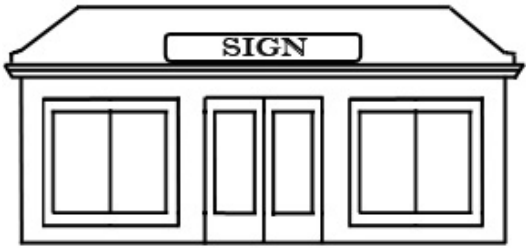
Sign materials should appear compatible with that of the building façade. Wood is the preferred sign material, however, metal and other durable materials that simulate painted wood may be acceptable. Except as awnings and public banners, vinyl, canvas, and similar non-rigid materials shall not be used for signs.

2. Sign Location

Signs shall not interrupt or overlap architectural features such as cornices, columns, and trim; and shall not extend beyond the edges of the wall on which they are mounted. New signs shall not be permitted above the sills of the windows of the second floor on two-story buildings. Signs on one-story buildings shall not project above the cornice line or eave.

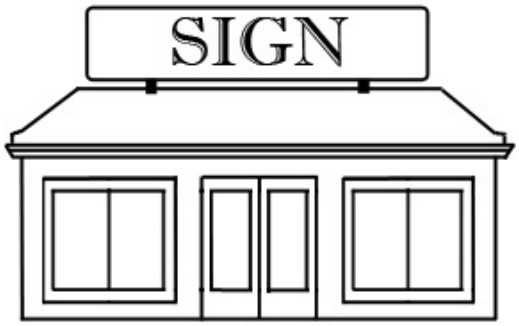
Signs installed on buildings with mansard roofs shall not project above the highest peak of the roof, and shall be oriented perpendicular to the surrounding grade. Mansard roofs are defined as a roof having a slope in two planes on each side of the building, the lower plane being steeper, and the upper not easily seen from the ground.

CONSISTENT



Appropriate sign placement on building with mansard roof.

INCONSISTENT



Inappropriate sign placement projects above the roof peak.

3. Lighting

Lighting shall be subdued and from an external source. Back-lit and internally illuminated signs are prohibited except as noted. In general, bare bulbs visible from off-site locations are prohibited. The use of neon shall be consistent with the neon sign standards in this section.

CONSISTENT

Appropriate external lighting is subdued and directed onto the sign.

INCONSISTENT

Inappropriate external lighting incorporates back-lit signs and bare tube neon for building ornamentation.

C. Sign Types

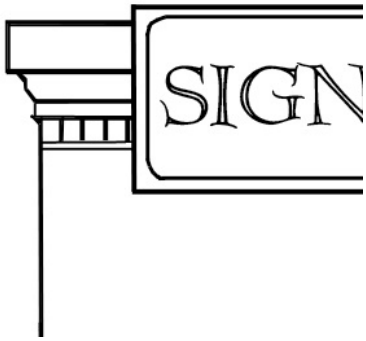
1. Wall signs

A wall sign is one that is painted, applied, or attached flush and parallel to the exterior façade of the building. Wall signs shall be located to fit within building features and shall be scaled to correspond to the scale of the building and its subordinate features.

CONSISTENT

Appropriate sign placement complements building features.

INCONSISTENT



Inappropriate sign placement obscures building features.

2. Projecting signs

Projecting signs are signs attached to a bracket on two or more edges, structurally affixed to the building wall.

a. Projecting signs shall be perpendicular to the façade except that corner entry frontages may orient a projecting sign in the direction of the adjacent intersection at a 45 degree angle to the adjacent building streets.

b. Brackets or other hardware used to retain a projecting sign shall be consistent with the building architecture. Where minimally visible, horizontal metal tubes may be used.

c. Projecting signs shall correspond in size to the scale of the building or the feature on which the sign is located, consistent with the scale of historic signage on the same building or a similar building within the Historic District.

d. Projecting signs may be internally illuminated with no more than one foreground and one background color, with an additional allowance for limited black elements when used for lettering and borders. Bright white shall not be allowed. Internally illuminated projecting signs are limited to 12 square feet sign in area.

CONSISTENT

Appropriate projecting sign and hardware correspond with the building architecture.

INCONSISTENT

Inappropriate internal illumination utilizes too many colors including bright white.

3. Awning/canopy signs

Awning signs are applied to the awning apron or awning return. Refer to awning standards for additional requirements related to awning structure. Canopy signs are applied to the vertical surface of the canopy structure.

a. Awning and canopy signs shall be limited to the name of the building or business and/or logo. Letter forms shall be a maximum of 8 inches in height and shall not be illuminated.

   1. A minimum one-inch border of awning surface shall be maintained on all sides of the sign area for awning signs.
   2. Letter forms may be allowed to extend beyond the borders of the canopy structure for canopy signs only.

b. Letter and graphic forms shall be painted on or otherwise incorporated into the awning material on a vertical surface.

c. Awning and canopy signs shall be limited to one color.

d. Blade signs may be suspended from the awning or canopy structure subject to the requirements below.

CONSISTENT

Appropriate awning signs with limited height of letter and graphic forms.

INCONSISTENT

Inappropriate awning sign is overly large and utilitizes too many colors.

CONSISTENT

Appropriate canopy sign with allowance for letter forms to extend beyond edges.

INCONSISTENT

Inappropriate canopy sign is internally lit.

4. Blade signs

Blade signs are oriented perpendicular to the building façade and are suspended under a bracket or similar mounting device.

a. Blade signs shall be suspended from a canopy, awning, or from above on a decorative metal bracket.

b. Blade signs shall be limited to five square feet, with a maximum 18-inch vertical dimension and 48-inch horizontal dimension. Note: signs overhanging the public right of way must maintain a minimum eight-foot vertical clearance from the bottom of the sign to the surrounding grade.

c. Brackets or other hardware used to retain a blade sign shall be consistent with the building architecture.

d. Blade signs shall only be illuminated from an external light source.

CONSISTENT

Appropriate blade sign is no larger than five square feet.

INCONSISTENT

Inappropriate blade signs are internally lit.

5. Freestanding signs

Freestanding signs are signs that are supported by posts extending from the ground, not attached to a building.

a. Freestanding signs shall be allowed only when the building is set back from the street including a front yard, and are used in place of a larger sign that would otherwise be placed in an inappropriate location.

b. Freestanding signs shall be limited to six feet in height.

c. Materials shall not include perforated pressure treated lumber.

CONSISTENT

Appropriate freestanding sign is no taller than six feet in height.

INCONSISTENT

Inappropriate freestanding sign is taller than six feet and internally lit.

6. Historic non-advertisement signs

Historic or vintage signs may be hung as art without detracting from the allowable sign area for the building; provided that the historic sign does not advertise a product or service being sold or offered by the business, and that the sign is a minimum of 50 years old, or original to the building.

7. Neon signs

A brief, simple message should be used whenever possible. The fewer the words, the more effective the sign. A neon sign with a brief, succinct message is easier to read.

a. Neon signage shall be limited to eight square feet of sign area and shall be limited to projecting signs only. Projecting sign standards shall apply.

b. Neon signage shall include a combination of neon elements and non-illuminated letter forms or graphics. Neon elements shall be restricted to one color.

c. The total sign area as well as the size of individual letters shall be as small as possible while still being clearly legible to pedestrians on either side of adjacent streets. Individual letters should be at least 3 inches high to be visible across an adjacent street.

d. Neon signs shall be placed above the first story of a building, however shall not be installed above the sills of the windows of the second floor on two-story buildings. Signs on one-story buildings shall not project above the cornice line or eave. When placed on the same building, neon signs must maintain a minimum distance of ten linear feet between signs.

e. The placement of transformers, backing plates or other mechanical devices accessory to the proposed neon sign shall be screened from public view.

f. Alternatives to the above standards may be considered based on historical precedent for the type of business or specific building.

g. Decorative Use Prohibited. The decorative use of neon as a means of accenting windows, doors, cornices or other architectural elements of a building is prohibited.

h. Neon elements that appear to blink, flash, or move are prohibited.

CONSISTENT

Appropriate neon sign incorporates non-neon elements.

INCONSISTENT

Inappropriate neon sign is mounted flush to the building wall and utilizes multiple colors.

8. A-frame signs

A-frame signs are currently not allowed in the Historic District, under the provisions of Chapter 14.245 SMC.

D. Prescriptive Sign Program

Projecting signs, blade signs, and awning/canopy signs totaling no more than 12 square feet in area and which are consistent with the following standards are eligible for administrative approval by PDS staff. All other sign proposals must be reviewed by the Design Review Board.

1. Materials: Wood and metal only. The use of alternative, creative, or innovative materials must be approved by the Design Review Board.
2. Colors: Pallet limited to “encouraged” colors. For administrative approval, primary sign colors shall be chosen from the adopted color palette (Appendix B). The number of colors used on a sign should be minimal to maximize their effect. Period colors included gray, dark brown, dark green, blue-gray, beige, and brick red. Black and bright hues shall not be the predominant colors of the sign. Bright white is not appropriate. Allowed colors shall be limited to two, with an additional allowance for black and/or gold when used for lettering and borders.
3. Typeface: Lettering limited to "encouraged" typeface list (Appendix B). The use of alternative typefaces must be approved by the Design Review Board. Lettering used during the period in which a building was built is preferred for its signage. Simple modern lettering is also appropriate. Appropriate lettering in black or gold may also be applied to glass. The use of historically appropriate borders is also encouraged. Allowed typefaces used on one sign shall be limited to two.

E. Prohibited Signs

1. Cabinet wall signs, including signs with channel letters.
2. Marquee signs.
3. Signs of which any portion is located on or above eaves, a parapet, or a cornice, or are erected upon, against, or directly above a roof.
4. Signs with luminous plastic letters or reflective surfaces.
5. Electronic changing message signs.
6. Reader boards, except for gas stations.
7. A-frame signs.

INCONSISTENT

Cabinet/channel letter sign

Sign with relfective surfaces

Reader board sign

Marquee sign

Sign mounted above roofline

Electronic changing message sign

2. MURALS

Intent

Murals have historic precedents in Snohomish as both artistic expression and advertising. While murals have a connection to Snohomish's past, it is important that new murals are designed to be sympathetic to the building upon which they are applied, and contribute appropriately to the appearance of the streetscape and the character of the Historic District.

Applicability

The following standards apply to all murals located on the exterior of a commercial building within the Historic District.

A. Definitions

Artistic Mural: Murals containing no advertising. For the purposes of this section, advertising is defined as any display of letters, numerals, characters, words, symbols, emblems, illustrations, objects, or registered trademarks that serve to call the attention of the public to products, services, businesses, buildings, premises, events, candidates, or ballot propositions.

Historic Mural: Any mural that is at least fifty years old.

Mural: Paint applied directly to the exterior wall of a building for the purpose of creating imagery and/or artwork.

Mural Sign: Murals less than fifty years old that reflect, suggest, or advertise a specific product, service, or use of the building, with such imagery not readily transferrable to an alternative building use.

B. New Murals

1. General

a. No new mural shall be permitted on unpainted brick or stone.

b. Murals shall be designed to complement the architectural and historic character of the Historic District.

c. Murals shall not be permitted on the primary street-facing façade of the building. Buildings located on corners may have murals applied to the non-primary street façade.

d. Murals shall not interrupt, detract, obscure, or overwhelm the architectural features of the building upon which they are applied.

e. Murals shall be located, designed, and scaled to reinforce the proportions of the building upon which they are applied.

f. New murals shall not be painted over historic murals.

2. Mural Signs

a. Mural signs are regulated as signage, and shall be counted toward the total sign area allowed for the building or tenant space, as set forth in Chapter 14.245 SMC.

b. Mural signs are encouraged to maintain the 1880s-1930s era of the Historic District in imagery and lettering.

c. The sign standards contained in Section V.1 shall apply.

d. Borders are encouraged, to reinforce containment of images within the mural and minimize the impact on the architectural character of the building.

3. Artistic Murals

a. Artistic murals are an expression of the mural artist, and as such, are not required to adhere to specific standards related to design, colors, shapes, or proportions. However, the mural shall comply with all standards related to location and scale in relation to the building upon which it is applied.

b. Borders are encouraged, to reinforce containment of images within the mural and minimize the impact on the architectural character of the building.

C. Existing Murals

1. Historic Murals

With time, historic murals develop significance of their own, becoming an integral part of the streetscape and important features of the building. Owners of buildings containing historic murals are encouraged to preserve and maintain these historic assets.

a. Apart from efforts to remove, or to preserve and maintain in its existing form, modifications to historic murals shall constitute a new mural for the purposes of this section.

b. If the building is repainted, efforts should be made to follow the guidelines of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. If new grout is applied, it should be painted to match the color of the mural.

2. Non-Historic Murals

Recent and new mural signs less than fifty years old which become abandoned, may be painted out without prior review or approval. If a new mural is desired in the same location, it shall be reviewed by the Design Review Board prior to application.

3. FENCES, WALLS & RAILINGS

Intent

While serving a utilitarian function, fences, walls, and railings are important elements of the overall character of a neighborhood. They can be character-defining features, and their design is often an indication of the style or period of a building or property. Original elements should be retained and restored wherever possible. Where replacement of deteriorated elements is necessary, the same materials, design, and dimensions is strongly encouraged. New and replacement fences, walls, and railing structures should be compatible with the style of the building and property on which they are to be installed and consistent with the 1880 to 1930 era.

Applicability

The following standards apply to all fences, walls, handrails, and guardrails located on the exterior of a building or property within the Historic District, including residential and commercial developments.

A. Definitions

Wall: A vertical element used to enclose space. A landscape wall is defined as an exterior vertical element, not more than one foot thick and not less than four feet long, with opacity 80 percent or greater.

Fence: A wall outside of a building, constructed of wood or metal fiber, or a combination thereof, with no more than 80 percent opacity.

Handrail: A horizontal or sloping rail intended for grasping by the hand for guidance or support. A handrail is not a fence, but may be attached to a fence.

Guardrail: A building component or a system of building components located at or near the open sides of elevated surfaces that minimizes the possibility of a fall from the walking surface to a lower level.

B. Design of Fences, Walls, and Railings

1. General

a. Fences shall be no greater than six feet in height, except to provide screening for commercial activities as required by state, county or city law or ordinance. Walls may exceed six feet in height, consistent with setback regulations of the municipal code.

b. Walls and fences facing a City right of way must have at least one opening measuring no less than three feet wide. The opening may close with a gate or door, subject to the same materials considerations as fences and walls.

c. A protective roof covering may be incorporated into a fence or wall if consistent with setback regulations of the municipal code, however the roof may not project more than one foot from either side of the fence or wall surface.

2. Materials

The following materials may not be used in the visible construction of fences, walls, and railings.

1. Chain link or wire mesh of any kind
2. Plastic or vinyl of any kind, including plastic lumber
3. Barbed wire and razor wire
4. Hollow metal tubing smaller than one inch outside diameter.
5. Plywood, chipboard, particleboard, and other engineered wood products
6. Pipe fittings used for plumbing or steam fitting (threaded sweat fittings)
7. Cast concrete without decorative texture or treatment
8. Plain concrete block, or "cinder block"
9. Plate or sheet metal, flat or corrugated, less than 1/8-inch thick, unless used as a decorative element and comprising less than eight square inches in area, and 20 percent of overall surface area of the fence, wall, or railing.
10. Exposed pressure treated wood with perforated surface
11. Expanded metal mesh of any kind
12. Solid bar stock smaller than 3/8-inch round section, or ¼-inch-by-3/4-inch rectangular sections, unless tapered sections made from thicker bars
13. Bright finished aluminum or stainless steel, unless used for fasteners only
14. Bright surface plated metal of any kind, including chrome and nickel plating, unless used for fasteners only

3. Wood

a. Fences constructed of wood boards or timbers must use a vertical or horizontal orientation of the boards. Diagonal placement of board elements shall not be allowed.

b. Vertically oriented boards or pickets, if not capped, shall have modulated top ends. Square cut ends shall not be allowed, unless the top element is used specifically for grasping.

c. The use of manufactured wood lattice with a diagonal element shall not be used.

CONSISTENT

INCONSISTENT

CONSISTENT

Wood boards and pickets with capped or modulated top ends.

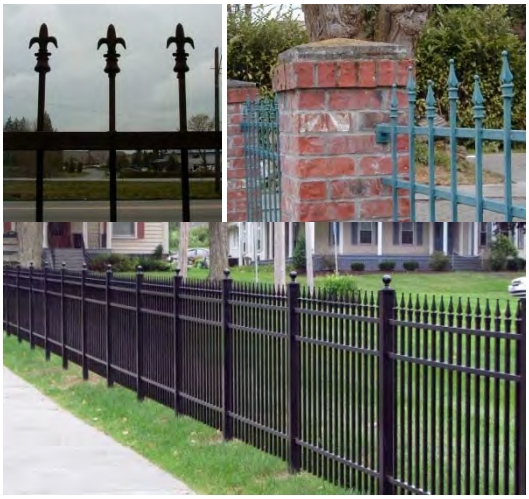
INCONSISTENT

Square cut, diagonal, and unmodulated fence boards are not allowed.

4. Metal

a. Metal pickets shall have a modulated top end; plain square ends shall not be used, unless the top element is used specifically for grasping.

CONSISTENT



Metal pickets with modulated top ends.

INCONSISTENT

Capped and square cut metal pickets.

b. Pipe and metal tubing may be used only as vertical posts, and only if capped with a decorative finial, unless the top element is used specifically for grasping. Finials shall incorporate historic references. Plain pipe railing shall not be used.

c. Industrial style railing shall not be used. Industrial style railing includes a guardrail or handrail that is fabricated from pipe or tubing using industrial flush-welded fittings for joining, radius bends and attached elements. Such railings are characterized by a limited use of different sections, lack of modulated lines and no use of decorative elements.

5. Masonry

a. All masonry surfaces are to remain unpainted.

b. Manufactured masonry block is permitted for construction of walls and fences, provided it exhibits a decorative surface.

c. Masonry fences and walls shall incorporate historical references, and shall not be contemporary in appearance.

CONSISTENT

Stone, brick, and other acceptable masonry.

INCONSISTENT

Unfinished concrete and cinder block.

6. Railings

Guardrails and handrails may be fabricated from pipe or tubing provided they conform to the following criteria.

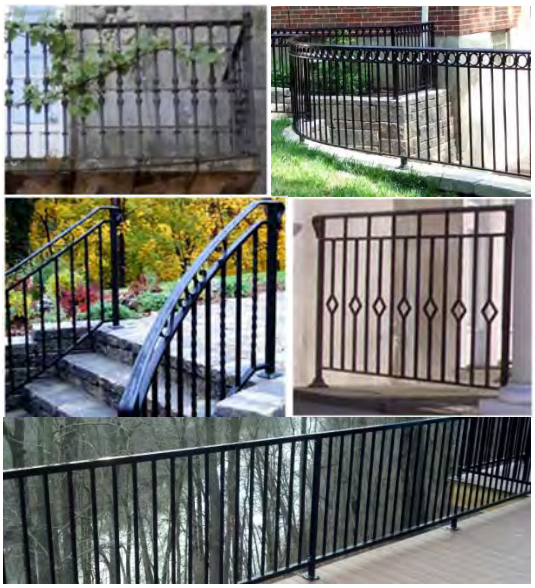
a. At least two different sections must be used. For example, a guardrail incorporating two-inch pipe posts with one-inch screening elements.

b. All vertical elements, including posts and pickets, must have modulated top ends. The end may be a decorative cap, finial, bend, or integrally worked end element. Flush welded end caps shall not be used.

c. Unless used specifically for grasping, all horizontally oriented top elements must have a decorative element such as a finial placed at intervals not greater than six feet. Add-on elements used to discourage skateboarding shall be consistent with the overall design.

d. Industrial style railing shall not be used. Industrial style railing includes a guardrail or handrail that is fabricated from pipe or tubing using industrial flush-welded fittings for joining, radius bends and attached elements. Such railings are characterized by a limited use of different sections, lack of modulated lines and no use of decorative elements.

CONSISTENT



Railings with appropriate dimensions and finishes, incorporating historic reference.

INCONSISTENT

Railings with sweat fittings and bright finishes.

C. Fences Exempt from Design Review

1. Picket Fences

Picket fences are defined as wood board fences comprised of vertical boards not more than 3 ½-inches wide, with spacing not less than two-inches, and no taller than four feet, with modulated ends.

2. Construction Fences

Constructed fences are erected for the purposes of site protection during construction activities, and shall be standing not more than one year, or for the duration of a building permit.

4. AWNINGS & CANOPIES

Intent

Storefront awnings and canopies projecting over the public sidewalk have historical precedents in Snohomish. Awnings and canopies provide weather protection and climate control. Shading storefront windows from direct sunlight reduces interior glare, and prevents merchandise from fading. Awnings and canopies also add visual interest to a building façade in the form of color, pattern, and texture, and provide an opportunity for businesses to attract customers and express individuality. When designed appropriately, awnings and canopies respect building architecture and contribute to the public realm. When used incorrectly, they create visual clutter along the streetscape, obscure important architectural features of the building, and weaken the identity and presence of the business.

Applicability

The following standards apply to all awnings and canopies located on the exterior of a building within the Historic Business District. Standards related to signage proposed on the surface of an awning or canopy can be found in Section V.1.C.3.

A. Definitions

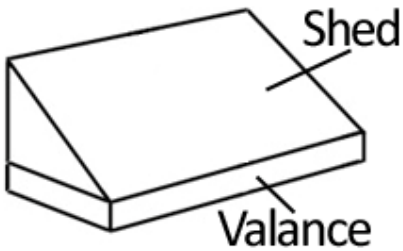
Awning: A fabric-covered structure mounted on the face of a building above a window, entrance, or storefront opening, providing weather and/or sun protection.

Awning Valance: The vertical front face of an awning, parallel to the face of the building to which it is mounted. Also referred to as a skirt or apron.

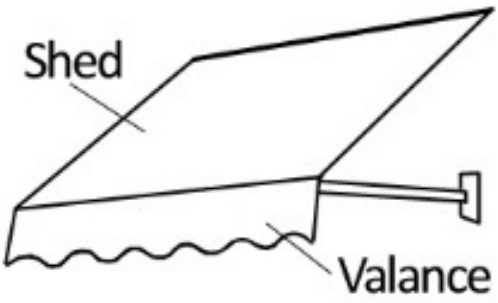
Awning Shed: The sloped face of an awning, extending from the attachment point on the building to the valance.

Canopy: An architectural structure made of permanent materials such as metal or wood, mounted on the face of a building above a window, entrance, or storefront opening, providing weather and/or sun protection.

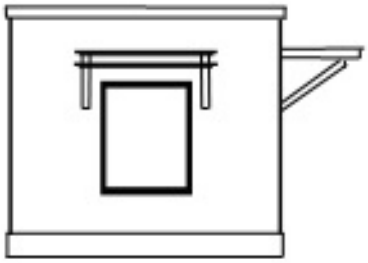
Entry Awning: A large awning structure projecting over the entrance of a hotel, theater or arena, supported with posts.



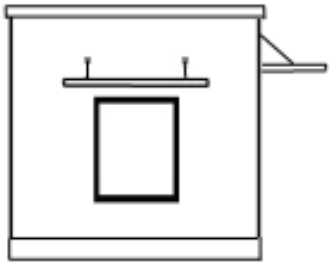
Closed sided awning



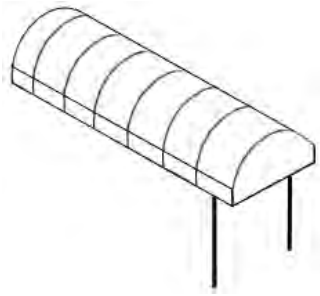
Open sided awning



Canopy (bracket-mounted)



Canopy (cable stay-mounted)



Entry Awning

B. General Guidelines

1. Awnings and canopies are encouraged where appropriate for the building architecture. New awnings and canopies should be carefully considered to avoid covering significant elements or detracting from the building's historic character.
2. Due to prolonged exposure to sun and rain, awnings and canopies wear over time and require regular maintenance. Awnings and canopies should be regularly checked for damaged or broken components. Faded fabric and rusted or damaged support elements should be replaced.
3. When a building has multiple tenants, awnings and canopies should be coordinated to present a unified, complementary appearance.
4. Building faces with multiple windows should integrate one awning per window, rather than a single awning spanning multiple windows, to define individual openings.
5. Awnings and canopies may project into the public way, subject to compliance with applicable building codes and public works standards.

C. Awnings

1. Materials

Lightweight fabric stretched over a triangulated metal frame is the most appropriate material for awnings. Fabric may include canvas, canvas blends, matte finish fibers, and other material similar in appearance and texture. Metals including copper and bronze may be appropriate, subject to a determination of consistency by the Design Review Board. Materials with a glossy finish, such as vinyl, plastics, or leatherette are not permitted.

2. Location

a. The attachment point shall correspond to building features. Historical components and character defining features of a building shall not be altered, removed, or obscured to accommodate installation. Clamps and fasteners used to attach awning frames shall penetrate mortar joints rather than brick or masonry.

b. Storefront awnings shall be located below the level of the second story windows and shall relate to the storefront entry for weather protection.

c. Upper story awnings shall be located above the level of the top window molding. Each upper story window bay shall have its own awning.

CONSISTENT

Closed side concave shaped awnings that enhance building elements.

INCONSISTENT

Awning shape obscures building elements and overwhelms the structure

3. Design Considerations

a. Awnings shall be open on the underside. Both open and closed sides are appropriate.

b. Traditional, sloped shed and concave awnings are the most appropriate shape for historic buildings. Retractable and operable awnings are encouraged. Contemporary barrel, bull-nose, and balloon-shaped awnings are not appropriate.

c. Awning size and scale shall relate to that of the building architecture and features.

d. Back-lit awnings are prohibited.

e. Awning illumination integrating a visible light source for the purpose of ornamentation is prohibited.

f. Entry awnings as defined herein are prohibited.

CONSISTENT

Open-sided, sloped shed awning.

INCONSISTENT

Entry awnings are inappropriate.

D. Canopies

1. Materials

Canopies shall be constructed of durable materials that are consistent and complementary to the structure upon which they are installed. Appropriate materials include wood, metal, and glass. Plastic, vinyl, and glossy materials are inappropriate.

2. Location

a. Canopies shall not interrupt, obscure, overlap, or disrupt architectural elements.

b. The attachment point shall correspond to building features. Historical components of a building shall not be altered or removed to accommodate installation. Clamps and fasteners used to attach canopies shall penetrate mortar joints rather than brick or masonry.

c. Canopies shall not be installed above the first floor ceiling height.

d. Canopies shall be installed in locations where they are functional for weather protection.

CONSISTENT

Canopies are installed above first floor windows.

INCONSISTENT

Upper floor canopies have a contemporary, non-functional appearance.

3. Design Considerations

a. Canopies shall be flat, projecting perpendicular from the building wall.

b. Canopies may be supported with cable stays from above, by wall-mounted brackets below, or with wood or cast iron posts.

1. If support posts are used, they shall be located outside the public right of way, evenly spaced across the building façade, with a post at both ends of the canopy.
2. The type, material, and style of the supporting system shall be consistent with the building's architectural style.

c. Lighting may be installed below the canopy surface and directed toward the walkway or building façade. Light fixtures shall be consistent with standards contained in Section III.1.C.7.

d. Canopy illumination integrating a visible light source for the purpose of ornamentation is prohibited.

CONSISTENT

Simple canopy shape enhancing storefront windows.

INCONSISTENT

Rounded canopy shape has a modern appearance.

5. LANDSCAPING & STREET TREES

Intent

Natural landscapes and landscape features are an important element of an urban environment. Accessible natural areas play a role in increasing the quality of life for residents and attracting tourists and visitors with an aesthetically pleasing streetscape. Additionally, storm runoff is better managed when natural areas are present, giving the water a place to go and reducing both the likelihood and intensity of flood events.

Applicability

The following standards apply to all landscaping and street trees that are required for development within the Historic Business District. The plant lists contained in this chapter are also intended for guidance in the residential areas.

A. Streetscape and Character

Carefully selected plant species can vastly improve the streetscape and character of the Historic District. Street trees add spatial definition and pedestrian scale. Trees and shrubs soften the appearance of the necessary hardscape materials, creating a more attractive and comfortable environment for pedestrians and motorists.

A streetscape featuring a harmonious selection of species has a more appealing visual appearance than a streetscape featuring a haphazard array of trees and shrubs. When developing a landscape plan, plants should be selected with great care, taking into consideration seasonal colors, blooms, and shapes—as well as the specific needs of the plants themselves—in order to contribute to the streetscape.

Each plant species has its particular horticultural requirements and assets/liabilies that should be evaluated prior to installation. In all cases, research should be done to determine whether the right species is being considered for the right location. Issues such as amount of watering, sun exposure, soil needs, susceptibility to pests and disease, long-term maintenance, and size/height should be carefully considered, especially in an urban environment with conflicting elements such as underground and overhead utilities.

B. Review and Criteria

The Design Review Board reviews all proposals for street trees in the Historic Business District, as well as landscape plantings for new development. In all cases native species are preferred over ornamental or non-native plants. Because they are adapted to local conditions, native species are easier to maintain over time, fare better in the local climate, and require less watering than non-native species.

Section C below lists plant species that are known to be hardy in the Snohomish area. Native species are identified in order to encourage their use, thereby supporting preservation of the region's landscape identity. Species that are recommended by the Public Utility District (PUD) have been identified as a courtesy for owners considering trees in the vicinity of power lines; although consultation with the PUD is encouraged. These lists are provided for guidance, and are not intended to be comprehensive. Other species may be submitted for review. Approval will be subject to the following criteria:

- Long life span (30+ years)
- Disease- and pest-resistant
- Non-invasive roots
- No sight obstruction created at the base
- No excessive fruit or debris dropping on sidewalks

C. Recommended Plant Species

GROUNDCOVER **Sun Exposure**

Scientific Name	Common Name	Notes	Native
Archtostaphytlos uva-ursi	Kinnikinnik	Evergreen; Produces red berries	✓
Euonymus fortunei	Purpleleaf wintercreeper	Climbing; Plum fall color	
Rubus calycinoides	Creeping raspberry	White blossoms; red fall color	

GROUNDCOVER **Shade Exposure**

Scientific Name	Common Name	Notes	Native
Ajunga reptans	Carpet bugleweed	Bears raised, violet flowers	
Gaultheria ovatifolia	Western teaberry	Bears pink bell-shaped flowers	✓
Rubus pedatus	Trailing wild raspberry	Bears white flowers, edible fruit	✓
Vinca minor	Periwinkle	Bears lavender flowers into fall	✓

SHRUBS **Sun Exposure**

Scientific Name	Common Name	Notes	Native
Buxus sempervirens	Dwarf boxwood	5-15 ft height/spread; evergreen	
Euonymus fortunei	Winter creeper	Vigorous woody evergreen vine	
Gaultheria shallon	Salal	Slow growing; white flowers	✓
Ligustrum japonicum "texanum"	Waxleaf privet	White blossoms, prunes well for hedges or topiaries	
Mahonia aquifolium	Oregon grape	Yellow blossoms and edible fruit	✓
Philadelphus lewisii	Mock Orange	Fragrant white blossoms	✓
Pinus mugo mughus	Mugo pine dwarf	Dwarf coniferous tree to 20 ft tall	
Prunus "Zabeliana"	Zebel's cherry laurel	Small white flowers; up to 4 ft tall	
Ribes sanguineum	Red flowering currant	Deep pink flowers, edible fruit	✓
Symphoricarpos albus	Snowberry	Pink flowers, white berries	✓
Rosa nutkana	Nootka rose	Pink flowers, edible rose hips	✓
Rosa pisocarpa	Cluster rose	Pink flowers in spring and fall, prefers wet soils	✓
Vaccinium ovatum	Evergreen huckleberry	Pale pink flowers, edible fruit	✓

SHRUBS **Shade Exposure**

Scientific Name	Common Name	Notes	Native
Blechnum spicant	Deer fern	Prefers wet soils; 18 in height	✓
Cornus sericea	Red osier dogwood	Red bark, prefers moist soils	✓
Gaultheria shallon	Salal	White blossoms; 3-6 ft height	✓
Kalmia latifolia	Mountain laurel	White blossoms; 5-15 ft height	
Mahonia aquifolium	Oregon grape	Yellow blossoms and edible fruit	✓
Polystichum munitum	Sword fern	Evergreen fronds; 4 ft height	✓
Prunus lusitanica	Portuguese laurel	White blossoms; 25 ft height	
Rosa gymnocarpa	Bald-hip rose, Dwarf rose	Pink flowers, rose hips; 5 ft height	✓
Sarcococca ruscifolia	Fragrant sweet box	White blossoms; 3-4 ft height	
Skimmia japonica	Japanese skimmia	White blossoms; 3-4 ft height	
Vaccinium ovatum	Evergreen huckleberry	Pale pink flowers, edible fruit	✓
Viburnum davidi	David's viburnum	White blossoms, bears fruit; 3 ft	

TREES **Small** – 16ft maximum spacing

Scientific Name	Common Name	Notes	Native	PUD
Acer ginnala	Flame maple	• 20 ft height; 20 ft spread • Fragrant yellow flowers, red fall color • Heat, cold, and drought-resistant		✓
Amelanchier laevis	Serviceberry	• Up to 40 ft height • White blossoms, red/yellow in fall • Prefers well drained, acidic soil		
Carpinus betulus pyramidalis	Pyramidal hornbeam	• Up to 40 ft height • Yellow or dark red fall color • Retains leaves well in winter		
Cercidiphyllum japonicum	Katsura	• 25 ft height; 25 ft spread • White blossoms, yellow fall color • Plentiful green seeds, ½" size		
Cornus kousa	Kousa dogwood, Japanese dogwood	• 15-30 ft height; 15-30 ft spread • Pinkish white blossoms, scarlet in fall • Bears berry-like fruits, edible for birds		
Crataegus phaenopyrum	Washington thorn	• 25 ft height; 20 ft spread • White flowers, orange/red fall color • Shiny red fruit in fall		
Fagus sylvatica 'Dawyk'	Pyramidal beech	• 35 ft height; 8 ft spread • Red/brown fall color • Prefers full sun		
Fraxinus ornus	Flowering ash	• 40-50 ft height; 20-30 ft spread • Greenish white blossoms; yellow in fall • Grows rapidly		
Prunus subhirtella autumnalis	Atunumnalis cherry	• 25-30 ft height; 25-30 ft spread • Pinkish white blossoms • Blooms in autumn and in early spring		
Pyrus calleryana	Bradford pear, Chanticleer	• 30 ft height; 25 ft spread • Early white blossoms; red in fall • Dark green, glossy leaves		
Prunus sargenti columnaris	Columnar Sargent cherry	• 30-40 ft height; 15 ft spread • Pink blossoms; orange and red in fall • Grows rapidly		
Prunus x Schmittii	Ornamental hybrid cherry	• 20 ft height; 5-15 ft spread • Pale pink blossoms; yellow in fall • Hybrid upright tree; fast growing		
Quercus robar 'Fastigiata'	Columnar English oak	• 50-60 ft height; 10-18 ft spread • Narrow tree with dark green leaves • Prefers full sun		

Sorbus aria	Whitebeam, Chess-apple	• 40 ft height; 25-30 ft spread • White blossoms with small red fruits • Compact and domed		
Stewartia pseudocamellia	Japanese stewartia	• 40 ft height; 15-20 ft spread • White blossoms; bronze to purple in fall • Slow growing; prefers moist soils		
Styrax japonica	Snowdrop, Japanese snowbell	• 15-25 ft height; 15-25 ft spread • White blossoms; red/yellow in fall • Slow growing; prefers moist soils		✓
Acer circinatum	Vine Maple	• 15 ft height; 20 ft spread • Red, orange, yellow fall color; shrubby • Prefers moist shade but tolerates sun	✓	✓
Acer palmatum	Japanese Maple	• 25 ft height; 25 ft spread • Fine-textured leaves; color variable • Prefers shade and well-drained soil		✓
Acer platanoides Globosum	Globe Norway Maple	• 15 ft height; 18 ft spread • Broad crown with dense foliage • Pollution tolerant, shallow root system		✓
Acer tataricum	Tatarian Maple	• 15-20 ft height; 15-20 ft spread • Broad green leaves, yellow/red in fall • Drought tolerant, prefers part shade		✓
Amelanchier x grandiflora	Autumn Brilliance Serviceberry	• 20 ft height; 15 ft spread • Clustered white blossoms; orange in fall • Upright spreading tree		✓
Cercidiphyllum japonicum "Pendulum"	Weeping Katsura	• 20 ft height; 25-30 ft spread • Rounded form with weeping branches • Blue/green leaves; bright yellow in fall		✓
Cornus florida	Flowering Dogwood	• 20-25 ft height; 25+ ft spread • Pink blossoms; yellow and orange in fall • Low branching with gray/black bark		✓
Cornus sericea	Red osier Dogwood	• 7-9 ft height; 10 ft spread • Clustered white blossoms; green fruit • Shrubby, prefers sun and moist soil	✓	✓
Cotinus coggyrgia	Smoketree	• 10 ft height; 15 ft spread • Coral blossoms; yellow, red in fall • Upright with rounded crown		✓
Fraxinus pennsylvanica Leprechaun	Leprechaun Ash	• 20 ft height; 15 ft spread • Small leaves, compact shape • Dwarf shrub, can be grafted to a trunk		✓
Hamamelis x intermedia	Witchhazel	• 15-20 ft height; 15-20 ft spread • Large fragrant flowers; golden in fall • Shrubby; produces astringent		✓
Magnolia stellata	Star Magnolia	• 20 ft height; 10 ft spread • Dark leaves; bronze to yellow in fall • Slow growing; dense, oval or rounded		✓
Rhus typhina	Staghorn Sumac	• 15-25 ft height; 20-30 ft spread • Clustered flowers, bears fruit; red in fall • Large, hardy; random branch patterns		✓
Syringa reticulata subsp. Pekinesis	Chinese Tree Lilac	• 15-20 ft height; 10-15 ft spread • Slender branches; yellow in fall • Yellow blossoms in summer; bears fruit		✓
Chamaecyparis obtusa	Dwarf Hinoki Cypress	• 8-20 ft height; narrow with conical shape • Frondline branches • Prefers moist, acidic soil and shade		✓
Myrica californica	Pacific Waxmyrtle	• 15 ft height; 15 ft spread • Lavender spring blossoms • Partial shade; drought-tolerant	✓	✓
Pinus aristata	Bristlecone Pine	• 8-20 ft height; bushy and conical shape • Long branches with needles • Grows well in rocky soil; needs full sun		✓
Pinus densiflora Umbraculifera	Dwarf Japanese Red Pine	• 10-20 ft height; vase shape at maturity • Upward spreading branches • Heat-tolerant; needs well-drained soil		✓

TREES **Medium** – 25ft maximum spacing

Scientific Name	Common Name	Notes	Native	PUD
Acer davidii	Davids maple, Snakebark maple	• 20-35 ft height; 15-25 ft spread • Yellow blossoms; red/yellow in fall • Striped bark; broad green leaves		
Acer rubrum	Red maple, October glory	• 40-70 ft height; 30-50 ft spread • Red or yellow blossoms; red in fall • Tolerant of wet soils		
Carpinus betulus	European Hornbeam	• 30-40 ft height; 20-30 ft spread • Green or yellow blossoms; yellow in fall • Oval to rounded crown; gray fluted bark		
Celtis occidentalis	Hackberry	• 40-60 ft height; 40-60 ft spread • Green blossoms; yellow in fall • Rounded crown with edible purple fruit		
Cladrastis kentukea	Yellowwood	• 30-50 ft height; 40-55 ft spread • Fragrant pink/white blossoms • Rounded crown		
Fraxinus oxycarpa	Raywood Ash, Claret Ash	• 50 ft height; 25 ft spread • Red blossoms; red fall color • Prefers full sun; spreading canopy		
Gleditsia triacanthos	Honeylocust (thornless)	• 30-70 ft height; 30-70 ft spread • Green/yellow blossoms; yellow in fall • Grows rapidly; spreading canopy		
Liquidambar styraciflua	American Sweetgum	• 60 ft height; 20-25 ft spread • Star-shaped leaves; red/yellow in fall • Prefers moist soils		
Magnolia kobus	Kobushi magnolia	• 25-30 ft height; 25-35 ft spread • White, cup-shaped flowers • Slow growing; prefers temperate areas		
Pinus contorta	Shore pine	• 40-50 ft height; 30 ft spread • Conifer attracts birds • Irregular, sprawling form	✓	
Prunus sargentii	Sargent cherry	• 20-30 ft height; 20-30 ft spread • Profuse pink blossoms; red fall color • Bitter fruit; prefers full sun		
Quercus chrysolepis	Canyon live oak	• 20-60 ft height; 30-60 ft spread • Yellow blossoms; evergreen • Slow growing; drought tolerant		
Quercus garryana	Garry oak, Oregon white oak	• 20-60 ft height; 30-60 ft spread • Yellow or red blossoms; evergreen • Open, rounded crown; drought tolerant	✓	
Sassafras albidum	Sassafras	• 20-60 ft height; 25-40 spread • Greenish-yellow blossoms; oval leaves • Prefers moist, acidic, loamy soils		
Tilia cordata	Littleleaf linden	• 30-60 ft height; 40 ft spread • Fragrant yellow blossoms in summer • Dense canopy provides shade		
Zelkova serrata	Japanese zelkova, 'Village Green'	• 60 ft height; 60 ft spread • Yellow to red/purple in fall • Vase-shaped canopy; peeling bark		

TREES **Large** – 35ft maximum spacing

Scientific Name	Common Name	Notes	Native	PUD
Acer pseudoplatanus	Sycamore maple	• 60 ft height; 40-60 ft spread • Green blossoms, produces samaras • Broad, domed crown for shade		
Acer saccharum	Sugar maple	• 40-80 ft height; 30-60 ft spread • Green blossoms, orange/red fall color • Dense crown; produces samaras		
Betula papyrifera	Paperbark Birch	• 75 ft height; 30 ft spread • Green catkins, yellow fall color • Peeling white bark, serrated leaves	✓	

Castanea mollisima	Chinese, Spanish chestnuts	• 40-80 ft height; 30-60 ft spread • Green blossoms, orange/red fall color • Dense crown; produces samaras		
Fagus sylvatica	Beech varieties	• 50-60 ft height; 35-50 ft spread • Green blossoms, golden bronze fall color • Rounded crown; difficult to transplant		
Ginkgo biloba	Maidenhair, Ginkgo	• 60-80 ft height; 8 ft spread • Yellow fall color • Prefers part sun; does not make shade		
Liriodendron tulipifera	Tulip tree	• 60-90 ft height; 30-50 ft spread • Yellow tulip-form flowers; yellow in fall • Prefers well-drained soils		
Pterocarya spp.	Wingnuts	• 40-90 ft height; 30-50 ft spread • Yellow catkin chains; yellow in fall • Grows quickly; produces samaras		
Quercus borealis, rubra	Red oak, Champion oak	• 100 ft height; 60-70 ft spread • Yellow catkin chains; red in fall • Drought tolerant; produces samaras		
Quercus coccinea	Scarlet oak	• 50-70 ft height; 40-50 ft spread • Yellow catkin chains; red in fall • Drought tolerant; produces acorns		
Quercus ilex	Holly oak	• 50-70 ft height; 40-50 ft spread • Yellow catkin chains; red in fall • Drought tolerant; produces acorns		
Quercus palustris	Pin oak	• 50-70 ft height; 40-60 ft spread • Small catkins; vibrant red in fall • Prefers moist soils; produces acorns		
Quercus phellos	Willow oak	• 40-75 ft height; 25-50 ft spread • Small catkins; dull gold/brown in fall • Prefers moist soils; produces acorns		
Quercus robur	English oak	• 30-70 ft height; 30-60 ft spread • Yellow catkins; evergreen • Umbrella form canopy; produces acorns		

6. DEVELOPMENT WITHIN THE RIGHT OF WAY

Intent

The public right of way is the area outside private property, including streets and sidewalks, planter strips, and other publicly owned areas. These outdoor areas are an asset to the community and are intended to be shared and used by all. Typically the type of development in these areas are street furnishings, light poles, and public projects.

A. General

1. Development within public spaces should exhibit and incorporate elements that reflect the identity and visual character of the Snohomish community. 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. Public outdoor space such as eating and seating areas, plazas, retail alcoves, and inner courtyard spaces are encouraged, as they contribute to the vitality and visual interest of the streetscape. These areas may be located within the public right of way subject to City codes, or private outdoor areas extending from a public sidewalk.
3. New sidewalks shall have lampblack added to the concrete mix for a weathered appearance to match existing sidewalks in the Historic District.
4. Pedestrian walkways through parking areas shall be visually delineated through a distinctive element other than paint striping.

B. Pedestrian Realm

1. Street Trees and Landscaping

Landscaping areas and street trees contribute to the visual interest of the Historic District. Street trees interrupt rainfall, offer shade, and provide a sense of separation between pedestrians and cars.

a. Street trees shall be provided for new development.

b. Removal of street trees eight inches in diameter or greater as measured four feet above the ground requires approval of a replacement plan prior to removal. Replacement trees are not required to be planted in the same area as the removed tree.

c. New and replacement plantings shall be evaluated by the City for appropriateness in the local climate and the proposed location. Applicants may wish review the plant lists provided in section V.5 for guidance.

2. Street Furnishing

Streetscape furnishing elements should be coordinated wherever possible to create a distinctive commercial district and strengthen the Historic District's sense of place. These elements include:

- Bicycle racks
- Benches
- Flower pots
- Planting beds and tree well grating
- Wastebaskets
- Pedestrian light poles
- Clocks
- Bus stops and transit shelters
- Directional information such as information kiosks and wayfinding elements

These elements shall be constructed of durable materials and shall be consistent in appearance with the pre-1930s era of the Historic District. Plastic is prohibited.

3. Sidewalk Cafés

Sidewalk cafés can add to the streetscape and economic vitality of the Historic District, or they can become a nuisance. The City and the Design Review Board encourage eating establishments to carefully consider the elements of their outdoor seating areas. These elements include the furnishings and stanchions as well as the remaining sidewalk area for pedestrian access.

a. Furnishings, including tables, chairs, stanchions, and barricades shall be consistent with the character of the Historic District. Plastic materials are prohibited. Metal or wood is preferred. Barricades may incorporate vegetation and seasonal plantings.

b. All items placed in the Right of Way shall be temporary in nature and readily removable.

c. If umbrellas are used, they shall not incorporate advertising of any kind.

CONSISTENT

Sidewalk café with appropriate materials, and maintaining sufficient pedestrian access.

INCONSISTENT

Sidewalk café with advertising on the umbrellas, and no clear pedestrian access way.

C. Vehicle Travel Lanes

1. General

To encourage public improvements affecting the streetscape to maintain the identity and visual delineation of the Historic District.

a. All public improvement projects within the Historic District which affect the streetscape are subject to design review.

b. Street construction projects are encouraged to include elements such as permanent signage, special paving, lighting, or other detailing that will delineate the Historic District.

c. New sidewalks shall match the surface design of abutting sidewalks. Lampblack shall be used to darken the mix.

d. New sidewalk corners shall have the date of installation imprinted into the surface.

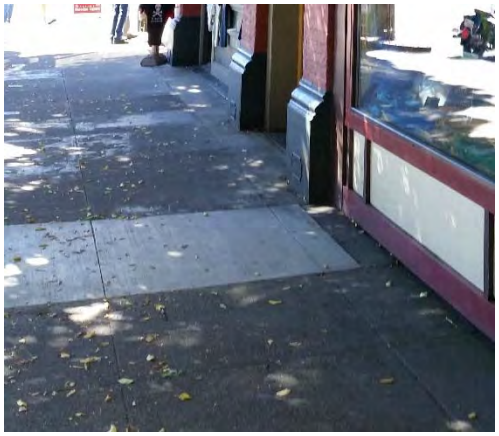
e. All street intersections shall have the street name signage unique to the Historic District. Street signs shall also be provided on cross arms of signal lights.

f. Pedestrian crossings shall be visually delineated using an element such as stamped concrete, or similar.

CONSISTENT

Stamped concrete crosswalks provide visual delineation and add to the identity of the district.

INCONSISTENT



Replacement sidewalk panels that do not match the adjacent sidewalk.

PRE-APROVED ITEMS

Fencing

Picket Fences. Wood board fences comprised of vertical boards not more than 3.5 inches wide with spaceing no less than 2 inches between boards. Fence height is no more than 4 feet, with modulated ends.

Construction Fences. Temporary fences erected for construction purposes to secure the site or provide erosion control, to be present for the duration of an active construction permit.

Roofing

Architectural composition roofing. Approved as an acceptable alternative to cedar shake or shingle roofing material.

Windows

New residential windows that do not require changing the size of the opening do not require DRB approval.

Siding

Unless a permit is required, like-for-like siding replacement is not reviewed by the DRB.

Paint

Painting the exterior of a building does not require review or approval, unless such paint is used for signage. Colors used for painting are likewise not regulated, however the DRB may provide guidance or recommendations, upon request.

Maintenance, Repairs, and Like-for-Like Replacements

Maintenance and repair work that restores an existing material without changing its appearance, or replaces existing materials with the same does not require DRB approval.

Prescriptive Sign Program

Refer to Appendix B for a complete listing of encouraged colors and typefaces for the Prescriptive Sign Program.

PRESCRIPTIVE SIGN PROGRAM ELEMENTS

Section V.1.D provides for approval of signs that meet certain criteria without prior review by the Design Review Board. These signs may be approved administratively by City staff as part of the building permit review process.

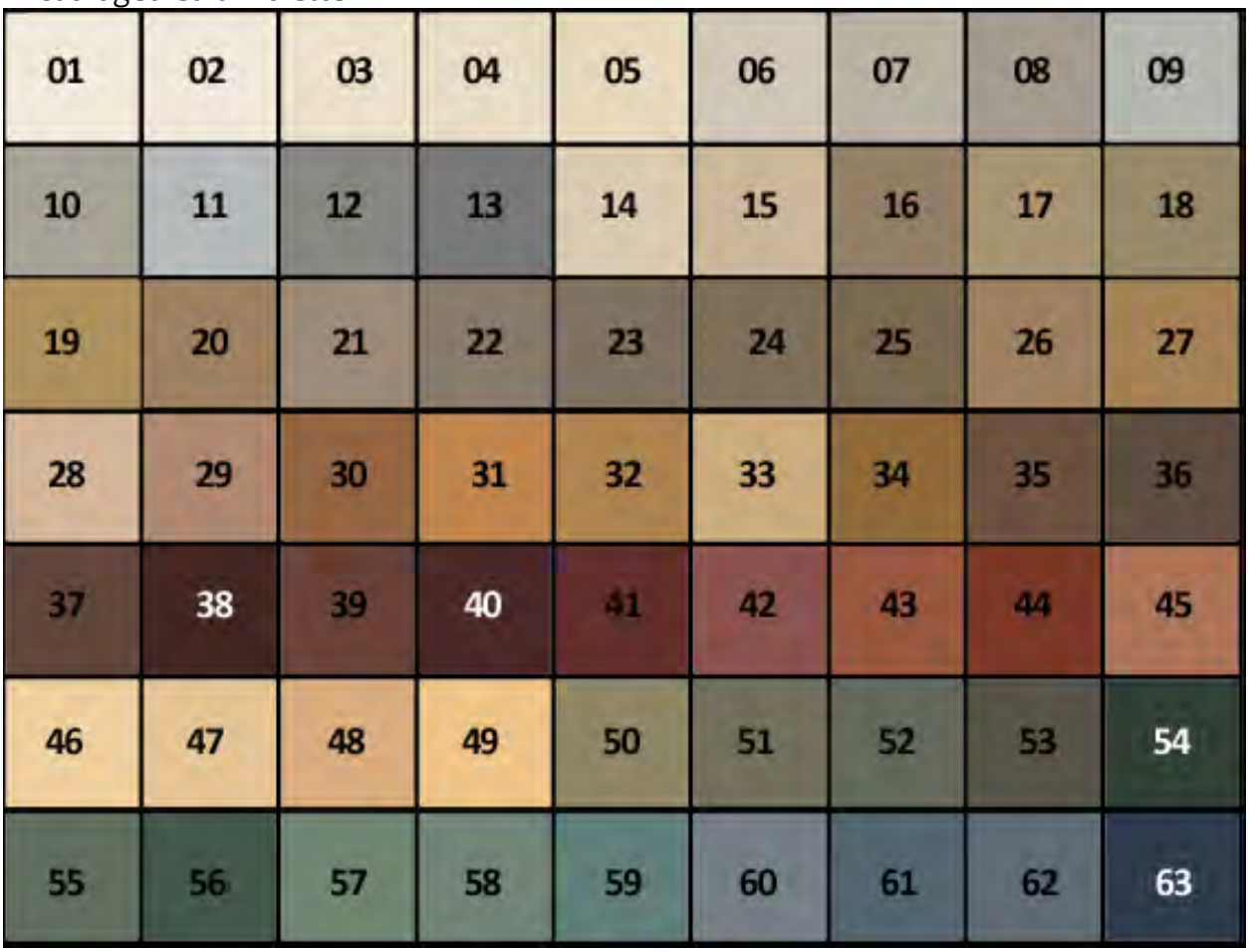
Signs that meet the criteria stated in section D of the sign standards are eligible for the prescriptive sign program. Colors and typefaces shall be selected from the sections below.

Colors

The color swatches below are pre-approved by the Design Review Board for use in projecting signs, blade signs, and awning/canopy signs, totaling no more than 12 square feet in the Historic District. The table following the palette corresponds to the palette number, and provides the RBG value (red/blue/green), the Hex value (Hexadecimal), the Pantone color code, the HSB code (hue, saturation, brightness), and the paint item number, from three commercially available paint companies (closest match).

Total allowed per sign: 2 *additional allowance for gold and black borders/lettering*

Encouraged Color Palette



Palette #	Paint Company Color Codes			Digital Color Codes			
	Sherwin Williams	Behr	Benjamin Moore	RGB	Hex	Pantone	HSB
01	0050	OR-W12	CSP-245	R240/G234/B220	f0eadc	-	H42°/S8%/B94%
02	7012	N300-1	AF-45	R239/G232/B219	efe8db	-	H39°/S8%/B94%
03	2829	N280-1	OC-99	R236/G225/B203	ece1cb	-	H40°/S14%/B93%
04	6119	MQ3-41	CC-140	R232/G220/B198	e8dcc6	-	H39°/S15%/B91%
05	2833	PPU7-18	CC-248	R232/G217/B189	e8d9bd	7506 C	H39°/S19%/B91%
06	7036	MQ2-50	HC-78	R209/G199/B184	d1c7b8	7534 C	H36°/S12%/B82%
07	0049	N320-4	AF-100	R184/G178/B162	b8b2a2	Warm Gray 3C	H44°/S12%/B72%
08	0023	N200-4	PM-32	R163/G155/B144	a39b90	Black 0961C	H35°/S12%/B64%
09	2850	N380-3	HC-169	R182/G183/B176	b6b7b0	Cool Gray 5C	H69°/S4%/B72%
10	2821	N370-4	HC-105	R166/G163/B151	a6a397	401 C	H48°/S9%/B65%
11	2832	N460-3	1592	R180/G185/B185	b4b9b9	421 C	H180°/S3%/B73%
12	0077	N360-5	CSP-45	R136/G135/B130	888782	7539 C	H50°/S4%/B53%
13	2849	N520-5	CSP-55	R121/G121/B120	797978	424 C	H60°/S1%/B47%
14	6141	N270-2	1038	R218/G202/B178	dacab2	468 C	H36°/S18%/B85%
15	6142	S280-3	CC-338	R204/G183/B155	ccb79b	-	H34°/S24%/B80%
16	2841	PPU7-03	AF-110	R147/G127/B104	937f68	7504 C	H32°/S29%/B58%
17	2842	N300-5	HC-20	R167/G148/B115	a79473	7503 C	H38°/S31%/B65%
18	2815	PPU7-04	245	R151/G137/B106	97896a	-	H41°/S30%/B59%
19	0043	S300-5	251	R174/G144/B94	ae905e	465 C	H37°/S46%/B68%
20	6109	MQ2-11	CC-450	R158/G129/B99	9e8163	7504 C	H31°/S37%/B62%
21	2855	N230-5	CC-514	R156/G138/B121	9c8a79	7530 C	H29°/S22%/B61%
22	7032	N210-5	AC-3	R136/G123/B108	887b6c	Warm Gray 9C	H32°/S21%/B53%
23	0038	PPU5-03	HC-85	R127/G114/B99	7f7263	Warm Gray 10C	H32°/S22%/B50%
24	6159	PPU5-04	CSP-265	R126/G111/B89	7e6f59	7531 C	H36°/S29%/B49%
25	2843	N300-7	AF-120	R122/G106/B81	7a6a51	-	H37°/S34%/B48%
26	6109	MQ2-11	CSP-290	R158/G129/B99	9e8163	7504 C	H31°/S37%/B62%
27	2814	S280-6	1113	R165/G130/B88	a58258	-	H33°/S47%/B65%
28	2828	S230-3	AF-200	R211/G182/B153	d3b699	7590 C	H30°/S27%/B83%
29	2804	S200-5	AC-15	R175/G136/B113	af8871	479 C	H22°/S35%/B69%
30	0045	MQ2-06	CSP-1080	R148/G102/B68	946644	4635 C	H25°/S54%/B58%
31	2817	PPU4-03	CW-290	R192/G134/B80	c08650	729 C	H29°/S58%/B75%
32	6131	S290-6	2165-20	R173/G132/B81	ad8451	729 C	H33°/S53%/B68%
33	2813	S300-4	HC-34	R202/G171/B125	caab7d	466 C	H36°/S38%/B79%
34	6132	S250-7	2162-20	R144/G106/B58	906a3a	-	H33°/S60%/B56%
35	2807	PPU3-19	2096-10	R110/G82/B65	6e5241	-	H23°/S41%/B43%
36	2808	N150-7	2111-10	R95/G77/B67	5f4d43	-	H21°/S29%/B37%
37	2856	MQ1-54	CSP-360	R97/G70/B58	61463a	7589 C	H18°/S40%/B38%
38	2838	PPU1-02	CSP-450	R67/G39/B34	432722	4975 C	H9°/S49%/B26%
39	2837	MQ1-19	PM-15	R106/G66/B56	6a4238	7582 C	H12°/S47%/B42%
40	2801	PPU2-01	HC-64	R75/G41/B41	4b2929	Black 5 C	H0°/S45%/B29%
41	2802	S130-7	PM-17	R98/G47/B45	622f2d	175 C	H2°/S54%/B38%

Palette #	Paint Company Color Codes			Digital Color Codes			
	Sherwin Williams	Behr	Benjamin Moore	RGB	Hex	Pantone	HSB
42	0006	MQ1-16	042	R139/G83/B78	8b534e	-	H5°/S44%/B55%
43	2803	S180-7	AF-235	R151/G88/B64	975840	-	H17°/S58%/B59%
44	2839	PPU2-02	2172-10	R123/G55/B40	7b3728	168 C	H11°/S67%/B48%
45	0007	PPU3-15	AC-12	R172/G117/B89	ac7559	4645 C	H20°/S48%/B67%
46	2857	M270-4	165	R238/G207/B158	eecf9e	155 C	H37°/S34%/B93%
47	2834	M250-3	CW-370	R228/G196/B149	e4c495	7501 C	H36°/S35%/B89%
48	2853	MQ2-07	CSP-1090	R217/G173/B127	d9ad7f	7508 C	H31°/S41%/B85%
49	0030	M270-5	159	R239/G196/B136	efc488	156 C	H35°/S43%/B94%
50	0014	PPU8-02	2143-20	R143/G134/B102	8f8666	5773 C	H47°/S29%/B56%
51	2851	N350-6	2141-30	R115/G112/B94	73705e	7497 C	H51°/S18%/B45%
52	6187	MQ6-19	CC-630	R100/G105/B92	64695c	417 C	H83°/S12%/B41%
53	2846	MQ6-24	2138-10	R87/G84/B73	575449	418 C	H47°/S16%/B34%
54	2847	N390-7	PM-11	R50/G64/B56	324038	447 C	H146°/S22%/B25%
55	6194	N400-6	HC-121	R98/G110/B96	626e60	5615 C	H111°/S13%/B43%
56	0016	S420-7	686	R69/G88/B77	45584d	-	H145°/S22%/B35%
57	0015	MQ6-16	HC-130	R112/G134/B114	708672	5625 C	H125°/S16%/B53%
58	2811	N420-5	AF-475	R115/G132/B120	738478	-	H138°/S13%/B52%
59	0018	N430-5	CSP-710	R98/G127/B123	627f7b	5487 C	H172°/S23%/B50%
60	2819	N510-5	2127-40	R119/G127/B134	777f86	7544 C	H208°/S11%/B53%
61	0032	MQ5-25	1659	R84/G102/B112	546670	-	H201°/S25%/B44%
62	6250	N480-6	CW-665	R96/G107/B117	606b75	431 C	H209°/S18%/B46%
63	6244	M500-7	2063-10	R47/G61/B76	2f3d4c	7546 C	H211°/S38%/B30%

Typefaces

The typefaces below are either standard/native fonts on a Windows computer system or otherwise widely available for download, if a digital image is being created. For painted lettering, the letters shall simulate the selected typefaces as closely as possible in order to qualify for the prescriptive sign program.

Total allowed per sign: 2

Encouraged Typefaces

Abadi Condensed: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

ANDES: AABBCCDDEEFFGGHHIIJJKKLLMMNNOOPPQQRRSSTTUUVVWWXXYYZZ

Arial: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Arial Black: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Arial Narrow: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Arial Unicode: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Baskerville: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Batang: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Bell: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Bernard Condensed: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Book Antiqua: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Bookman: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Britannic: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Brussels: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Californian FB: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Calisto: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Caslon Antique: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

CASTELLAR: ABCDEFGHIJKLMNOPQRSTUVWXYZ

Centaur: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Century: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Century Gothic: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Century Schoolbook:
AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Cooper Black:
AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Copperplate:
AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Copperplate Light:
AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Elephant:
AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

ENGRAVERS:
ABCDEFGHIJKLMNOPQRSTUVWXYZ

Eras Bold:
AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Eras Medium: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Euphorigenic: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

FELIX TITLING: ABCDEFGHIJKLMNOPQRSTUVWXYZ

Footlight: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Franklin: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Franklin Demi: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Franklin Heavy: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Garamond: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Georgia: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Gill Sans: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Gill Bold: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Gloucester: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Goudy: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Hattenschweiler: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

High Tower: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Impact: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Imprint: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Lucida Bright: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Modern: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

News Gothic: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZ

Niagara Engraved: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Niagara Solid: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Perpetua: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

PmingLiu: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Poor Richard: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Rockwell: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Rockwell Condensed: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Rockwell Bold:
AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

SimSun: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Tahoma: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Times New Roman: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Trebuchet: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

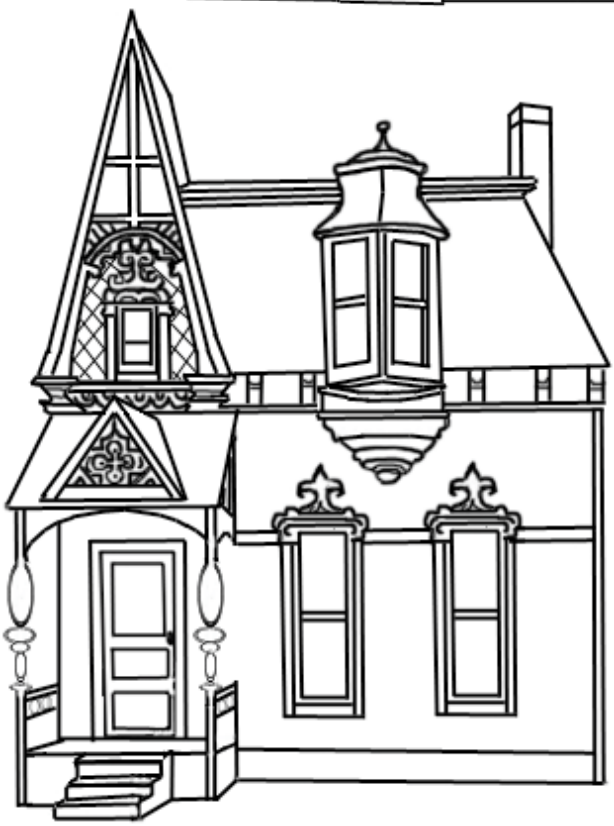
Tw Cen: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

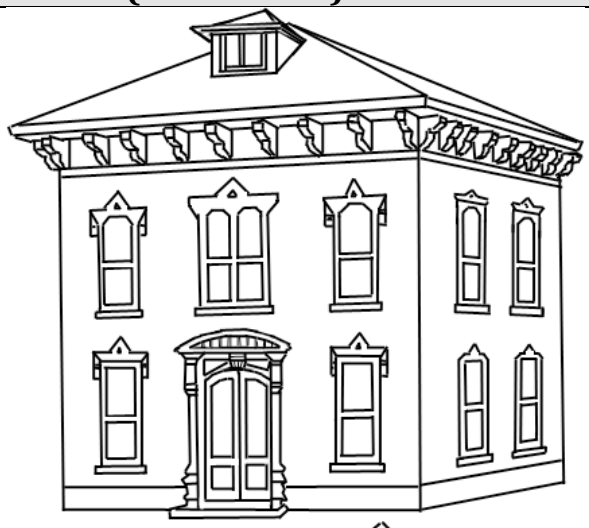
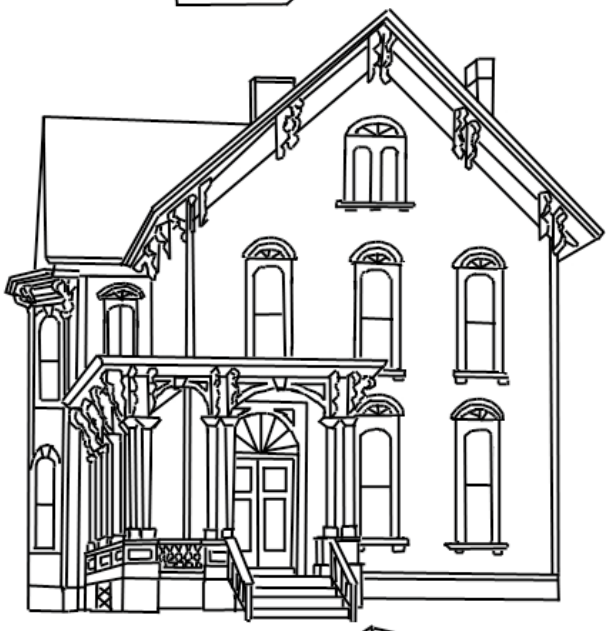
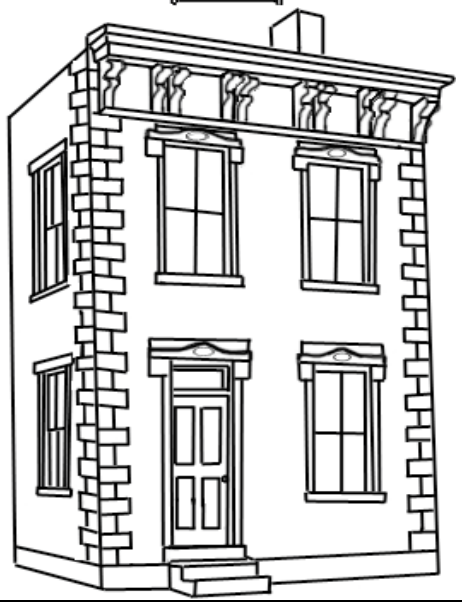
Verdana: AaBbCcDdEeFfGgHhIiJjKkLlMmNnOoPpQqRrSsTtUuVvWwXxYyZz

Wide Latin:
AaBbCcDdEeFfGgHhIiJjKkLlMmN
nOoPpQqRrSsTtUuVvWwXxYyZz

COMMON RESIDENTIAL STYLES IN THE SNOHOMISH HISTORIC DISTRICT

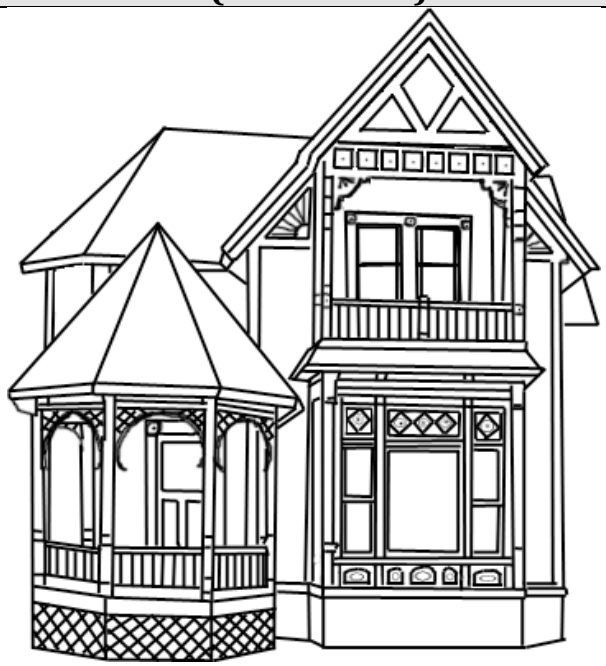
Era of construction and architectural characteristics

Gothic Revival (1840-1880)	*Common Characteristics*
	→ Steeply pitched roof → Cross-gables common → Round turret → Bay windows and oriels → Decorative pediment → Decorative window trim, including drip moldings above frame → Elaborate carved vergeboard → Corbels → Lancet windows or arched window molding extending into the gables → Leaded windows → Jigsaw details in gables → Flattened arches in porch → Wood siding → Finial

Italianate (1840-1890)	*Common Characteristics*
  	→ Gable, hipped, or flat roof → Two or three stories → Simple, symmetrical shape → Generally shallow roof pitch → Paired front doors → Large cornice → Wide roof eaves with substantial overhang → Eave brackets or corbels → Covered porch → Corinthian or milled porch columns → Arched windows → Double-hung windows → Fanlight → Transom windows → Molded window caps → Decorative window trim and hood moldings → Polygonal bay windows → Elaborate moldings → Stucco, brick, or wood siding → Cupola → Quoins

Carpenter Gothic Victorian (1840-1890)	*Common Characteristics*
	→ Steep gables → Bay and oriel windows → Vertical trim → Bargeboards → Pointed arches on windows → Gothic details, including lacy "gingerbread" trim → Covered porch with ornate posts and balustrades

American Farmhouse (1850-1900)	*Common Characteristics*
	→ Gable roof → Simple shape → Generally steeply pitched roof → Large, covered front porch → Turned porch posts

Stick-Eastlake (1860-1890)	*Common Characteristics*
	→ Intersecting roof planes → Squared tower or turret → Gingerbread detailing → Bargeboard → Jigsaw ornamentation → Decorative shingles in gable ends → Second story porches and balconies → Spindles and stickwork → Milled panels, sunburst panels → Stained glass → Bay windows → Turned porch columns
Shotgun (1850-1920)	*Common Characteristics*
	→ Gable roof → One story → Simple shape, long and narrow → Doors opposite each other on both ends → Covered porch → Simple details
Folk Victorian (1860-1910)	*Common Characteristics*
	→ Simple building shape → Gable-front common → Eave brackets → Covered porch → Gothic windows → Decorative molding → Decorative spindlework → Wood siding

Queen Anne (1880-1910)	*Common Characteristics*
	→ Complex roof configuration → Multiple gables and dormers → Clipped gables → Lattice-work skirting → Asymmetrical façades → Turret or tower → Upper story decks or balconies → Differing wall textures → Dentil molding → Decorative millwork → Geometric friezes → Patterned or fishscale shingles → Belt courses → Brackets, banisters and spindles → Large covered porches → Rounded porches → Turned porch posts → Paneled door → Bay windows → Palladian windows → Stained or leaded glass windows → Spindles → Finials → Includes Shingle style (1880-1900) → Combination siding including stone, stucco, clapboard or shingle

Queen Anne Cottage

→ Simplified Queen Anne
→ Gable roof
→ Bay windows
→ Milled front porch posts
→ Multi-pane windows
→ Knee braces
→ Shingles in gable ends
→ Decorative spindlework

Georgian Revival (1880-1940)	*Common Characteristics*

→ Hipped roof
→ Large cornice
→ Pediment
→ Large, covered front porch
→ Round columns
→ Quoins
→ Finials
→ Sidelights at entry
→ Decorative window trim
→ Dentil molding

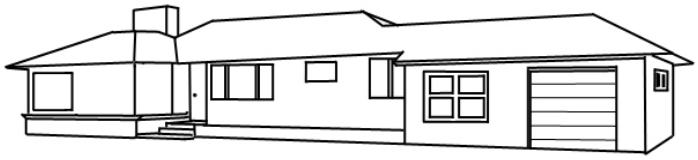
Colonial Revival (1880-1940)	*Common Characteristics*

→ Hipped or side gabled roof
→ Large cornice
→ Gabled roof dormer
→ Columned portico entry
→ Symmetrical front façade
→ Pedimented porches and dormers
→ Fanlight and sidelights at entry
→ Pilasters
→ Dentil molding
→ Double-hung windows
→ Brick siding and shutters common

Dutch Colonial Revival (1880-1940)	*Common Characteristics*
	→ Gambrel roof → Side or front-facing entry → Shed roof dormer → Round porch columns → Multi-pane windows → Shutters → Decorative, rounded windows → Curved eaves → Central entry → Symmetrical windows → Dentil molding

Arts & Crafts Bungalow (1900-1930)	*Common Characteristics*
	→ Side gable roof → Wide eaves → Combination siding materials → Rectangular bay window → Small panes in upper window sash → Small square windows → Large, covered front porch → Shingle, lapped, or stucco siding common

Craftsman (1900-1930)	*Common Characteristics*
	→ Front gable roof → Exposed rafters → Masonry pedestals with tapered wood posts → Knee braces → Multi-pane top window sashes → Less common than side gable bungalow
Craftsman Bungalow (1900-1930)	*Common Characteristics*
	→ Side gable roof → Large front dormers → Exposed rafters → Masonry pedestals with tapered wood posts → Knee braces → Multi-pane top window sashes → Wood siding in contrasting courses, separated by architrave moldings → Wide eaves → Wide front porch
American Foursquare (1900-1920)	*Common Characteristics*
	→ Hipped roof → Hipped or gabled dormer → Simple, symmetrical shape → Square footprint → Wide overhanging eaves → Brackets or corbels → Large, covered front porch → Square posts → Symmetrical window groups → Wood siding most common

Tudor Revival (1905-1940)	*Common Characteristics*
	→ Steeply pitched roof → Slate tiled roof → Front gables → Gabled entry → Ornamental half timbering → Multi-paned casement windows → Prominent chimney → Arched front door → Combination brick and stucco or masonry
Ranch (1930-1980)	*Common Characteristics*
	→ Single story → Asymmetrical footprint → Attached garage → Large picture windows → Low-pitched roof form → Wide eave overhang → Brick or wood siding common → Brick or masonry elements → Sliding glass doors

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

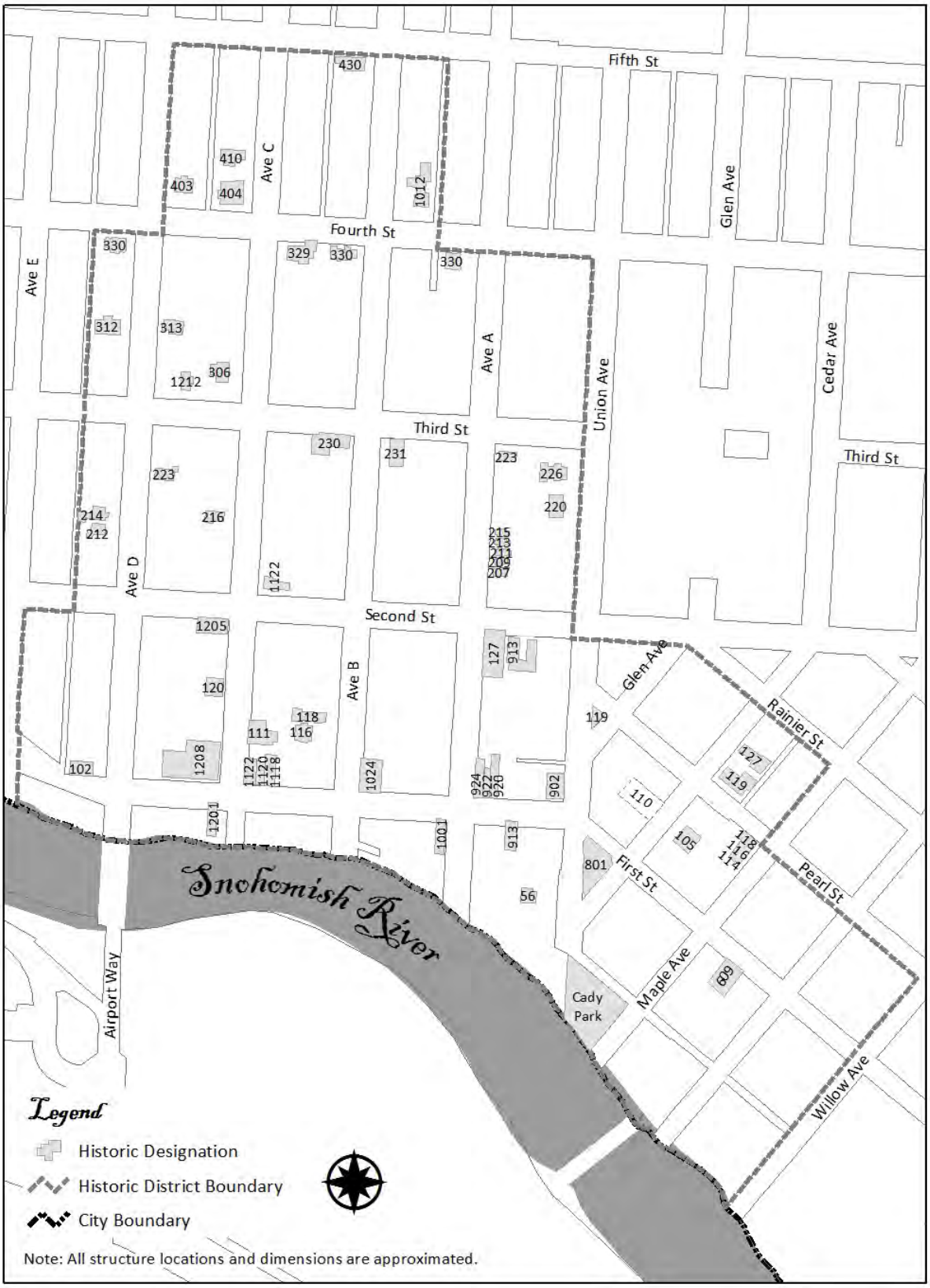
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MAP OF HISTORICALLY DESIGNATED PROPERTIES



LIST OF HISTORICALLY DESIGNATED PROPERTIES

Ordinance 1185 provides for official designations of specific historical structures.

#	Address	Street	Name / Comments	Resolution	Date
01	609	First Street	Snohomish Exchange	378	Aug. 1974
02	801	First Street	Eagles Building	378	Aug. 1974
03	902	First Street	*includes 900 First St and 102 Union*	952	Dec. 1998
04	913	First Street	Oxford Tavern *aka 911 First St*	378	Aug. 1974
05	920	First Street	Snohomish Bakery	378	Aug. 1974
06	922	First Street		378	Aug. 1974
07	924	First Street	Another Antique Store	378	Aug. 1974
08	1001	First Street	Antique Store	378	Aug. 1974
09	1024-1026	First Street	Nelson's Furniture	378	Aug. 1974
10	1118	First Street	Snohomish Furniture	378	Aug. 1974
11	1120	First Street		City Council Action	Nov. 1984
12	1122	First Street		468	Nov. 1978
13	1201	First Street	American Legion Building	378	Aug. 1974
14	1208	First Street	Brunswick Hotel	378	Aug. 1974
15	1310	First Street	Ferguson Warehouse *demolished*	378	Aug. 1974
16	913	Second Street	Episcopal Church	378	Aug. 1974
17	1122	Second Street	Harris House	378	Aug. 1974
18	1205	Second Street	Odd Fellows Hall	378	Aug. 1974
19	1212	Third Street	Trowbridge House	City Council Action	Nov. 1983
20	1012	Fourth Street	Tucker House	378	Aug. 1974
21	56	Avenue A	Ferguson House *fka 17 Ave A*	378	Aug. 1974
22	127	Avenue A	Old Fire Hall	867	Nov. 1995
23	207, 209, 211, 213, 215	Avenue A	Old Mill Houses	378	Aug. 1974
24	223	Avenue A	Klein House	378	Aug. 1974
25	330	Avenue A	Waltz House	378	Aug. 1974
26	116	Avenue B	Old Music Building	City Council Action	Nov. 1983
27	118	Avenue B	Blackmans Museum	378	Aug. 1974
28	230	Avenue B	Old St. Michaels Church	837	Aug. 1994
29	231	Avenue B	First Methodist Church *fka 1011 Third St*	378	Aug. 1974
30	330	Avenue B	Evans House	378	Aug. 1974
31	430	Avenue B	Marler House	378	Aug. 1974
32	111	Avenue C	Snohomish Hardware	378	Aug. 1974
33	120	Avenue C	Lincoln House	378	Aug. 1974
34	216	Avenue C	McGuinness House	City Council Action	Nov. 1983
35	306	Avenue C	Wilson House	378	Aug. 1974
36	329	Avenue C	Ashcraft House	378	Aug. 1974
37	404	Avenue C	Dobbs House	378	Aug. 1974
38	410	Avenue C	Earls House	378	Aug. 1974
39	102	Avenue D	Bruhn-Henry Building	618	Mar. 1986
40	212	Avenue D	Dubuque House	378	Aug. 1974
41	214	Avenue D	Wood House	378	Aug. 1974
42	223	Avenue D		779	Dec. 1991
43	312	Avenue D	Linert House	378	Aug. 1974
44	313	Avenue D	Koplitz House *aka 315 Ave D*	378	Aug. 1974
45	330	Avenue D		529	Apr. 1982
46	403	Avenue D	Lee House	378	Aug. 1974
47	105	Cedar Avenue	Carnegie Library *Carnegie portion only*	410	Apr. 1976
48	110	Cedar Avenue	Patric Hardware *burned in 1988*	378	Aug. 1974
49	119	Cedar Avenue		410	Apr. 1976
50	127	Cedar Avenue	Anderson House	378	Aug. 1974
51	40	Maple Avenue	Cady Park	378	Aug. 1974
52	114, 116, 118	Maple Avenue		410	Apr. 1976
53	220	Union Avenue	Berry House	378	Aug. 1974
54	226	Union Avenue	Vestal House	378	Aug. 1974
55	329	Union Avenue	Koshe House *demolished*	378	Aug. 1974
56	119	Union Avenue		410	Apr. 1976

GLOSSARY OF TERMS

Arcade
A group of columns or pillars which are either freestanding or attached to a wall and forms a covered pedestrian space or walkway.

Architectural details
Components or features of a building or structure that express its style and character.

Architecturally significant
A structure or building that has architectural value due to its style; character, or its architect or time period when it was built. Architecturally significant buildings or structures may or may not be in a historic district.

Architrave
A main beam resting across the tops of columns, or a molded frame around a building opening such as a window or doorway.

Awning
A fabric-covered structure mounted on the face of a building above a window, entrance, or storefront opening, providing weather and/or sun protection.

Awning valance
The vertical front face of an awning, parallel to the face of the building to which it is mounted. Also referred to as a skirt or apron.

Balcony
A platform with a walking surface that projects from the wall of a building in front of a window or door, and is surrounded by a railing, balustrade, or parapet.

Baluster
A miniature column that is an upright support or post for a railing or balustrade.

Balustrade
A railing consisting of a row of balusters supporting a top rail.

Band, band course, band molding
A flat, horizontal member of relatively slight projection, marking a division in the wall plane. Also referred to as a belt course, architectural band, belly band.

Bargeboard
The vertical face board following, and set back under, the roof edge of a gable, sometimes decorated by carving. Referred to as vergeboard when ornately carved.

Bay window
A section of a building that protrudes beyond the façade with windows on all sides.

Bevel siding
Building cladding material consisting of beveled boards hung horizontally.

Board and batten
Wall construction consisting of wide boards or sheets, alternating with projecting, narrow wooden strips set vertically to obscure joints in the boards. Can be used for exterior building cladding or interior wall paneling.

Bollard
A short post generally used to define an area of block vehicular access.

Bracket
A supporting member for a projecting floor or shelf, sometimes in the shape of an inverted L and sometimes as a solid piece or a triangular truss. Often used for architectural ornamentation in a gable. See also, knee brace, outlooker.

Bulkhead
A low wall below a storefront window, typically containing a dimensional panel.

Buttress
A projecting pier which supports and reinforces a wall, sometimes with a decorative inner arch.

Canopy
An architectural structure made of permanent materials such as metal or wood, mounted on the face of a building above a window, entrance, or storefront opening, providing weather and/or sun protection.

Capital
The top member of a column, shaft, or pilaster.

Casement window
A window frame that is hinged on one vertical side, and swings open; often occurs in pairs.

Clapboard siding
Building cladding material consisting of long, thin flat pieces of wood with edges horizontally overlapping in series.

Clerestory
The upper portion of a wall rising having a series of windows admitting daylight to the interior.

Clipped gable
A gabled roof with a shortened ridge pole creating a truncated end.

Corbel
A structural piece of masonry, wood, or metal extending from a wall surface to support a weight, as a bracket form, sometimes with a decorative profile.

Cornice
A molded and projecting horizontal member that crowns an architectural composition such as a window, door, or building wall.

Course
A horizontal range of units the length and thickness of the wall.

Coping
The capping or top course of a wall, usually adapted to the protection of the wall from weather.

Crenellation
A sequence of alternating, raised and lowered wall sections at the top of a high exterior wall or parapet.

Cupola
A domed roof or ceiling, or a small structure that surmounts and rises above the main roof.

Cut-off shields
An element of a lighting fixture that limits light emission above a horizontal plane.

Dentils
A series of small, block-like projections forming a molding.

Dormer
A subordinate gable in a pitched roof, usually containing a window or windows on its front vertical surface.

Double-hung window
A window with two sashes that move independently of each other.

Eave
The edge of a roof that projects over an outside wall.

Escutcheon
A flat piece of metal for protection and ornamentation around a keyhole, door handle, or light switch.

Façade
The face of a building, especially the principle front.

Fanlight
A semicircular or semi-elliptical window set above a door or larger window, typically with glazing bars radiating like an open fan; a type of transom window.

Fenestration
The disposition of windows in a building façade.

Finial
A terminal form at the top of a spire, gable, gate post, pinnacle, or other point of relative height.

Frieze
A broad horizontal band, sometimes decorated with sculpture relief, occurring at the top of a wall just under a cornice.

Gable
The generally triangular section of a wall occupying the space between the two slopes of the roof on a pitched roof, often used for architectural ornamentation.

Gabled roof
A roof with two slopes, joining at a single ridge line.

Gambrel roof
A ridged roof exhibiting two slopes; the lower slope being steeper than the upper slope.

Gazebo
An open, roofed pavilion that offers a view of the surrounding area.

Gingerbread
Intricate and superfluous decorative details on a building; typically in the form of scalloped or zig-zag designs.

Head
The top of a door or window frame.

Hipped roof
A roof with four sloped sides, meeting at a ridge at the center of the roof; two sides being trapezoidal and two sides being triangular.

Hood mold
A vertical molding projecting beyond a lower one in a parallel plane over a door or window.

Horn, sash horn
The short protrusion on either end below the center bar of the upper window sash, often with a decorative profile, used to prevent the window from opening too far.

Jerkinhead
A gabled roof having a hipped end truncating the gable.

Jigsaw work
Curves and curlicues cut into wooden boards using a saw with a small, thin blade.

Kick plate
A vertical element, typically of metal, applied at the bottom of a door surface to protect against scuffing.

Knee brace
A supporting member of a structure that is placed diagonally from one to another of two adjoining principle members. See also, bracket, outlooker.

Lancet windows
A high narrow window with an acutely pointed head, typical of Gothic architecture.

Lap siding
A building cladding material consisting of overlapping beveled boards wider and longer than clapboards.

Louver
One of a series of horizontal slats, set at an angle to exclude rain but allow air to pass through.

Mansard roof
A four-sided hipped roof featuring two slopes on each side, the lower slope being very steep, almost vertical, and the upper slopes being extremely shallow.

Mass
The perception of the general shape, form, and size of a building, created by the building elements and their relationship with each other and to humans.

Milled
Having a serrated, patterned surface in circular forms that are created by turning the item during cutting.

Modulation
Variegation of a flat façade using recesses and offsets in wall surface for architectural effect.

Motif
A repeated pattern, image, idea, or theme.

Mullion
An upright structural division member between windows or doors of a close series.

Muntin
A rigid bar member separating adjacent panes of glass in a sash or door.

Newel
A post terminating the handrail of a stairway at top, bottom, or on a landing.

Oriel
A projecting window with its walls corbeled from beneath or supported by brackets.

Outlooker
A projecting member that supports the portion of a roof extending beyond the face of a gable. See also, bracket, knee brace.

Palladian window
A large window consisting of a central arched section flanked by two narrow rectangular sections.

Parapet
A low wall at the edge of a roof.

Pediment
The triangular upper face of a roof, typically surrounding a portico of columns. May also be seen surmounting a door or window. Most commonly seen in classical style architecture.

Pergola
An arbor or colonnade supporting open roof timbers, either freestanding or attached to another structure.

Pilaster
An ornamental rectangular column, typically projecting slightly from a wall, to give the appearance of a supporting column and to articulate the wall extent.

Pitch
The angle at which a roof slopes from its peak to its eaves.

Plinth
A heavy base piece supporting a column, statue, or monument.

Portico
An entrance porch supported by columns or enclosed by walls.

Pyramidal roof
A roof with four sloped sides, meeting at a central point of the roof; all sides being triangular.

Quoins
The corner stones of a wall when emphasized by size, more formal cutting, more conspicuous jointing, or difference in material or texture.

Rail
The cross or horizontal member of the framework of a window sash or other panel assembly.

Rafter
One of several internal beams extending parallel from the eaves to the peak of a roof and constituting its framework.

Reticulation
A decorative arrangement characterized by circular shapes resulting in a netlike framework, particularly in elaborate masonry.

Reveal
The depth of wall thickness between its outer surface and a window or door set in an opening.

Ridge
The topmost horizontal member of a sloped roof.

Roundel
A small circular window or panel.

Sash
A portion of a window holding glass that is sent into the frame or jamb.

Shed roof
A roof having only one sloping plane.

Shingle
A wedge-shaped piece of wood used in overlapping courses to cover a roof or exterior wall surface. The bottom edge may have a decorative shape.

Shiplap
A beveled or rebated jointing of boards to produce an exterior surface without gaps. Often used for siding.

Shutter
A hinged panel, typically made of wood, fixed outside a window or door jamb for security, privacy, or to limit the passage of light.

Side light
A narrow window with a vertical emphasis set alongside a door or larger window, usually stationary.

Sill
The lowest horizontal member forming the bottom of a window or exterior door frame.

Single-hung window
A window with two sashes and only the lower sash is operable.

Skirtboard, skirting
A baseboard or finishing board at the junction of the interior wall and floor.

Soffit
The enclosed, finished underside of an architectural structure such as an arch, balcony, or overhanging roof eaves.

Spindle
A short lathe-turned wood element used for ornate architectural detailing.

Stile
A vertical framing member of a window or paneled door.

Streetscape
The scenery and elements that a person would visually experience in the street space, including buildings, storefronts, signage, sidewalks, street furnishings, and amenities.

Stucco
Finished plaster covering for exterior walls.

Sunburst
An architectural design feature consisting of rays or beams radiating out from a central disc.

Tongue and groove
Wood planking in which adjacent boards are joined by means of interlocking ridges and grooves down their sides.

Tower
A narrow, vertical structure that is attached to and higher than the surrounding building.

Transom window
A window with a horizontal emphasis set above the transom of a door or larger window, usually stationary or tilting.

Trellis
Latticework as an outdoor screen, often used to support vegetation.

Turret
A small tower that reaches from the surrounding grade to a point above the surrounding building to which it is attached.

Vestibule
A small entrance hall or passage between the outer door and the inside of a house.

Wainscot
Wooden paneling applied to the lower portion of a wall.

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The following images were used in this document.

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Non-historic cover photos, photos throughout document	City staff, Design Review Boardmembers
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