



APPLICANT'S PROPOSAL ASSESSMENT

HISTORIC DISTRICT RESIDENTIAL NEW CONSTRUCTION

File Number	Project Address	Applicant
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The Historic District Design Standards for new residential development are provided below in a checklist format, to assist you in evaluating your proposal's compliance with those Standards.

Many of the standards listed are truncated to fit this form. Applicants are required to review the full Historic District Design Standards document when assessing compliance, to ensure all portions of the applicable standard are addressed.

Complete the applicable portions of this checklist and submit it with your design review and permit applications through the [Permit Portal](#). Use the following scoring system when comparing your proposal to the Design Standards. Provide comments as to how the project meets each standard, being as specific as possible.

Scoring Guide	
Fully Complies	5
Moderately Complies	4
Neutral	3
Moderately Inconsistent	2
Inconsistent/Does Not Comply	1
Not Applicable	0

By signing below, I certify that I have read and understand the Historic District Design Standards that are applicable to my project.

Applicant Signature

Printed Name

Date

IV.2. RESIDENTIAL NEW CONSTRUCTION DESIGN STANDARDS (pg. 47)

A. GENERAL GUIDANCE

1. Building design should exhibit and incorporate elements that reflect the identity and visual character of the Snohomish Historic District, particularly the era between 1880 and 1930.
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.
3. 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 the building and its siting on a lot.

Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

B. SITE DESIGN

1. Streets and Sidewalks

- a. The traditional grid pattern layout with straight streets and alleys shall be preserved.
- b. Sidewalks shall be provided across all street frontages and up to all building entries. New sidewalks should follow the historic model of a concrete walkway next to a narrow strip of lawn bordering the street. New sidewalks shall be darkened with lampblack to match the 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.

Streets and Sidewalks			SITE DESIGN
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

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.

Building Orientation			SITE DESIGN
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

3. Driveways and Parking

- 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.

Parking		SITE DESIGN	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

C. BUILDING DESIGN

1. General

- 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.
- 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.

General		BUILDING DESIGN	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

2. Building Materials

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

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

Building Materials		BUILDING DESIGN	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

3. Massing, Scale, and Articulation

- a. Buildings shall be “4-sided”, meaning that all 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 4 sides.
- b. Undifferentiated façades shall not exceed 20 feet horizontally and 15 feet vertically. Articulation shall be provided through projections and recesses, windows, doors, roof forms, and porches or decks.
- 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 shall relate to those of adjacent buildings, where feasible.
- e. The level and type of detailing shall be dictated by the style of the home. New homes shall incorporate architectural detailing on all 4 elevations. Detail elements shall appear structural.

Massing, Scale, and Articulation			BUILDING DESIGN
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

4. Windows

- Windows shall be vertically oriented. Typical window proportions are 2:1. Clerestory and small square windows are also appropriate, when used for accent windows or where interior configuration constricts window height. Large picture windows are not appropriate.
- The front façade shall incorporate a minimum of 20% glazing.
- Glazing shall be transparent. Highly reflective or darkly tinted glass shall not be used. Textured or obscure glass is appropriate for bathrooms or where privacy is required.
- Mullions/muntins shall be vertically proportioned, if proposed for upper story or ribbon windows. False muntins, or simulated divided lites shall not be used.
- Windows shall be set back, or appear to be set back from the plane of the exterior building wall to create dimensional relief.
- 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.

Windows			BUILDING DESIGN
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

5. Roofs

- Appropriate primary roof forms include gabled, hipped, and gambrel. Clipped ends and jerkinheads may be incorporated. Other roof forms may be appropriate for a specific, traditional architectural style.
- Shed roofs shall not be used for primary structures, but may be appropriate for small accessory structures and subordinate roof forms.
- 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.
 - Gabled roofs shall incorporate a minimum primary slope of 6:12.
 - Hipped roofs shall incorporate a minimum primary slope of 4:12.
 - Gambrel roofs shall incorporate a minimum upper slope of 6:12, and lower slope of 12:7 on the primary roof form.
 - Flat roofs may be allowed for certain architectural styles such as Italianate. These roof types shall incorporate a substantial cornice and/or parapets.

Roofs			BUILDING DESIGN
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

6. Doors and Hardware

- 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 the 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.

Doors and Hardware		BUILDING DESIGN	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

7. Porches

- 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.

Porches		BUILDING DESIGN	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

8. Garages and Accessory Structures

- a. Accessory structures such as garages and sheds shall be located behind the house wherever possible. A detached garage 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 8 feet from the living area of the front façade.
- c. Accessory structures shall be subordinate in size and consistent with the character/materials of the primary structure. Details shall be simple and shall not compete visually with the primary structure.

Garages and Accessory Structures		BUILDING DESIGN	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

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 not be located on a street-facing side of the home. Skylights shall be flat against the plane of the roof. Framing shall be consistent in color/hue to the roof material.
- d. 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/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 impact.

Service Areas, Equipment, and Energy		BUILDING DESIGN	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

V. SITE ELEMENTS: 3. FENCES, WALLS, RAILINGS (pg. 68)

B. DESIGN OF FENCES, WALLS, AND RAILINGS

1. General

- a. Fences shall be no greater than 6 feet in height, except to provide screening for commercial activities as required by state, county, or city law or ordinance. Walls may exceed 6 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 setbacks, however the roof may not project more than one foot from either side of the fence or wall surface.

General		DESIGN	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

2. Materials

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

- 1. Chain link or wire mesh of any kind
- 2. Plastic, vinyl, or plastic lumber of any kind
- 3. Barbed wire or razor wire
- 4. Hollow metal tubing smaller than 1” outside diameter
- 5. Plywood, chipboard, particleboard, and other engineered wood products
- 6. Pipe fittings used for plumbing or steam fitting
- 7. Cast concrete without decorative treatment
- 8. Plain concrete block, or “cinder block”
- 9. Plate or sheet metal, flat or corrugated, less than 1/8” thick
- 10. Exposed pressure treated wood with perforated surface
- 11. Expanded metal mesh of any kind
- 12. Solid bar stock smaller than 3/8” round section, or 1/4” by 3/4” rectangular sections, unless tapered from thicker bars
- 13. Bright finished aluminum or stainless steel (fasteners only)
- 14. Bright surface plated metal of any kind, including chrome and nickel plating (fasteners only)

Materials		DESIGN	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

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.

Wood		DESIGN	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

4. Metal

- a. Metal pickets shall have a modulated top end; plain square cut ends shall not be used unless the top element is used specifically for grasping.
- b. Pipe and metal tubing may be used only as vertical posts if capped with a decorative finial, unless the top element is used specifically for grasping. Finials shall incorporate historic references.
- c. Plain pipe and Industrial style railing shall not be used.

Metal		DESIGN	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

5. Masonry

- a. All masonry surfaces are to remain unpainted.
- b. Manufactured masonry block with a decorative surface is permitted for construction of walls and fences.
- c. Masonry fences and walls shall incorporate historical references, and not contemporary in appearance.

Masonry		DESIGN	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

6. Railings

- a. At least two different sections must be used.
- 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 caps shall not be used.
- c. Unless specifically used for grasping, all horizontally oriented top elements must have a decorative element such as a finial placed at intervals not greater than 6 feet.
- d. Industrial style railing shall not be used.

Railings		DESIGN	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		