Snohomish Historic District Design Standards

Adopted
May 16, 2000

Revised and Adopted by City Council Action
October 21, 2003

Historic District Design Standards Table of Contents

Purpose of the City's Design Standards Introduction

The Historic District and Historic Preservation Board were established by the Snohomish City Council on July 3, 1973, Ordinance 1185, amended in 1979 by Ordinance 1436, amended in 2000 by Ordinance 1945, and amended in 2001 by Ordinance 1978 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, returning unproductive structures to useful purposes and attracting visitors to the City and in order that a reasonable degree of control may be exercised over the site development and architecture of the private and public buildings erected therein..."--Ordinance 1185 (from 07-29-99 DRB Guidelines)*

The City of Snohomish Municipal Code states at 14.39.010.

The purpose of design review is to:

1) Protect investment in rehabilitation and restoration of historic structures in the Historic District; and,
2) Encourage better design and site planning throughout the City.

More specifically, the purpose of design review is to:

A. Retain Snohomish's historic, small town appeal.
B. Find ways for the City to become more physically attractive.
C. Rehabilitate structures within the Historic District wherever possible.
D. Encourage compatibility of development with both community and neighborhood characteristics.
E. Encourage the design and scale of new residential development which is generally in character with the existing neighborhood and City development.
F. Preserve and enhance the historic character and heritage of Snohomish.
G. Improve the appearance of Snohomish through good urban design and neighborhood planning.
H. Maintain an interesting and commercially viable downtown area.

The Historic District centers on the area generally bounded by the Snohomish River, Avenue E and its alley, Avenue D, Fifth Street, Union Avenue, Pearl Street, and Willow Avenue, as shown in the appendix and on the City's official Land Use map. (See Appendix B)

Within the Historic District, a list of officially designated structures was adopted, which are representative of the types and styles of historic structures existing in the District. This list was prepared originally as part of the application for designation as a National Historic District. Additional structures are eligible for listing, and a number have been added periodically by application of their owners to the Design Review Board and approval by the City Council.

How the Guidelines were Developed

These guidelines were adopted following research into existing historic housing and commercial structures within the City, completion of a City-wide visioning process to establish locally-held values regarding historic preservation, evaluation of existing guidelines from other communities, and public input through workshops, lectures and discussion groups held by the Design Review Board and Planning Commission. The Design Review Board has continued to refine and clarify these Guidelines to better serve the public and assure the continuing quality of life in the City.

The Present Character of Snohomish Overview

The Design Review Board takes the following aspects of the City into account:

A. Natural Setting

The natural setting is an important part of the town's identity. The Snohomish and Pilchuck Rivers border the town on the east and south. The wide agricultural floodplain to the south and southeast provides visual and physical open space larger than the apparent size of the town itself. The landscape to the north and 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 eight miles distant. 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 a gentle south-facing slope. Local parks such as Ferguson Park, Hill Park and the public library preserve stands of large trees that are visually significant in forming the horizon of many local views. Historically, large trees, especially evergreens, were a visually significant element of the town's character.

B. Urban Planning

The Historic District is laid out on a modified north-south oriented grid system. Eighty-foot wide right-of-ways are standard, with a forty-foot wide paved street.

The Commercial Historic District is located at the south side of town, along the Snohomish riverbank. Historic residential areas are located generally to the north of the Commercial District, and a Mixed Use designation is found in the Maple/Pine Avenue area, located to the east of the Historic Commercial District. This area includes multifamily, single-family, retail and light industrial uses, and has a number of older structures present.

Mature street trees, alleys, and sidewalks are defining features of the Historic District, in addition to the buildings themselves. Pedestrian activity is an important feature of the Historic District.

Outside the Historic District, airport, railroad, and industrial uses are located across the river, a strip-type commercial area runs north along Avenue D, and Mixed Use development occurs north along Maple Avenue. Most current occur

along Avenue D, including groceries, fast food, automotive services and medical clinics. Residential areas of progressively newer construction stretch north from the Historic District towards Highway 2 in a large area currently designated for single-family development. Development west of town is currently restricted to large lot residential use due to the absence of sewers in the Cemetery Creek area. A sewer trunk line is planned in this area. The Bickford Corridor is currently a mix of commercial and residential uses.

Historic Design Styles in Snohomish

(from 07-29-99 DRB Guidelines)

A. Commercial

The defining era of the commercial buildings in the Historic District is from 1880-1930.

Commercial Historic District buildings range in height from one to three stories. Exterior materials include brick, wood siding and stucco. Storefronts and retail uses at the first floor level are commonly combined with retail, restaurant, lodging, office and residential uses on upper floors. Buildings are located at the front property line historically, utilizing on-street parking and service access from rear alleys. Windows are vertically-oriented, and repeated across the façade on both bottom and upper stories. First floors typically have large storefront windows and glass store doors and taller ceilings than upper floors. Awnings and recessed entries are common. Skylights were used to a small degree in commercial buildings. Building ornamentation commonly includes cornice and window detailing. The most prominent buildings in the Historic District have well-defined cornices. Both hipped tile roofs and flat 'western' front façades are typical, historically. Landscaping is commonly limited to flower pots and corner street trees on First Street. In addition, lawn planter strips are common on north-south streets.

Building uses on First Street display a trend of one- and two-story, night-oriented activities (taverns, movie theater) on the shadier south side. On the north side of First Street, taller two- to three-story buildings with day-oriented uses (retail shops, bakery, ice cream) are more common. Residential upper floors also occur on the north side of the street. The lower height of buildings on the south side of the street permits excellent winter solar access to First Street, improving the microclimate and supports year-round economic viability of the outdoor shopping street.

B. Residential

Homes in the Historic District date from the 1860s to the present, with an emphasis on the years 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.

B. Residential, continued

Wood is the predominant material, but brick, stone and stucco are also common. Historic home roofs were either cedar shingle or composition. Cedar shakes were not typically used. 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. 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/sheds 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.

C. Other Buildings

The visual character of the City is also influenced by other buildings. These include churches, the old armory at Second Street and Union Avenue (now the Star Center Antique Mall), Carnegie Library, government buildings (including the former post office), and public schools. Also visually significant are the garages, woodsheds, utility buildings and shacks which occur with houses on building lots and generally are located along alleyways. (120 Avenue C, for example - see photo in Appendix D, Historic Building Style Section.)

Photo of Snohomish taken in 1914 by Wm. Douglas (Courtesy of the Snohomish Historical Society)

Establishment of the Historic District[1]

Snohomish's "founding father", E.C. Ferguson arrived in 1855 with a small stock of goods for sale to the few settlers and remaining Native Americans (most of who had relocated to the Tulalip Reservation near Marysville). Ferguson became a prominent businessman and politician. He was joined by entrepreneurs, tradesmen and laborers attracted by the logging and milling opportunities and the river which provided transportation.

The City of Snohomish was founded in 1859 and incorporated in 1890 with a population of 1,995 which grew to 3,000 by 1895. Most of the homes and commercial buildings listed in the Historic Register were built by this generation. Agriculture development was encouraged by the railroad system and the introduction of electric lighting in 1889.

In the 1960's there was a push to preserve the character and commercial viability of the city. The Historical Society (formed in 1969) made it a priority to ensure the rich collection of late 19th and early 20th century buildings stayed intact. Their goal was to have a portion of the city listed on the National and State Historic Register. In conjunction with the City Council and the Chamber of Commerce the Historical Society "defined Snohomish as a community dedicated to influencing its future by preserving its past[1]."

The first step was to establish a Historic District. The City Council passed an ordinance that set the boundaries for the district in 1973. Then the application for national and state historical status was completed on Jan. 16, 1974 by members of the Historical Society. The names listed on the form are as follows: Mrs. John Gale (member), Mr. Everett Olsen (member), Mrs. Gene Ruthruff (President), Mrs. Ed Linert (member), and Mrs. Willis Tucker (member).

Mrs. JoAnn Warner of Edmonds, county liaison with the Office of Archaeology and Historical Preservation, a branch of the Washington State Parks, provided the guidance in what was needed to be done by the society and the City council. With the ordinance passed, Mrs. Warner was able to do her necessary paperwork and forward it on to the committee which makes the decision to accept or reject applications for placement on the Historic Register.

On November 13, 1974, it was announced that the designated district in Snohomish had been accepted and placed on the National Historic Register and it would also be placed on the State Historic Register.

The following paragraph was taken from the original application for inclusion on the National Historic Register: "……the City Council passed a historical district ordinance to preserve the town's historical and significant buildings *and to encourage the new structures to reflect the accent of the old.*" It is from this statement that the Design Review Board takes its cue.

[1] Quote taken from the Walk Tour text, author unknown. Published late 1980's.

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

Note: *Structures of historically residential or single family character that have commercial uses shall comply with Historic Residential Design Standards (See Section 2). Bed and Breakfast accommodations are an example of a commercial use in a residential style building.*

A. Site Planning and Landscaping

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

2. **SIDEWALKS:**
   Sidewalks shall be provided across all street frontages and up to all building entries. Wide sidewalks are appropriate for commercial streets.
   (See example below.)

An example of wide sidewalks in the historic shopping area at 1010 First Street.

A. Site Planning and Landscaping, continued

3. PROPERTY LINES:

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

New commercial projects at 209 Avenue D in the top photo, and Second Street and Avenue D in the photo below. Both are built to property lines at the front with parking behind.

A. Site Planning and Landscaping, continued

4. PUBLIC OUTDOOR SPACES ARE ENCOURAGED:

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

Examples of outdoor public spaces: 101 Union at First Street, a restaurant, and the public gazebo in the photo below at the south end of Avenue A, overlooking the river.

A. Site Planning and Landscaping, continued

5. LOCATION AND SCREENING OF SERVICE AREAS:

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

(Below are two examples: an unscreened service area and appropriate screening of a loading and dumpster area.)

An example of an unscreened service area, a condition to avoid.

An example of an appropriate screened loading and service area at 101 Union Avenue.

A. Site Planning and Landscaping, continued

6. **SCREEN THE FOLLOWING COMPLETELY WITH OBSCURING MATERIAL: (See Section 3, Design Standards for Fences and Walls.)**
    - Mechanical equipment (regardless of location)
    - garbage containers
    - recycling containers
    - utilities
    - outside storage associated with a business

7. **FENCES: (See Section 3, Design Standards for Fences and Walls.)**
   Chain link fencing is prohibited.

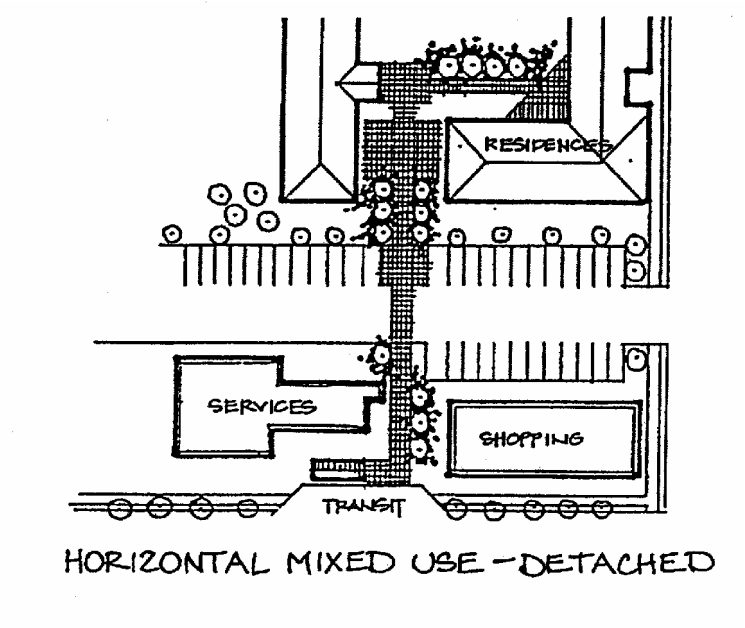
8. **DEVELOPMENT ADJACENT TO THE RIVER IS ENCOURAGED:**
   Pedestrian access to the Snohomish River amenities is to be provided wherever possible. Reorientation to the river should also be encouraged for those properties that can take advantage of views through rear patios, balconies and other amenities facing the river and trail areas.

The Snohomish River to the left, with commercial development and access stairs to the river at 1101 First Street.

A. Site Planning and Landscaping, continued

9. MAKE PEDESTRIAN CONNECTIONS:

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



Drawing showing pedestrian connections for mixed-use detached buildings.

A. Site Planning and Landscaping, continued

10. REDUCE THE VISUAL IMPACT OF PARKING:

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

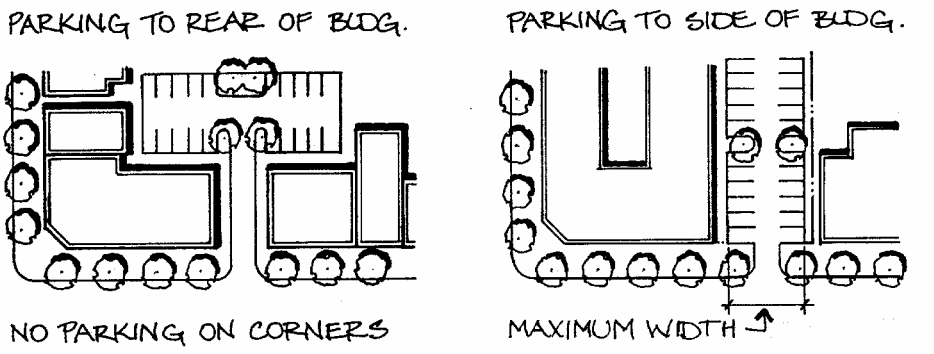
a. Screen off-street parking:

Where off-street parking is required, it shall be partially screened from adjacent rights-of-way. Parking shall be located to the side or behind buildings.
(See examples below of screened and unscreened parking.)

b. Parking lot locations:

On the left is an example of a commercial building with screened parking, the Waltz Building at 116 Avenue B. On the right, a commercial unscreened parking and service area at the front of the building - a condition to avoid.

Parking lots shall not be located between streets and building entrances. **(See drawings below of appropriate parking locations.)**



A. Site Planning and Landscaping, continued

10. REDUCE THE VISUAL IMPACT OF PARKING, continued:

c. Parking can be shared between commercial uses:
(See drawing above and photo below.)

102 Avenue D, the NW corner of First Street and Avenue D with shared parking for two commercial uses – the City Deli & Wine and Pinnacle.

d. Driveways shall be combined to reduce curb cuts:
Common driveways shall be created wherever possible to serve commercial facilities. The intent is to reduce curb cuts.
(See example below.)

An example of new commercial construction with shared driveways and parking behind. 209 Avenue D is on the left and 207 Avenue D is on the right.

A. Site Planning and Landscaping, continued

11. LANDSCAPING IN PARKING AREAS:

a. Street trees are required:
Street trees shall be provided pursuant to SMC 14.41.040.
(See the two examples of street trees below.)

114 Avenue C, in the photo above, and looking west along Second Street in the lower photo, showing the visual benefit of street trees.

A. Site Planning and Landscaping, continued

11. LANDSCAPING IN PARKING AREAS, continued:

b. Removal of trees:
Removal of trees six inches in diameter or greater, measured four feet above ground requires approval of the Design Review Board.

c. Seasonal plantings are encouraged:
Seasonal flower plantings are encouraged, such as hanging baskets, oak barrels, and pots. **(See example below.)**

An example of pots and seasonal hanging baskets at 1122 First Street in the Historic District.

B. Building Design

1. COMMERCIAL BUILDING USES:

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

An example of pedestrian orientated shop windows and mixed use at 1118 First Street.

2. COMMERCIAL BUILDING STYLE:

a. Architectural detailing of existing historic buildings shall be restored or recreated to simulate to its original appearance where feasible. (**See example below.)**

An example of restored detailing at 913 First Street.

B. Building Design, continued

2. COMMERCIAL BUILDING STYLE, continued

a. Architectural detailing, continued:


111 Avenue C


1116 First Street


1024 First Street


112 Union Avenue

Examples of architectural details to be encouraged.

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

- Patterned wall surfaces
  eg. patterned shingles and siding, brick patterns, terra cotta details
- Focal windows
- Window grouping patterns
- Window pane patterns
- Window surrounds and trim
- Transom windows above commercial street level
- Shutters
- Entries
- Columns and supports
- Door surrounds and top pieces
- Awnings
- Lighting
- Balustrades
- Dormers
- Cupolas
- Towers
- Cornices
- Parapets
- Roof brackets
- Chimneys

B. Building Design, continued

2. COMMERCIAL BUILDING STYLE, continued

b. Reflect Historic Snohomish in building design:

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

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

On the left is an example of appropriate historic design at 913 First Street.

(See above left example for design that reflects the historic identity of Snohomish. The example below left reflects a corporate identity through building color and architecture – an approach to avoid.)

This is a corporate identity approach that is to be avoided and is not appropriate in the Historic District.

This is a commercial chain store (Napa auto parts) where the approach to design is appropriate in an Historic District (this example is not in Snohomish).

B. Building Design, continued

2. COMMERCIAL BUILDING STYLE, continued

c. A building shall be in a consistent style:

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

An example of new construction at 915 First Street that is consistent in style and is appropriately modulated and scaled relative to other historic structures on First Street.

B. Building Design, continued

2. COMMERCIAL BUILDING STYLE, continued

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

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

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

Commercial buildings in the 900 block of First Street showing various appropriate building facing materials.

B. Building Design, continued

2. COMMERCIAL BUILDING STYLE, continued

g. Prohibited street front siding materials:

The following street front siding materials are prohibited:

- No plain concrete masonry unit,
- No unfinished tilt-up concrete slab,
- No corrugated metal,
- No vinyl or plastic siding.

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

h. Do not paint masonry:

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

i. Building entries:

Building entries shall be located on the street side of the building. If the building does not front on a public street then the entry must be visible from a public street. **(See example below.)**

Example of an appropriate building entry for a new commercial building. This example is at 415 Avenue D.

B. Building Design, continued

2. COMMERCIAL BUILDING STYLE, continued

i. Building entries, continued: (See example of historic entry below.)

This photo is an entry at the historic structure at 1024 First Street.

j. Historically appropriate building storefronts and roofs:

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

1003 First Street

609 First Street

329 Avenue A

101 Union Avenue

Examples of historically appropriate front façades and roof styles.

B. Building Design, continued

2. COMMERCIAL BUILDING STYLE, continued

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

An example of new commercial construction at Second Street and Avenue D built to the street on both sides, with the corner emphasized with Art Deco detail at the roofline.

B. Building Design, continued

2. COMMERCIAL BUILDING STYLE, continued

l. Modulate building elevations:

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

An example of a modulated building elevation that creates visual interest located at 902 First Street.

m. Undifferentiated façades:

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

An example of a façade undifferentiated for more than 20 feet horizontally – an approach that is not permitted in the Historic District.

B. Building Design, continued

2. COMMERCIAL BUILDING STYLE, continued

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

o. Further visual definition:
Vestibules, entries, windows, and other architectural features shall provide further visual definition and reduce the visual mass of larger buildings. Façades shall reflect the scale and massing of historic structures and achieve proportions that give a sense of human scale. **(See example below.)**

An example of a front entry at 1116 First Street that is visually defined and shows historic architectural details with features including, tile below storefront windows, transom windows, cornices and large top molding at roof.

B. Building Design, continued

2. COMMERCIAL BUILDING STYLE, continued

p. Horizontal moldings:

Alignment of horizontal moldings should be considered and relate to the moldings of adjacent buildings. **(See example below.)**

An example of aligned horizontal moldings at the roof and at the awning level at 916 First Street.

q. First floor ceiling heights:

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

An example of first floor ceiling heights that are taller than upper story heights at 1024 First Street.

B. Building Design, continued

2. COMMERCIAL BUILDING STYLE, continued

r. Neon is prohibited:
Use of neon is prohibited as exterior building ornamentation.

3. AWNINGS

a. Awnings and marquees are encouraged where appropriate:
Awnings may be provided along the entire frontage of commercial buildings. Marquees are encouraged where appropriate. They shall be of a size, scale and shape appropriate to the specific building, window and door trim. **(See example below.)**

An example of awnings at 1004 First Street.

b. Back lighted awnings are prohibited:
Back lighted awnings are prohibited. Awning materials must be opaque if lighting is used underneath; however, canvas awnings are permitted and shall be opaque to the extent feasible.
(See example below for appropriate lighting at a built-out awning.)

Appropriate lighting under a built awning at the building entry of 902 First Street.

B. Building Design, continued

3. AWNINGS, continued

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

1001 First Street on the left, and 1019 First Street, two examples of awnings with text on businesses in the Historic District.

d. Hanging height and depth for awnings and canopies:
Awnings or canopies shall be hung above the display window space at least 10-14 feet above the public walkway with a minimum 8-foot vertical clearance. They may extend 6-8 feet over the walkway from the building's face. **(See examples above.)**

B. Building Design, continued

4. BUILDINGS AT MAJOR STREET INTERSECTIONS:

Buildings that are located at major intersections of streets:

- First Street and Avenue D
- Second Street at Avenue D
- First Street and Union Avenue

Shall provide some form of visual interest such as:

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

5. WINDOWS:

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

An example of display windows of a commercial building at 1002 First Street.

A. Building Design, continued

5. WINDOWS, continued

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

c. Transom window mullion spacing:
Preserve original spacing of vertical mullions in transom windows. **(See examples of transom windows at mezzanine levels below.)**

717 First Street


1116 First Street

d. Vertical proportions of mullions and muntins:
Mullions and muntins **(see glossary)** must be vertically proportioned. Replacement windows are also subject to this design requirement.

1024 First Street

1011 First Street

Examples of vertically proportioned windows in historic buildings.

C. Commercial District Signs

1. **INTEGRATE SIGN DESIGN WITH BUILDING DESIGN:**
   Signage design shall be considered as part of with building design.

2. **MOUNTING SIGNS ON BUILDINGS:**
   Signs may be mounted on the face of the building, provided the advertising does not detract or overpower the building architecture and scale. **(See example below.)**

An example of mounting of approved signs on building so to not detract from the building architecture at 116 Avenue A.

3. **SIGNS MAY INCORPORATE THE FOLLOWING:**
   Signs may incorporate graphic symbols, logos, and other elements to provide visual interest and theme continuity. However, in order to preserve the 1880-1930s era visual landscape, corporate marketing themes, logos, corporate colors, and prototypes developed after 1930 shall not become a **dominant** visual feature of the site, or building. **(See examples below of historically appropriate signs on the left. The corporate signage and corporate colors on the right are a dominant feature; this is a condition to be avoided in the Historic District.)**

Appropriate historic signage at1009 First Street

Dominant corporate signage and colors to be avoided.

C. Commercial District Signs, continued

4. MAXIMUM HEIGHT OF POLE MOUNTED SIGNS:
The maximum height of pole-mounted signs in the Historic Business District is thirteen (13) feet.

5. WALL MURALS AND ARTWORK:
Wall murals and other artwork of noncommercial nature shall be sympathetic to historical context. Murals shall not become a predominating visual element of the streetscape and shall be subject to Design Review.
(See three examples below.)

An example of a mural inside City Hall (the old Post Office) at 116 Union Avenue.

An example of a mural at the old Firehouse at 127 Avenue A.

Another example of an outdoor mural between First and Second on Avenue D.

C. Commercial District Signs, continued

6. PREFERRED SIGN MATERIALS:
Painted wood with external lighting is the preferred sign material.
(See example below.)

An example of approved signage with lighting at 1120 First Street. See detail on page 36.

7. READER BOARDS ARE PROHIBITED IN THE HISTORIC DISTRICT:
(See example below.)

Example of a prohibited reader board at 510 Second Street outside of the Historic District

C. Commercial District Signs, continued

8. ILLUMINATED SIGN REGULATIONS:

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

b. Sign Area Calculation:
The total permitted area for an illuminated sign shall be 75% of the total permitted sign area calculated using the formula found in SMC Chapter 14.43. In the event the area for an illuminated sign is irregular in outline, then the area shall be defined as the area of the smallest rectangular perimeter drawn around the sign. If the sign is composed of separate illuminated elements (i.e. widely spaced letters in individual components), then the area of the sign shall be defined as the sum of the areas of the elements, each element's area calculated as the area of the smallest rectangle perimeter drawn around each element. **(See Appendix F for calculation examples of sign areas.)**

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

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

C. Commercial District Signs, continued

8. ILLUMINATED SIGN REGULATIONS, continued:

d. Color, continued:
Bare bulb portions of signs shall be defined as the color white [bare bulb restrictions in signs are covered in SMC 14.43.080(C)].
(See example below.)

Example of an approved wood sign with external lighting at 1120 First Street.

9. PROHIBITED SIGNS:

a. Internally illuminated dagger board perpendicularly projecting signs and hanging signs. Unlighted dagger board signs are appropriate. **(See Section 1.C.3.)**

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

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

D. Lighting

1. **SHIELD LIGHTING:**
   Lighting shall be shielded from the sky and adjacent properties and structures. **(See example photo of Java Inn above.)**

2. **OVER-ALL LIGHTING:**
   Overall lighting of the façade and entrances of historic buildings is encouraged. **(See example below.)**

This example of overall lighting at the façade and entrances is at 717 First Street.

E. City Right-of-Way or City Development

1. **DELINEATE THE HISTORIC DISTRICT:**

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

2. **PUBLIC PROJECTS:**

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

E. City Right-of-Way or City Development, continued

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

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

5. NEW SIDEWALK CORNERS:
New sidewalk corners shall have the date installed imprinted into the sidewalk.

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

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

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

A. Residential Site Design

1. **STREET TREES:**
   Street trees shall be planted at no more than 25-30' spacing, depending on species and caliper of tree used. Closer spacing may be appropriate, except where critical areas, native vegetation, or significant trees are to be preserved. (**See Approved Street Tree List in Appendix F.)**

2. **PRESERVE TRADITIONAL GRID STREET PATTERN:**
   Whereas the original street pattern was generally straight, not curved, this traditional grid layout shall be preserved.

3. **DELINEATE HISTORIC DISTRICT IN STREET CONSTRUCTION:**
   The Historic District may be delineated with signage, paving, lighting or other detailing when undertaking street construction and must be consistent with SECTION 1 - E. above.

4. **PEDESTRIAN CONNECTIONS:**
   Pedestrian connections from residences to adjacent streets are required.

A. Residential Site Design, continued

5. SIGNS:

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

These are examples of signs on residences that denote the names of the historical houses. The house on the left is 1212 Third Street, and in the example on the right, at 502 Avenue C, there is an additional sign for a Bed & Breakfast.

6. SCALE AND PROPORTION OF NEW SINGLE FAMILY DWELLINGS:

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

B. Residential Architecture

1. GARAGES AND PARKING AREAS:

Garages shall be at the side or rear of residential structures. Garage doors shall not be forward of the front façade of the residence. No off-street parking shall be in the front yard setback. Site details shall highlight and provide a sense of pedestrian scale at building entries, and help offset the prominence of cars, garages and driveways. (For parking in alleyways, please refer to City code about garages and parking areas at alleyways.)

(See two examples below of side driveways and garages toward the back.)

223 Avenue A

230 Avenue B

Examples of side driveways and parking garages in the back.

B. Residential Architecture, continued

2. ARCHITECTURAL DETAIL AT FAÇADES:
Each façade shall be finished with architectural detail.
(See examples below.)


422 Avenue B


330 Avenue B


220 Union


430 Avenue B

Examples of architectural detail at façades.

Historic architectural details include:

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

B. Residential Architecture, continued

3. FRONT DOORS AND ENTRIES:

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

Details can be added to make the entry distinctive:

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

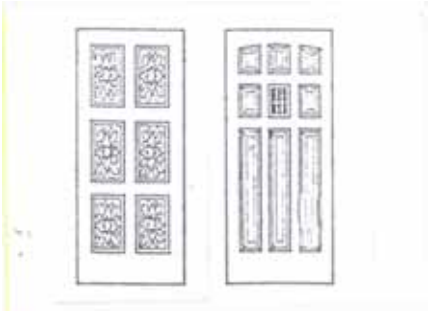
(See three examples of front entries below.)

330 Avenue A

306 Avenue C

221 Avenue C

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



See the examples to the left of prohibited entry doors – Jailhouse and Bel-Air.

B. Residential Architecture, continued

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

An example of traditional building materials: wood and brick. The irregular "clinker" brick is shown in this example at 304 Avenue D.

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

An example of modern building materials consistent with historic standards: Marbeleine composite columns, metal clad multi-paned French door, and aluminum and wood green house glazing at 230 Avenue B.

B. Residential Architecture, continued

5. COVERED PORCHES ARE REQUIRED:

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

An example of a covered porch and columns at 404 Avenue C above, and four other examples of various column types and porches below.

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


322 Avenue D


324 Avenue B


330 Avenue D


120 Avenue B

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

B. Residential Architecture, continued

6. ROOFS:

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

115 Willow

330 Avenue D

330 Avenue C

Examples of roof slopes, eaves and roofing materials

7. FLUSH SYNTHETIC ROOFING:

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

8. SKYLIGHTS AND ROOF VENTING:

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

B. Residential Architecture, continued

9. WINDOWS:

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

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

423 Avenue B

223 Avenue A

Fourth and Avenue D

329 Avenue C

226 Avenue C

1012 Fourth Street

222 Avenue A

506 Avenue B

Examples of Snohomish windows showing multi-paned, usually vertically formatted windows, with wide trim and examples of adjacent decorative architectural details.

B. Residential Architecture, continued

10. SHUTTERS:

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

224 Avenue B

111 Avenue C

Examples of true shutters mounted at the front of window frames.

B. Residential Architecture, continued

11. WINDOW AND DOOR TRIM:

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

(See example below of historic window and door trim.)

Example of historic window and door trim at 329 Avenue B.

12. WOOD WINDOWS ARE PREFERRED:

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

B. Residential Architecture, continued

13. RELIEVE UNDIFFERENTIATED FAÇADES:

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

- changes in siding textures (e.g. shingles and ship lap),
- changes in texture of surface materials (e.g. brick and wood),
- use of detail such as addition of trim and brackets,
- building projections (e.g. bay windows, dormers, balustrades),
- changes in color.

(See examples below.)

313 Avenue D

307 Avenue C

312 Avenue D

Examples of residences showing texture and surface changes.

C. Multi-family Site Design

1. **SIDEWALKS SHALL BE PROVIDED TO ENTRIES:**
   Sidewalks shall be provided from the street to each entry, without crossing a parking lot. **(See example below.)**

An example of sidewalks provided to each entry of a multifamily project without crossing a parking lot located at 105 Lincoln.

2. **PARKING:**
   Parking shall be located in back or on the side, not in front of buildings. **(See example below.)**

An example of a driveway and parking located in the back of the multi-family building at 105 Lincoln.

C. Multifamily Site Design, continued

3. OUTDOOR LIGHTING:

Outdoor lighting shall be small scale and screened to prevent glare in neighboring units. **(See example below.)**

An example of small scale lighting at a multifamily project at 509 First Street.

4. PROVIDE OUTDOOR PLAY SPACE:

Provide outdoor space for children to play, other than a parking lot, either on the site or at a park that can be reached without crossing an arterial.

5. WINDOWS:

Each living unit must have at least one window of at least eight square feet in area and facing to the east, west or south to provide exposure to sunlight (See UBC 310.4 for Building Code for Windows.)

C. Multifamily Site Design, continued

6. MULTIFAMILY DESIGN REQUIREMENTS FOR VEHICLES:

When building a range of housing types on the same street (small-lot single-family to two-story courtyard apartments), observe the following requirements for vehicle storage and access:

- Garage entrances and/or car storage must be located at least 20 feet behind the building front.
- Where alleys exist, they shall be considered a solution for vehicular access.

7. RELIEVE UNDIFFERENTIATED FAÇADES:

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

- changes in siding textures (e.g. shingles and ship lap),
- changes in texture of surface materials (e.g. brick and wood),
- use of detail such as addition of trim and brackets,
- building projections (e.g. bay windows, dormers, balustrades),
- changes in color.

(This is repeated from Residential Standards above.)

A. Definition of Fences and Walls

1. **FENCES**: A landscape fence is a wall outside of a building, constructed of wood, metal fiber (or combinations of these) and with no more than 80 percent opacity.
2. **WALLS**: A landscape wall is defined as an exterior structure, not more than one foot thick or less than four feet long, with opacity equal or greater than 80 percent.

B. Materials for Fences and Walls

The following materials may NOT be used in the visible construction of fences or walls:

1. **NO chain link or wire mesh of any type.**
2. **NO type of plastic material.**
3. **NO Barbed wire and razor wire.**
4. **NO hollow metal tubing smaller than one inch outside diameter.**
5. **NO plywood, chipboard, particleboard and other engineered wood products.**
6. **NO pipe fittings used for plumbing or steamfitting (threaded or sweat fittings).**
7. **NO cast concrete without decorative texture or treatment.**
   The Design Review Board shall determine what constitutes an acceptable decorative texture or treatment.
   (See examples below for acceptable treatments.)

B. Materials for Fences and Walls, continued

8. NO Plain concrete block for fences and walls

Plain concrete block or "cinder block" shall not be used.

Manufactured masonry block may be used provided it exhibits decorative surface, with the DRB determining its acceptability.

(See example below.)

An example of acceptable masonry block with decorative surface.

9. NO Sheet Metal less than 1/8 inch thick for fences and walls

No corrugated or flat sheet metal less than 1/8 inch thick.

10. NO Exposed pressure treated wood for fences and walls

No exposed pressure treated wood with perforated surface. Pressure treated wood must be appearance grade.

C. In addition the following conditions apply for fences and walls:

1. **Fence Height:**

   No fence may be of a height greater than six feet, except to provide screening for commercial activities as required by state, county or city law or ordinances.

2. **Use a vertical or horizontal orientation for wood boards:**

   Fences constructed of wood boards or timbers must use a vertical or horizontal orientation of the boards. Diagonal placement of board elements is prohibited.

3. **Modulate top ends of boards or pickets:**

   Vertically oriented board or pickets, if not capped, shall have the top ends modulated (formed) in someway other than a square cut end.

   (See examples below of approved top ends of pickets and boards.)





C. In addition the following conditions apply for fences and walls, continued:

4. Modulate top ends of metal pickets:

Metal pickets must have a modulated top end; plain square ends are prohibited.

(See examples below of approved top ends of metal pickets.)

5. Pipe and metal tubing

Pipe and metal tubing may be used only as vertical posts and then only if capped with a decorative finial. The DRB shall determine the suitability of any proposed finial. Plain pipe railing and fencing is specifically not permitted.

6. Wood lattice

The use of manufactured wood lattice with a diagonal element in a fence is permitted.

C. In addition the following conditions apply for fences and walls, continued:

7. Roofs incorporated in fence or wall structures:

A protective roof may be incorporated into the structure of a fence or wall, within required setback. However, the roof may not project more than one foot from either surface of the fence.

8. Opening sizes in fences and walls:

There is no maximum opening size for fences except where used as guardrails.

9. Do not paint masonry:

All masonry surfaces are to remain unpainted.

10. Walls and fences at City right-of-way:

Walls and fences facing a city right-of-way, road or alley must have at least one opening, not less than three feet wide. A gate or door, subject to the same material considerations as fences or walls may close the opening.

D. Fences Exempt from DRB review:

Picket fences (defined below)

1. Picket fences:

Picket fences are defined as wood board fences made up of vertical boards not more than 3 ½" wide with spacing of not less than 2" and not higher than 4 feet with modulated ends shall not require DRB approval.

2. Construction fences:

Fences erected for construction purposes, to be standing not more than one year or the duration of the building permit.

Pre-Approved Items Appendix A

Historic District Design Standards

1. **Pre-Approved Items:** Maintenance and repair work that replaces existing materials with the same does not require Design Review Board approval (i.e. replacing the same roof material).

   A. ROOFS:

   Architectural composition roofing is approved in place of cedar shake or shingle roofs.

   B. AWNINGS:

   Opaque awnings with no text are approved for commercial structures.

   C. WINDOWS:

   Vinyl-clad, operable sashes with the same design and vertical and horizontal dimensions of the existing windows are approved to replace wooden sashes. If vinyl inserts are used, the Design Review Board encourages reuse of existing wood window frames. (See Section 2, B. Residential Architecture #12, Wood Windows Preferred p. 48 for alternate handling of window trim and sill details when vinyl windows are used.)

   D. PAINT:

   There are examples of historically appropriate paint colors from several suppliers available at City Hall.

2. Minor Changes

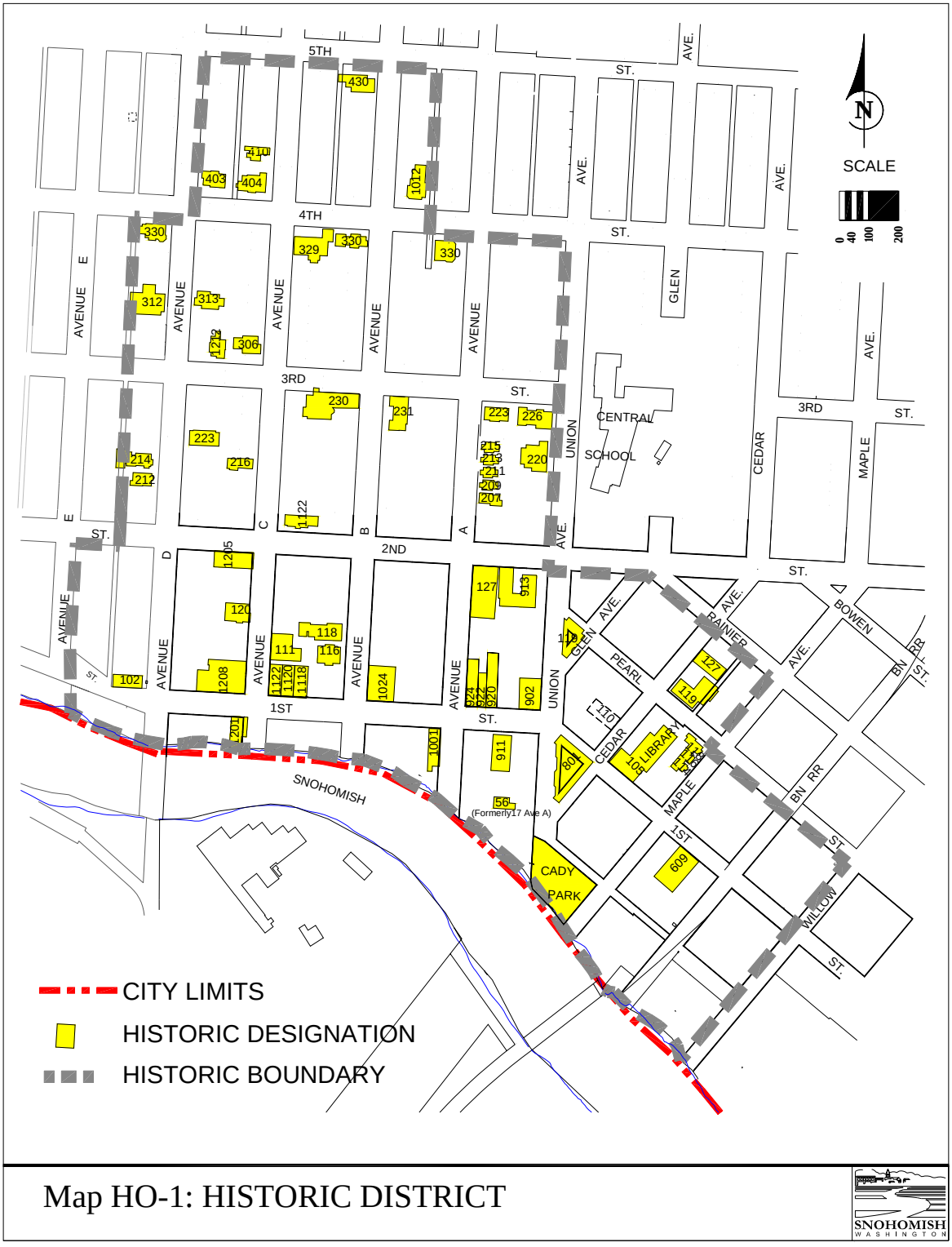
Note: *SMC 14.33.050(c) states "Upon review of the application, the City Planner may request review by any member of the DRB if the application would result in only minor changes to the building exterior. The Board Member may approve or may forward the application to the full Board."*

A. "Minor changes" for the purposes of design review are defined as meeting the following criteria:

1. Changes in roofing and siding materials.
2. Fences as described in Section 3.
3. Changes in paving involving the removal of concrete or asphalt and replacement with natural stone, brick or plantings and are 100 square feet or less in area.
4. Changes to the exterior of a building that cannot be seen from a public or private street or an alley.

Map of the Historic District Appendix B

Historic District Design Standards



Map HO-1: HISTORIC DISTRICT

For specific land use designations within the Historic District, please consult City Hall.

List of Officially Designated Historic Structures Appendix C

Historic District Design Standards

CITY OF SNOHOMISH OFFICIALLY DESIGNATED HISTORIC BUILDINGS

WHEREAS, the Historical District ordinance, Ordinance 1185 provides for official designations of specific historical structures.

	NUMBER	STREET	RESOLUTION	DATE
1.	609	First Street, Snohomish Exchange	378	Aug. 1974
2.	801-807	First Street, Eagles Building	378	Aug. 1974
3.	900, 902, 902 1/2	First Street (which also includes the addresses of 900 First Street, 902 ½ First Street and 102 Union)	952	Dec. 1998
4.	911	First Street, Oxford Tavern (formerly 913 First)	378	Aug. 1974
5.	920	First Street, Snohomish Bakery	378	Aug. 1974
6.	922	First Street	378	Aug. 1974
7.	924	First Street, Another Antique Store	378	Aug. 1974
8.	1001	First Street, Antique Store	378	Aug. 1974
9.	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.	1203,1205,1207	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 (was 17 Avenue A)	378	Aug. 1974
22.	127	Avenue A, Old Fire Hall	867	Nov. 1995
23.	207,209,211,215	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
28.	118	Avenue B, Blackmans Museum	378	Aug. 1974
28.	230	Avenue B, Old St. Michael's Church	837	Aug. 1994
29.	231	Avenue B, First Methodist Church (was 1011 Third Street)	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 (was listed as 315 Avenue 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 Portion of Library	410	Apr. 1976
48.	110	Cedar Avenue, Patric Hardware (burned 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.	326	Union Avenue, Koshe House (demolished)	378	Aug. 1974
56.	119	Union Avenue	410	Apr. 1976

Historical Building Styles of Snohomish Appendix D

Historic District Design Standards

Full photographic documentation of historic building styles in the City of Snohomish can be reviewed at City Hall. The current inventory of building styles consists of, "City of Snohomish Historic District Documentation, January 2000".

This document includes examples of the following historic styles:

American Homestead House also called Folk or Farm House
Italianate
Victorian Styles:
- ◊ **Victorian Stick**
- ◊ **Victorian Queen Anne**
- ◊ **Victorian Shingle**
- ◊ **Victorian Folk**

Chateauesque
Colonial Revival
DutchColonial Revival
NeoClassical
Tudor or English Cottage Revival
Mission
American Four Square or Prairie Style
Craftsman bungalow
Georgian Revival (Federalist)
Art Deco Modernist

Also included are examples of the following historic roof styles:

Gabled: Front, Side, and Cross Gabled
Gambrel (dual pitched gables)
Hipped: cross, dual hipped, and joined hips,
Shed Roof
Flat Roof with parapet and with eaves
Mansard Roof

Historical Building Styles of Snohomish Appendix D

Historic District Design Standards

Full photographic documentation of historic building styles in the City of Snohomish can be reviewed at City Hall. The current inventory of building styles consists of, "City of Snohomish Historic District Documentation, January 2000".

This document includes examples of the following styles which are more fully described and illustrated in: ***A Field Guide to American Houses by Virginia & Lee McAlester.***

American Homestead House also called National Folk/Farm House Style 1850-1900: Wooden construction, balloon framing, gable fronts, sometimes with side wings, and shed porch roofs. These are basic farm and family homes. See two examples below.

320 Avenue B

120 Avenue C

Italianate Style 1840-1885: Two or three stories, low pitched roof with widely overhanging eaves having decorative brackets beneath. Tall narrow windows often with arched or elaborate crowns. Some of this style has a square cupola or tower.

214 Avenue D

Victorian Styles 1860-1900:

(Victorian is a general description and the dominant style in Snohomish historic residences built during the Victorian Era – defined by the reign of Queen Victoria, 1837-1902.)

Victorian Style is generally identified by the use of complex shapes and elaborate detailing freely adapted from medieval and classic styles. Other features include multi-textured walls, strongly asymmetrical façades, and steeply pitched roofs. Most of the following Victorian styles overlap each other.

Victorian Stick Style 1860-1890:

Steeply pitched roof with cross gables. Decorative trusses, overhanging eaves. Wooden exterior walls interrupted by patterns of boards (stickwork) raised from the wall surface for visual emphasis. Porches often show diagonal or curved braces.

313 Avenue D

502 Avenue C

Victorian Queen Anne Style 1880-1900: Typically asymmetrical in design with a mixture of steeply pitched roofs and gabled roofs of irregular shape. Dominant front facing gable, patterned shingles and bay windows. Asymmetrical façades with porches and turned posts and balusters. The porch is usually one story high. Less elaborate versions of Queen Anne are known as Princess Anne.
(See the two examples below.)

230 Avenue B, the Old St. Michael's Rectory

115 Willow

Victorian Shingle Style 1880-1900: Wall cladding and roofing of continuous wood shingles and no corner boards. Asymmetrical façade with irregular steeply pitched roof lines. This example has a dual pitched gambrel roof.

322 Avenue D

Victorian Folk Style 1870-1910: Porches with spindlework details (turned spindles and lace-like spandrels). Generally, these are relative simple house forms, usually with gable fronts and side wings. **(See the two examples below.)**

422 Avenue B

Victorian Queen Anne with Chateauesque tower 1880-1910: Tower has steeply pitched roof, busy roof lines with many vertical elements (spires, pinnacles, turrets, gables, etc.) multiple dormers often extending through the cornice line. **(See the example below with detail of dormers in the turret on the right.)**

223 Avenue A with detail of tower and roofline

Colonial Revival 1880-1955: Accentuated front door normally with a decorative crown supported by pilasters. Embellished with Greek and Georgian details such a Palladin windows, dentils, classical slender porch columns support the front entry porch. Doors commonly have sidelights or fanlights. Façade is often seen with symmetrical windows in adjacent pairs. **(See example below.)**

421 Avenue B

Dutch Colonial Revival 1880-1955: Similar to colonial revival description, above, but with a dual pitched gambrel roof which makes this style easily recognizable. Side dormers are often used to increase second floor space. **(See the example below.)**

304 Avenue A

Neo Classical 1895-1950: Façade dominated by full–height porch and roof with symmetrically balanced windows and center door. **(See example below.)**

Fourth Street and Avenue D

Tudor or English Cottage Revival 1890-1940: This style is dominated by its' roofline which is a steeply pitched roof with almost no overhang. Tall narrow windows usually multi-paned and grouped; massive chimneys. Siding is often of brick or sometimes half-timbering is present. **(See example below.)**

423 Avenue D

Mission Style 1890-1930: Mission-shaped dormers or roof parapets, commonly with red tile roofs. Wall surface usually is smooth stucco.

1003 First Street

127 Avenue A

Four Square or Prairie Style1900-1920: Low pitched roof, usually hipped with wide, overhanging eaves. Two stories with one story wing or porches. Cornice and façade detailing emphasizes horizontal lines, often with massive, square porch supports. At the turn of the century this style provided the most space for the least money. **(See the two examples below.)**

218 Union Avenue

211 Avenue C

Historical Building Styles of Snohomish Appendix D

Historic District Design Standards

Craftsman Style 1905-1930: Low pitched, gabled roof with wide unenclosed eave overhang. Exposed beams or braces added under gables, porches with roof sported by tapered square columns, frequently extend to ground level. **(See example below.)**

426 Avenue B

Georgian Revival Style date 1880-1955: Low pitched hipped roof typically covered by ceramic tiles. Arches commonly above doors. Porches and entrance areas are usually accented by small columns, façade is most commonly symmetrical. Sometimes referred to as a "Colonial Revival" or "Federalist Style."

The former Post Office is now Snohomish City Hall at 116 Union Avenue.

Art Deco Modernist Style date 1920-1940: Smooth wall surfaces, usually of stucco; zigzag, chevrons, and other stylized and geometric motifs occur as decorative elements on facade; towers and other vertical projections above the roof line give a vertical emphasis.

New construction at Second Street and Avenue D built in an Art Deco style.

Historical Building Styles of Snohomish Appendix D

Historic District Design Standards

Various Roof Styles found in Snohomish

221 Avenue C
Front Gabled (entry is on the front)
(With hipped roof at front porch)

116 Avenue B
Cross Gabled at the Blackman Museum

1205 Second Street
Side Gabled (entry is on the side)

304 Avenue A
Gambrel (dual pitched gables)

52 Cedar
Hip on gable, called Jerkin Head or clipped gable.

222 Avenue A
Front Gabled, shed roof at side

218 Avenue A
Hipped roof

205 Avenue C
Cross Hipped roof on a Ranch style house

116 Avenue B
Dual hipped roofs with front gable at entry

101 Union Avenue
Three hipped roofs conjoined

Shed roof at entry porch on
parapet a cross gabled house

Flat roof – note cornice at
the right

Historical Building Styles of Snohomish Appendix D

Historic District Design Standards

221 Avenue B
Flat roof with eaves

1122 First Street
Flat roofs with parapets

232 Avenue G
Mansard Roof at tower over entry - The main part of the house is cross Gabled.

115 Willow
Steeply pitched hipped tower over entry.

403 Avenue J
Cottage with dual pitched roofline

INTRODUCTION

Tree species are constantly undergoing development and breeding for increased suitability for urban street conditions. Plant diseases and pests also experience unpredictable change. The following lists identify current knowledge and availability regarding tree species useful in urban situations. These lists have been compiled from a variety of sources, including the Snohomish County PUD, Everett Parks Department, experienced local gardeners, and scientific journals. In addition to these standards tress must be selected and located consistent with SMC 14.41.030(C).

Each species has its particular horticultural requirements and assets/liabilities, to be evaluated for each individual situation. These requirements include water, sun and soil needs, susceptibility to pests and disease, and long-term maintenance/size implications.

SHRUBS AND GROUNDCOVERS

The following plants are listed as ones that are hardy in the Snohomish area. Natives are noted to encourage their use, and thereby support preservation of the region's landscape identity. There are many species other than those listed which are adapted to this region and may also be used.

Scientific Name:	Common Name:	Notes:
	Groundcovers for Sun	
Archtostaphytlos uva-ursi	*Kinnikinnik*	*Native*
Euonymus fortunei	*Purpleleaf wintercreeper*	
Hypericum calycinum	*St. Johnswort*	
Rubus calycinoides	*Bramble*	
	Groundcovers for Shade	
Ajunga reptans	*Carpet bugle*	
Gaulthria ovatifolia	*Wintergreen*	
Rubus pedatus	*Strawberry bramble*	*Native*
Vinca minor	*Periwinkle*	*Native*

Appendix E Landscape Plant Lists and Street Tree Lists

Historic District Design Standards

Scientific Name:	Common Name:	Notes:
	Evergreen Shrubs for Sun	
Buxus sempervirens "Suffruticosa"	*Dwarf boxwood*	
Euonymus fortuneir	*Evergreen euonymus*	
Gaultheria shallon	*Salal*	*Native, slow-grower*
Ligustrum japonicum "texanum"	*Texas waxleaf*	
Privet		
Mahonia aquifolium	*Oregon grape*	*Native*
Nandina domestica	*Heavenly bamboo*	
Pinus mugo mughus	*Mugo pine*	
Prunus 1. "Zabeliana"	*Zebel laurel*	
Vaccinium ovatum	*Evergreen huckleberry*	*Native*
	Evergreen Shrubs for Shade	
Gaultheria shallon	*Salal*	*Native, slow-grower*
Kalmia latifolia	*Mountain laurel*	
Mahonia aquifolium	*Oregon grape*	*Native*
Prunus lusitanica	*Portuguese laurel*	
Sarcococca ruscifolia	*Sacococca*	*Deep shade only*
Skimmia japonica	*Skimmia*	*Deep shade only*
Vaccinium ovatum	*Evergreen huckleberry*	*Native*
Viburnum davidi	*David's viburnum*	
	Do Not Use	
Rhododendrons near pavement		
	Avoid Using	
Thuja o.d. "Pyramidalis"	Pyramidalis	Over-used, not a tree

Note on Pyramidalis (Thuja occidentalis fastigiaa):
For the purposes of these standards, this plant is not considered to be a tree but rather a shrub.

APPROVED STREET TREES

Revised September 2003

Street trees shall be provided pursuant to SMC 14.41.040(C).

Small Trees (16 ft. maximum spacing)	*Medium Trees (25 ft. maximum spacing)*	*Large Trees (35 ft. maximum spacing)*
Acer ginnala	*Acer davidii*	*Acer pseudoplatanus (Sycamore maple)*
Amelanchier laevis	*Acer platanoides 'Cavalier' 'Columnare' 'Crimson King Emerald Queen' 'Globosum' 'Summershade' etc.*	*Acer saccharum (Sugar maple) 'Green Mountain' 'Sweet Shadow'(cutleaf)*
Carpinus betulus pyramidalis (Pyramidal hornbeam)	*Acer rubrum (Red maple) 'October' 'Glory' 'Red Sunset' 'Schlesinger'*	*Castanea mollisima, C. sativa (Chinese and Spanish chestnuts)*
Cercidiphyllum japonicum (Katsura tree)	*Carpinus betulus (Hornbeam)*	*Fagus sylvatica and vars. cuprea, purpurea, European beech, copr. beech, purple beech*
Crataegus phaenopyrum (Washington thorn)	*Celtis occidentalis (Hackberry)*	*Gingko biloba (Maidenhair tree)*
Fagus sylvatica 'Dawyck' (Pyramidal beech)	*Cladastris lutea (Yellowwood)*	*Liriodendron tulipifera (Tulip tree)*
Fraxinus ornus (Flowing ash)	*Fraxinus (Ash) 'Flame' 'Golden Dessert' 'Marshall Seedless' 'Raywood' 'Rose Hill' 'Summit'*	*Pterocarya spp. (Wingnuts)*
Prunus subhirtella autumnalis (Autumnalis cherry)	*Gleditsia (Honeylocust) only thornless vars. 'Skyline' 'Shademaster' etc.*	*Quercus borealis, Quercus rubra (Red oaks)*
Prunus sargenti columnaris (Columnar Sargent cherry)	*Liquidambar styraciflua (Sweet gum) and newer vars.*	*Quercus coccinea (Scarlet oak)*
Pyrus calleryana (Bradford pear) Chanticleer,' 'Trinity'	*Magnolia kobus*	*Quercus ilex (Holly oak)*
Prunus x Schmittii	*Prunus sargenti, 'Akebono' 'Kwanzan' 'Shirofugen'(mid to late bloomers)*	*Quercus palustris 'Sovereign'*
Quercus robur 'Fastigiata'	*Quercus chrysolepis (Canyon Live Oak)*	*Quercus phellos, Q. robur, (Willow oak, English oak)*
Sorbus aria (Whitebeam)	*Quercus garryana, (Garry Oak)*	
Stewartia pseudocamellia	*Tilia cordata (Littleleaf linden) 'Greenspire' 'Rancho' 'Salem'*	
Styrax japonica (Snowdrop tree)	*Zelkova serrata 'Village Green'*	

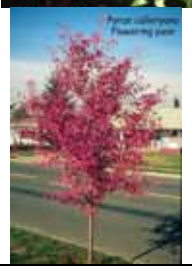
Other street trees may be proposed and approved, subject to the following criteria:

- Trees that have a long life (more than 30 years)
- Trees that are disease and pest resistant
- Trees that have non invasive roots
- Trees that are open at the base to preserve sight lines for safety
- Trees that do not drop unwanted fruit or debris on sidewalks.

(Ord. 1917, 2000)

SMALL TREES Good for planting strips with limited space.

Botanical Name **Common Name**	**Height in Feet**	**Spread in Feet**	**Flowers**	**Fall Color**	**Comments**	
Acer ginnala Flame Maple	20'	20'	Yellow, fragrant, early spring	Red	Select or prune for single stem; can be multi-trunked. Tolerates heat, cold, drought, full sun to part shade.	 
Amelanchier laevis Serviceberry	To 40'		White in April	Red, orange, yellow	Roots not aggressive, Full sun to partial shade, well drained acid soil.	
Carpinus betulus pyramidalis Pyramidal hornbeam	To 40’			Yellow or dark red	Can be clipped into hedge. Retains leaves well in winter.	
Cercidiphyllyum japonicum Katsura tree	25'	25'	White	Yellow	Plentiful, green 1/2" seeds.	 
Crataegus phaenopyrum Washington Thorn	25’	20’	White clusters	Orange and red	Shiny red fruit in fall	

Botanical Name **Common Name**	**Height in Feet**	**Spread in Feet**	**Flowers**	**Fall Color**	**Comments**	
Fagus sylvatica 'Dawyck'- Pyramidal beech	35'	8'		Red brown	Best in full sun, smooth gray bark	 
Fraxinus ornus Flowering ash	40' to 50'	20' to 30'	White to greenish white	Lavender & yellow	Grows rapidly, unsightly seed clusters.	
Prunus subhirtella autumnalis Autumnalis cherry	25' to 30'	25' to 30'	Dbl white pinkish		Blooms autumn as well as early spring	
Prunus sargenti columnaris Columnar Sargent cherry	40' to 50'		Pink	Orange red	Blooms mid-sea	
Pyrus calleryana (Bradford pear) 'Chanticleer', 'Trinity'	30’	25’	Flowers clustered, white, early bloom	Scarlet	Vigorous, leaves are dark green, very glossy	   

Botanical Name **Common Name**	**Height in Feet**	**Spread in Feet**	**Flowers**	**Fall Color**	**Comments**	
Prunus x Schmittii	20’				Hybrid upright cherry	
Quercus robur ‘Fastigiata’	50’-60’	10’-18’		Brown	Good for buffer strips, tolerant of urban conditions	
Sorbus aria Whitebeam					Fernlike foliage	
Stewartia pseudocamellia	60'			Bronze to dark purple	Flowers July & August	
Styrax japonica Japanese snowdrop	25'	25'	White fragrant	Dark green to red or yellow	Slow to moderate growth. Blooms in June. Roots not aggressive, well- drained acid soil, lots of water	   

MEDIUM TREES Good for standard 5' planting strips.

Botanical Name **Common Name**	**Height in Feet**	**Spread in Feet**	**Flowers**	**Fall Color**	**Comments**	
Acer davidii Davids maple	20' to 35'		Yellow in April or May	Bright yellow, red orange purple	Bark is shiny green striped with silvery white-new foliage bronze tinted	
Acer platanoides 'Cavalier' 'Columnare' 'Crimson King' 'Emerald Queen' 'Globosum' 'Summershade' etc.	40'	20'	Green-yellow blooms early spring		Root problems-full sun	 
Acer rubrum Red Maple 'October Glory' 'Red Sunset' 'Schlesinger'	To 40'	20'	Red-blooms in April	Scarlet, quite showy flowers	Grows fast, full sun. Red twigs, branchlets, and buds	   

Botanical Name **Common Name**	**Height in Feet**	**Spread in Feet**	**Flowers**	**Fall Color**	**Comments**	
Carpinus betulus European Hornbeam	40'			Yellow or dark red	Tolerates dry compacted soils.	  
Celtis occidentalis Hackberry	50'	40' to 50'			Leafs out April or later. Resistant to oak root fungus.	 
Cladastris lutea Yellowood	30' to 35'	15' to 20'	White-fragrant-blooms in May or June	Yellow	May not flower until 10 years old	
Fraxinus oxycarpa Ash 'Flame' 'Golden Dessert' 'Marshall Seedless' ‘Raywood’ 'Rose Hill' 'Summit' Raywood ash					Trees grow fast	 

Botanical Name **Common Name**	**Height in Feet**	**Spread in Feet**	**Flowers**	**Fall Color**	**Comments**	
Gleditsia triacanthos Honeylocust (only thornless varieties) 'Skyline' 'Shademaster' etc.	35' to 70'			Yellow	Late to leaf out. Not good in narrow areas between curb & sidewalk. Roots heave pavement. Light shade, leafs out late.	  
Liquidambar styraciflua Sweet Gum and newer varieties	60'	20' to 25'		Purple yellow red	Tolerates damp soil, resistant to oak root fungus. Good all year tree. Roots are destructive to sidewalks.	  
Magnolia kobus, loebneri 'Dr. Merrill'	12' to 15' can reach 50'	12' to 15'	White		Slow growing	
Prunus sargenti, 'Akebono' 'Kwanzan' 'Shirofugen' (mid to late bloomers)						
Quercus chrysolepis Canyon Live Oak	20-60'		In May, yellow		Slow growing, drought-tolerant	

Botanical Name **Common Name**	**Height in Feet**	**Spread in Feet**	**Flowers**	**Fall Color**	**Comments**	
Quercus garryana Garryana	20-60’				Slow growing, drought-tolerant	 
Tilia cordata Littleleaf linden *'Greenspire' 'Salem'*	30’-50’	15’-30’	Yellow white, fragrant, flowers in July, expect bees		Growth slow to moderate, dark green above, silvery below	  
Zelkova serrata *'Village Green'*	60'	60'		Yellow to dark red to dullish brown	A good shade tree, smooth gray bark, leaves like elm	 

LARGE TREES Not appropriate under wires, for planting strips greater than 5'.

Botanical Name **Common Name**	**Height in Feet**	**Spread in Feet**	**Flowers**	**Fall Color**	**Comments**	
Acer pseudoplatanus Sycamore maple	40' or more			No particular color	Deciduous, leaves 3-5”	
Acer Saccharum Sugar Maple 'Green Mountain' 'Sweet Shadow' (cutleaf)	60' or more			Yellow orange deep red	Deciduous, leaves 3-5”, very adaptable, fast growth	  
*Castanea mollisima, (*Chinese and Spanish chestnuts)	40' to 60'	to 40'			Intolerant of alkaline soil conditions.	
Fagus sylvatica and varieties cuprea purpurea, European beech, copper Beech, purple beech	90'			Red brown		 
Gingko biloba Maidenhair tree	35' to 50'			Gold	Slow growing male tree	 

Botanical Name **Common Name**	**Height in Feet**	**Spread in Feet**	**Flowers**	**Fall Color**	**Comments**	
Liriodendron tulipifera Tulip tree	60' to 80'	40'	Green yellow	Yellow	Flowers usually 10-12 years. Good large shade, lawn, or roadside tree.	 
Pterocarya stenoptera Wingnuts	40' to 90'				Succeeds well in compacted poorly aerated soil. Aggressive roots.	
Quercus borealis, Quercus rubra Northern red oak	90'			Not much color change	Needs fertile soil, plenty of water.	 
Quercus coccinea Scarlet oak	60' to 80'			Bright scarlet	Good street tree or lawn trees, fine to garden under.	
Quercus ilex (Holly oak)	40’-70’				Leaves dark rich green on upper, silvery below. Good evergreen street tree.	

Botanical Name **Common Name**	**Height in Feet**	**Spread in Feet**	**Flowers**	**Fall Color**	**Comments**	
Quercus palustris 'Sovereign' Pin oak	50' to 80'			Yellow red & russet brown	Needs ample water. Plant where will not interfere with walks, drives, or traffic. Fine for lawns. Long-lived.	  
Quercus phellos, Q. robur, (Willow oak, English oak)	50' to 90'			Yellow	Leaves resemble willlow leaves, delicate foliage pattern.	

ILLUMINATED SIGN AREA CALCULATION EXAMPLE

If the total allowable area for a sign is 100 sq. ft. at a particular location then the permitted area for an illuminated sign at that location would be:

100 sq. ft. x .75 = 75 sq. ft.

To find the area of an illuminated sign expressed as its permitted non-illuminated area then multiply the illuminated area by 1.33 (the reciprocal of .75). An example follows:

If the area of an illuminated sign is 50 sq. ft., then its non-illuminated area equivalent is: 50sq.ft x 1.33 = 66.66 sq. ft.

To calculate the total sign area allowed for a proposal that contains both illuminated and non-illuminated sign elements, first convert all the sign areas to non-illuminated units, then add the areas to find the total area.

Example: A proposal contains four signs, two illuminated and two non-illuminated. One of the illuminated signs has an area of 25 sq. ft., the other an area of 15 sq. ft. The one of the non-illuminated signs has an area of 35 sq. ft., the other an area of 15 sq. ft. The total permitted signage area is 100 sq. ft.

To find the total sign area first convert the illuminated sign area to non-illuminated units, then add to the existing non-illuminated areas.

25 sq.ft. x 1.33 = 33.25 sq.ft.
15 sq.ft. x 1.33 = 19.95
35.00
15.00
total area of proposal =103.25 sq.ft.

Does this proposal conform to the permitted area?
No, the proposal is 3.25 sq.ft. above the permitted sign area for that location.

In circumstances where the specific application of any portion of these standards require further interpretation by the City, Design Review Board or City staff, the following references may be used to the extent they are not inconsistent with SMC 14.40 or the design standards.

REFERENCES

Historic Preservation: A Tool for Managing Growth, Washington State Department of Community Development, 1994.

A Guide to Twentieth Century House Styles, Montlake: A Primer of Residential Styles.

Design Review, Mark Hinshaw, 1995.

The Visual Dictionary of American Domestic Architecture, Rachel Carley, Roundtable Press, Inc. 1994.

Hands On! The Rehabilitation Handbook for Everett's Historic Homes, Makers Architecture and Urban Design, 1992.

Residential Development Handbook for Snohomish County Communities, Snohomish County Tomorrow, March 1992.

A Field Guide to American Houses, by Virginia and Lee McAlester, Knopf 2000

STANDARDS FOR REHABILITATION

(from 07-29-99 DRB approved)

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those features that convey its historical, cultural or architectural values.

1) *A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

2) *The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships 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 elements form other historic properties, shall not be undertaken.*

4) *Changes to a property that have acquired historic significance in their own right shall be retained and preserved.*

5) *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a 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 where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.*

7) *Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.*

8) *Archaeological resources shall be protected and preserved in place. 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, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the 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.*

Ordinance No. 1945 Appendix I

Historic District Design Standards

CITY OF SNOHOMISH
Snohomish, Washington

ORDINANCE NO. 1945

AN ORDINANCE OF THE CITY OF SNOHOMISH, WASHINGTON ESTABLISHING A NEW CHAPTER 14.40 OF THE SNOHOMISH MUNICIPAL CODE RELATING TO ADOPTION OF DESIGN STANDARDS FOR THE HISTORIC DISTRICT AND NON-HISTORIC DISTRICTS OF THE CITY.

WHEREAS, the City has established an Historic District which has been recognized by the United States of America as meeting the criteria for federal recognition; and

WHEREAS, one of the criteria for maintaining federal recognition of the Historic District is that the City maintain and enforce design standards that conform to the Standards for Rehabilitation produced by the United States of America Secretary of the Interior; and

WHEREAS, the City wishes to adopt design standards and guidelines that add the clarity desired to effectively apply the Standards for Rehabilitation produced by the United States of America Secretary of the Interior and allow for local historical development; and

WHEREAS, the City has adopted goals and policies contained within its Growth Management Act Comprehensive Plan which requires the City to preserve and enhance the historic character and heritage of the City; and

WHEREAS, the City's Growth Management Act Comprehensive Plan requires the City to periodically review and update its historic preservation ordinances; and

WHEREAS, on March 1 and March 15, 2000 the Snohomish Planning Commission held public hearings to consider proposed design guidelines and to accept input from City staff and the public; and

WHEREAS, on April 18 and May 16, 2000 the Snohomish City Council held public hearings to review the proposed design standards and to accept input from City staff and the public;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SNOHOMISH, WASHINGTON DOES HEREBY ORDAIN AS FOLLOWS:

Ordinance No. 1945 Appendix I

Historic District Design Standards

Section 1: A new Chapter 14.40 of the Snohomish Municipal Code is hereby adopted which shall read as follows:

DESIGN STANDARDS

14.40.010Standards for Rehabilitation, U.S. Secretary of the Interior.

Any alteration to historical structures in the Historic District shall conform to the requirements of "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings." Such standards, as they now read or are hereafter amended, are hereby adopted by this reference. A copy of said standards shall be kept on file in the office of the City Planner and shall be made available for public inspection or copying.

14.40.020 Historic District Design Standards.

The City of Snohomish document entitled "Snohomish Historic District Design Standards" dated May 16, 2000, and revised May 16, 2001, is hereby adopted by this reference. Said standards shall also apply to the Historic District. In the event any of said standards shall conflict with the U.S. Secretary of Interior Standards for Rehabilitation, the U.S. Secretary of Interior Standards for Rehabilitation shall control. A copy of the City of Snohomish Historic District Design Standards shall be kept on file in the office of the City Planner and shall be made available for public inspection or copying.

14.40.030 Definition of Terms.

In administering the Design Standards for the Historic District, any words, phrases or terms which require definition shall be defined as referenced in the Dictionary of Architecture, Henry H. Saylor, John Wiley and Sons, Inc., New York, 1952. In the event a definition of a word, phrase or term is not found in said publication, the ordinary, common meaning of said term shall be used.

14.40.040 Other Land Use Designations.

For all projects or applications not located in the Historic District, the standards set forth in the "Residential Development Handbook for Snohomish County Communities" dated March 1992 shall apply and said document is hereby incorporated by this reference. A copy of the “Residential Development Handbook for Snohomish County Communities” shall be kept on file in the office of the City Planner and shall be made available for public inspection or copying.

14.40.050 References.

In circumstances where the specific application of any portion of this Chapter and the adopted Design Standards require further interpretation by the City, Design Review Board or City staff, the following references may be used to the extent they are not inconsistent with this Chapter or the design standards adopted herein:

A Guide to Twentieth Century House Styles, Montlake: A Primer of Residential Styles

The Visual Dictionary of American Domestic Architecture, Rachel Carley, Roundtable Press, Inc., 1994

Hands On! The Rehabilitation Handbook for Everett's Historic Homes, Makers Architecture and Urban Design, 1997

Section 2: If any section, subsection, sentence, clause, phrase or word of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase or word of this ordinance.

PASSED by the City Council and APPROVED by the Mayor this 16th day of May, 2000.

CITY OF SNOHOMISH

CITY OF SNOHOMISH
Snohomish, Washington

ORDINANCE NO. 1978

AN ORDINANCE OF THE CITY OF SNOHOMISH, WASHINGTON AMENDING THE FOLLOWING SECTIONS OF THE SNOHOMISH MUNICIPAL CODE; 14.39.020, 14.39.030, 14.30.040, 14.30.050, 14.20.360, 14.31.110, 14.33.060, 14.35.130, 14.37.040, 14.25.070, 2.14.060 ALL RELATING TO THE AUTHORITY OF THE DESIGN REVIEW BOARD, THE PROCESS FOR REVIEW OF APPLICATIONS, PROVIDING A PROCESS FOR VARIANCES AND DESIGN REVIEW BOARD MEETING TIMES.

WHEREAS, various provisions within the Snohomish Municipal Code address the authority and responsibilities of the City's Design Review Board; and

WHEREAS, the City Council finds it necessary to incorporate proposed language relating to design review into the Snohomish Municipal Code; and

WHEREAS, the City Council finds that in order to make the design review process more efficient and yet protect the integrity of the Historic District, design review within the Historic District should be performed by the Design Review Board.

WHEREAS, the City Council finds that use of the *Residential Development Handbook* is inadequate for use in commercial applications; and

WHEREAS, on May 2, 2001 the Planning Commission held a public hearing to review the proposed design review process and to accept input from City staff and public; and

WHEREAS, on May 16, 2001 the Snohomish City Council held a public hearing to review the proposed design review process and to accept input from City staff and public.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SNOHOMISH, WASHINGTON DO ORDAIN AS FOLLOWS;

Section 1: SMC Chapter 14.39.020 is hereby amended to read as follows:

14.39.020 Review Authority.

A. In the Historic District, the Design Review Board (DRB) shall review the following:

1. Any alteration to the exterior of an existing structure.

2. Construction of new structures.

3. Installation of an exterior sign or fence.

4. Any mobile vendor structures and trailers which will be doing business in the City's Historic District for more than thirty days. The process for review is contained in SMC Chapter 14.33. Design review must be performed prior to the issuance of any business license for a mobile vendor.

5. Special tax valuations.

6. Requests for additions to the list of officially designated historic structures shall be reviewed by the DRB and a written recommendation made to the City Council. The City Council shall grant final approval for additions to the list.

The Historic District design standards adopted pursuant to SMC Chapter 14.40 shall be applied by the DRB to items 1-4 above.

B. In all other land use districts, design review by the DRB shall be required in the following circumstances:

1. Construction of new structures involving multifamily use or Planned Residential Developments.

2. Significant alterations to the exterior of an existing multifamily development. For purposes of this section "significant alterations" means revision to the design theme, i.e. change from Victorian to Tudor style; or addition or deletion of square footage in excess of 1000 square feet or revision of the type of building material utilized so as to materially change the exterior appearance of the structure; or material revision to the landscaping, parking or other feature of the site.

Section 2: SMC Chapter 14.39.030 is hereby amended to read as follows:

14.39.030 Design Review Process. The following procedures shall govern the review process by the Design Review Board:

A. **Pre-application Meeting**. Applicants proposing the following activities shall first have a Pre-application conference with the City Planner and/or their designee:

1. Multifamily developments and Planned Residential Developments.

2. Any new structure in the Historic District.

B. **Submittal Requirements.** Depending on the nature of the request, all applicants submitting for DRB review shall provide the information listed in the application requirements, SMC Section 14.05.050.

C. **Prior to public meeting with the DRB,** the City shall make available to the public and the Design Review Board a staff report detailing the degree of compliance with the City's design standards or this ordinance.

D. **City staff** shall schedule the application for a public meeting to consider the application.

E. **Design Review Board Meeting.** The meeting shall be informal for the purpose of acquiring comments from the applicant, members of the public, City staff and consultants. The sequence of the proceedings shall be as follows:

1. Presentation by city staff reviewing the application and conformance with the adopted standards.

2. Presentation by the applicant.

3. Comments from any members of the public.

4. Design Review Board deliberations, which shall include producing recommended findings of fact and conclusions with regard to compliance with the applicable design standards. Findings shall cite an applicable design standard and each condition of approval or denial shall cite applicable findings.

5. The meeting shall be located in a public building; however the DRB may include as part of its meeting a visit to an applicant's site to gather additional fact concerning the application.

6. The DRB shall forward their findings to the City Planner in the form of a recommendation.

F. **The City Planner shall issue a written administrative decision** within 10 days of receipt of the DRB's recommended findings and conclusions. Said administrative decision shall incorporate the DRB's recommendations in approval of any land use action or building permit, except for any condition which is contrary to law or the applicable design standards.

G. **Any aggrieved party** to the City Planner's decision and administrative determination may appeal the decision to the Hearing Examiner following the procedures contained in SMC Chapter 14.10. If no timely appeal is filed, then the City Planner's decision shall be final.

Section 3: SMC Chapter 14.39.040 is hereby amended to read as follows:

14.39.40 Design Standards. All matters subject to design review shall comply with the following:

A. For projects located in the Historic District: The "Snohomish Historic District Design Standards" for Snohomish, Washington and "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" as set forth in SMC Chapter 14.40.

B. Consistent with SMC 14.39.020, for projects located in all other land use designations: Residential Development Handbook for Snohomish County Communities, dated March 1992. In using this document, the word "should" shall be interpreted to mean "shall." If application of these standards results in conflicting requirements, then the requirement listed first in the Handbook shall be applied, with remaining conditions applied in the order in which they appear.

C. Interpretations of the meaning or application of the provisions of the design standards described in this section shall be an administrative interpretation in accordance with SMC 14.03.020.

Section 4: SMC Chapter 14.39.050 is hereby amended to read as follows:

14.39.050 Variances. Variances from the provisions of this Chapter or any design standard adopted by the City may be allowed where special conditions pertaining to a specific piece of property and the literal enforcement of the provisions of this Chapter or design standard would cause undue and unnecessary hardship. The Design Review Board shall consider requests for a variance and shall make a recommendation to the Hearing Examiner.

A. No variance shall be authorized by the Hearing Examiner unless the Hearing Examiner finds that all of the following facts and conditions exist:

1. There are unique physical conditions, including at least one of the following:

   a. Historical structure(s) would lose a vital element of its historicity.
   b. The streetscape (as defined in SMC 14.39.040) would fail to be enhanced.
   c. Exceptional topographical or other unusual physical conditions.

2. Due to physical conditions beyond the control of the applicant, strict conformity with the provisions of this Chapter will not allow reasonable use rights that are generally available to other property owners in the same area.

3. The variance, if granted, will not be detrimental to adjacent properties.

4. The practical difficulties or unnecessary hardship have not been created by the owner or predecessors in title.

5. The variance, if granted, shall not constitute a land use re-designation, increase the permitted density, or cause a change in the boundaries of a land use designation.

B. The process for review of the variance application shall first include the procedures set forth in SMC 14.39.030. Following the completion of these procedures, the applicant shall follow the process set forth in SMC 14.19.050. The Design Review Board and the Hearing Examiner shall use the variance criteria noted in SMC 14.39.050A. Any appeals shall be processed pursuant to SMC 14.19.100-160.

1. The Design Review Board may not grant variances, however, they may recommend a minor variance for approval by the City Planner provided they provide recommended written findings addressing the criteria in section A above.

2. Minor variance for the purpose of this section shall be defined as follows: Any deviation from the literal application of a design standard that is less than ten percent of a dimensional requirement or in the case of an architectural requirement, does not adversely affect the quality of adjacent development or the historical integrity of the subject building.

Section 5: SMC 14.29.360 is hereby amended in part to read as it relates to note ***** as follows:

SMC 14.29.360 Dimensional Requirements - Table 1 (Footnote)

Commercial and Industrial Designations

	Commercial CO	Historic District Business HB	Business Park BP	Industrial IND	Airport Industry AI	Mixed Use MU
Open space (vegetated)	15%****	15%*****	20%	15%	20%	15%****
a. Percent landscaped (excl. screening)	5%	0%	5%	5%	5%	5%

***** Off-site landscaping or improvements to the streetscape may be substituted for on-site landscaping with the recommendation of the Design Review Board and approval of the City Planner; 20% vegetated open space shall be required for multifamily developments.

Section 6: SMC 14.31.110(E) is hereby amended to read as follows:

SMC 14.31.110 Special Design and Bulk and Dimensional Requirements.

E. Where a development allowed by this chapter will result in subdivision of four or fewer lots with lot sizes of four thousand (4,000) square feet or less the project must comply with the requirements of SMC 14.39.

Section 7: SMC 14.33.060 is hereby amended to read as follows:

SMC 14.33.060 Approval
Applications for design review shall be reviewed and approved consistent with the procedures and requirements of SMC Chapter 14.39.

Section 8: SMC 14.35.130(N) is hereby amended to read as follows:

SMC 14.35.130 Minimum Requirements for Off-Street Parking

N. Tandem Parking.

1. Tandem parking is permitted only for detached single-family residences

Section 9: SMC 14.37.040 is hereby amended to read as follows:

SMC 14.37.040 Procedure for Review and Approval

Density incentives and any relaxation of parking requirements shall be granted only upon review of the application and binding covenant as specified in SMC Chapter 14.37.020 by the Hearing Examiner, and review by the Design Review Board. The Hearing Examiner, after public hearing, shall approve or deny the application and binding covenant. A low-income development which receives a density incentive and/or a relaxation of parking requirements shall not receive building, construction, or other permits until the binding covenant has been executed.

Section 10: SMC 14.25.070 is hereby amended to read as follows:

SMC 14.25.070 Residential Land Uses: Notes.

1. Related to the operation of a farm, one unit per 10 acres.

2. Accessory dwelling units must meet the following conditions:

a. One unit must be owner occupied.
b. The design of any exterior alteration or new structure necessary for the unit comply with the City's design standards adopted pursuant to SMC 14.40.
c. One additional on-site parking space must be provided.
d. If the accessory unit is in a separate structure, it must be no greater than 800 square feet, or half the floor area of the existing structure, whichever is less.

Section 11. SMC 2.14.060 is hereby amended to read as follows**:**

2.14.060 Time, Place and Conduct of Meetings.

Meeting times of the Design Review Board shall be established by the City Council, except that the City Manager may schedule special meetings to accommodate workload or to ensure that the cost to applicants and the City are as low as possible. Generally, meeting times shall be at the same time and place from month to month. The Design Review Board shall comply with the provisions of the State Open Meetings Act.

PASSED by the City Council and APPROVED by the Mayor this 7th day of August, 2001.

CITY OF SNOHOMISH
By _____
A. Douglas Thorndike, Mayor

ATTEST:
By Torchie Corey, City Clerk

APPROVED AS TO FORM:
By Grant K. Weed, City Attorney
Date of Publication: 8/11/01
Effective Date (5 days after publication): 8/16/01

Glossary Appendix K

Historic District Design Standards

Glossary Terms	Definitions (see "Dictionary of Architecture" by Henry H. Saylor for more information)
appearance grade material	Building materials intended for exterior finish application as opposed to materials intended for concealed structural application. Appearance grade is a higher quality than "paint grade" material where imperfections can be hidden by paint.
arbor	A framework, often made of rustic work or lattice work on which plants, such as climbing shrubs or vines, are grown.
Art Deco style	Modernistic style. See Appendix D for an explanation and example.
awning	A roof like structure often made of canvas or plastic, usually attached to the side of an exterior wall, which serves as a shelter, as over a storefront, window, door, or deck
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, usually vase-shaped. One of the supporting posts of a handrail or a balustrade.
balustrades	A railing or parapet consisting of balusters or posts that support it, as along the front of a balcony.
band, belly band, or band molding	A flat horizontal member of relatively slight projection, making a division in the wall plane.
baseboard	the skirting member at the junction of wall and floor
bay window	A structural wall projection with three sides containing windows. The bay projects angularly from the main structural wall and from the ground up.
belt course	A horizontal band of masonry across the exterior of a building that stands out visually.
bevel siding	A type of lap siding using beveled boards.
bollard	A short post generally used in a series to define an area or block access by vehicles.
canopy	A covering, usually of cloth, held aloft on poles that may be attached to a building.
capital	The top member or group of members of a column, pier, shaft, or pilaster.
casement window	A window, the sash or sashes of which are hinged on the jamb opening out or in.
cement block, cinder block	A hollow building block, of various grades of cast concrete; the standard size is 8"x8"x16".
clerestory	An upward extension of enclosed day lighted space by carrying a setback, vertical, windowed wall through the roof slope.
clinker brick	A partially vitrified brick or a mass of bricks fused together in the heat of a kiln, often irregular in shape.
code, building code	Legal restrictions of a given locality governing the building and design of various types of structure.
Colonial Revival Style	See Appendix D for an explanation and example.
colonnade	A row of columns with their entablature such as a double row of columns enclosing a walk.
column	A supporting pillar consisting of a base, a shaft (usually cylindrical), and a capital (top)

Glossary Terms	Definitions (see "Dictionary of Architecture" by Henry H. Saylor for more information)
column type - chamfered	A grooved or fluted column.
column type - square	A square shaped column.
column type - turned	A rounded column, usually tapered, that is larger at the base and smaller at the top.
coping	The capping or top course of a wall, usually adapted to the protection of the wall from weather.
corbel	A bracket form, usually produced by extending successive courses of masonry or wood in continuous or individual pieces. A corbel extends beyond the main wall surface.
cornice	A horizontal molded projection at the crown of a building or wall.
corrugated metal	Usually galvanized material that is formed into alternate ridges and valleys in parallel ridges, or grooves giving greater rigidity to thing plates. Used for roofing or side walls.
courtyard	An open space enclosed partly or wholly by a building.
cove	A concave molding which can provide a curved junction between a ceiling and side wall, above a cornice if there is one.
Craftsman Style	See Appendix D for an explanation and example.
cross section or section	A drawing showing a vertical section through a structure as opposed to a plan which shows a horizontal section.
crown	The top of an arch or curve.
cupolas	A domed roof or ceiling, or a small structure square or round that surmounts and rises above a main roof.
dagger board sign	A flat sign that hangs perpendicularly from a building face.
dentils	A series of block like projections forming a molding
dome	A hemispherical roof form.
dormers	A window set vertically into a small gable projecting from a sloping roof.
double hung window	A window having two balanced operable sashes one on top of the other; each slides over the other vertically.
Dutch Colonial Style	See Appendix D for an explanation and example.
eaves	The edge of a roof that projects over an outside wall.
elevation (in architecture)	A drawing, at a given scale, of a vertical face of an object such as a building. Typically there will be north, south, east, and west elevations.
embellish	To add decoration.
entablature	In classical architecture, the horizontal group of members immediately above the column capitals.
escutcheon	The face plate of a keyhole, or one also backing the door handle.
eyebrow	A dormer, usually of small size, the roof line over the upright face of which is an arch curve.
façade	The front of a building, or any face that is given special architectural treatment.
fanlight	An over door window, semicircular in shape with radial muntins.
Farm House Style	National folk Style. See Appendix B for an example and explanation.
Federalist Style	See Appendix B for an example and explanation.
fenestration	the disposition of windows in a facade
fillet	A narrow flat band serving as a molding or as a division between larger moldings.

Glossary Appendix K

Historic District Design Standards

Glossary Terms	Definitions (see "Dictionary of Architecture" by Henry H. Saylor for more information)
finials	A terminal form at the top of spire, gable, gatepost, pinnacle or other point of relative height.
floor plan	The plan of a certain scale that is a horizontal section of a building showing the relationship of rooms, windows, doors, porches, etc.
focal area	relating to the primary area of interest.
Four-Square floor plan	A general house plan for a square house, consisting of four rooms on each floor associated with Prairie style. See Appendix D.
foyer	A subordinate space between an entrance and the main interior to which it leads.
French window or door	A window or doorway equipped with two glazed doors hinged at the jambs.
gable	The generally triangular section of a wall at the end of a pitched roof, occupying the space between the two slopes of the roof. A triangular, usually ornamental architectural section, as one above an arched door or window.
Gabled Roof	See Appendix D for explanations and examples.
gambrel	A form of roof in which the angle of pitch is abruptly changed between ridge and eaves and features prominent gables.
gazebo	An open pavilion often built for a view. A belvedere.
Georgian Revival Style	See Appendix D for an explanation and example.
gingerbread	Intricate decorative details in a building.
glazed, glazing	A thin, smooth shiny coating, such as on ceramic tile. Installed window glass.
grade	The existing or established level of the ground around a building.
hipped roof	The line of intersection of two roof planes; a roof formed without gables. See Appendix D for examples.
human scale	The harmonious relationship of building parts to one another and to the human figure in its size, reach, and visual line of sight.
Italianate Style	See Appendix D for an example and explanation.
jamb	The surrounding of a window or door opening, against which the sash or the door abuts. A jamb surrounds the finished frame exclusive of trim.
kick plate	Protection against foot damage to the bottom vertical face of a door, usually in the form of an applied metal plate.
lattice	An open framework made of strip of metal, wood or similar material overlapped or overlaid in a regular, usually a crisscross pattern.
lintel	The horizontal beam that forms the upper member of a window or door frame and supports the structure above it. At its most common structural form it is a horizontal beam resting its two ends upon separate posts.
louver	One of a series of horizontal slats, tilted to exclude rain but to pass air.
mansard roof	A roof having a slope in two planes, the lower of which is usually much steeper.
marquee	A roof-like structure, often bearing a signboard, projecting over an entrance as to a theater or hotel.
mezzanine	A story of lesser height and area interposed between floor and ceiling of a high story.
Mission Style	See Appendix D for an explanation and example.
modulation	Variegation of a flat façade for architectural effect. Modulation changes or regulates the flat characteristics of a surface or structure

Glossary Terms	Definitions (see "Dictionary of Architecture" by Henry H. Saylor for more information)
molding	An embellishment in strip form, made of wood or other structural material, which is used to decorate or finish a surface, such as the wall of a room or building or the surface of a door.
mullion	A slender vertical member of metal or wood, between the lights of a window, door, or screen or is used decoratively as in the panels wainscoting.
muntin	A strip of appearance grade wood or metal separating and holding window glass into panes.
Neo Classical Style	See Appendix D for an explanation and example.
parapet	A low protective wall along the edge of a roof or balcony.
pediment	The triangular face of a roof gable with two sloped sides connected by a continuous horizontal element.
pergola	An arbor or colonnade supporting open roof timbers, often vine-covered, and free-standing or connected to another structure.
pilaster	A column-like projection attached to a surface of a wall.
plan and planning	An architectural plan is a section on a horizontal plane. Plan and planning refer to a systematic scheme, program, method, drawing, or diagram worked out before action is taken.
plaza	An open area usually located near urban buildings and often featuring walkways, trees and shrubs, places to sit, and sometimes shops.
plinth	Base wall piece, such as square block or base course.
porte-cochere	A shelter for vehicles outside an entrance doorway.
portico	A colonnaded porch entrance or covered walkway supported by evenly-spaced columns.
Prairie Style	See Appendix D for an explanation and example.
public space	Any of a variety of spaces that are accessible and usable by the general public, such as a plaza, courtyard, sitting area, widened sidewalk, a garden, art or water feature.
purlin	A horizontal roof framing element resting on supporting beams or rafters.
quoin	One of the corner stones of a wall when these are emphasized by size, by more formal cutting, by more conspicuous joints or by difference in texture.
rehabilitation	A building restored to good condition, to provide a more useful life
relight	A window located on an interior wall.
rendering	An architectural drawing for presentation.
restoration	A building returned to it's former or original condition.
reticulation	Irregular network pattern, particularly in elaborate masonry or quoins.
reveal	The depth of wall thickness between its outer face and a window or door set in an opening; An offset space as when one molding partially laps another.
ridge	The topmost horizontal member of a sloping roof.
riser	The vertical member between treads of a stair. A vertical pipe main.
roundel	A small circular window or panel. A bead molding.
roofing - composition	Manufactured roofing material that is composed of mixed materials, such as asphalt, fiberglass, sand, etc.

Glossary Terms	Definitions (see "Dictionary of Architecture" by Henry H. Saylor for more information)
roofing – standing seam metal	A roofing material that comes in sections, typically 4x8 foot panels, with raised seams forming a pattern every few inches that runs the length of each panel.
row house	A house of a row, joined to it's neighbors by party walls and usually covered by the same roof.
sash	A portion of a window holding glass that is sent into the frame/jamb.
scale	A proportion used in determining dimensional relationships of differing component parts or buildings. A measuring strip as an aid in proportional drafting. (See human scale above for more information.)
scheme	In architecture, the preliminary stage of a design showing the chief elements of the parts and their interrelationships.
section	A drawing representing the elevation of an imaginary plane cutting through a building or object. In architectural parlance these are usually vertical planes.
set-back	A regulated distance between line, plane or boundary and affected building elements. A setback is often an answer to certain zoning restrictions.
sheathe	To apply a covering of boards or other surfacing to the inside or outside of a structural frame.
shed roof	A roof having only one sloping plane.
shingle	A wedge-shaped piece of wood as used in overlapping courses to cover a roof or an outside wall surface. The bottom edge of decorative shingles can be shaped - triangles, half circles, etc. The term can also be used for similar units made of other materials.
ship lap	A beveled or rebated jointing of two boards; the step and lap of wall sheathing boards to form a gap free outside wall surface.
sidelight	One of a pair of narrow windows flanking a door.
siding	Finishing exterior wall covering of horizontal boards nailed to a wood frame.
signage	The design or use of signs and symbols, or a grouping of signs.
single hung window	Similar to a double hung window, although only one sash is operable.
sitting area	An open area filled with low walls, benches, and /or tables and chairs.
shop drawing	A working drawing by a manufacturer to indicated how he/she would carry out some detail of the architect's drawings and specifications
shutter	An extra closure for a window or door, usually of wood, paneled, and one of a pair hinged at the jambs.
sketch	A hastily made drawing to make a preliminary presentation drawing.
soffit	The enclosed, finished underside of roof eaves and building overhangs.
soldier course	Usually descriptive of brick standing on their ends with edge to the front.
spandrel beam	A beam designed to support the window or windows and wall of a story height between neighboring upright columns.
spindle	A small axel, as the spindle of a weather vane or a short turned part, as that on a baluster.
stucco	Finished plaster for exterior walls.
surrounds	Something, such as fencing or a border that surrounds a structure or a place. Eg. A fireplace surround.
terra cotta	Cast and fired clay units, usually larger and more intricately modeled than brick used for decorative purposes.

Glossary Terms	Definitions (see "Dictionary of Architecture" by Henry H. Saylor for more information)
tilt-up concrete slab	A type of construction made of pre-cast concrete slabs that are "tilted-up" into position to form walls.
tongue and groove	Abbreviated T&G. Applied to boards having a tongue formed on one edge and a groove on the other for tight jointing.
torch down roofing	Flat, roll type roofing with overlapping edges bonded by heat -"torching down."
tower	A vertical structure that is higher than the surrounding building
transom	An opening over a door or window, usually for ventilation, and containing a glazed or solid sash, usually hinged or pivoted.
tread	The horizontal surface of a step.
trellis	Latticework as an outdoor screen, often a support for vines.
trim	Appearance grade exterior or interior molding applied to building surfaces for decoration and to cover gaps between elements.
Tudor Style	See Appendix D for an explanation and example.
turret	A small tower, usually corbelled, at the corner of a building and extending above it.
vestibule	A small entrance hall or passage between the outer door and the interior of a house of building.
Victorian Style	See Appendix B for examples and explanations.
wainscot	Decorative pattern of trim applied to interior walls stopping short of the ceiling.
window sill	The bottom member or group of members of a window opening.
wood – incised	Pressure treated wood with punctured surfaces allowing deeper penetration of preservatives.
wood – pressure treated	Wood that has been treated, under pressure, with preservatives.