



CITY OF SNOHOMISH

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APPLICANT'S PROPOSAL ASSESSMENT COMPLIANCE WITH RESIDENTIAL DESIGN STANDARDS & GUIDELINES WITHIN THE HISTORIC DISTRICT

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

This checklist is broken down by development type, then Design Standards applicable to that type of development.

ASSESSMENT SECTION GUIDE

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Please complete the applicable portions of this checklist and submit it with your design review application. Use the following scoring system when comparing your proposal to the Design Standards and Guidelines.

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

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

Applicant Signature

Printed Name

Date

SECTION 2 – RESIDENTIAL DESIGN STANDARDS (pg. 41)

A. RESIDENTIAL SITE DESIGN

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).

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

Preserve Traditional Grid Street Pattern

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

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

Delineate Historic District in Street Construction

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

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

Pedestrian Connections

Pedestrian connections from residences to adjacent streets are required.

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

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 freestanding, no taller than 4' 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.

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

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.

Scale and Proportion of New Single Family Dwellings		SITE DESIGN	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

B. RESIDENTIAL ARCHITECTURE

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 entrances, and help offset the prominence of cars, garages, and driveways.

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

Architectural Detail at Façades

Each façade shall be finished with architectural detail. Historic architectural details include:

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

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

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, glazes or unglazed, are appropriate in the Historic District.

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

Historic Building Materials are Encouraged

Building surfacing materials are appropriate if they 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. Modern building materials may be used if consistent with historic design standards.

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

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.

Porch posts and columns shall generally be substantial (5' x 5' minimum dimensions). Appearance grade materials must be used. Recommended column types are square, turned, or chamfered. Wrought iron supports are not appropriate. Use finished materials instead of incised, pressure-treated wood.

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

Roofs

- ❖ All single gable roofs shall have a minimum 6:12 slope.
- ❖ 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.

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

Flush Synthetic Roofing

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

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

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.

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

Windows

Window size and spacing shall depend on the architectural context. Historically, vertically formatted, double 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.

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

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 the Historic Design Standards.

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

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)

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

Wood Windows are Preferred

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

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

Relieve Undifferentiated Façades

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

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

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

C. MULTI-FAMILY SITE DESIGN

Sidewalks Shall be Provided to Entries

Sidewalks shall be provided from the street to each entry, without crossing a parking lot

Sidewalks Shall be Provided to Entries		MULTI-FAMILY SITE DESIGN	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Parking

Parking shall be located in back or on the side, not in front of buildings.

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

Outdoor Lighting

Outdoor lighting shall be small scale and screened to prevent glare in neighboring units.

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

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.

Provide Outdoor Play Space		MULTI-FAMILY SITE DESIGN	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Multi-Family 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 vehicle access.

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

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.

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

SECTION 1 – COMMERCIAL DESIGN STANDARDS (pg. 40)

E. CITY RIGHT-OF-WAY OR CITY DEVELOPMENT

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

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

New Sidewalk Corners

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

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

SECTION 3 – EXTERIOR FENCES AND WALLS (pg. 57)

B. MATERIALS FOR FENCES AND 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 texture or treatment).
8. NO plain concrete block.
9. NO sheet metal less than 1/8 inch thick.
10. NO exposed pressure treated wood.

Materials for Fences and Walls		FENCES / WALLS	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

C. ADDITIONAL CONDITIONS FOR FENCES AND WALLS

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 ordinance.

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.

Modulate Top Ends of Boards or Pickets

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

Modulate Top Ends of Metal Pickets

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

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 prohibited.

Wood Lattice

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

Roofs Incorporated in Fence or Wall Structures

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

Opening Sizes in Fences and Walls

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

Do Not Paint Masonry

All masonry surfaces are to remain unpainted.

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 consideration as fences or walls may close the opening.

Additional Conditions for Fences and Walls		FENCES / WALLS	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		