CITY OF SNOHOMISH

Founded 1859, Incorporated 1890

116 UNION AVENUE □ SNOHOMISH, WASHINGTON 98290 □ TEL (360) 568-3115 FAX (360) 568-1375

NOTICE OF REGULAR MEETING

DESIGN REVIEW BOARD
In the
Postmaster Conference Room
Snohomish City Hall
116 Union Avenue

WEDNESDAY
July 13, 2016
6:00 PM

PLEASE NOTE
START TIME
6:00 P.M.

AGENDA

6:00 1. **CALL TO ORDER:** Roll Call

6:05 2. **PUBLIC COMMENT:** Public comment on items not on the agenda.

6:10 3. **APPROVE** the minutes of the May 11, 2016, regular meeting.

6:15 4. **ACTION ITEM:** Design Review Board Values Statement *(P. 1)*

6:20 5. **DISCUSSION ITEMS**

a. **HISTORIC DISTRICT DESIGN STANDARDS UPDATE** *(P. 1)*
Draft Standards for Residential Alterations
Draft Appendix for Residential Building Styles

b. **INDIVIDUAL DESIGN REVIEWS** *(P. 28)* Staff summary of individual member reviews from the preceding month.

7:00 6. **ADJOURN**

NEXT MEETING: The next regular meeting is scheduled for Wednesday, August 10, 2016, at 6:00 p.m. in the Postmaster Conference Room, Snohomish City Hall, 116 Union Avenue.

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DESIGN REVIEW BOARD MINUTES

Snohomish City Hall
116 Union Avenue
Express Mail Conference Room

May 11, 2016
7:00 p.m.

Members Present:
Darcy Mertz Krewson, Chair
Yumi Roth
Phillip Baldwin
Ed Poquette
Joan Robinett-Wilson

Staff Present:
Brooke Eidem, Associate Planner
Angela Evans, Office Assistant II

Members Absent:
None

1. CALL TO ORDER at 7:00 p.m.

2. PUBLIC COMMENT

There were no public comments on items not on the agenda.

3. APPROVE minutes of the April 13, 2016 meeting:

Mr. Poquette moved to approve the minutes of the April 13, 2016 meeting as written. Ms. Robinett-Wilson seconded the motion. The minutes were approved 5-0.

4. DISCUSSION ITEMS

HISTORIC DISTRICT DESIGN STANDARDS UPDATE

Ms. Eidem presented the draft standards for residential new construction as well as an addendum to the previously discussed draft standards for commercial new construction addressing multifamily structures.

After review and discussion of the draft standards for residential new construction, the Board agreed on the following:

- The term "lampblack" should be defined in the glossary appendix.
- The listing for stone in preferred building materials should be clarified as "natural stone".
- Item a under Massing, Scale, and Articulation should be deleted, but the purpose of the standard integrated into the intent paragraph.
- A minimum window trim dimension of 3.5 inches should be added to the window standards, as well as a statement that trim shall be consistent with the style of home.
- Minimum roof slopes for gable roofs should be revised to 6:12.
- Door trim should be revised to a minimum of 3.5 inches.

After review and discussion, the Board generally agreed with the addendum addressing structures designed solely for multifamily use and recommended the following changes:

- Item c should be revised to allow alternate materials to comprise a strong base.
- Item d should be revised to allow upper story balconies to project either less than three feet, or more than five feet.
- Item b was discussed in relation to accessibility concerns, but the Board did not recommend changing the language at this time.

INDIVIDUAL DESIGN REVIEWS

There were no individual design reviews conducted during the previous month, however Mr. Poquette reviewed and approved one proposal just prior to tonight's meeting.

MEETING TIME

The Board agreed that the start time for regular meetings should be rescheduled to 6:00 p.m. This change will be effective at the next regular meeting.

6. ADJOURN at 8:40 p.m.

Approved this 13th day of July, 2016.

By: _____
Darcy Mertz Krewson, Chair

Meeting attended and minutes prepared by Angela Evans

Action Item 4

Date: July 13, 2016

To: Design Review Board

From: Brooke Eidem, Associate Planner

Subject: Design Review Board Values Statement

The City of Snohomish is in the process of concluding work with the Open Government Committee. The City and Committee have been working together on a report which outlines recommendations that will assist in further connecting the City and its citizens. One of the items the City is moving forward with immediately is the alignment of values between the boards and commissions that serve within the City.

Attached is a Values Statement template for the Board's consideration. With the exception of the purpose statement, all values statements could be accepted as written or revised. Several alternatives have been provided for the purpose statement to assist in making changes. Two alternatives were taken directly from Chapter 2 SMC, which authorizes the Design Review Board. Alternatives have also been provided under the Regional Perspective statement, as this is not necessarily a part of the role of the DRB.

The request is that the Board discuss the attached statement and make changes where deemed appropriate. Those changes will then be forwarded to the City Manager.

City of Snohomish
Boards and Commissions
Values Statement Template

Purpose:
The Design Review Board is a citizens advisory committee appointed by the City Council dedicated to…*(to be completed by the Design Review Board)*

> **Staff alternative 1:** The Design Review Board is a citizens advisory board appointed by the City Council dedicated to protecting investment in rehabilitation and restoration of historic structures and to encourage better design and site planning.
>
> **Staff alternative 2:** The Design Review Board is created to serve in an advisory capacity to the Snohomish City Council, for the purpose of maintaining the character and integrity of the Historic District, and encouraging continued investment and preservation of the City's historic assets.
>
> **Staff alternative 3:** The Design Review Board is a citizen's advisory board appointed by the City Council and dedicated to the preservation of the Historic District, which represents an economic and cultural asset to the City of Snohomish.

Respect:
The Design Review Board believes that honesty, integrity, cooperation and civility are essential in maintaining respect for citizens and for their involvement in the decisions that are important for our community.

Community:
The Design Review Board honors its role in serving the community through a commitment to diversity, volunteerism and compassion.

Responsible Stewardship:
The Design Review Board embraces its responsibility for stewardship through respect for the natural environment, maintenance of an intact and small-town identity and growth that supports our historic character.

Excellence in Leadership:
The Design Review Board endeavors to excel in leadership through accountability, effectiveness and efficiency, honesty and veracity, and fairness and equity. In working for the greater good of the community, it values listening before making decisions, responding to and respecting diverse opinions and being constantly aware of changes in the community that may require the City's attention.

Regional Perspective:
The Design Review Board advocates within the region for the interests of our community through collaboration with all viable partners that can assist us in supporting the community's needs.

Staff alternative 1: The Design Review Board considers characteristics, methods, and design regulations of other historic towns within the region that may assist us in suppoting the community's needs and making good design decisions.

Staff alternative 2: *Strike Regional Perspective.*

Respect for the Decision-Making Process:
The Design Review Board seeks in its operations as an advisory body to work in a spirit of cooperation and toleration of diverse opinions to make the best possible decisions on behalf of the community.

Open and Transparent:
The Design Review Board strives to engage the community through transparent processes, collaboration with citizens and public participation in its meetings.

Date: July 13, 2016

To: Design Review Board

From: Brooke Eidem, Associate Planner

Subject: Historic District Design Standards – Draft standards for residential alterations and building style appendix

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This ongoing item presents an opportunity for discussion and review of design standards in the Historic District. As discussed by the Board previously, the document will be revised to accommodate re-organization of the standards, including separate sections addressing new construction and modifications to existing buildings for both commercial and residential areas.

The following pages include draft standards addressing alterations of single family residences, and an appendix containing characteristics for many of the typical residential styles in Snohomish. Staff appreciates the Board's review and comment on the draft standards and images.

Printed packets will be available at the meeting.

RESIDENTIAL ALTERATIONS

Intent

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

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

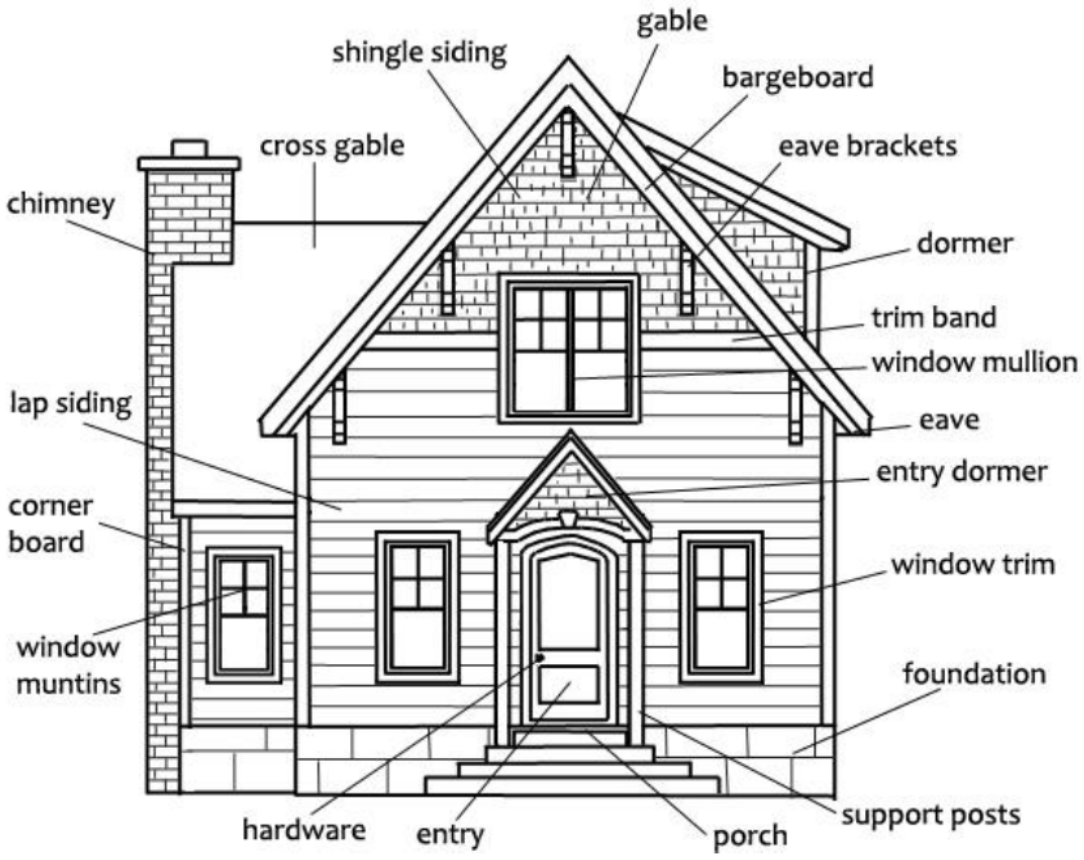
Applicability

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

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

A. General Guidance

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



B. Identifying Architectural Character

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

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

Overall Visual Aspects

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

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

C. Building Design

1. General

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

a. Architectural styles and stylistic references shall be consistent throughout one building.
b. Architectural features should not be removed or changed if original to the building.
c. Unpainted masonry shall not be painted.

2. Building Materials

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

New or alternative materials shall be considered on a case-by-case basis, based on the longevity and appearance of the material. The material must have a demonstrated durability in the local climate, and shall be used in a manner that appears similar in character to historic materials. In all cases, building materials proposed for modifications to existing structures shall be compatible with existing materials. If a substitute material is proposed for a restoration project, its physical properties should be carefully considered and compared to the historic material to ensure a similar performance over time.

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

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

CONSISTENT

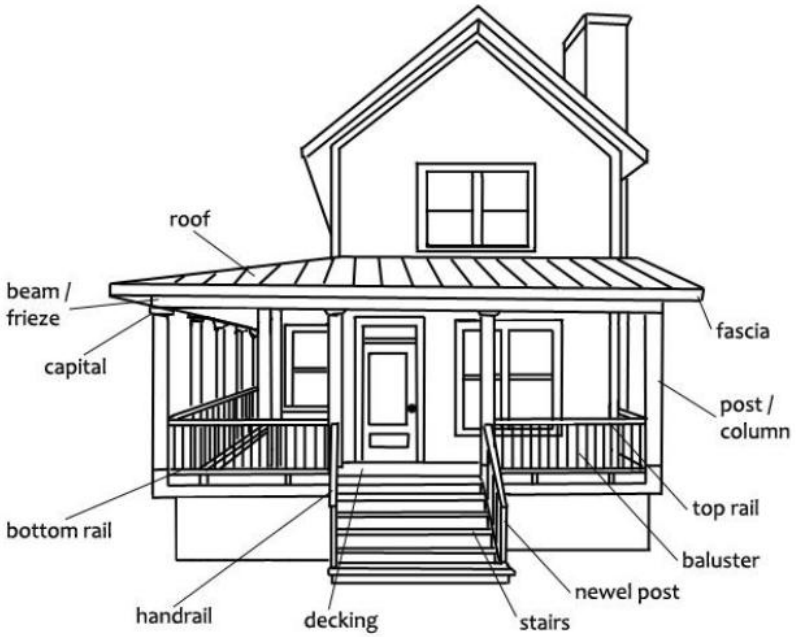
Original lap siding and shingles have been well maintained and preserved.

INCONSISTENT

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

3. Porches

Porches are a significant character-defining feature of many historic homes, and their preservation is of great importance. Porches are not only functional, providing weather protection, shade, and a connection to the outdoors, but they also serve an important visual function by reducing the overall scale of the home and relating to human size. The porch also provides an architectural focus to define entryways.



a. Historic porches shall be preserved whenever possible, and shall not be removed.

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

CONSISTENT

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

INCONSISTENT

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

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

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

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

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

g. Wood stairs are appropriate for wood porches.

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

CONSISTENT

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

INCONSISTENT

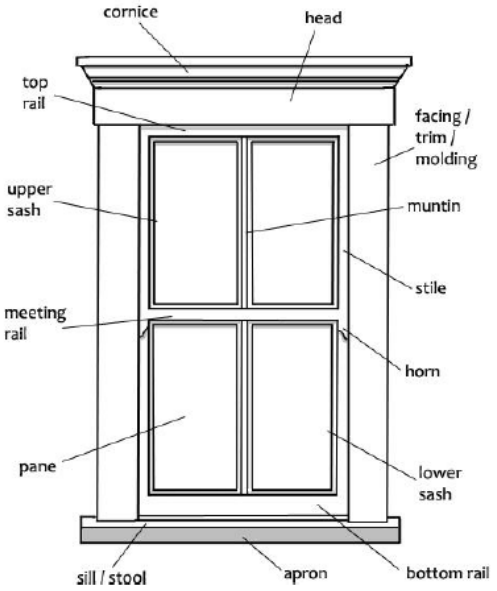
The porch posts have been replaced with wrought iron columns, making the roof appear to float.

4. Windows

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

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

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



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

b. New and replacement windows shall be dimensional and finished with trim elements that are appropriate for the building. The use of vinyl windows is inappropriate.

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

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

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

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

CONSISTENT

Original windows have been preserved and protected with storm windows.

INCONSISTENT

Replacement windows with false muntins in the upper sash.

5. Roofs

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

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

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

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

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

e. Cornices shall be retained and preserved.

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

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

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

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

6. Building Elements

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

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

CONSISTENT

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

INCONSISTENT

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

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

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

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

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

CONSISTENT

Shutters are attached to the window frame and appear functional.

INCONSISTENT

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

7. Garages and Accessory Structures

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

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

b. New accessory structures shall be recessed from the front of the primary building and located behind the house wherever possible. A detached garage located at the rear of the property is preferred.

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

    1. The structure shall be subordinate in terms of mass, size, and height. Detailing shall be simple, and shall not compete visually with the primary structure.
    2. Building materials shall be consistent with those of the main structure.

8. Service Areas, Equipment, and Energy

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

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

b. Service and utility equipment such as satellite dishes shall be located on a non-street side of the home, or if not possible due to line of sight requirements, shall be installed in an inconspicuous location.

c. Skylights shall be flat against the plane of the roof. Framing shall be consistent in color and hue to roof material.

d. Solar panels are recognized as a valuable technology, however their visual prominence can drastically alter the appearance of a structure. Solar panels are allowed in the Historic District, subject to the following standards.

    1. Solar panels shall not be readily visible from streets or public areas.
    2. The color of the frame and panels shall be similar in hue and value to the color of the roof material.
    3. Solar panels shall be integrated with the design of the structure and roof forms to reduce the visual impact.

CONSISTENT

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

INCONSISTENT

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

9. Doors and Hardware

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

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

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

d. Hardware shall be traditional and historic in character.

10. Additions

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

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

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

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

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

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

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

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

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

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

1. Rear or side of existing building.

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

CONSISTENT

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

INCONSISTENT

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

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

CONSISTENT

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

INCONSISTENT

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

11. Restoration Guidelines

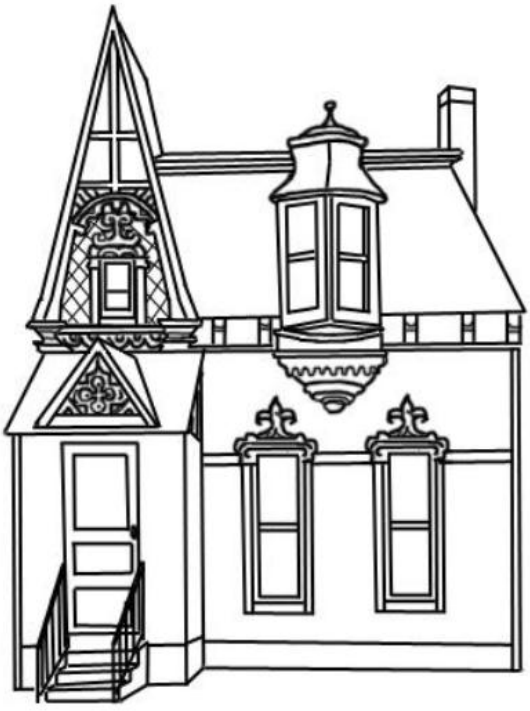
RESIDENTIAL ALTERATIONS

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

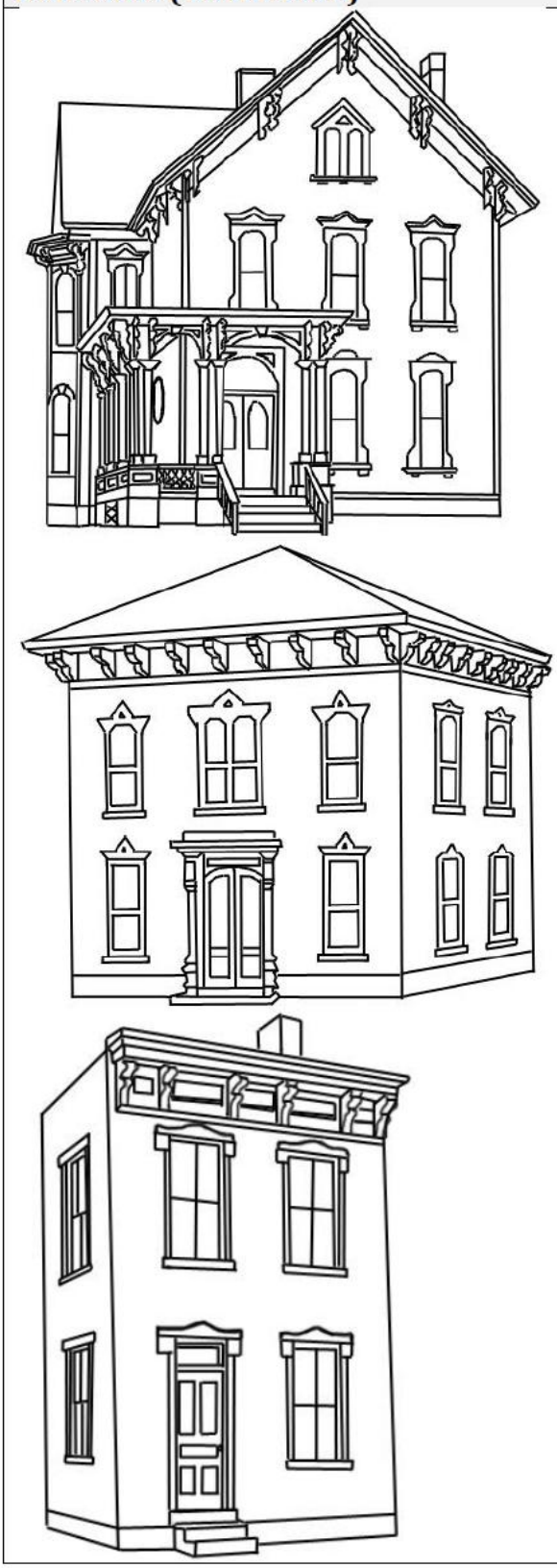
The Secretary of the Interior is an excellent resource for guidance on preserving, rehabilitating, restoring, and maintaining historic structures. The online Presentation Briefs include 47 printed publications to help applicants and property owners:
http://www.nps.gov/tps/how-to-preserve/briefs.htm

Common Residential Styles in the Snohomish Historic District

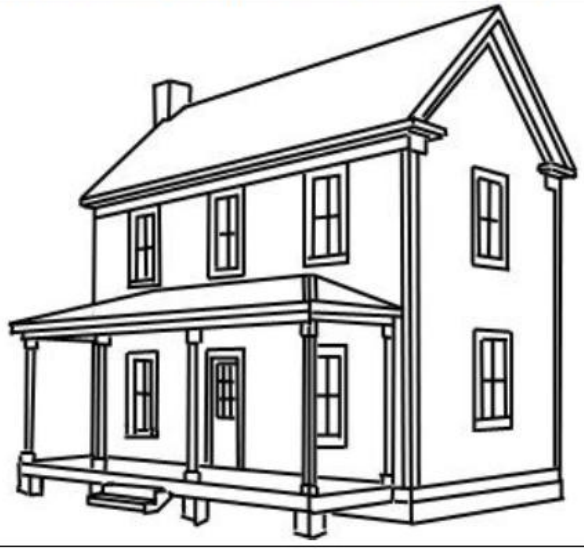
Era of construction and architectural characteristics

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

Single Family Architectural styles in Snohomish Historic District

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

Single Family Architectural styles in Snohomish Historic District

Carpenter Gothic Victorian (1840-1890)	*Common Characteristics*
	→ Steep gables → Bay and oriel windows → Vertical trim → Bargeboards → Pointed arches on windows → Gothic details, including lacy "gingerbread" trim → Covered porch with ornate posts and balustrades
American Farmhouse (1850-1900)	*Common Characteristics*
	→ Gable roof → Simple shape → Generally steeply pitched roof → Large, covered front porch → Turned porch posts

Single Family Architectural styles in Snohomish Historic District

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

Single Family Architectural styles in Snohomish Historic District

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

Single Family Architectural styles in Snohomish Historic District

Queen Anne Cottage

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

Georgian Revival (1880-1940)

Common Characteristics

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

Colonial Revival (1880-1940)

Common Characteristics

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

Single Family Architectural styles in Snohomish Historic District

Dutch Colonial Revival (1880-1940)

Common Characteristics

- → Gambrel roof
- → Side or front-facing entry
- → Shed roof dormer
- → Round porch columns
- → Multi-pane windows
- → Shutters
- → Decorative, rounded windows
- → Curved eaves
- → Central entry
- → Symmetrical windows
- → Dentil molding

Arts & Crafts Bungalow (1900-1930)

Common Characteristics

- → Side gable roof
- → Wide eaves
- → Combination siding materials
- → Rectangular bay window
- → Small panes in upper window sash
- → Small square windows
- → Large, covered front porch
- → Shingle, lapped, or stucco siding common

Single Family Architectural styles in Snohomish Historic District

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

Single Family Architectural styles in Snohomish Historic District

Tudor Revival (1905-1940)	*Common Characteristics*
	→ Steeply pitched roof → Slate tiled roof → Front gables → Gabled entry → Ornamental half timbering → Multi-paned casement windows → Prominent chimney → Arched front door → Combination brick and stucco or masonry

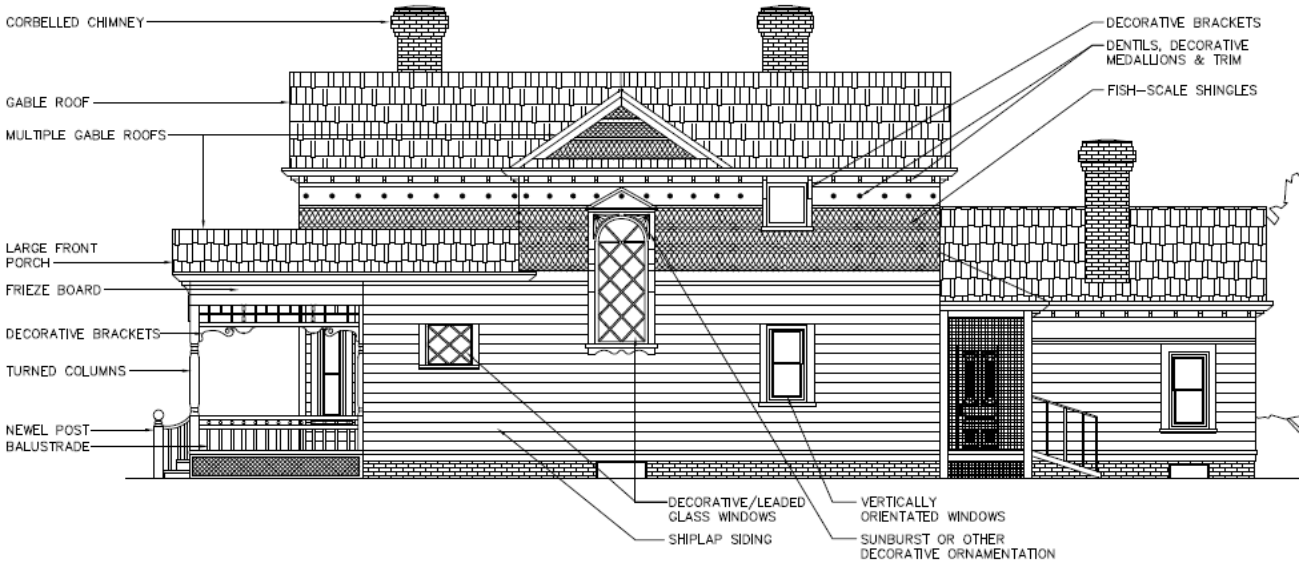


Image above provided by Chair Mertz Krewson

Date: July 13, 2016

To: Design Review Board

From: Brooke Eidem, Associate Planner

Subject: Summary of Individual Member Design Reviews – May 4, 2016 – July 6, 2016

There were no individual reviews conducted the previous months.