

**Chapter 14.225**  
**DESIGN STANDARDS IN HISTORIC**  
**DISTRICT**

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**14.225.010 Historic District Boundaries**

The Comprehensive Plan Land Use Designations Map shall establish the boundaries of the Historic District.

**14.225.020 Purpose**

The purpose of the Historic District’s design standards is to:

- A. Promote awareness of the City’s heritage;
- B. Protect the City’s heritage by controlling alterations and demolitions;
- C. Rehabilitate and reuse historic structures;
- D. Encourage new construction in keeping with the City’s historic character; and
- E. Attract visitors to Snohomish.

**14.225.030 Design Standards**

A. The following design standards are

hereby adopted in the Historic District, copies of which shall be kept available in the office of the City Planner:

- 1. “The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings,” as they now read or are hereafter amended;
  - 2. “Snohomish Historic District Design Standards,” adopted May 16, 2000, revised October 21, 2003.
- B. In the event of conflict between the above standards, the Secretary of the Interior’s Standards shall control.
  - C. The above design standards shall be subject to interpretation in accordance with SMC 14.05.050 and obtaining variances in accordance with Chapter 14.70 SMC.

**14.225.040 References**

In administering the design standards, the City may utilize the following references:

- A. *A Guide to Twentieth Century House Styles, Montlake: A Primer of Residential Styles;*
- B. *The Visual Dictionary of American Domestic Architecture,* Rachel Carley, Roundtable Press, Inc., 1994;
- C. *Hands On! The Rehabilitation Handbook for Everett's Historic Homes,* Makers Architecture and Urban Design, 1992; and
- D. *Dictionary of Architecture,* Henry H. Saylor, John Wiley and Sons, Inc., New York, 1952.

**14.225.050 Implementation of Design Standards – Reviewing Entity**

- A. Chapters 14.25 through 14.50 SMC (Types 1 through 6 permits) establish the processes wherein the City shall require conformance with the design standards.
  
- B. In the Historic District the Design Review Board (DRB) shall review and make recommendation to the City Planner on conformance with the Design Standards for all development within the Historic District, provided that the City Planner may request review by any member of the DRB if the application, though not exempt (see SMC 14.225.060), would result in only minor changes to the appearance of an existing building. The consulted Board member may complete and issue a recommendation to the City Planner.

**14.225.060 Exemptions**

In the Historic District, all City approvals of property improvements, including exterior signs or fences, or demolitions (see SMC 14.225.080) shall undergo design review as set forth in Chapters 14.25 through 14.50 SMC (Types 1 through 6 permits), except the following which are exempt:

- A. Development permits not immediately associated with building construction or landscaping, such as short plats, subdivisions, and land use designation changes unaccompanied by any actions related to site plans or building permit application;
  
- B. Construction activities which do not require a building permit (example: the re-painting of buildings); and
  
- C. Modifications to existing structures which will not be visible from outside the structure.

**14.225.070 Submittal Requirements**

The applicant shall complete the appropriate application forms and submit the application and fee to the City Planner. The City's application forms shall be developed by the City Planner and approved by the City Manager and shall specify the submittal requirements, which requirements shall be consistent with the laws applicable to each specific permit and which may include but not necessarily be limited to the information specified in SMC 14.55.005.

**14.225.080 Building Demolitions**

- A. In reviewing a proposed demolition in the Historic District, the DRB shall recommend approval, if it determines that preservation of the structure is physically or economically infeasible.
  
- B. If the DRB finds preservation of the structure to be feasible, the City shall notify persons or groups interested in historic preservation, who may encourage the owner to preserve the structure or find a buyer willing to preserve the structure. If the owner is not convinced to retain the structure, or no one agrees to purchase it within ninety (90) days after the DRB's first consideration of the proposal, the DRB's findings shall cease to be cause for refusal to issue the demolition permit.

**14.225.090 Other Reviews**

In addition to design review as stated in SMC 14.225.060, the DRB shall review and make recommendations on proposed:

- A. Mobile vendor structures and trailers which will do business in the Historic District for more than thirty days, prior to the issuance of a business license;
  
- B. Special tax valuations; and

C. Requests for additions to the list of officially designated historic structures, the decision on which shall be made by the City Council.

**14.225.100 Conduct of DRB Meetings**

The DRB shall invite comments from City staff, applicants, consultants, and the public, then prepare findings as specified in Chapters 14.25 through 14.50 SMC (Types 1 through 6 permits). (Ord. 2082, 2005)