

BLACK DIAMOND DESIGN GUIDELINES
for

**Residential Uses
in the Historic Village Core**



Adopted June 18, 2009

Introduction and Purpose

These guidelines are intended to guide infill development within the Historic Village Core as defined on the attached map and to all other properties identified by the 1998 Historic Resource Inventory prepared by the King County Office of Cultural Resources, in order to reflect the late 19th century vernacular characteristic of these areas. These guidelines shall apply to all new construction and exterior remodels and/or additions to existing homes built prior to 1922, when the cost of the proposed improvements exceeds 50% of the assessed value of the house only (not including land value). Properties occupied by post-1922 construction located within these areas are not required to comply with these guidelines.

The guidelines are intended to encourage the preservation and restoration of historic homes within the city, recognizing that they are valuable community assets (both economically and aesthetically), to the city and its citizens.

The most common types of homes historically constructed in these areas are commonly described as “company cottages” or “vernacular” style. Homes were small in size, with standardized configuration. Although some homes are two story, most were built as one story with an attic and a large front porch. The material used was wood, usually over a stone foundation.

The areas impacted by these regulations are as shown on the following pages.

SITE DESIGN

A. Orientation to the Street

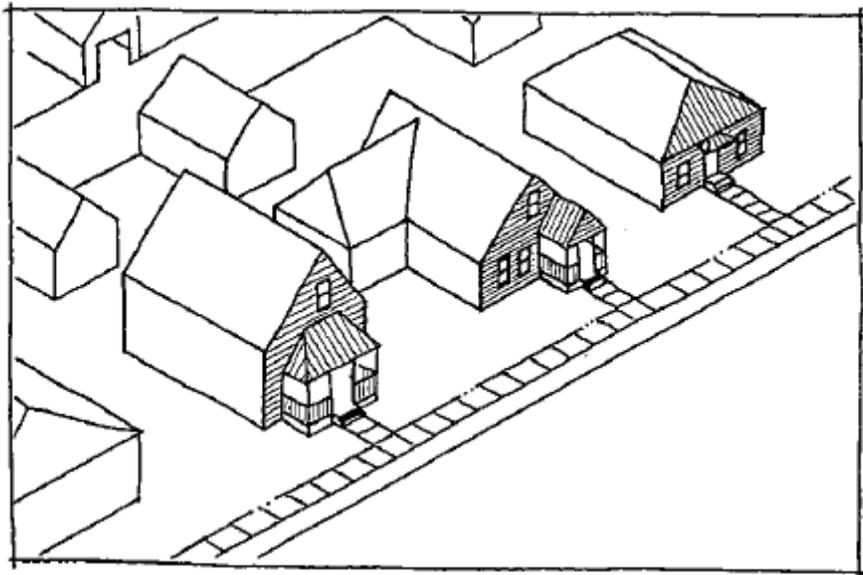
Intent

Historic homes are typically oriented to the street, sited to make their entries and use clear to neighbors and visitors. These features provide for a pleasant streetscape that enhances pedestrian access and walking, promoting interaction among neighbors.

Guidelines

Provide a front façade facing the primary street, siting a structure to make its entry and residential use clear to approaching visitors.

1. Require vehicular access from alleys where alleys exist.
2. Street facing garages should be architecturally compatible with and never dominate a residence.
3. Locate driveways no closer than 3 feet to side property lines to provide room for landscaping.
4. For new buildings that project beyond the footprint of homes on adjacent lots:
 - a. Limit the length and height of the projection into the rear yard area to reduce the impact of neighboring rear yards;
 - b. minimize windows, decks and balconies overlooking neighboring yards or screen in order to protect privacy.



Building facades should relate to the street

SITE DESIGN

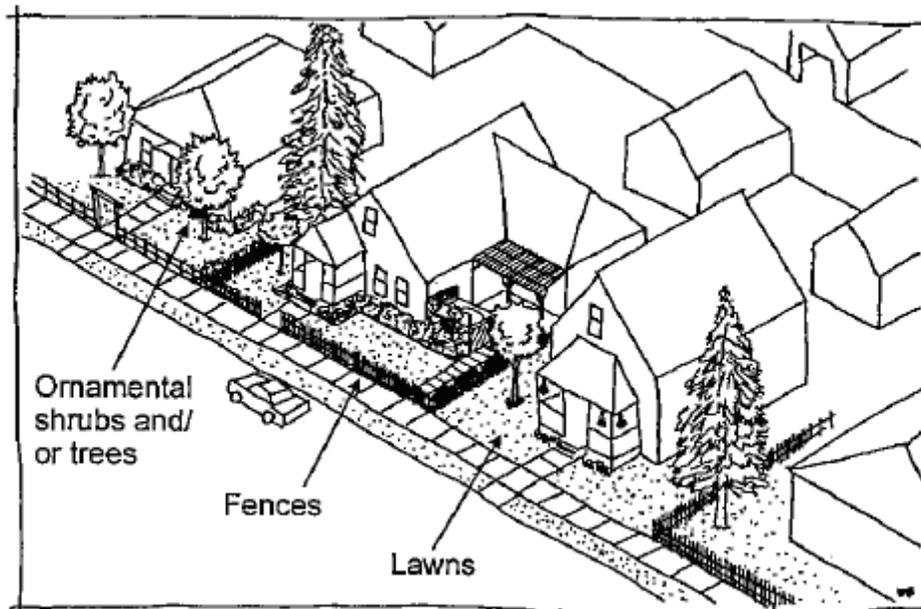
B. Fences and hedges

Intent

Prevent the installation of intrusive, nontraditional fences and tall hedges that cut the views of structures from the street.

Guidelines

1. Limit the height of front yard fences to no greater than 36 inches.
2. Use traditional style materials such as wrought iron or wood pickets in lieu of chain link fencing in front yards.



Desirable front yard treatment, including fences.

BUILDING DESIGN

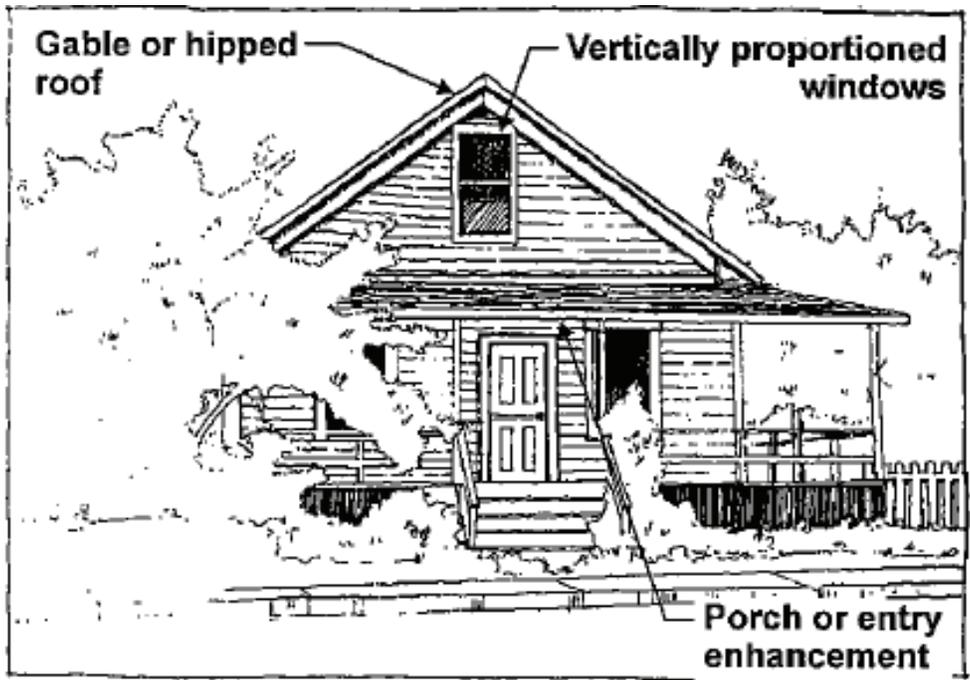
A. Building Facades

Intent

To provide building facades that feature traditional building elements and details, such as gabled roofs, porches, dormers and cornice lines, that add visual interest and reduce apparent bulk and scale..

Guidelines

1. Include the following features in new residential building facades:
 - a. gable or hipped roof;
 - b. porches or entry enhancement, such as an overhang or a sidelight;
 - c. vertically proportioned windows;
 - d. eaves.
2. Design principal building entries to be visible from the street and directly accessible from the public sidewalk.
3. Accent principal entries by building elements (stairs, roofs, special fenestration, etc.) and elevation at least 18 inches above the grade level of the sidewalk or street.
4. Provide a recess, porch, portal or other protected exterior area that encourages human activity.
5. Retain existing historic doors or replace with doors that match historic doors in materials, size and style, series of panels and same dimension frames.



BUILDING DESIGN

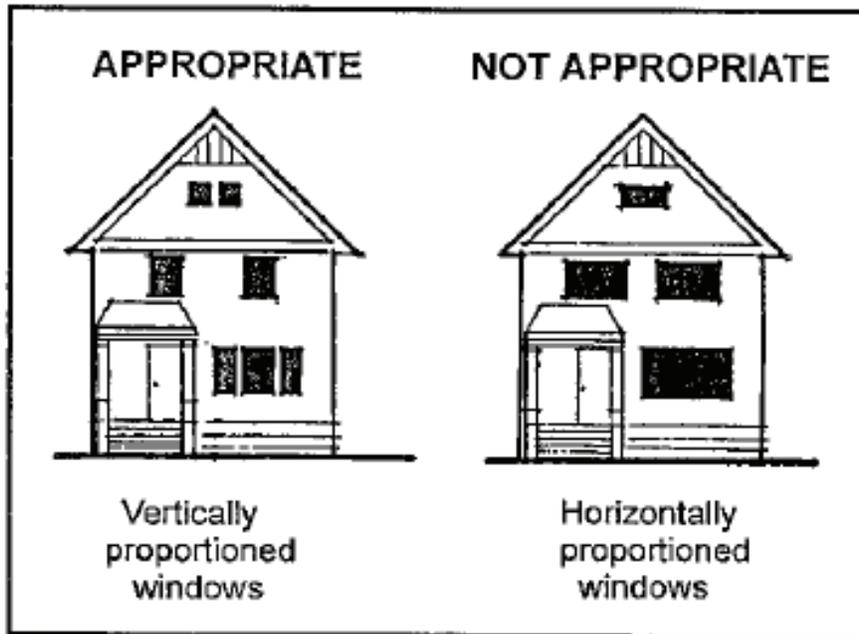
B. Windows

Intent

Provide traditional-oriented windows that highlight and accent a structure. Windows are vital elements of historic homes and are typically highlighted or accented. Historic window frames are wood, surrounded by a thick sash which accents the window, while protecting it from wind and rain.

Guidelines

1. Reflect the fenestration patterns of the neighborhood in new construction.
2. Use vertically proportioned windows in new construction. Prohibit the use of horizontally proportioned windows. Grouping of vertically proportioned windows is acceptable.
3. For remodeling of existing structures, replace windows facing the street with new windows of similar style and proportions.



SITE DESIGN

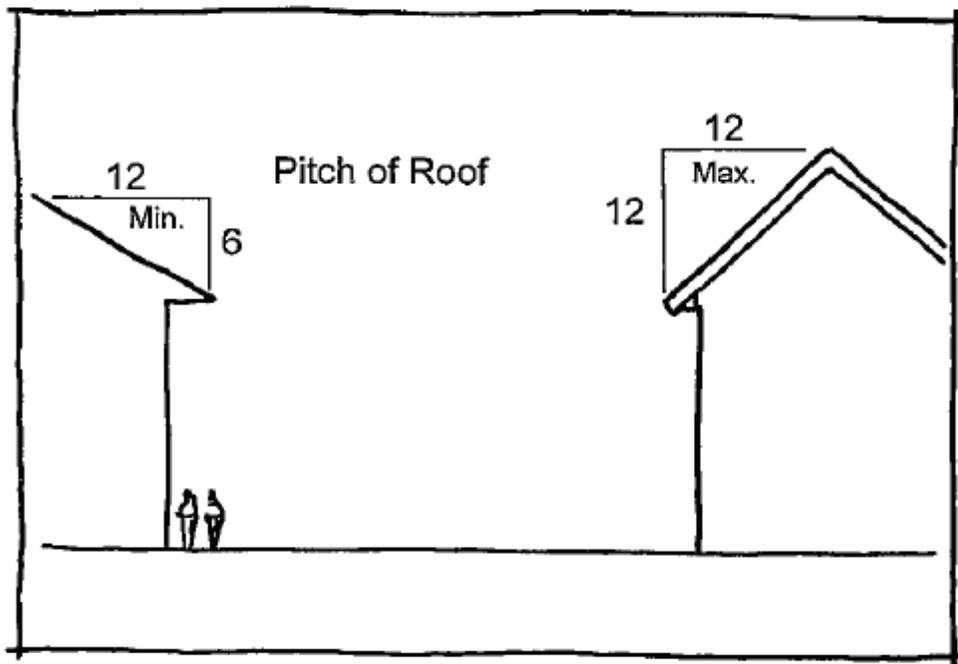
C. Rooflines

Intent

To add visual interest to a building and the street and complement neighboring structures by providing prominent roofs.

Guidelines

1. Roof designs shall incorporate at least one of the following:
 - a. gable or hipped roof;
 - b. broken or articulated roofline;
 - c. prominent cornice or fascia that emphasizes the top of the building;
 - d. other elements that emphasize a building's concept.
2. Create prominent pitched roofs with minimum slope of 6:12 vertical to horizontal ratio and maximum 12:12 ratio.
3. Allow different roof pitches for accessory structures not visible from the street.
4. For historic buildings, replicate the original shape or form of the roof in remodels or additions, unless the character of the original roof is not consistent with the type or style of roof of neighboring buildings.



BUILDING DESIGN

D. Exterior materials and colors

Intent

Ensure that exterior materials relate to typical historic patterns and add visual interest, and are of durable, high quality and easy to maintain.

Guidelines

1. Use horizontal wood siding (4 to 6 inch shiplap, clapboard, or wood shingles) or a composite equivalent.
2. Use compatible materials (wood siding or brick) for detached garages.
3. Use muted colors for the background color of buildings, with brighter/lighter colors being appropriate for trim.