

AWNINGS & CANOPIES

Intent

Storefront awnings and canopies projecting over the public sidewalk have historical precedents in Snohomish. Awnings and canopies provide weather protection and climate control. Shading storefront windows from direct sunlight reduces interior glare, and prevents merchandise from fading. Awnings and canopies also add visual interest to a building façade in the form of color, pattern, and texture, and provide an opportunity for businesses to attract customers and express individuality. When designed appropriately, awnings and canopies respect building architecture and contribute to the public realm. When used incorrectly, they create visual clutter along the streetscape, obscure important architectural features of the building, and weaken the identity and presence of the business.

Applicability

The following standards apply to all awnings and canopies located on the exterior of a building within the Historic Business District. Standards related to signage proposed on the surface of an awning or canopy can be found in Section X.

A. Definitions

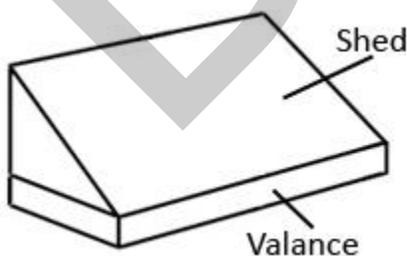
Awning: A fabric-covered structure mounted on the face of a building above a window, entrance, or storefront opening, providing weather and/or sun protection.

Awning Valance: The vertical front face of an awning, parallel to the face of the building to which it is mounted. Also referred to as a skirt or apron.

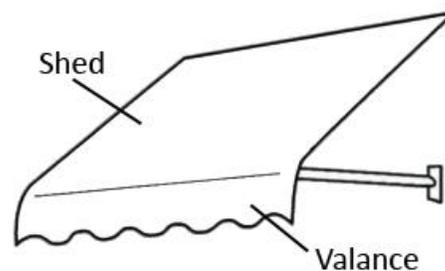
Awning Shed: The sloped face of an awning, extending from the attachment point on the building to the valance.

Canopy: An architectural structure made of permanent materials such as metal or wood, mounted on the face of a building above a window, entrance, or storefront opening, providing weather and/or sun protection.

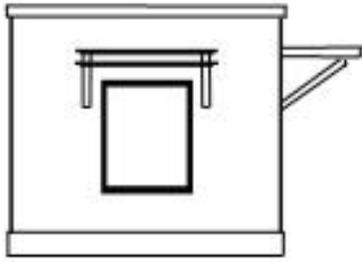
Entry Awning: A large awning structure projecting over the entrance of a hotel, theater or arena, supported with posts.



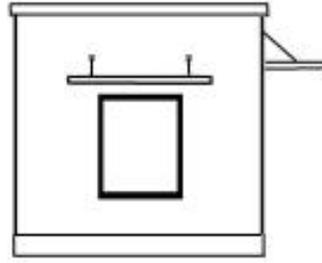
Closed sided awning



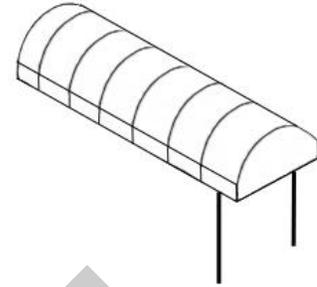
Open sided awning



Canopy (bracket-mounted)



Canopy (cable stay-mounted)



Entry Awning

B. General Guidelines

1. Awnings and canopies are encouraged where appropriate for the building architecture. New awnings and canopies should be carefully considered to avoid covering significant elements or detracting from the building's historic character.
2. Due to prolonged exposure to sun and rain, awnings and canopies wear over time and require regular maintenance. Awnings and canopies should be regularly checked for damaged or broken components. Faded fabric and rusted or damaged support elements should be replaced.
3. When a building has multiple tenants, awnings and canopies should be coordinated to present a unified, complementary appearance.
4. Building faces with multiple windows should integrate one awning per window, rather than a single awning spanning multiple windows, to define individual openings.
5. Awnings and canopies may project into the public way, subject to compliance with applicable building codes and public works standards.

C. Awnings

1. Materials

Lightweight fabric stretched over a triangulated metal frame is the most appropriate material for awnings. Fabric may include canvas, canvas blends, matte finish fibers, and other material similar in appearance and texture. Metals including copper and bronze may be appropriate, subject to a determination of consistency by the Design Review Board. Materials with a glossy finish, such as vinyl, plastics, or leatherette are not permitted.

2. Location

- a. The attachment point shall correspond to building features. Historical components and character defining features of a building shall not be altered, removed, or obscured to accommodate installation. Clamps and fasteners used to attach awning frames shall penetrate mortar joints rather than brick or masonry.
- b. Storefront awnings shall be located below the level of the second story windows and shall relate to the storefront entry for weather protection.

- c. Upper story awnings shall be located above the level of the top window molding. Each upper story window bay shall have its own awning.

CONSISTENT



Closed side concave shaped awnings that enhance building elements.

INCONSISTENT



Overly large awnings obscure building elements and overwhelm the structure

3. Design Considerations

- a. Awnings shall be open on the underside. Both open and closed sides are appropriate.
- b. Traditional, sloped shed and concave awnings are the most appropriate shape for historic buildings. Retractable and operable awnings are encouraged. Contemporary barrel, bull-nose, and balloon-shaped awnings are not appropriate.
- c. Awning size and scale shall relate to that of the building architecture and features.
- d. Back-lit awnings are prohibited.
- e. Awning illumination integrating a visible light source for the purpose of ornamentation is prohibited.
- f. Entry awnings as defined herein are prohibited.

CONSISTENT



Open-sided, sloped shed awning.

INCONSISTENT



Back-lit awnings are inappropriate.

D. Canopies

1. Materials

Canopies shall be constructed of durable materials that are consistent and complementary to the structure upon which they are installed. Appropriate materials include wood, metal, and glass. Plastic, vinyl, and glossy materials are inappropriate.

2. Location

- a. Canopies shall not interrupt, obscure, overlap, or disrupt architectural elements.
- b. The attachment point shall correspond to building features. Historical components of a building shall not be altered or removed to accommodate installation. Clamps and fasteners used to attach canopies shall penetrate mortar joints rather than brick or masonry.
- c. Canopies shall not be installed above the first floor ceiling height.
- d. Canopies shall be installed in locations where they are functional for weather protection.

CONSISTENT



Canopies are installed above first floor windows.

INCONSISTENT



Upper floor canopies have a contemporary, non-functional appearance.

3. Design Considerations

- a. Canopies shall be flat, projecting perpendicular from the building wall.
- b. Canopies may be supported with cable stays from above, by wall-mounted brackets below, or with wood or cast iron posts.

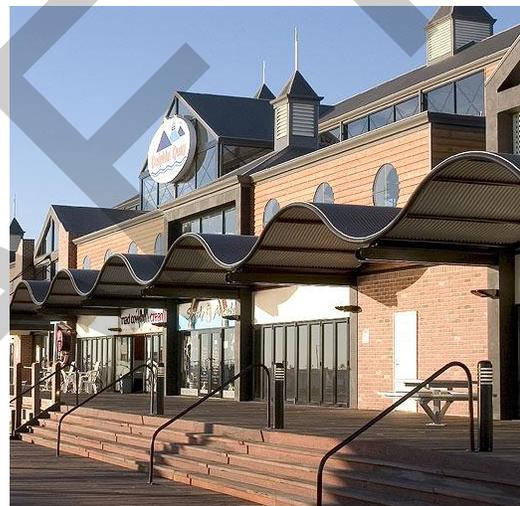
1. If support posts are used, they shall be located outside the public right of way, evenly spaced across the building façade, with a post at both ends of the canopy.
 2. The type, material, and style of the supporting system shall be consistent with the building's architectural style.
- c. Lighting may be installed below the canopy surface and directed toward the walkway or building façade. Light fixtures shall be consistent with standards contained in Section X.
- d. Canopy illumination integrating a visible light source for the purpose of ornamentation is prohibited.

CONSISTENT



Simple canopy shape enhancing a corner entry.

INCONSISTENT



Wave-shaped canopy is inappropriate for the Historic District.