

8050 Railroad Ave

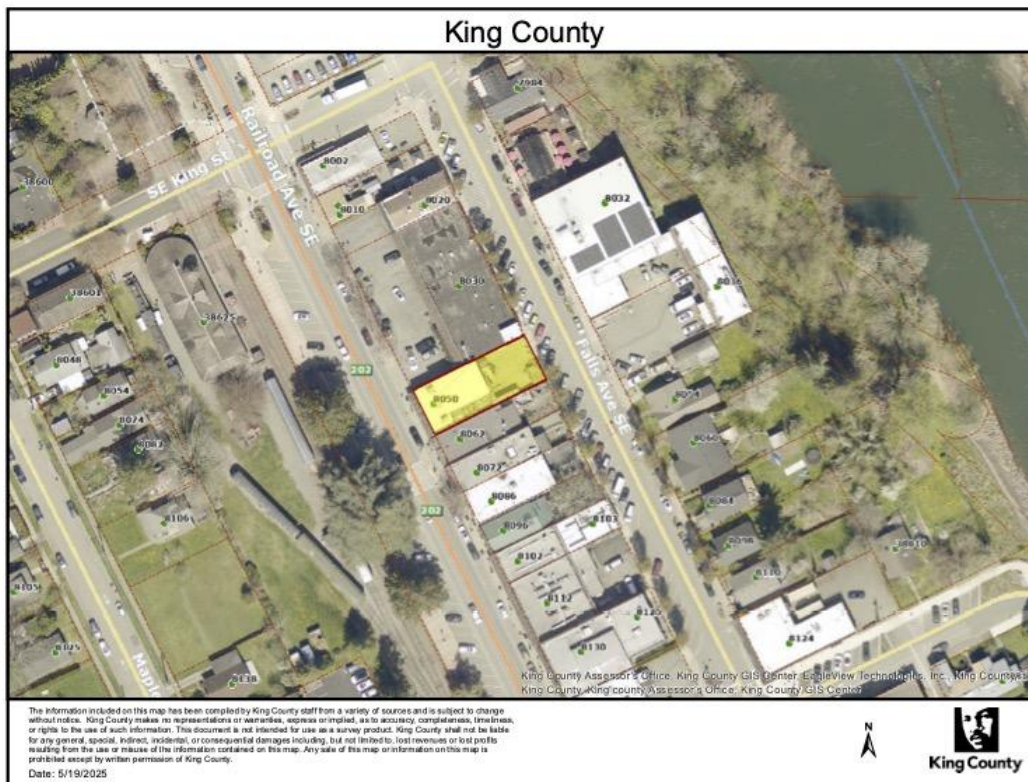
March 15, 2026

OVERVIEW

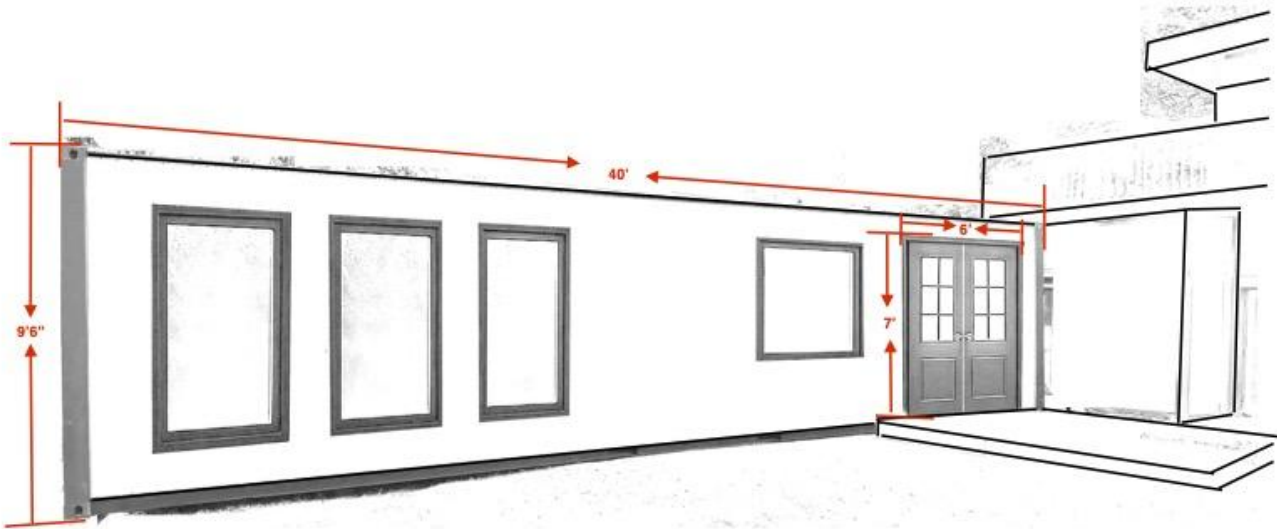
We are submitting an application for the design board review TYPE I. This is a proposal to use this addition as temporary for the next couple of years. We hope to build out the building to abut Falls and that will mirror the front of the current 8050 front facade. We also hope to add a second story with more housing units.

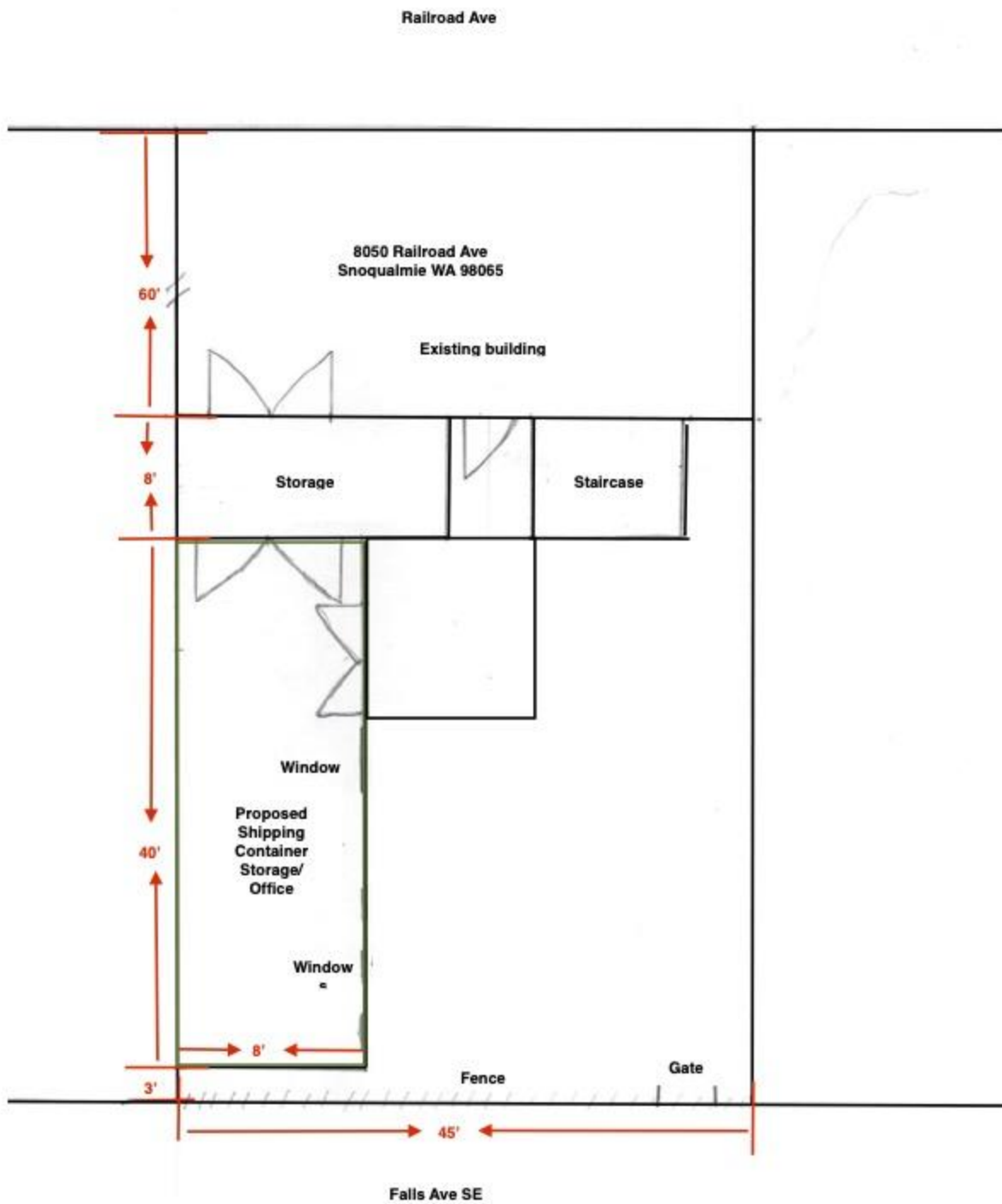
- Place an outfitted container on the gravel back lot for storage and back office space to Mini Treehouse..

SITE PLAN



ELEVATION: 9'6 high. See details. The container will attach to the existing building.





MATERIAL

Building: Painted container from approved color palette (Rookwood DarkGreen (SW 2816), with approved black trim (Black(BM 2132-10)

We will also make windows and doors with black trim windows as the current front of 8050. Lighting the same as previously approved for front of 8050. Photo of light at the end of this report.

The existing fence will be reinstalled along the property line. Cedar fencing.



CONTAINER for Storage

Placed on the back gravel lot. 10x40



LIGHTING: Will Add lighting to the exterior of the container.



SMC 17.35.190 Standards of General Applicability

The following standards apply to all regulated improvements:

- A. Retain and preserve the historic character of contributing buildings. Avoid removal of historic materials or alteration of the features that characterize the property.*

Not applicable.

- B. Make changes to any building or structure constructed prior to 1940 as authentic as possible, based upon that building's own history and materials. Preserve pre-1940 era changes to an original building if such changes have historic significance of themselves or are good examples of that era. For buildings constructed prior to 1940, changes should reflect the building's earlier appearance as shown in pre-1940 photographs. Materials, style and detailing should reflect this period as much as possible.*

Not applicable.

- C. Any changes to post-1940 building shall reflect to the extent possible the features and character of the surrounding structures and overall historic overlay zone in which it is located. This shall be accomplished through size, massing and setback, roof configuration, window and door type and placement, materials and color.*

Applicant Response: We are staying consistent with the existing structure and will maintain window type, entry doors, light fixtures to match the existing structure. We will use approved color palette and will make sure the addition matches the existing.

Furthermore, the project adheres to the updated Approved Exterior Color Palette established by Resolution No. 1721. Both the existing rear façade and the new addition will be finished in the following approved tones to ensure visual harmony with the historic district:

- Rear Façade: Rookwood Dark Green (SW 2816)
- Accent/Trim: Black (BM 2132-10)

- D. Prior to maintenance or repair work, each building's historic features shall be identified, and a plan developed to retain, maintain and repair such historic features. The identification of historic features shall be based upon the use of photographs from different periods, if possible, to understand the historic development of the building, its style and features and its uses.*

Not applicable.

- E. Repair rather than remove or replace deteriorated historic features. If replacement is necessary, use a new feature that matches the old feature in design, texture, color and other visual qualities, and where possible, matches the original materials.*

Not applicable.

- F. Avoid changes that create a false sense of history, such as the addition of architectural features from another era. Respect the physical record of each building's own time, place and past uses.*

If a feature is missing, replace it only if there is physical or historical evidence demonstrating the original appearance.

Not Applicable.

- G. Preserve distinctive features, finishes or examples of craftsmanship or construction techniques that are characteristics of the property.*

Applicant Response: We are incorporating commercial style windows, doors and finish that align with the characteristics of the property. Most rear buildings along Falls Ave actually do not have windows or doors. Most are concrete walls, wood siding, and even garage doors/industrial back doors.

- H. Use the gentlest means possible to clean all surfaces. Avoid irreversible damage by improper*

Not applicable.

- I. Preserve a building's character even if its interior use changes. If property is no longer used for its historic use, adopt methods to ensure that the new use minimizes changes to the building's defining characteristics and surroundings.*

Not applicable.

- J. Design new additions and exterior alterations to preserve historic materials. New work shall be designed so that it is differentiated from the old and is compatible with the massing, size, scale and architectural features of the old sections.*

Applicant Response: The existing structure will not be altered but compatible with the addition. Again, using commercial windows, matching trim profiles and lighting.

- K. Design new additions or alterations such that, if they were to be removed in the future, the essential form and historic integrity of the property would be unimpaired.*

Applicant Response: This structure is meant to be temporary. We have plans to develop this site within the next couple of years. We hope to extend the building to mirror the current Railroad frontage as well as add housing units upstairs to create more housing in town. A section of this space will be used as the back office room and storage for Mini Treehouse, therefore the container will be removed when the construction of the site starts. We hope to start working with an architect late this year to start figuring out the design and steps forward. Because the investment is substantial, the project will take a couple of years to complete. We are looking at 2-4 years for completion.

The temporary addition will work as office space and storage for the current retail store Mini Treehouse. Currently, the store has no back office or any storage at all.

SMC 17.35.210 Architectural Design Standards

The following architectural design standards are established in order to ensure that remodeling, new construction and other alterations enhance the district's pre-World War II building fabric and sense of place:

- A. *Construct new or replacement structures to be similar to but not mimic other existing contributing structures in the district. Use architectural styles and materials representative of the pre-World War II era.*

Not applicable.

- B. *Continue the pattern of massing, height, bulk and setbacks established by the existing pre-World War II structures. All new commercial or industrial structures shall relate specifically in style, massing, materials and fenestration to at least one contributing structure, preferably to one in close proximity to the new structure.*

Not applicable.

- C. *Building height shall be governed by applicable zoning standards in SMC 17.20.040.*

Applicant Response: We are consistent with building height.

- D. *Organize commercial building facades with the three-part horizontal division and vertical columns typically found in Snoqualmie's pre-World War II structures. Primary facades should have a clear base, middle and top. Box-like designs should be avoided.*

Applicant Response: the addition is not primary therefore no impact.

- E. *Emphasize primary building entrances with a recessed entry and transom windows.*

Not applicable

- F. *Break up street-facing walls more than 30 feet wide with recesses, columns, bays or entryways. Avoid long uninterrupted walls.*

Not applicable.

- G. *Design and maintain rooflines to reflect traditional commercial roof configurations and pitches found in contributing buildings. These configurations include gabled, flat and shed-roof styles, usually with a decorative parapet wall.*

Not applicable.

- H. *Accent the roofline with a dominant parapet wall in one of the styles commonly found in Snoqualmie. The most common styles include pediment, cornice molding, cresting and stepped front.*

Not applicable.

- I. *Make details on each building appropriate to its style. Most buildings are simple in style with minimal detailing.*

Applicant Response: We are very simple in style with minimal detailing.

- J. *Use traditional finish materials found in the Snoqualmie historic area, including brick, stucco, and horizontal or vertical wood siding. Modern materials and synthetic substitutes are to be avoided where they are easily visible from the street.*

Applicant Response: Steel is used on multiple building on Falls and Railroad therefore it's an established material. We will paint the container to match the facade of existing building as well as plan to build a fence and gate so that material is not easily seen from Falls.

- K. *If synthetic siding is used where it is not easily visible, it shall conform to the existing siding in dimension, profile and relationship to corner boards, window trim and other architectural details. Trim or details shall not be permanently removed.*

Applicant Response: We are proposing the vertical steel to match the siding on the existing building.

- L. *On Railroad Avenue, include an awning or other sidewalk covering suitable to the style of the building, consistent with the awning and canopy standards set forth in the next section.*

Not applicable.

- M. *Choose paint and material colors appropriate to the style and setting of the building. Colors should coordinate with the entire facade and not conflict with adjacent buildings. Color schemes should be simple, in keeping with the community's history. The historic design review board shall establish an approved color palette, which shall be maintained by the historic preservation officer and be available for public inspection and use.*

Applicant Response: The color schemes are consistent with the approved color palette.

- N. *Assure that rooftop mechanical equipment is not visible from the street.*

Applicant Response: No mechanical equipment will be visible from the street.

- O. *Retain original window and door openings, keeping the original placement, size and spacing. Whenever possible, repair and re-use original openings and trim, including glass, sash, lintels and sills, steps, doors and hardware.*

Not applicable.

- P. *Retain original types and styles of windows, such as doublehung, casement or large commercial. Avoid modern window styles.*

- Q. *Provide generous amounts of clear glass for the ground floor of buildings facing sidewalks to allow passersby to see into the building. Include windows on the second floors of street-facing facades. Alignment, proportions and groupings of windows should relate to the first floor building elements. Windows should have detailing suitable to the building's style and materials.*

Applicant Response: The fence will be right up against the addition. Placing a window right into the fence seems like an unnecessary expense especially since this will be piled high with storage boxes. The other side of the addition does have windows and doors and lots of glass.

- R. *Avoid the use of vinyl or other synthetic materials, or anodized aluminum, on window or door frames on the principal facade.*

Applicant Response: The windows will be aluminum as this is what most windows are in historic district now. Wood windows are insanely expensive and this has been approved on multiple buildings as a substitute.

- S. *Use replacement glass when needed of similar size, color and reflective quality as the original.*

Not applicable.

- T. *Design exterior lighting to enhance the building design, with fixtures of a design and size suitable to the building's style. Excessively bright or colored lighting is prohibited, except for temporary holiday decorations.*

Applicant Response: We will use the same lighting as the front of the building, a photo is provided in my application packet.