



TYPE I HISTORICAL DESIGN REVIEW

**Project Name: Mini Treehouse
Shipping Container
Site Address: 8050 Railroad Ave SE
Project Number: DRB2026-0004**

**Presented by Mona Davis, CED Director
July 20, 2026**



Background

December 1, 2025

- Applicant introduces the project to the Historic Design Review Board prior to the formal submittal of a design review application.



April 20, 2026

- Staff presented initial report and recommendations.
- DRB requests revised findings to support the project.



July 20, 2026

- Revised Staff Findings and Recommendations.
 - Detailed consistency analysis completed by staff and the applicant.
 - Formal findings.
 - Revised conditions of approval.

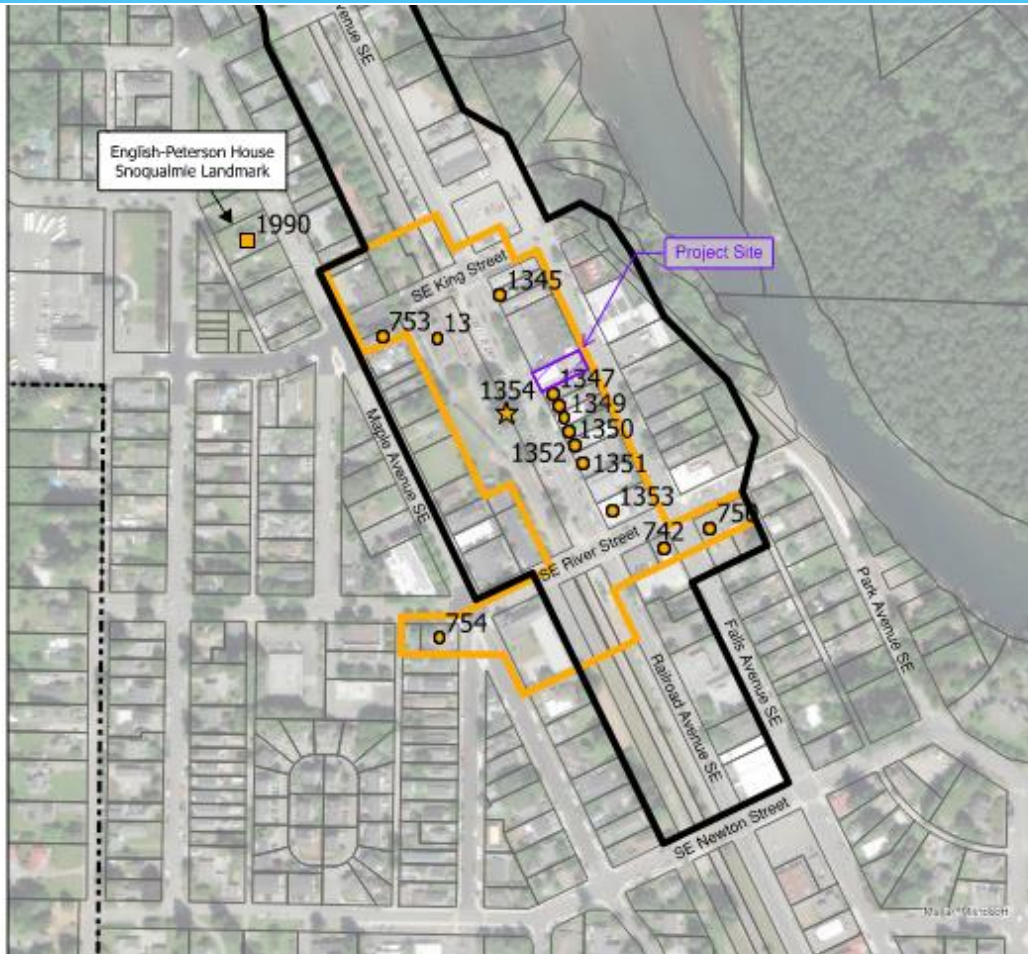


Site Plan





Historic Designation Map



Legend

Districts and Overlays

- Landmark District
- Downtown Overlay
- City Limits
- Parcels

Landmark Type

- Contributing Building
- Contributing Site
- Landmark



Existing Conditions





Proposed



Rookwood Dark
Green (SW 2816)
RGB: 86, 92, 74
Hex Value: #565C4A



Black
(BM 2132-10)
RGB: 49, 49, 50
Hex Value: #313132

Conclusions & Next Steps



Staff concludes that the application, on balance, does not satisfy the Municipal Code's requirements to preserve the historic character and ensure compatible additions to historic structures within the Overlay District and Landmark District described by SMC 17.35. Therefore, Staff cannot recommend a favorable decision to allow the shipping container addition at 8050 Railroad Avenue SE.

The Historical Design Review Board may approve, approve with conditions, or deny the proposed development if the proposal doesn't satisfy the requirements of Chapter 17.35 SMC.

If approved or approved with conditions, the Historical Design Review Board may require that such conditions be fulfilled prior to the issuance of a building or occupancy permit, where appropriate.



Thank You

Questions?

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