



COMMUNITY DEVELOPMENT DEPARTMENT

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HISTORIC DESIGN REVIEW STAFF REPORT:

Buckshot Honey Pergola

DRB23-0001

PROJECT DESCRIPTION:

The application is for improvements to the existing outdoor patio area at Buckshot Honey located at 38767 SE River Street. The site is located within the Downtown Historic Overlay District and the Historic Downtown Commercial Landmark District.

The proposed improvements include constructing a pergola structure over the existing outdoor patio seating area. The dimensions will be 31 feet long by 23 feet wide. No changes to the existing building are proposed.

BUILDING HISTORY AND CONTEXT:

The original building was a bank (Seattle First National Bank) built in 1923. The building has been used as a bank, City office building, and as a restaurant. The building is a contributing structure within the Landmark District.

The building is a brick structure of with many historic details intact, including windows, brick ornamentation, and exterior lighting. The building's primary façade is red brick with dark green painted wood trim around windows.

As noted above, there are no changes to the building proposed. The proposed pergola would be a separate free-standing structure.

OTHER PERMITS REQUIRED:

In addition to this Historic Design Review approval, the project requires a building permit. The pergola is outside of the shoreline jurisdiction and does not require a shoreline permit.

SCOPE OF AUTHORITY:

The Downtown Historic District is established in Chapter 17.35 SMC – Historic Overlay Zones and Landmarks. SMC 17.35.150 requires Historic Design Review Board approval for all regulated improvements (e.g. Type II or Type III projects per SMC 17.35.120) within the Historic District Overlay Zone. As the Historic Design Review Board has not yet been established, SMC 17.35.055 authorizes the Design Review Board to act as the Historic Design Review Board and conduct historic design review.

The project is a Type II project under SMC 17.35.120(B)(5) as the project is new construction. Historic Design Review Board approval is required.

PURPOSES AND OBJECTIVES:

The purpose of Chapter 17.35 SMC is defined in SMC 17.35.020, as follows:

- A. Designate, preserve, protect, enhance, and perpetuate those sites, buildings, districts, structures and objects which reflect significant elements of the city's, county's, states and nation's cultural, aesthetic, social, economic, political, architectural, ethnic, archaeological, engineering, historic and other heritage;*
- B. Foster civic pride in the beauty and accomplishments of the past;*
- C. Stabilize and improve the economic values and vitality of landmarks;*
- D. Protect and enhance the Snoqualmie tourist industry by promoting heritage-related tourism;*
- E. Promote the continued use, exhibition and interpretation of significant sites, districts, buildings, structures, and objects for the education, inspiration and welfare of the people of Snoqualmie;*
- F. Promote and continue incentives for ownership and utilization of landmarks;*
- G. Assist, encourage and provide incentives to public and private owners for preservation, restoration, rehabilitation and use of landmark buildings, sites, districts, structures and objects;*
- H. Work cooperatively with other jurisdictions to identify, evaluate, and protect historic resources in furtherance of the purposes of this chapter;*
- I. Provide for the most efficient process for review of all construction, alteration, or demolition of buildings and structures with the historic districts and the downtown landmark district to achieve the foregoing purposes.*

The purpose and objectives for the Design Review Board in SMC 17.80.010 are also helpful guides, but are not specifically applicable to Historic Design Review.

REVIEW CRITERIA:

Historic Design Review for this proposal is considered relative to conformance with the following sections of the Snoqualmie Municipal Code: SMC 17.35.180 – Objectives and Principles of Historic Design Review, SMC 17.35.190 – Standards of General Applicability, and SMC 17.35.210 – Architectural Design Standards. Discussion follows each subsection below relating the proposal to those applicable criteria.

SMC 17.35.180 Objectives and Principles of Historic Design Review

The historic preservation officer and the historic design review board shall be guided by the following objectives and principles in applying the specific standards set forth herein.

- A. The overall objective is to preserve historic buildings and the unique sense of place that make Snoqualmie distinctive and attractive.*

The proposed pergola would not affect the historic building.

- B. The key method of achieving the overall objective is to maintain the historic details and materials of each contributing building. Design standards for contributing buildings are intended to be more stringent for contributing buildings.*

The proposed pergola is not attached to or part of a contributing building.

- C. *Changes to non-contributing buildings or structures or the construction of new buildings or structures should enhance the overall character by using forms, details, colors and materials similar to those of contributing buildings or structures.*

The proposed pergola would utilize wood in a traditional pergola/trellis design which would enhance the site and provide for an outdoor seating area.

- D. *The standards and guidelines contained herein are based on the Secretary of the Interior's Standards for Rehabilitation, which may be consulted for assistance in understanding the intent hereof.*

Not applicable.

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.*

The proposed pergola is not attached to or part of a contributing building.

- 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.*

The proposed pergola would be constructed of wood. The proposed materials are consistent with other structures in the downtown historic district.

- 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.*

The proposed pergola would not visually dominate the site; it is shorter and smaller than the adjacent historic building, and designed in a way to not mimic or copy the building.

- 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; the proposal is not for maintenance or repair work.

- 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.*

The proposed pergola is a standalone structure that would be visually distinct from the existing building by using different materials in different colors, and would not create a false sense of history by attempting to mimic or copy historic design elements of other buildings in the Downtown Historic District and Landmark District.

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

The proposed pergola would be constructed of wood, which would be distinctive and show high quality craftsmanship and design.

- H. Use the gentlest means possible to clean all surfaces. Avoid irreversible damage by improper cleaning of historic materials, such as sandblasting of brick.*

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.*

The proposed pergola will be compatible with the massing, size, scale, and architectural features of the building and be differentiated through use of different materials.

- 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.*

The proposed pergola could be removed and would not affect the building.

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.*

The proposed would be constructed of wood, which is the predominantly used building material in the historic district.

- 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.*

The proposed pergola is designed to blend with the existing building while maintaining differentiation through materials and colors. The general style using wood is appropriate within the historic district.

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

The pergola will be approximately 9 feet tall, which is less than the height limit of 35 feet.

- 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.*

Not applicable.

- 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.*

The proposed pergola will be flat and well below the height of surrounding buildings. While no parapet wall is proposed, this is acceptable for a small accessory structure.

- 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.*

The pergola would have a very simple style with no or 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.*

The proposed pergola would utilize wood as primary material.

- 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.*

Not applicable.

- 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; the existing building and proposed pergola are not on Railroad Avenue.

- 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.*

The proposed pergola would use wood and be distinct from the existing building to not duplicate the historic style of that existing building.

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

The structure has no rooftop mechanical equipment.

- 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.

Not applicable.

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.

Not applicable.

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

Not applicable.

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.

Specific information on lighting has not been provided.

STAFF RECOMMENDATION:

Staff recommends **approval** of Historic Design Review DRB23-0001 for the proposed pergola for Buckshot Honey at 38767 SE River Street, with the following conditions:

1. The applicant shall obtain a building permit prior to construction of the proposed improvements.
2. The applicant submit lighting design and details to the Community Development Director for approval prior to final inspection of the structure.

The historic design review board may approve or approve with conditions the proposed development. If approved with conditions, the Historic Design Review Board may require that such conditions be fulfilled prior to the issuance of a building or occupancy permit, where appropriate. The historic design review board may deny the proposed development plans if they do not satisfy the requirements of Chapter 17.35 SMC. Decisions of the historic design review board may be appealed per SMC 17.35.170.

FINDINGS AND CONCLUSIONS

The Historic Design Review Board adopts the staff report above as its findings and conclusions for this project, DRB23-0001, and adopts the conditions above as conditions of approval.

Date _____

Luke Marusiak

Chair, Planning Commission

(sitting as the Historic Design Review Board per SMC 17.35.055)