

### City of Bothell

#### *2017-2018 Preservation Sustained Support*

**Application Contact**

Sarah Desimone  
Historic Preservation Consultant

**Mailing City** Bothell

**Council District** 1

**Organization Director****Website**

[www.ci.bothell.wa.us](http://www.ci.bothell.wa.us)

**Incorporated** 04/09/1909

**Mission**

Providing full municipal services to the residents of Bothell.

**Community**

Bothell's constituency includes owners of historic landmarks and inventoried properties as well as citizens who live in non-historic homes and apartments; the many developers that are working on projects in the downtown area; local businesses, both large and small; the Bothell Museum of History; McMenamins' Anderson School property; local schools; UW Bothell planners, staff and students; senior citizens; the Northshore Senior Center; Northshore School District; Woodinville and Northshore historical organizations; the Chamber of Commerce and the Downtown Action Committee; 4Culture; Snohomish County Historic Preservation Commission; Landmarks Preservation Board (LPB); Bothell Planning Commission; Bothell Arts Commission, Friends of North Creek Forest, etc.

**Programming**

The City has undertaken an update to its Historic Property Inventory which is expected to be finished by the end of the year, or early 2017, and will include over 400 properties as well as a detailed survey report highlighting Mid-Century resources. The Bothell Register of Historic landmarks contains 22 properties including a log cabin, 2 schoolhouses, 2 cemeteries, private homes, a bridge, a brick road and a firetruck. The staff consultant wrote a nomination for a small historic district of WWII Era Cottages on behalf of the LPB which is in the process of being adopted and is currently writing nominations for two 1930s former bank buildings on Main Street. The board led the restoration efforts of the North Creek Schoolhouse which was moved to Centennial Park, restored and opened to the public in 2015. The LPB has created a mobile walking tour using the STQRY app and is working to add additional properties and features. The board installed a historical road sign commemorating "Lazy Husband Road", a road built by inmates sent to the Bothell Stockade as a result of the Lazy Husbands Act of 1913. Working with Woodinville and Bothell high school students, the LPB installed a student-built, steel Model-T sculpture with interpretive signage at Red Brick Road Park, celebrating the Good Roads Movement. Staff has conducted over 50 demolition reviews of properties on the HPI and the LPB has provided design and demolition review for six. Staff and LPB have assisted with the opening events

and Special Valuation application for the McMenamins Anderson School and are working with the Bothell Museum and the Daughters of the American Revolution to develop a plan to restore the Swedish Cemetery.

### **Management**

Bothell's historic preservation program is housed in the Department of Planning and Community Development. The city contracts with a Historic Preservation Consultant to work ten hours per week doing demolition and design review and providing staff support to the Landmarks Preservation Board and one Senior Planner is assigned to oversee the consultant.

Bothell Municipal Code title 22.12.040 reads, "The major responsibility of the landmark preservation board is to identify and actively encourage the conservation of the city's historic resources by initiating and maintaining a register of historic landmarks and reviewing proposed changes to register properties; to raise community awareness of the city's history and historic resources; and to serve as the city's primary resource in matters of history, historic planning and preservation."

### **Future**

A major focus will be Main Street revitalization which will include a revolving loan program for façade restoration, reviewing and revising Main Street design guidelines, UW Storefront Studio (Spring 2017) to guide property owners and provide inspiration, the nomination of properties to the Bothell Register, a street realignment to remove the 1980s curved design and the expansion of Main Street to the west (connecting it with new downtown development, the UW Bothell Campus to the east and the senior housing communities south across the river). The LPB has undertaken a campaign to nominate eligible Main Street properties to the register and to help those owners find funding for restoration and maintenance while Main Street is closed for realignment. The LPB would also like to expand its "Mobile App" walking tour to include more of the downtown area as well as some of the newly recognized Mid-Century neighborhoods. They would like to use the data collected in the HPI update and survey report toward recognizing and nominating mid-century landmarks and historic districts and they would like to update their "Bothell Then & Now Book." The biggest challenge with all of these projects will be in advocating for the preservation, restoration and nomination of historically significant buildings, especially those built after WWII. Secondly, the majority of staff time is spent performing administrative and review tasks related to city processes which leaves less time for advocacy, outreach, research and Landmark Board projects.

### Support Materials

*Support materials may include lists of Board of Directors/Commissioners, Staff, and/or Events in addition to other attachments.*

#### BOARD OF DIRECTORS/COMMISSIONERS

Pos.1 Reginald "Liam" Olsen, expires 1/2020

"professional" / engineer

Pos.2 Maryanna Price, expires 2/2021

Pos.3 Randy Parkhurst, expires 3/2017

Pos. 4 Claudia Elsemore, expires 4/2018

Pos. 5 Bill Moritz, expires 5/2018

Pos. 6 Daphne Taylor, expires 6/2019

Victoria Somppi, expires 7/2019

"professional" / architect

#### STAFF

Sarah (Church) Desimone, Historic Preservation Consultant, 100% (10hrs. per week)

Gary Hasseler, Planning Manager, 10%

**Bothell LPB**  
**Revenue and Expenditures 2015-2016**

**City Budget Allocation per 2-year period** \$ 10,000.00

**2015-2016 Expenditures**

AKCHO membership 2015	\$ 35.00
Washington Trust membership 2015	\$ 100.00
National Trust membership 2015	\$ 50.00
Red Brick Road sculpture unveiling event	\$ 95.14
STQRY mobile application basic package	\$ 821.25
LPB name plaques - new members	\$ 21.88
Bronze Bothell Register plaque - McMenamins Anderson School	\$ 323.03
AKCHO membership 2016	\$ 35.00
Washington Trust membership 2016	\$ 100.00
National Trust membership 2016	\$ 50.00
Camera/Laptop purchase	\$ 2,604.81
Lazy Husband Road Sign fabrication/installation (approx. \$800 - not yet billed)	

**2015-2016 Revenue**

Then & Now Book sales	\$ 2,553.46
(dedicated to North Creek Schoolhouse restoration)	

**2015-2016 Grants received**

4Culture Sustained Support 2015 (dedicated to staff hours for HPI update - not yet billed)	\$ 2,500.00
4Culture Equipment Grant 2015	\$ 2,604.81

**\*\*The remainder of the 2015-16 allocation will be used for the North Creek Schoolhouse project; plaques for the new Historic District and staff time to work on current projects.**

# Historic Preservation Element

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## Purpose and Relationship to GMA

The Growth Management Act does not require a Historic Preservation Element, but the Act contains a goal which calls for jurisdictions to "Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance". However, as a Certified Local Government (CLG), historic preservation is an integral part of the City of Bothell's land use planning policy. The City's CLG status was granted by the National Park Service in 1988. The CLG Program seeks; 1) to develop and maintain local preservation programs that will influence the zoning and permitting decisions critical to preserving historic properties; and 2) to ensure the broadest possible participation of local governments in the national historic preservation program while maintaining preservation standards established by the Secretary of the Interior.

Historic structures contribute substantially to a city's quality of life and its residents' sense of community. In a very practical way, older housing and commercial buildings represent an investment by previous generations upon which today's generations can capitalize. Costly new construction is not required when an existing structure can be adapted to a new use, and the older structure lends a sense of stability and character to its surroundings.

Historic preservation supports other goals of the Act as well, including preservation of the existing housing stock, reduction of sprawl and achievement of GMA goals within the fiscal and natural resource capabilities of the community.

## Planning Area Profile

The City performed a comprehensive historic resources inventory in 1988 which surveyed sites and structures 50 years old or older for the purpose of identifying any of potential historic significance to the community. The City utilizes this inventory to help identify potential register properties and to assist with reviewing demolition permit applications. The inventory is updated on a regular basis, as resources allow, and is linked to the State of Washington's historic resources database.

A number of structures on the Bothell historic inventory add great character to their neighborhoods, providing diversity of style and materials. Their survival provides a sense of stability and continuity to these neighborhoods as well.

Not all of the structures or sites inventoried, however, are "historically significant" according to criteria for submitting nominations to the National, State or Local Registers.

Many more historic structures and sites are locally significant due to their close association with early Bothell settlers, their uniqueness of architecture style in Bothell or their contribution to and representation of community values and history. The Landmark Preservation Board will identify and bring forward for City Council consideration those properties contained in the inventory which are felt to be historically significant for listing on the City's Local Register of Historic Landmarks. **Figure HP-1** shows historic register properties within the Planning Area.

As of the end of 2014, 14 properties have been placed on the State Register of Historic Places; nine properties have been listed on the National Register of Historic Places; and 15 properties have been placed on the local register. The total number of properties on the combined national, state and local registers is 22.

## Development of Goals, Policies, and Actions

The following goals, policies and actions were developed initially by the Landmark Preservation Ordinance which established the City's historic preservation program in 1987 (Ord. 1258, 1987, later re-codified under Ord. 1635, 1996). In 1988 the City was also designated a Certified Local Government. Some additional policies and actions were added in mid-1991 and these goals, policies and actions were formally established as the City's Historic Preservation Element with adoption of the *Imagine Bothell...* Comprehensive Plan in 1994. The Element was updated in 2004 and 2015.

# Historic Preservation

## Goals, Policies and Actions

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### Goals

- HP-G1 To honor Bothell's past and provides a perspective for its future by preserving significant historic buildings and archaeological properties and other links to the City's past
- HP-G2 To safeguard the heritage of the City as represented by those buildings, districts, objects, sites and structures which reflect significant elements of the City's history.
- HP-G3 To foster civic and neighborhood pride in the beauty and accomplishments of the past and a sense of identity based on the City's history.
- HP-G4 To stabilize or improve the aesthetic and economic vitality and values of such sites, improvements and objects.
- HP-G5 To assist, encourage and provide incentives to private owners for preservation, restoration, redevelopment and use of outstanding historic buildings, districts, objects, sites and structures.
- HP-G6 To promote and facilitate the early identification and resolution of conflicts between preservation of historic and archaeological resources and alternative land uses.
- HP-G7 To conserve valuable material and energy resources by ongoing use and maintenance of the existing buildings.

### Policies

- HP-P1 Promote the preservation of buildings, sites, objects, and districts which have historic significance for the community through a combination of incentives, regulations and informational activities.
- HP-P2 In promoting expansion of the federal, state and local historic registers, assign the highest priority to those buildings, sites, objects and districts which appear most threatened by development.
- HP-P3 Public dollars shall not be used to cause the demolition of a property deemed to be historically significant and/or eligible for the local, state or national registers when a physically feasible alternative exists. Properties listed on the City's historic resources inventory shall be evaluated to determine their significance on a case-by-case basis at the time of a development or redevelopment proposal or demolition application.
- HP-P4 Encourage exploration of alternatives to the demolition of buildings and objects found to be historically significant or otherwise deemed to be eligible for the local, state or national registers

to accommodate private or public sector proposals. Examples of such alternatives include (in descending order of preference):

1. Redesigning the project to avoid the impact if physically feasible;
2. Incorporating the structure or site into the overall design of a project;
3. Encouraging adaptive reuse of the structure or site;
4. Relocating the structure(s) on the property;
5. Relocating the structure to another property within the city of Bothell or its planning area; or
6. King and Snohomish County; or
7. Washington State;
8. Salvaging from the structure historically significant architectural features and building materials.
9. Documenting the structure as a whole and its individual architectural features in photographs, drawings, and/or text. Such documentation shall be submitted to, and archived by the city.

- HP-P5 Ensure that adequate time is allowed prior to any demolition approval to pursue the above alternatives.
- HP-P6 In the event that no alternative to demolition is found after a good faith effort, demolition of historic buildings and objects will not be allowed prior to issuance of a City building permit.
- HP-P7 Work with residents and property owners to establish historic districts in areas where historic properties exist or where an area represents a significant connection to Bothell's past.
- HP-P8 In the review process for proposed development applications which contain or are near lands which contain historic resources, address the historic context in which a property may exist, especially with regard to scale, bulk and neighborhood compatibility.
- HP-P9 Work with Snohomish County to ensure consistency with the City's historic preservation efforts within the Municipal Urban Growth Area.
- HP-P10 Incorporate into subdivision review the identification and planning for the preservation of archaeological resources, particularly archaeological sites in river and stream corridors.

## Actions

- HP-A1 As resources allow, update the historic survey and property inventory.
- HP-A2 Require consideration of alternatives to demolition of historic structures when redevelopment proposals are received, in accordance with existing regulations.

- HP-A3 The Landmark Preservation Board shall develop and publicize educational programs and visual aids to provide information to the public concerning Bothell's Landmark Preservation Program and historic preservation within the community.
- HP-A4 Notify all owners of historic properties identified in the Bothell Historic Survey of the local, state and federal register programs.
- HP-A5 Continue to implement and improve incentives to encourage the preservation or adaptive reuse of properties identified in the Bothell Historic Survey and Property Inventory. Such incentives may include, but are not limited to:
- Special use valuation for the rehabilitation of historic landmarks, pursuant to Washington State Revised Codes;
  - Current use valuation for properties held in uses below their "highest and best use" for the purposes of preserving their historic character;
  - Discounted user fees for City services for historic properties;
  - Flexibility in building code requirements to accommodate the historic nature of structures so long as the health, safety, and welfare of the public is preserved;
  - Rezoning to allow a more economically attractive adaptive reuse.
- HP-A6 Continue applying different levels of review or regulation based on different classes of historic significance.
- HP-A7 Pursue an interlocal agreement with Snohomish County<sup>1</sup> regarding historic preservation within the portions of the Planning Area which fall within Snohomish County's jurisdiction.
- HP-A8 Investigate and bring forth for Landmark Preservation Board, Planning Commission and City Council consideration the establishment of a historic structure relocation and facade improvement fund for the purposes of providing grants, revolving loans or easement purchases to protect significant and threatened properties.
- HP-A9 Investigate and bring forth for Landmark Preservation Board, Planning Commission and City Council consideration possible incentives for the preservation of archaeological resources.
- HP-A10 Develop a recognition/award program for groups or individuals who contribute to the preservation of "notable" buildings, sites, objects, or districts associated with key events and individuals. Criteria for this program would need to be developed by the Landmark Preservation Board in order to complement the existing Historic Register nomination process.
- HP-A11 Refine those Landmark Preservation implementing regulations which initiate consideration of a local historic register listing for any nomination to the state or national historic registers.

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<sup>1</sup> Since the City annexed the remaining portions of its Potential Annexation Area (PAA) in King County in 2014, no such interlocal is required with King County.



### 12.64.504 ARCHITECTURAL STYLES

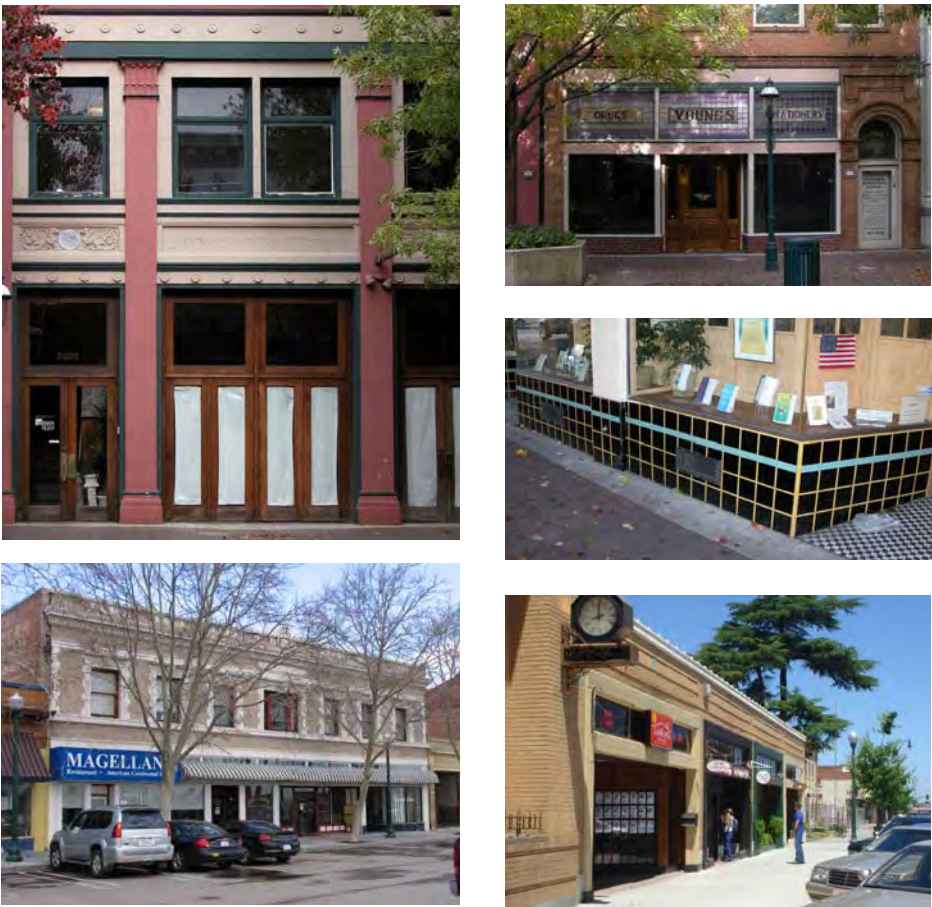
This section contains a discussion of a range of the predominant architectural styles found among existing buildings in downtown Bothell. A small number of buildings designed in other styles, from different periods or displaying a degree of stylistic influence from other styles (for example, 1930s Art Deco influence on decorative elements of the Anderson Building) can be found in downtown, but detailed descriptions of those styles have not been included here. **The City of Bothell Design Guidelines, Building Styles and Features** by the Bothell Landmark Preservation Board, 2007, may be consulted for further detail on these and other architectural styles. Within individual style descriptions below, the dates shown indicate the historic period of initial popularity of the style. With the goal of strengthening downtown Bothell’s “sense of place” and architectural character and building on its heritage in mind, the Architectural Styles discussed here are included to provide a basis for reinforcing and strengthening the character of predominant building fabric in the project area in the design of new buildings and development, whether through the full emulation and/or interpretation of one of the predominant building styles. Alternatively, where a predominant downtown architectural style is not used, the information is intended to provide guidance for architects and developers to make sensitive reference to, incorporate, and/or harmonize with characteristics of predominant architectural styles such as (but not limited to) massing, horizontal and vertical scale increments, façade composition, roof form, architectural elements, materials, and colors.



### A. EARLY 20TH CENTURY COMMERCIAL STYLE (CIRCA 1900 - 1930)

The Early 20th Century Commercial Style was a simple, economical and adaptable style that arose in reaction to the perception of overly ornate Victorian and Neoclassical styles that preceded it. It incorporated classical principles of base, shaft and capital organization of massing and façade composition but without a full iteration of the classical orders, using simplified elements instead.

1. The style was applied to all types of commercial and mixed-use buildings.
2. Building massing is typically composed of one simple volume; where applied, additions are also of simple volumes. The style is easily adapted to unusual sites.
3. Roofs are flat, hipped, or gabled. A false front commonly hides the roof profile at the storefront façade.
4. Front façades are flat with a shaped parapet at the roofline, occasionally with a projecting cornice instead or as well. The parapet is well-detailed with a continuous parapet cap or a built-up cornice.
5. Wall materials of the primary building are generally patterned masonry wall surfaces (brick, tile, etc.). Stucco (above the ground floor) and painted horizontal wood siding are also used with strong trim elements.
6. All buildings and all storefronts have a base.



7. Ground floor storefronts are contained within a large opening in the primary wall material. They may continue to use that material, or in many cases the storefront has its own architecture and materials distinct from the building yet complementary to it as well.
8. Storefront glazing is composed of large panes of shop windows, with a continuous horizontal band of commercial clerestory windows above shop windows and the entrance door.
9. Fabric awnings are often used at commercial clerestory windows or preferably above; they should be divided into segments to match window divisions rather than a single continuous awning.
10. Façade windows above or outside the storefront are typically symmetrically composed in relation to the storefront, sometimes in groups.
11. The front entrance to upper story uses is distinct from the storefronts, and is attractively detailed to be recognizable as not a storefront component.
12. Window and door shapes are simple and rectangular.
13. High quality materials such as glazed ceramic tile, painted carved wood, bronze door hardware, etc. are located at the ground level where customers and tenants come in contact with the building.



**B. CONTEMPORARY STYLES (1950s – PRESENT)**

- 1. For the purposes of this Plan, Contemporary Styles comprise those architectural styles that draw on Modernism, Post-Modernism, and other current styles in practice today. Most Contemporary Styles have drawn upon contemporary building materials, modern construction methods to create a visual identity that is distinct from historic architectural styles.
- 2. Over the last two decades, a contemporary Northwestern regional style has emerged that responds to the climate and regionally available materials. Elements include large roof overhangs with exposed structural elements and expansive window openings. Materials such as brick, stone, and unpainted structural wood are characteristic of this style, as well as shingle, board and batten, clapboard, and other vertical and horizontal siding. Bothell has strong precedents for this style (such as the Bothell High School Auditorium and University of Washington Bothell/Cascadia Community College campus buildings) and it is an appropriate expression when a contemporary style is used.

- 3. Styles that incorporate pedestrian and urban principles including appropriate scale and composition relative to surrounding buildings, façade rhythm and a high level of articulation are encouraged. Contemporary styles with simple building volumes, minimal surface articulation and relief, and unornamented detailing that conflict with the intimate and human-scaled characteristics of traditional styles that support downtown urbanism should be discouraged.
- 4. In some cases and especially in “Post Modern” styles after 1980, designs have drawn upon other historical styles previously described in this document for inspiration or emulation, but their scale and use of materials is not limited to the roots of those historical styles.
- 5. Contemporary Styles have been used on all building types, including commercial, residential, industrial, and civic uses. They have frequently been used on building types outside of downtown districts (such as office park campus buildings, suburban schools, and industrial buildings).
- 6. As mentioned above, building massing and form of Contemporary Styles typically feature simple volumes, often using geometric forms. They may be asymmetrical or symmetrical in organization. They do not necessarily follow strict proportional guidelines.

- 7. Building elements such as walls, windows, and roofs are often expressed as individual planes or forms. Windows can often be expressed as “voids” between walls, or act as entire wall planes (such as curtain walls). Where they are expressed as openings in walls, they are typically composed as a series of rhythmically or strategically placed “punched openings” for compositional reasons.
- 8. Flat roofs are used in many cases, but shaped roofs are often treated as geometric forms or volumes that may “stand out.” Examples include barrel vaults, angled planes, curved planes, and extended overhangs. They may be accented with special materials such as sheet metal or tile.
- 9. Contemporary Styles employ a wide palette of building materials. Metal cladding, concrete, glass, tile as well as natural materials may be used in unconventional ways for aesthetic purposes. Materials as well as colors are often used to define building volumes or even functions.
- 10. Building colors may be composed of contrasting hues and tones, with individual building elements or forms emphasized through use of an accent color. Strong, saturated hues are often used to play off of neutral hues.



Bothell Regional Library



UWB/CCC Campus



Bothell High School Auditorium



Bothell First Lutheran Church



## C. QUEEN ANNE (CIRCA 1885 – 1905)

1. The Queen Anne styles are what many people think of as “Victorian.”
2. The style is applied to both commercial/mixed-use and residential buildings.
3. It is characterized by asymmetrical and picturesque massing and is more horizontal in comparison to its predecessor style of Italianate.
4. The Queen Anne Cottage style is a simpler version of Queen Anne applied to smaller homes.
5. Porches, gables, protruding window bays, angled or rounded corners, and turrets are freely composed to create complex volumes and surfaces.
6. Roofs are composed of a series of gable-roofed volume in both perpendicular and parallel orientation. A prominent gable often dominates the front façade.
7. Front porches are often decorated with elaborate latticework and turned columns and spindles.
8. The style introduced curved surfaces, merging shapes and volumes.
9. Wall cladding often includes several types of wood siding on any one façade; scalloped shingles on upper levels and horizontal and/or vertical wood siding below is a typical arrangement.
10. Rich multi-color combinations of wall cladding and trim colors were used, with a particular palette of late 19th Century colors.



Hannan House



## D. CRAFTSMAN (CIRCA 1900 – 1930)

1. The Craftsman Style emerged after the turn of the century to satisfy tastes for greater simplicity and natural forms and is the predominant historic house style in Bothell. Influences included Shingle Style homes of the east, the Arts and Crafts movement and its related informal lifestyle, and the popularity of small bungalow homes.
2. These styles were applied primarily to residential buildings.
3. Building massing is typically composed of one low simple gable-roofed rectangular volume; where applied, additions are also of simple volumes.
4. Front façades typically have a central shallow pitched gable roof perpendicular to the street; on occasion it is parallel to the street with a dormer above. In the former case, a sub-gable may be offset from the main gable to create a front entry or porch.
5. Proportions of both the overall building mass and of individual features (windows clusters, porches, etc.) are horizontal.
6. Window and door openings are generally composed to align both horizontally and vertically on façades; symmetrical façade arrangements are common.

7. “Elephant” columns and double columns at entry porches are a common feature; other decorative elements include ornamental brackets to support roof overhangs.
8. Craftsman bungalows are typically clad with wood shingles or siding. Trim is painted wood of a contrasting light or dark color.



Boone/Truly House



Boone/Truly House



12.64.505 HISTORIC RESOURCES GUIDELINES

A. INTRODUCTION

Much of the Bothell’s unique character is found in its historic core, which is composed of commercial buildings of various architectural styles and periods of construction. These include early 20th-century commercial buildings as well as 1950s Modern structures. The historic resources within the City also include a number of houses, cabins, and other structures that are included on the National and/or State Registers of Historic Places, or on the City’s Local Register of Historic Landmarks. The registers include properties from the late 1800s up to 1920s. Bothell also maintains a historic inventory of properties that may be considered eligible for listing on local, state and/or national historic registers in the future.

Bothell began as a swampy, heavily forested area, serving as a logging camp and steamboat stop for early white settlers. Merchants trickled in during the 1880s; the first plat was filed in 1889, and elements of a permanent community were established. Bothell was incorporated as a town in 1909. By the middle of the 20th century, farming began to overtake the logging trade as the town’s primary business, and between 1940 and 1960 Bothell established itself as a bedroom community for the larger towns and cities of Bellevue, Everett, and Seattle. Today, Bothell’s growing commercial development, campus-like office parks, and the joint University of Washington Bothell and Cascadia Community College campus gives the community a strong presence along the I-405 technology corridor.

Many of Bothell’s early commercial and residential buildings remain. Some have been modified since their original construction, and other, newer buildings have been inserted over time. Opportunities and challenges exist to build upon the historic urban fabric and provide a framework for new construction.

1. Purpose

- a. The purpose of these Historic Resources Regulations is to preserve and enhance the historic character and architectural heritage of Downtown Bothell and therefore the overall community character. These regulations apply to an area that is labeled the Downtown Special Review Area (DSRA), see Fig.12.64.505 A.1, which is bounded by SR 527, SR 522, NE 185th Street and 104th Avenue NE, and select individual historic properties within the Downtown Subarea. Adherence to the Regulations will ensure that new elements and features constructed or modified are compatible with existing and desirable historic elements.
- b. The DSRA is established as an area possessing a significant concentration, linkage, or continuity of buildings, objects, sites, and/or structures united by past events or aesthetically by plan or physical development within the City limits. The City of Bothell’s current listing of National, State and local register properties in the Downtown Subarea is shown in Figure 12.64.505.A.1.

2. Applicability

These regulations will be used by the City’s planners and Landmark Preservation Board to review the appropriateness of proposed new construction, exterior alterations to buildings, and demolition. This section is intended to provide guidance for the modifications to existing structures and new construction within the DSRA, and for those structures within the Downtown Subarea that are listed on the National, State or local Registers of Historic Places.

3. Design Review Process

- a. The review process begins when an owner (or an owner’s representative) proposes any exterior work on a building that is within the boundaries described above, that has been nominated for landmark status, or that is a listed historic structure. These guidelines should be used when contemplating a project, to help establish the appropriate direction for repairs, alterations, or new construction.

- b. The Landmark Preservation Board will review each proposal in terms of the basic principles and for conformance with the stated regulations. The review process shall be as described in Bothell Municipal Code Chapter 22. In order to promote compliance with the regulations in this section, any development proposal within the DSRA which would exceed the threshold for categorical exemptions under the State Environmental Policy Act (SEPA) shall be submitted to the Bothell landmark preservation board for review and comment in a public meeting prior to any grading or building permits being issued.

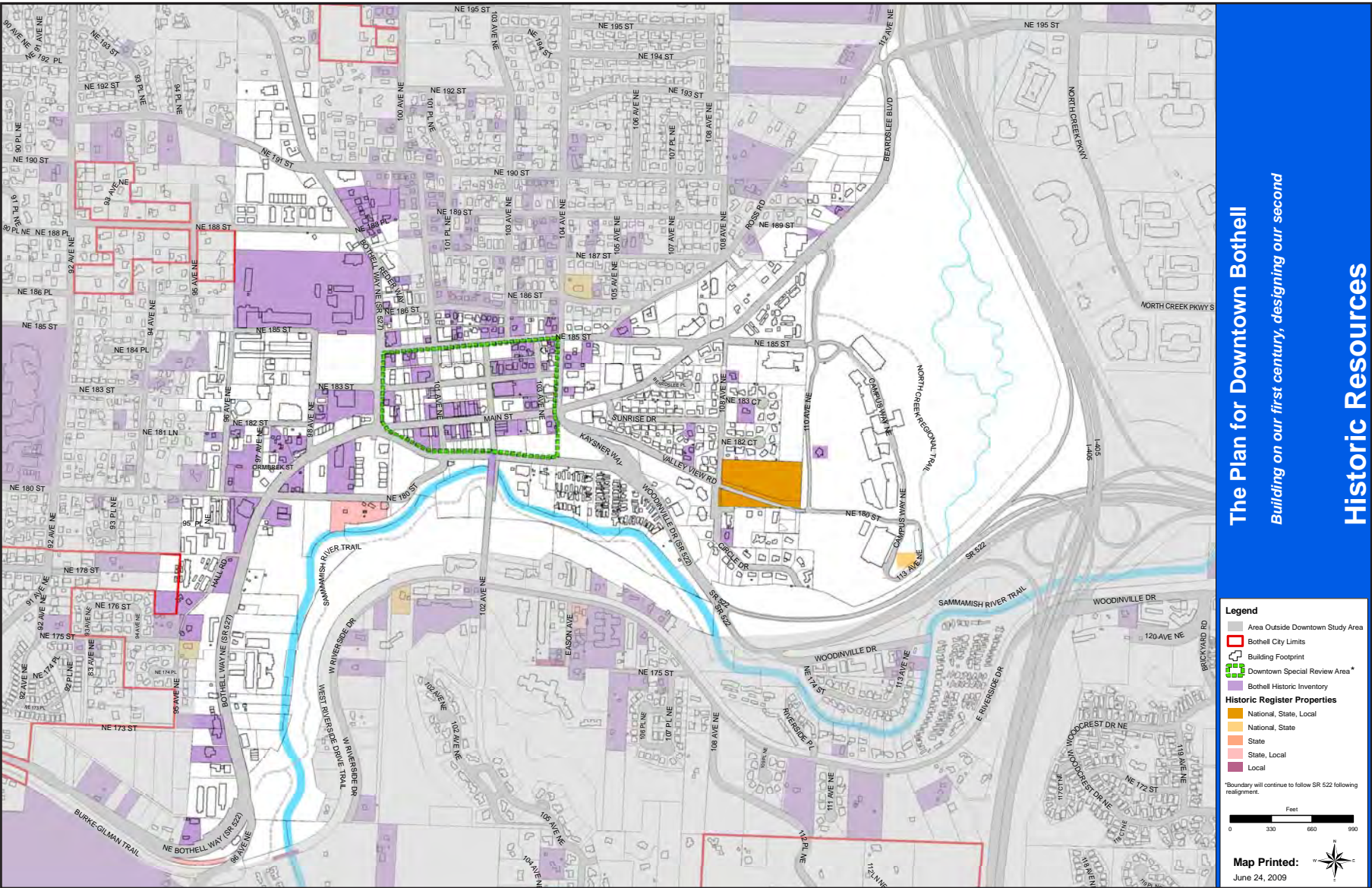


FIG.12.64.505.A.1 HISTORIC RESOURCES AND DOWNTOWN SPECIAL REVIEW AREA (DSRA) BOUNDARY

B. REQUIREMENTS AND GUIDELINES

These Historic Resources Regulations are based on principles set forth in the *Secretary of the Interior’s Standards for the Treatment of Historic Properties*, widely accepted as the preservation and rehabilitation principles when considering and implementing changes to historically significant properties. Divided into four sections – preservation, rehabilitation, restoration, and reconstruction – the standards provide technical advice for activities and methods for property owners and stewards of historic properties. The primary intent of the *Standards* is to provide direction for the protection of the historic character of the buildings through a combination of mandatory requirements and advisory guidelines. Additionally, new uses should be compatible with the buildings’ character, and retain open views through the storefronts into interior spaces. The basic principles include the following:

1. Basic Principles

- a. Retain original building materials and distinctive architectural features whenever possible. Removal of or alteration of these original features is strongly discouraged.
- b. Repair deteriorated original or significant features. If repair is infeasible, replace materials in kind to match original material, quality, and detailing.
- c. Do not cover original building materials or architectural features. Where they have been covered or obscured by alterations, re-expose original materials and features. NOTE: Alterations to a building may have gained significance over time, and may not necessarily need to be removed. This will be ascertained by the Landmark Preservation Board during the review process.
- d. Replacement of missing original features should be undertaken based on accurate and defensible historical documentation and/or physical evidence. Where documentation does not exist or restoration is otherwise infeasible, new features may be contemporary in character and detailing and must be compatible with the scale, complexity, material, and color of the historic building materials.
- e. Decorative elements that create a false sense of history or change the original architectural style of the building should not be added to a façade.
- f. Surface cleaning should be undertaken with the gentlest means possible. Sandblasting is not permitted. (See Section C, Resources and References, below for additional resources on recommended surface cleaning practices.)
- g. Demolition of structures on the Bothell Historic Register is strongly discouraged, and must be approved by the Landmark Preservation Board. (See Bothell Municipal Code Chapter 22 for demolition review process.)

2. Character-Defining Features of Downtown Special Review Area

Bothell’s Main Street, on the block between 101st Avenue NE and 102nd Avenue NE, and the streets within one block south and two blocks north, are characterized by a limited number of commercial architectural styles, common façade materials, distinct façade elements, consistent property setbacks, and variable lot widths. This creates both a consistency and diversity that forms the unique character of Bothell’s historic commercial district. (See Section 12.64.504 for Architectural Styles.)

The character-defining features of the existing buildings within the DSRA are those historic visual elements that give the space its particular “feel.” Things such as overall building shape, materials, craftsmanship, and decorative details are the features that provide the particular character of each building.

Listing them here provides a context within which to evaluate changes or additions to historically designated structures or to properties within the Downtown Special Review District. While each building has distinctive elements, the common historic features are the character-defining features of the area as a whole:

- a. Full public frontage coverage (meaning the buildings generally occupy the full area of the street frontages with no setbacks from the property line. This results in the following:
  - i. Continuous row of storefronts, located immediately adjacent to the edge of sidewalk. This feature is consistent with the Private Frontage regulations applicable to the Districts within the DSRA.
  - ii. Blank side walls between parcels, characterized by no fenestration, openings, or decorative features. This feature is also consistent with the side yard setbacks for the Districts within the DSRA, but does not incorporate windows.

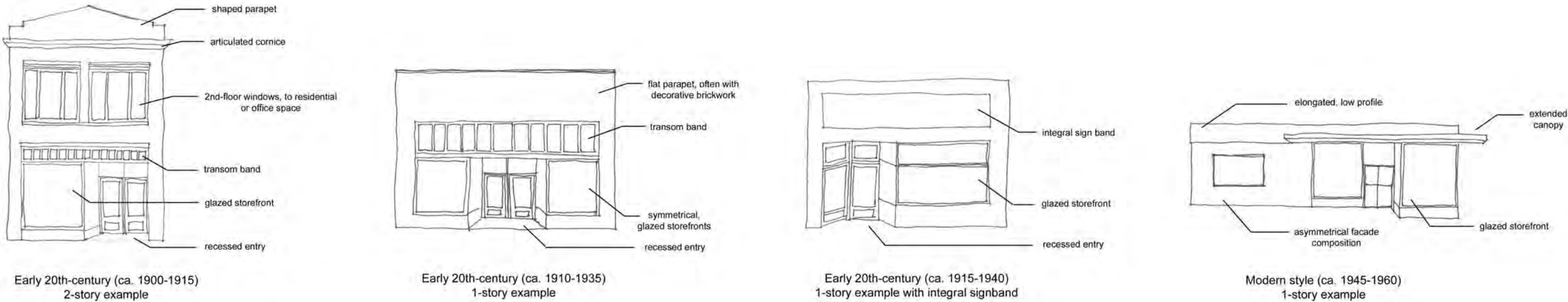


FIG.12.64.505.B.2 CHARACTER-DEFINING FEATURES OF COMMERCIAL BUILDINGS ALONG MAIN STREET

- b. One- and two-story buildings with variable lot dimensions. The variation in storefront width and height is a significant characteristic that gives Main Street its distinctive rhythm (This varies from the taller building height limits that may be allowed in other areas of the Downtown). Main Street buildings exhibit the following characteristics:
  - i. Variable building heights which range from approximately 18’ for the single story structures to 36’ for the two-story structures (including parapet).
  - ii. Storefront dimensions which vary from 20’ to 90’ wide, with most approximately 30’-40’ wide.
  - iii. Buildings with rectangular plans with relatively flat façades and sidewalls. Some have angled or recessed entries (see below).
  - iv. Upper levels are clearly distinguishable from the lower, street level floors in their differing use of opaque and glazed materials. Opaque, solid materials dominate at the upper floors; conversely the lower floors are composed predominately of transparent glazing.
- c. Fenestration and Doors
  - i. Where extant at upper floors, windows are placed symmetrically in the façade.
  - ii. Windows are typically large, narrow, double hung, with arched or articulated heads, and projecting sills.
  - iii. Doors are often paneled, with side-lights.
- d. Materials. The commercial buildings are made up of brick and stone masonry, stone veneer, painted wood trim, limited wood siding, glazed storefronts, and a wide variety of awning shapes and materials.
  - i. Brick and stone: These were the original major façade materials.
    - (A) Brick masonry, typically laid in running bond, sometimes with decorative patterning at the parapet, constitutes the majority of the facades. Soldier courses at window headers are common. Brick palette consists of a range of reds and browns.
    - (B) There is limited use of stone and light-weight cultured stone, a manufactured stone veneer cast from molds of real stone, present primarily in 1950s buildings, or those buildings that were renovated in the 1950s.
  - ii. Wood cladding
    - (A) Wood buildings that characterized Bothell’s early Main Street are no longer extant. (Note: Some of the original free-standing structures were moved to Bothell Landing.)

- (B) Wood cladding is limited to areas below the storefront glazing d sheathing at some upper façade areas. (Generally, the use of the residential-scale wood sheathing or siding on the upper sections of the building facades is not historically appropriate.)
- e. Glazed storefronts with transom band
  - i. Original storefront systems typically used wood, aluminum, or steel as the supporting elements, with wood or brick bulkheads below the storefront frames.
  - ii. The plate glass storefronts are undivided or may have one narrow muntin to divide a wider storefront, and generally extended nearly the full width of the façade.
  - iii. A glazed transom band runs above the width of the storefront assembly and consists of a series of divided lights. These windows provide additional light to the interior, and are sometimes operable to provide natural ventilation.
  - iv. Individual storefronts are divided into distinct, usually symmetrical or balanced bays.
- f. Recessed entries

Main entry doors are typically recessed from the plane of the storefront. The recess accommodates the outward swing of doors, provides shelter at the entry, and lends an articulation at the pedestrian level.
- g. Parapets

A parapet gives the feeling of extra building height, particularly at the primary façade. Most parapets on Bothell’s Main Street are simple, either straight across or with just one or two steps in the center of the façade. More elaborate parapets are no longer extant.
- h. Articulated cornice and/or flush brick patterning
  - i. Cornices were typically of wood or sheet metal, shaped to provide a visual “cap” to the building.
  - ii. Areas below the parapets and above the transom windows often include bricks laid in a pattern.

3. Building Regulations for Rehabilitation and New Construction

These regulations take into account the existing historic fabric and changes to the façades and buildings over time. They should be used as the basis of design for proposed changes to existing façades and in the design of new construction along Main Street. They acknowledge that buildings have individual unique characteristics and existing conditions as related to construction, ownership, maintenance, and use which need to be taken into consideration when making proposals for change, preservation, or rehabilitation. Suggested façade treatments, which draw on the traditional features of the area’s commercial buildings, include the following:

- a. Rehabilitation
  - i. Awnings
    - (A) Removal of existing, inappropriate awnings is encouraged. (See Paragraph (4)(b) below for appropriate awnings.)
    - (B) Awning installations shall not damage or obscure significant existing building features.
    - (C) Awning design should include consideration of the overall composition of the individual building façades and in context with the adjacent buildings.
    - (D) All awnings on a single building must be of the same type, material, color, and size. (i.e., when a single building houses more than one business, the businesses must coordinate awnings.)
  - ii. Cladding
    - (A) Unpainted masonry shall remain unpainted.
    - (B) Where wood siding has been installed over original masonry, owners are encouraged to removed the siding and restore original masonry.
    - (C) Removal of existing materials that obscure original architectural features is strongly encouraged.
  - iii. Storefronts and Sidewalls
    - (A) Transom bands should be re-exposed where covered, and restored to glass, where possible.
    - (B) Original bulkhead materials should be retained, maintained, or uncovered where possible.
    - (C) Storefront divisions or design elements should be symmetrical and balanced. The proportions of original storefront divisions should be retained.
    - (D) Cornice lines should be continued, and original parapets reconstructed if possible.
    - (E) Contemporary storefront modifications that utilize traditional elements and proportions, or simplified interpretations of missing elements, may be used if the original is missing. New designs should be compatible with the desirable historic features of adjacent buildings, and retain the transparent character of the façade.
    - (F) Sidewalls between parcels may be blank, and without fenestration or added detailing.
    - (G) Sidewalls, or secondary facades, when abutting a public way should not be devoid of openings or fenestration, and should include elements and divisions that are compatible with the primary façade.

- iv. Doors and Windows
  - (A) Original placement, arrangement, and function of doors and windows should be preserved where possible.
  - (B) Closing or filling in original openings should be avoided; and restoration of original openings is encouraged.
  - (C) Maintain recessed entries.
  - (D) Replacement elements should match originals as closely as possible.
- b. New Construction
  - i. New buildings should respect the district in which they are located, and be compatible with or complement the desirable surrounding architectural character.
  - ii. New construction should utilize traditional character-defining features and materials, in a contemporary and/or simplified fashion.
  - iii. Building footprints shall be rectangular and shall fill the entire streetfront at the first two levels, with the front façade located at the front edge of the property line. Recessed or notched façades are not permitted, with the exception that appropriately scaled recessed entries may be permitted.
  - iv. Building heights shall be consistent with those in the District Requirements of the Downtown Subarea Plan & Regulations, and compatible with adjacent buildings. Variation in building height is encouraged.
  - v. Storefront divisions shall be compatible in scale and proportion with the building’s width and height, and compatible with the adjacent buildings.
  - vi. Buildings wider than those traditionally constructed on the block shall include variation in wall plane, articulation and spaced structural bays to provide a scale that is compatible with the original building widths.
  - vii. Primary entrances shall be oriented toward the street.
  - viii. Roof forms along the portion of Main Street between 101st Avenue NE and 104th Avenue NE shall be flat, and shall not have corner accents or turrets. See Section 12.64.500 Architectural Regulations for areas outside this boundary.
  - ix. See Section 12.64.504 for Roof Equipment and Screening. Equipment mounted to rooftops shall be screened from view using elements integrated into the building’s architectural features, without the need for special screening elements.

4. Building Materials and Elements

- Exterior façade elements are the key components that give a building its style and visual character. Elements include cladding, trim and moldings; storefront systems and windows, doors and transom; supplementary items such as signage and awnings; and color selection.
- a. Storefront Materials - High quality materials, consistent with historic materials on Main Street
    - i. Metal or wood storefront system with plate glass; with proportions, heights, and profiles appropriate to prevailing existing storefronts.
    - ii. If a new storefront is required, it should be designed to fit inside the original framed opening.
    - iii. False divided lights or “snap in” muntins/mullions are not permitted.
    - iv. Transom glazing may be clear, beveled, leaded, etched, or prism glass.
    - v. Contemporary flush doors or residential-style doors are not appropriate.
    - vi. New bulkheads shall be constructed of a material appropriate to the storefront and building on which it is installed. Wood panels and brick veneer were the most common original bulkhead materials on Main Street. New bulkheads should be compatible with surrounding storefronts.
    - vii. Wall or window air conditioners are not permitted on the front façade of a building.
  - b. Awnings may be installed to provide pedestrian weather protection, signage, and visual character.
    - i. Traditional shed awnings with free hanging valance or flat awnings are appropriate awning shapes. Shed awnings may have valance returns, but side panels are not permitted.
    - ii. Bubble type, quarter-round, dome, box-like shapes, shingled-canopy types, and other contemporary commercial designs are not historically appropriate and are not permitted.
    - iii. Awnings shall not conceal significant architectural features and should be mounted within the building elements that frame the storefront, typically directly below or above the transom.
    - iv. Installation of awnings shall not damage the structure. Clamps and fasteners used to attach awning frames should penetrate mortar joints rather than brick or other masonry surfaces. Care should be taken when attaching new backboards or rollers, not to damage transoms or other building elements.

- v. Material for shed awnings should be canvas, canvas blends, acrylic that resembles canvas, or similar. Vinyl or other shiny, high-gloss material is not appropriate. Returns shall be open.
- c. Color
  - i. Neon or ultra bright colors are not permitted.
  - ii. When choosing colors, consider compatibility with original finishes as well as with neighboring buildings.
- d. Transparency, Signage, Building Lighting, and Street Furnishings (See also 12.64.600 Signage Regulations)
  - i. Storefront display window glazing shall be transparent to promote visibility into businesses. Mirrored, translucent, or dark-tinted glass that prohibits visibility into the building interiors is not permitted.
  - ii. Business displays shall be designed to allow views into the building interiors, and to avoid a sense of clutter and disorder.
  - iii. Signage shall be compatible and in balance with the architectural style and visual character of the building on which is it located.
  - iv. Consideration of projecting blade signage or flush-mounted signage that is integrated with the overall building façade composition is strongly encouraged. Use of historic sign bands and locations are also strongly encouraged.
  - v. Street furnishings and building lighting shall be simple, should not convey a false sense of history, and should be limited to a maximum of two designs.
  - vi. Business signage is permitted on the front valance of an awning but not on valance returns.
  - vii. Internal illumination of awnings to backlight awning signage shall not be permitted.

5. Parking and Curb Cuts

- a. No new driveway curb cuts shall be permitted on Main Street between SR 527 and Kaysner Way. Refer to Section 12.64.403.B.a.(4).
- b. Whenever possible, existing driveway curb cuts within this segment of Main Street should be removed.

6. Demolition

Demolition of designated properties, or historic inventory buildings is strongly discouraged. (For demolition review process, see BMC 22.28.060.)

C. RESOURCES AND REFERENCES

1. Washington State Department of Archaeology and Historic Preservation (DAHP)

- a. The State website provides information, documents, maps, photographs and tools regarding historic sites, local government programs, regulations, tax incentives and other useful data.
- b. <http://www.dahp.wa.gov/>

2. National Parks Service

- a. The Secretary of the Interior’s Standards for the Treatment of Historic Properties, and associated guidelines, provide guidance for the treatment of historic resources.  
  
[http://www.nps.gov/history/hps/tps/standguide/overview/using\\_standguide.htm](http://www.nps.gov/history/hps/tps/standguide/overview/using_standguide.htm)
- b. Preservation Briefs are a series of publications to assist property owners, preservation professionals, and others in preserving, rehabilitating, and restoring historic buildings. They are available online.
  - i. <http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>
  - ii. Select, relevant individual briefs are listed below:
    - 01: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
    - 02: Repointing Mortar Joints in Historic Masonry Buildings
    - 03: Conserving Energy in Historic Buildings
    - 06: Dangers of Abrasive Cleaning to Historic Buildings
    - 09: The Repair of Historic Wooden Windows
    - 10: Exterior Paint Problems on Historic Woodwork
    - 11: Rehabilitating Historic Storefronts
    - 14: New Exterior Additions to Historic Buildings: Preservation Concerns
    - 15: Preservation of Historic Concrete: Problems and General Approaches
    - 16: The Use of Substitute Materials on Historic Building Exteriors
    - 17: Architectural Character - Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character
    - 18: Rehabilitating Interiors in Historic Buildings - Identifying Character-Defining Elements
    - 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
    - 32: Making Historic Properties Accessible

- 33: The Preservation and Repair of Historic Stained and Leaded Glass
- 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing
- 38: Removing Graffiti from Historic Masonry
- 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings
- 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront
- 42: The Maintenance, Repair and Replacement of Historic Cast Stone
- 44: The Use of Awnings on Historic Buildings: Repair, Replacement and New Design