



CEDAR MULTIFAMILY REMODEL

1125 SOUTH CEDAR STREET
SPOKANE, WASHINGTON 99204

PERMIT SUBMITTAL

18 APRIL 2023

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR THE SPOKANE REGISTER OF HISTORIC PLACES

Please include *all* of the following information with your application. Insufficient application materials will result in a delay in processing of your application. Payment must be filed with the Certificate of Appropriateness. If you have any questions regarding application requirements or management standards for properties listed on the Spokane Register of Historic Places, please call the Historic Preservation Officer at 509.625.6300.

PART 1: PROPERTY INFORMATION

Building/Property Name _____	
Building/Property Address _____	
Property Owner's Name (printed) _____	
Property Owner's Address _____	zip code _____
Property Owner's Phone _____	Email _____

PART 2: TYPE OF WORK FOR WHICH COA IS BEING REQUESTED Mark all that apply.

<input type="checkbox"/> Exterior remodeling
<input type="checkbox"/> Change of exterior color
<input type="checkbox"/> New construction (an addition or a new building)
<input type="checkbox"/> Roof Replacement: __like for like OR __new type (ie: cedar shake to composition)
<input type="checkbox"/> Demolition
<input type="checkbox"/> Window replacement
<input type="checkbox"/> Changes to an existing porch or new porch
<input type="checkbox"/> Other: please describe
Estimated cost of proposed work \$ _____

PART 3: APPLICATION CHECKLIST

You may be required to provide the following information.

<input type="checkbox"/> General overview of project, including quantities and dimensions of elements
<input type="checkbox"/> List of features to be removed, replaced or added
<input type="checkbox"/> Site plan/location map and scale elevations (for any additions or new construction)*
<input type="checkbox"/> Details of method(s) of attachment for signs, awnings and canopies*
<input type="checkbox"/> Color photographs of existing conditions. Please provide digitally.
<input type="checkbox"/> True color paint and/or finish samples (for change of exterior color)*
* if applicable



SPOKANE CITY-COUNTY HISTORIC PRESERVATION OFFICE
808 W. Spokane Falls Blvd.
Spokane, Washington 99201
Phone (509) 625-6300
Fax (509) 625-6013
Email: preservation@spokaneicty.org
www.historyspokane.org



PART 4: PROJECT NARRATIVE AND DESCRIPTION

Please use the space below to describe the project. Attach additional pages if necessary. All proposed changes must be included in this description. Please see APPLICATION CHECKLIST (previous page).

I hereby certify that I am the owner of the property or that the proposed work is authorized by the owner of record and I have been authorized by the owner to make this application as his/her authorized agent.

Many certificates can be approved by staff within a few working days; however, some are referred to the Landmarks Commission for review. If the application is referred to the Commission, I understand that a public hearing notice will be published. The Commission meets the third Wednesday of every month in the Briefing Center, City Hall, 808 W. Spokane Falls Blvd, at a time to be determined. The completed application must be submitted no later than 21 days prior to the scheduled meeting. Once a Certificate of Appropriateness is obtained, it may be necessary to apply for a building or zoning permit.

Drew Kleman, AIA
PRESS Architecture
Owner
Representative

_____ Date

_____ Signature of Owner or Authorized Agent

FOR OFFICE USE ONLY

The Historic Preservation Officer and/or the Landmarks Commission have reviewed the Certificate of Appropriateness and recommend, in conformance with Spokane Municipal Code Chapter 17D.040 and Spokane County Code 1.48:

- Preliminary Approval of Certificate of Appropriateness
- Final Approval of Certificate of Appropriateness
- Denial of Certificate of Appropriateness

Historic Preservation Officer _____ Date _____



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PART 5: INSTRUCTIONS

STEPS FOR SUBMITTING APPLICATIONS

1. **Application:** The application for a Certificate of Appropriateness may be obtained from the Historic Preservation Office, City Hall, 808 W. Spokane Falls Blvd., (509) 625-6300 or can be found online at www.historicspokane.org
2. **Receipt of Request:** Complete and return the application with payment made out to the City of Spokane. A request will then be made to the [Landmarks Commission](#) for design review of the proposed action, if deemed necessary by the Historic Preservation Officer. The application must be submitted at least 21 days prior to the Landmarks Commission's next scheduled meeting (by the last Wednesday of the month prior to the desired Commission meeting). Commission staff will transmit copies of the request and any supplemental information to the Landmarks Commission members, the property owner(s) or applicant, and interested parties of record, 14 days prior to the next scheduled meeting of the Landmarks Commission.
3. **Landmarks Commission Review:** At its next scheduled meeting, the [Landmarks Commission](#) shall review the request and decide whether to issue a Certificate of Appropriateness.

PLEASE NOTE: Commission Meetings are held on the third Wednesday of each month at 3:00 p.m., unless otherwise noted, in the Council Briefing Center, Lower Level, City Hall.
For the current meeting date and agenda, visit www.historicspokane.org.

4. **Application Fees (contact office for appropriate fee):**
 - a) \$25.00 - Administrative Review of a Certificate of Appropriateness application
 - b) \$75.00 - Public Hearing/Landmarks Commission Review of a Certificate of Appropriateness application

Should the request for a Certificate of Appropriateness be denied, the owner(s) have the right to arbitration as set forth in Spokane Municipal Code Chapter 17D.100.270 and Spokane County Code 1.48. In unusual or complex cases, the owner(s), Commission, or the Historic Preservation Officer may request that specific [negotiated management standards](#) be developed for modifications to particular properties.

Submit the completed application and application fee (payable to City of Spokane) to:

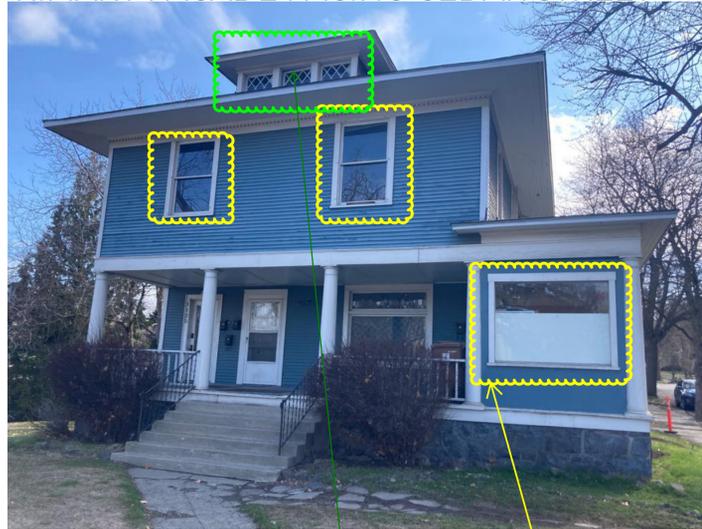
Spokane City-County Historic Preservation Office
City Hall, Third Floor
808 W. Spokane Falls Boulevard
Spokane, Washington 99201
Phone: 509.625.6300
Fax: 509.625.6013
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WEST ELEVATION
PRIMARY FACADE FACING CEDAR STREET



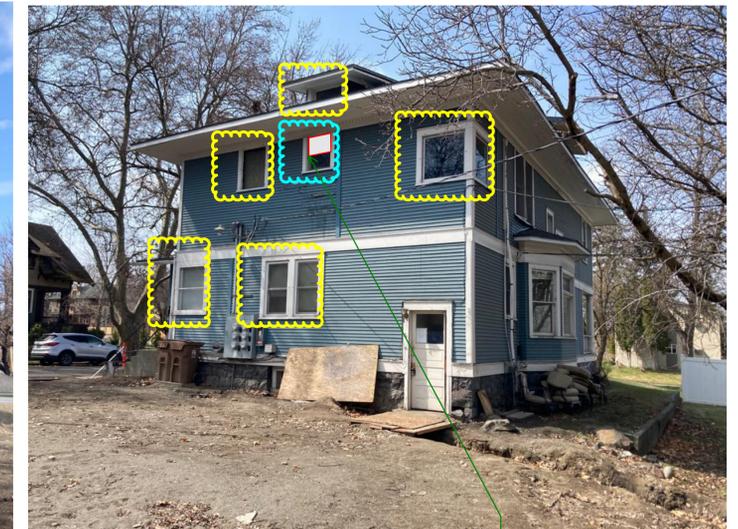
SOUTH ELEVATION
FACING 12TH



PARTIAL SOUTH FACADE
FACING 12TH



EAST FACADE
NON-CONTRIBUTING / FACES INTERIOR LOT



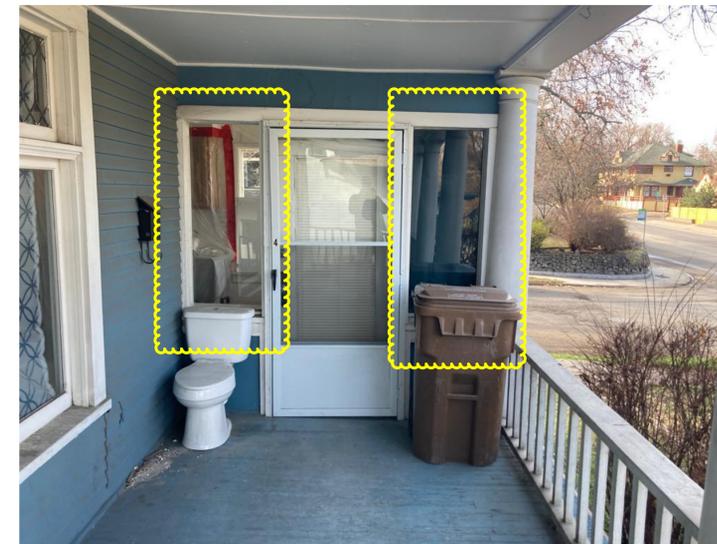
NEW WINDOWS WITH SIMULATED
DIVIDED LITES,
WHITE MUNTINS

WINDOWS TO BE
REPLACED, TYP

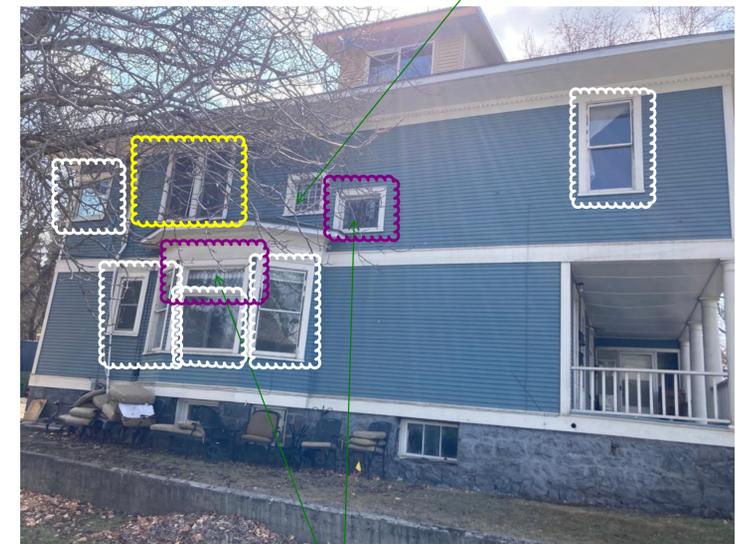
WINDOW REMOVED

NEW WINDOW IN BATH BEHIND, WIDTH
REMAINS TO MATCH EXISTING,
SILL BROUGHT UP

PARTIAL NORTH ELEVATION
INSET AT ENTRY PORCH



NORTH ELEVATION
FACES INTERIOR LOT



WINDOW TO
BE REMOVED

LEADED GLASS WINDOW TO
REMAIN, PROVIDE STORM OVER
TOP



ALIGN NEW WINDOW SILL
WITH ADJACENT EXISTING

NON-ORIGINAL DOOR TO BE REMOVED

INFILL WITH NEW WINDOW AT BEDROOM BEHIND

TRIM TO REMAIN

INFILL BELOW DOOR TO MATCH EXISTING SIDING

NEW WINDOWS

BASIS OF DESIGN: SIMONTON MADEIRA
COLLECTION
WHITE VINYL

BLOCK INSTALLED INTO EXISTING
SILL/CASED OPENING

EXISTING WINDOWS ARE PAINTED WHITE
AND MOST HAVE NO ORNAMENTATION.
VINYL WINDOWS WILL NOT DETRACT
FROM THE EXISTING CONTRIBUTING
HISTORIC FEATURES

LEADED GLASS WINDOW TO
REMAIN, PROVIDE STORM OVER
TOP



TRADITIONAL STYLE WINDOWS

3-1/4" wide frame complements classic
architecture.



PRESS

ARCHITECTURE
DESIGN
CONSULTING

1722 EAST SPRAGUE
SUITE 203
SPOKANE, WASHINGTON
99202

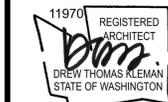
www.press-architecture.com

PRESS PROJECT NO.
2023.03

CEDAR MULTIFAMILY REMODEL

1125 SOUTH CEDAR STREET
SPOKANE, WASHINGTON
99204

PROFESSIONAL STAMP



REVISIONS

DESCRIPTION DATE

FLOOR PLAN - LEVELS 00 & 01

ISSUE
PERMIT SUBMITTAL

DATE 18 APRIL 2023

DRAWN AS

REVIEWED DK

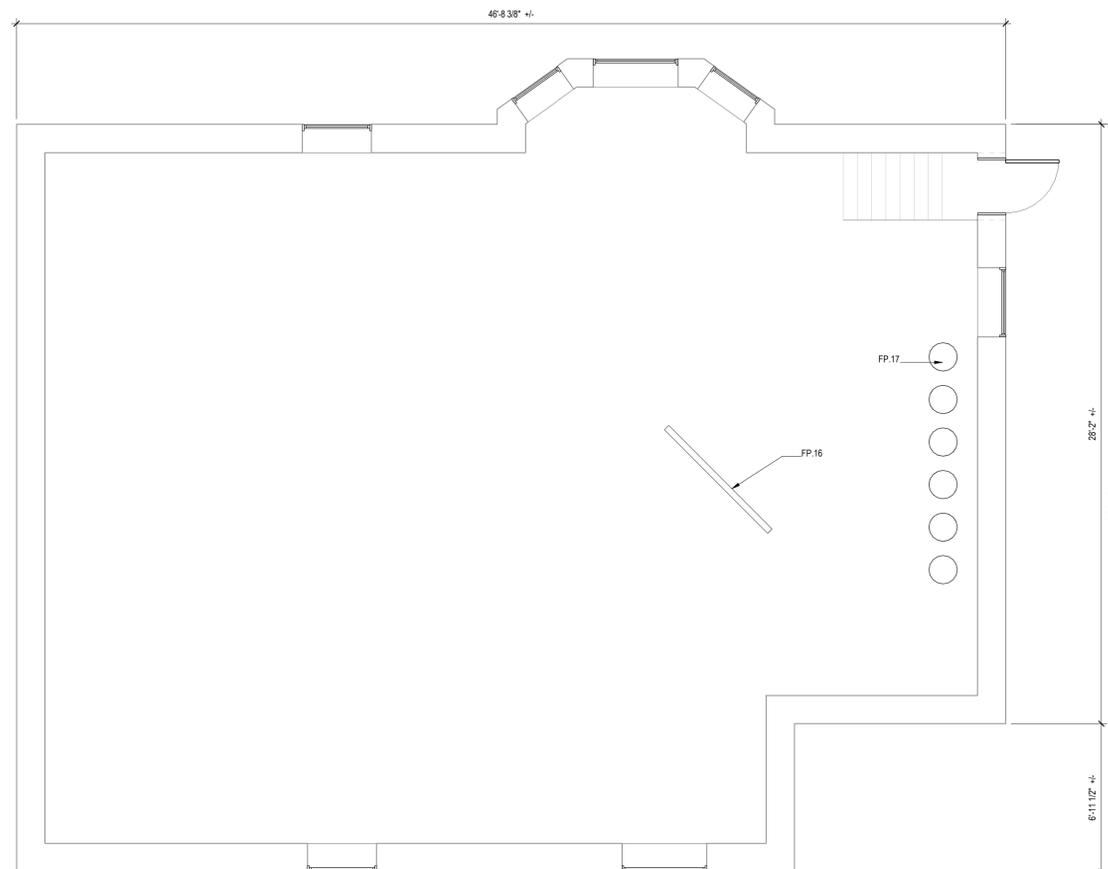
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FLOOR PLAN GENERAL NOTES

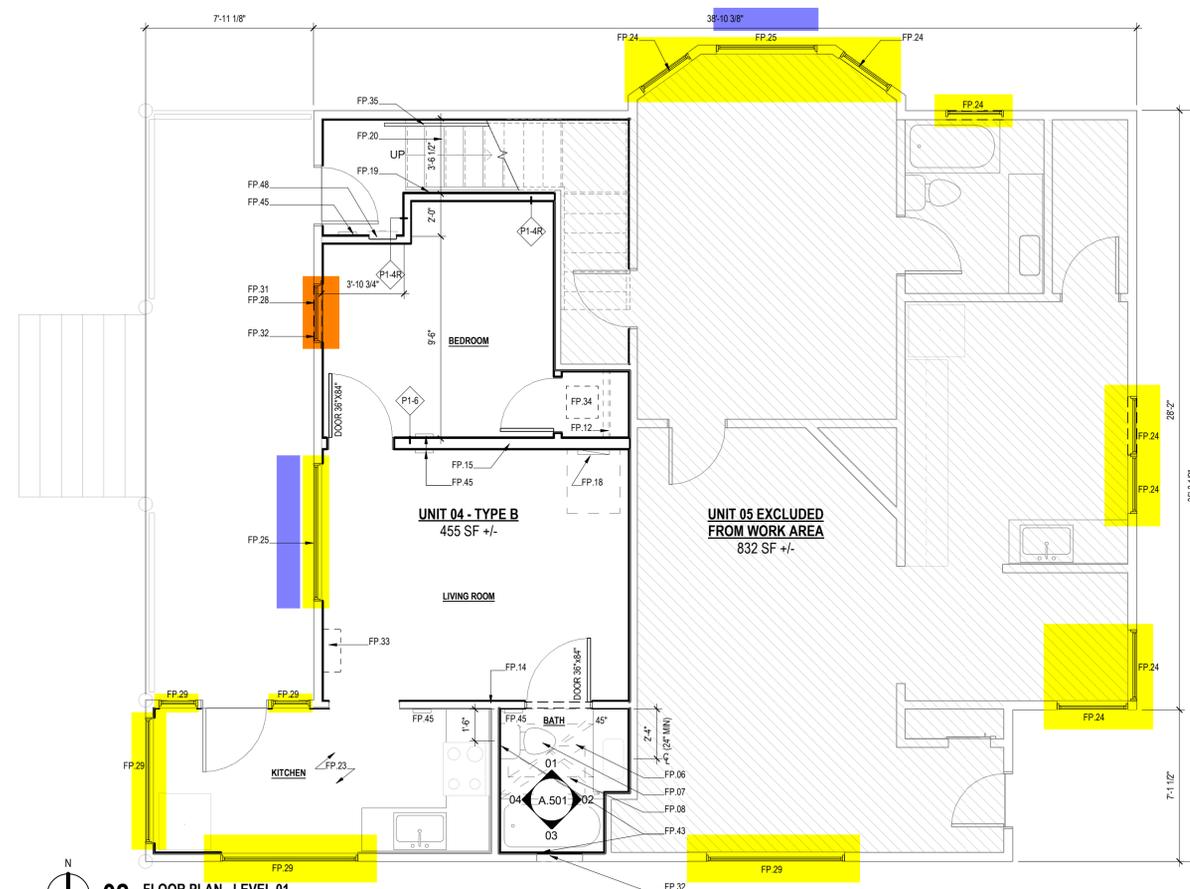
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- REFERENCE TO DRAWING SERIES FOR ASSEMBLY TYPES
- TYPICAL INTERIOR WALL ASSEMBLY P1-4 UON
- AN ASSEMBLY TYPE CONTIGUES THE FULL LENGTH OF A WALL INCLUDING ANY JOGS, ANGLES, OR RECESSES UON
- WHERE DIFFERING WALL TYPES OCCUR ALONG THE LENGTH OF A WALL, IT IS INTENDED THAT FINISHES ALIGN
- DIMENSIONS INDICATING CLEARLY OR "FOF" ARE TAKEN FROM FACE OF FINISH DIMENSIONS ARE TO CENTERLINE OF STRUCTURAL ELEMENTS AND/OR FACE OF STRUCTURAL ELEMENTS, FRAMING, AND/OR CONCRETE WALLS
- INTERIOR WALLS SHALL BE CONTINUOUS FROM FLOOR TO FLOOR AND/OR ROOF STRUCTURE ABOVE UON
- FLOOR MATERIAL TRANSITIONS SHALL OCCUR AT THE CENTERLINE OF A DOOR(S) UON
- TYPICAL INTERIOR DOORS SHALL BE 30"x84" UON
- WHERE DOORS OCCUR WITHIN 30 MIN OR 1 HOUR RATED WALLS, PROVIDE 45 MIN RATED SOLID CORE WOOD CORE WITH OVERHEAD CLOSER AND PERIMETER SMOKE GASKET SEALS

FLOOR PLAN KEYNOTES

- FP.01 (E) TUB W/ FIBERGLASS SURROUND
- FP.02 NEW FIBERGLASS TUB AND SURROUND
- FP.03 TOILET
- FP.04 VANITY SINK. SEE PLANS FOR WIDTHS SHOWN
- FP.05 VANITY SINK WITH REMOVABLE CABINET BASE. EXTEND FLOOR FINISH INTO AND UNDER CABINET AND FINISH WALL(S) UNDER CABINET. PROVIDE MIRROR ABV SINK SUCH THAT BOTTOM OF REFLECTIVE SURFACE IS MAX 40" AFF
- FP.06 30X48 CLEAR FORWARD APPROACH AT SINK
- FP.07 48X56 AREA AT TOILET
- FP.08 30X48 CLEAR SIDE APPROACH AT TUB
- FP.09 REFRIGERATOR
- FP.10 RANGE W/ HOOD. HOOD SHALL DUCT DIRECTLY TO THE EXTERIOR
- FP.11 SINK
- FP.12 CLOSET ROD AND SHELF
- FP.13 (E) HEAVY TIMBER COLUMN
- FP.14 (E) BEARING WALL ALIGNED TO EXTERIOR WALL ABOVE. NO NEW PENETRATIONS
- FP.15 NEW WALL SHALL ALIGN WITH WALL ABV AT LEVEL 02. FIELD VERIFY
- FP.16 (E) WALL BELOW FIREPLACE AT LEVEL 01
- FP.17 NEW HWH FOR EACH UNIT. CONNECT TO EACH UNIT ELECTRICAL PANEL. PROVIDE MIN R-10 INSULATION BETWEEN HWH AND CONCRETE SLAB
- FP.18 UNIT ELECTRICAL PANEL
- FP.19 PROVIDE NOM 2X4 FRAMING BETWEEN (E) STAIR AND NEW WALL. LOCATE TI FRAMING AT 8' SI OPEN STRINGER. SLOPE WITH STRINGER. PROVIDE 3/8" TYPE X GWS ON TOP AND FINISH. PROTECT (E) DECORATIVE BALLUSTER
- FP.20 (E) STAIR TO REMAIN. REPAIR TREADS AND RISERS WHERE OCCURS
- FP.21 PROVIDE CEMENTITIOUS SCRATCH COAT OI (E) STONE FOUNDATION. SMOOTH AND PAINT
- FP.22 STACK FRONT LOAD WASHER AND DRYER
- FP.23 (E) KITCHEN CABINETRY AND APPLIANCES TO REMAIN. NO WORK THIS AREA
- FP.24 NEW DOUBLE-PANE SINGLE-HUNG WINDOW TO REPLACE EXISTING SASH, FRAME, AND GLAZING. WINDOW DESIGN AND ORIENTATION TO MATCH EXISTING. PROVIDE OPENING CONTROL DEVICE PER ASTM F2090 WHERE SILL IS < 36" AFF AND > 72" ABV GRADE
- FP.25 NEW DOUBLE-PANE PICTURE WINDOW TO REPLACE EXISTING SASH, FRAME, AND GLAZING. EXISTING LEADED GLASS WINDOW ABV TO REMAIN AND BE PROVIDED WITH EXTERIOR STORM WINDOW
- FP.26 (E) WINDOW TO REMAIN
- FP.27 (E) LEADED GLASS WINDOW TO REMAIN AND BE PROVIDED WITH EXTERIOR STORM WINDOW
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- FP.30 NEW 24" X 28" W DOUBLE-PANE PICTURE WINDOW. ALIGN HEAD OF WINDOW WITH SOUTH-ADJACENT WINDOW IN ELEVATION (+/- 8" ABV SHEATHING). ENSURE SILL IS MIN 4" ABV TI TUB SURROUND. MAINTAIN (E) KING STUDS AND LOCATE WINDOW WITHIN EXISTING OPENING WIDTH. PROVIDE NEW HEADER MIN (2) 2X6
- FP.31 NEW "X" X "X" SINGLE-HUNG DOUBLE-PANE WINDOW. MATCH SILL AND HEAD HEIGHT OF ADJACENT WINDOW AND PROVIDE FIXED TRANSOM WINDOW ABOVE TO MATCH HEIGHT OF ADJACENT LEADED GLASS WINDOW. PROVIDE EXTERIOR WINDOW TRIM TO MATCH EXISTING. NFILL REMAINDER OF OPENING WITH NOM 2X4 FRAMING, SHEATHING, AND LAP SIDING TO MATCH AND ALIGN WITH EXISTING
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- FP.36 UNDER EAVE SPACE
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- FP.38 UNIT ENTRY DOOR SHALL BE PROVIDED WITH OVERHEAD CLOSER (SELF-CLOSING DEVICE) WHERE OPENING ONTO AN EXIT STAIRWAY
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- FP.41 NOT USED
- FP.42 NOT USED
- FP.43 PROVIDE IN-WALL BLOCKING FOR FUTURE GRAB BARS PER BARRIER FREE DIAGRAMS AT TYPE B BATHROOM
- FP.44 (E) HEAVY TIMBER BEAM ABOVE
- FP.45 NEW ENTRY DOOR TO MATCH EXISTING 1/4 VISION LITE W/ 3/4 BOTTOM PANEL
- FP.46 NEW ELECTRICAL CADET-TYPE WALL HEATER
- FP.47 NEW DOUBLE-PANE WINDOW TO REPLACE EXISTING SASH, FRAME, AND GLAZING. PROVIDE SIMULATED DIVIDED LITES ON BOTH EXTERIOR AND INTERIOR SURFACE MOUNTED OR SEMI-RECESSED FIRE EXTINGUISHER CABINET
- FP.48 W/ 3A BBC C UL RATED EXTINGUISHER
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01 FLOOR PLAN - LEVEL 00
SCALE: 1/4" = 1'-0"



02 FLOOR PLAN - LEVEL 01
SCALE: 1/4" = 1'-0"

- NEW WINDOWS WITH MUNTINS TO MATCH EXISTING DIVIDED LITE
- EXISTING SINGLE-HUNG AND/OR EXISTING PICTURE WINDOW TO BE REPLACED
- EXISTING LEADED GLASS WINDOW TO REMAIN PROVIDED WITH STORM WINDOW OVER TOP
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LEVELS 02 &
03

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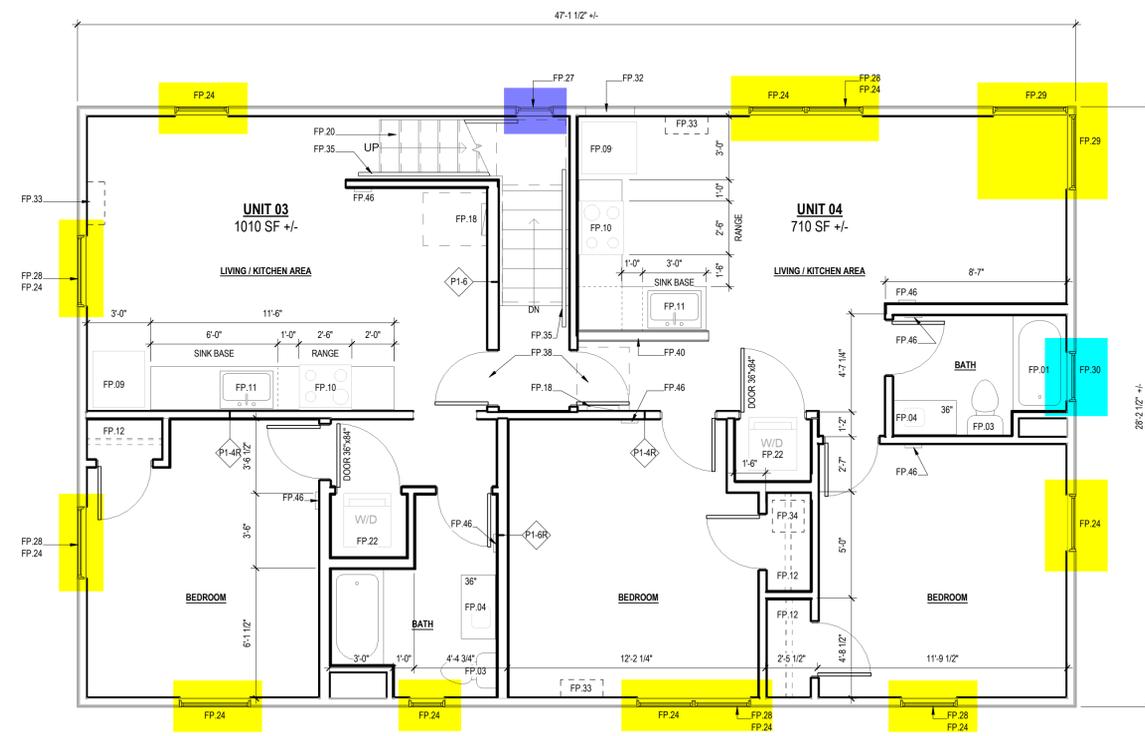
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FLOOR PLAN
GENERAL NOTES

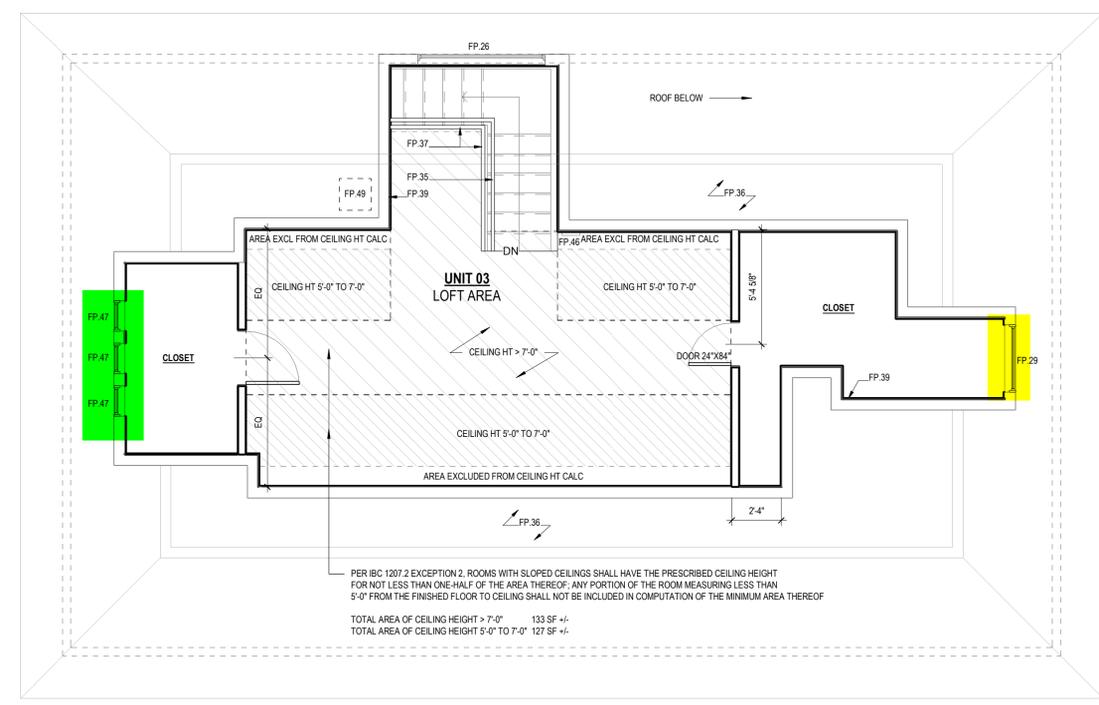
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- NEW SINGLE HUNG WINDOW FOR BEDROOM EGRESS AND DAYLIGHTING
- 32" WIDE SILL AT 36" AFF HEAD TO MATCH EXISTING ADJACENT WINDOW

PER IBC 1207.2 EXCEPTION 2, ROOMS WITH SLOPED CEILINGS SHALL HAVE THE PRESCRIBED CEILING HEIGHT FOR NOT LESS THAN ONE-HALF OF THE AREA THEREOF; ANY PORTION OF THE ROOM MEASURING LESS THAN 5'-0" FROM THE FINISHED FLOOR TO CEILING SHALL NOT BE INCLUDED IN COMPUTATION OF THE MINIMUM AREA THEREOF

TOTAL AREA OF CEILING HEIGHT > 7'-0" 133 SF +/-
TOTAL AREA OF CEILING HEIGHT 5'-0" TO 7'-0" 127 SF +/-



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REVISIONS

DESCRIPTION DATE

DEMO PLAN - LEVELS 00 & 01

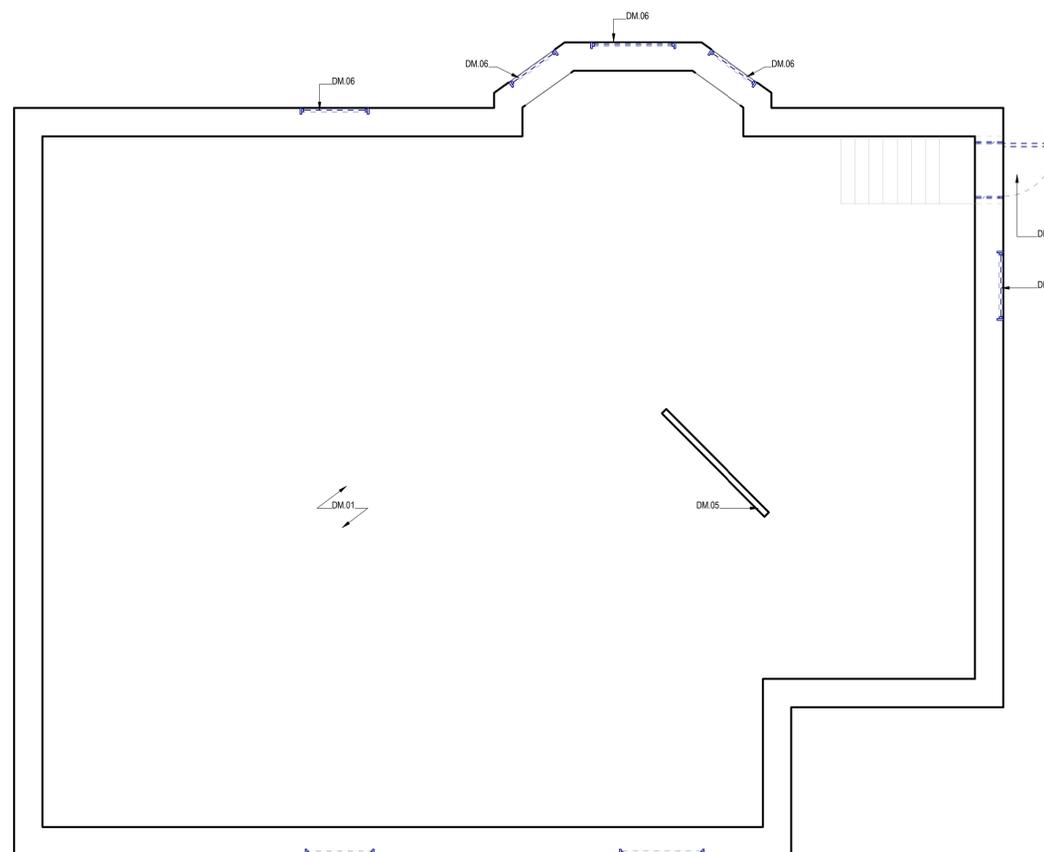
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DATE 18 APRIL 2023

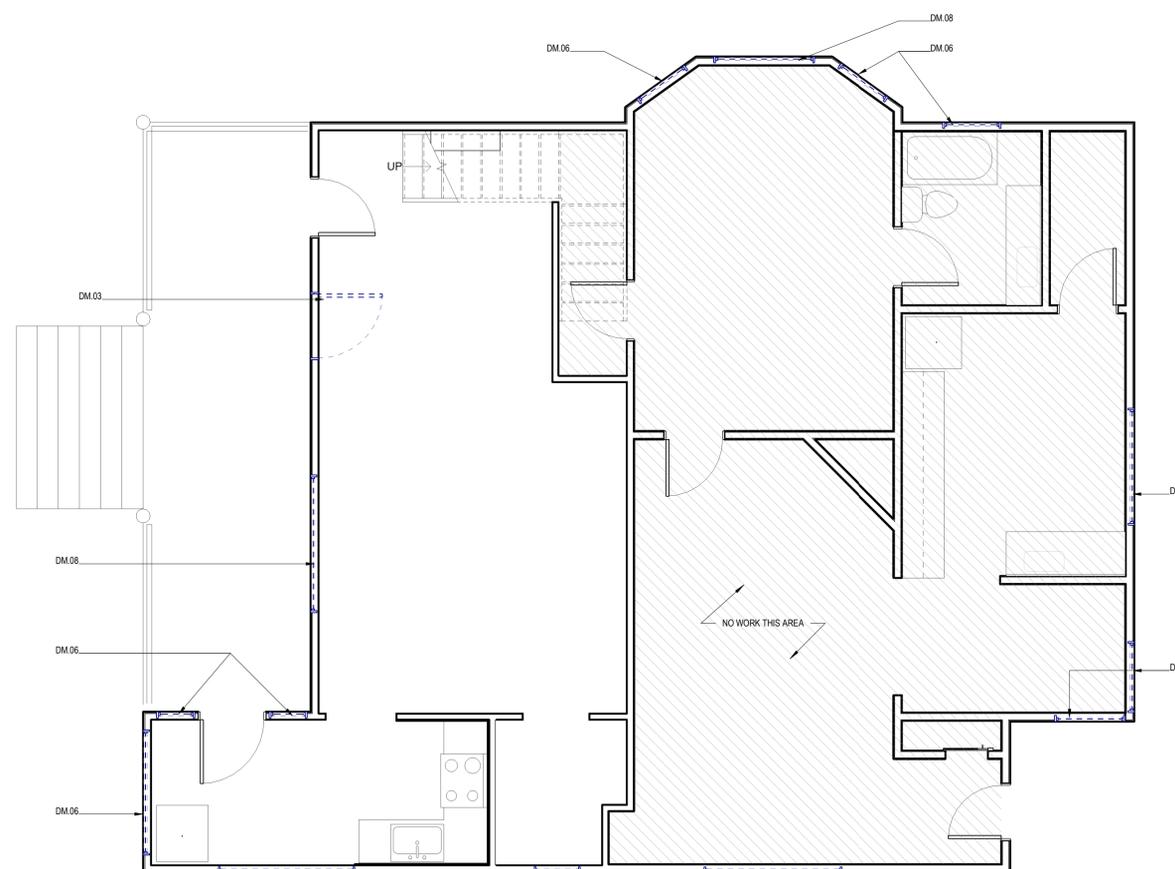
DRAWN AS

REVIEWED DK

D.201



01 DEMO PLAN - LEVEL 00
SCALE: 1/4" = 1'-0"



02 DEMO PLAN - LEVEL 01
SCALE: 1/4" = 1'-0"

DEMO PLAN GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INVESTIGATION OF EXISTING CONDITIONS AND CONSTRUCTION PRIOR TO DEMOLITION TO REVEAL FULL SCOPE OF WORK
2. IF DURING DEMOLITION CONDITIONS ARE REVEALED THAT MAY JEOPARDIZE THE INTEGRITY OF THE STRUCTURE OR PRECLUDE FOLLOWING THE DESIGN INTENT, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF RECORD AND OWNER REMOVE ALL EXISTING WINDOWS UON
- 3.

DEMO PLAN KEYNOTES

- DM.01 REMOVE ALL VACATED UTILITIES
- DM.02 REMOVE (E) GLASS BLOCK WINDOW
- DM.03 REMOVE (E) DOOR
- DM.04 REMOVE (E) CONC SLAB AND DEBRIS. PREP SURFACE TO RECEIVE NEW ASSEMBLY
- DM.05 (E) WALL BELOW FIREPLACE AT LEVEL 01 TO REMAIN
- DM.06 REMOVE (E) WINDOW
- DM.07 (E) LEADED GLASS WINDOW TO REMAIN
- DM.08 (E) LEADED GLASS TRANSOM TO REMAIN



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DEMO PLAN - LEVELS 02 & 03

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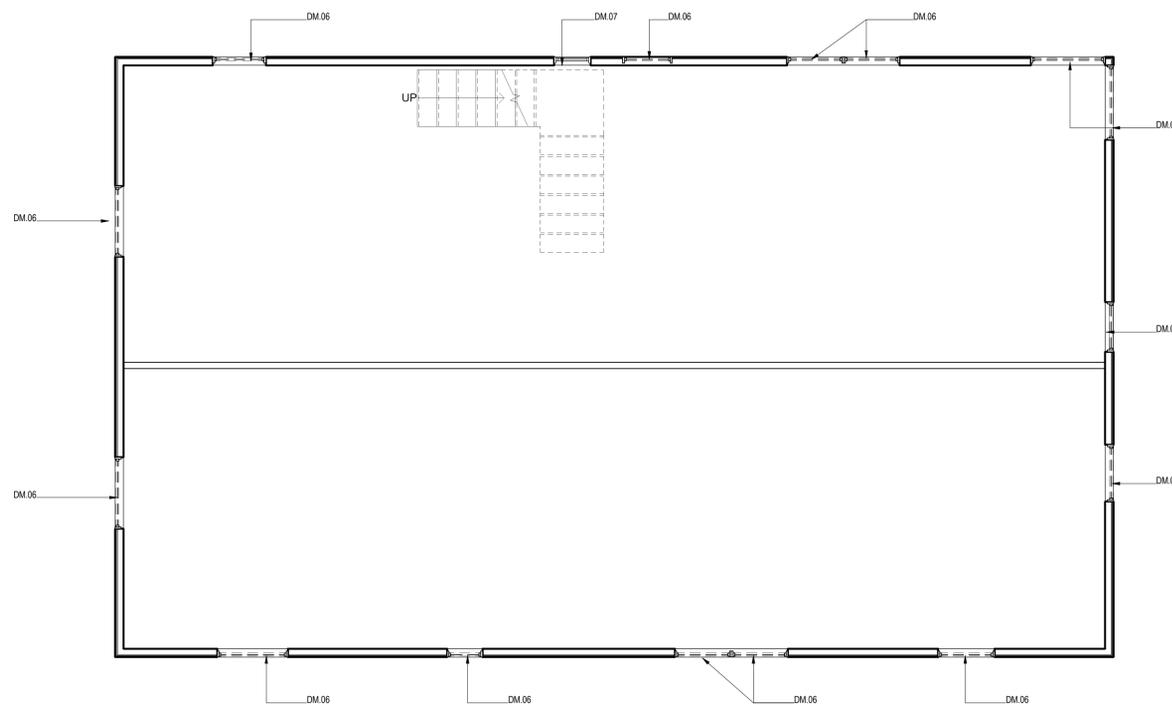
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DEMO PLAN GENERAL NOTES

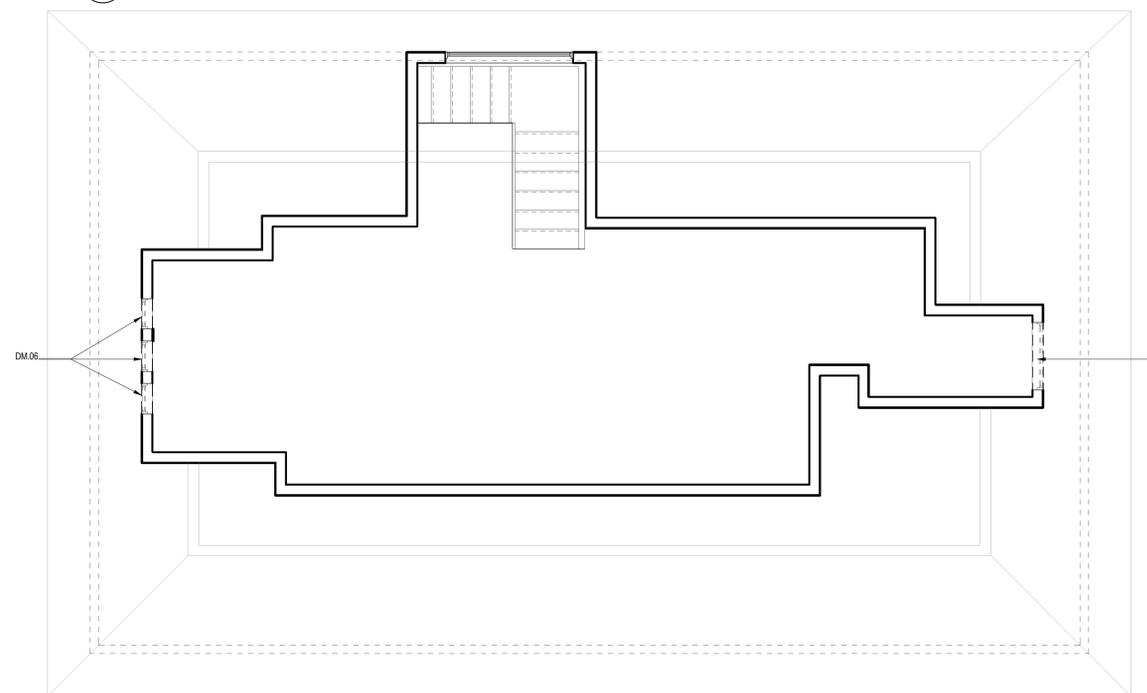
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2. IF DURING DEMOLITION CONDITIONS ARE REVEALED THAT MAY JEOPARDIZE THE INTEGRITY OF THE STRUCTURE OR PRECLUDE FOLLOWING THE DESIGN INTENT, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF RECORD AND OWNER
3. REMOVE ALL EXISTING WINDOWS UON

DEMO PLAN KEYNOTES

- DM.01 REMOVE ALL VACATED UTILITIES
- DM.02 REMOVE (E) GLASS BLOCK WINDOW
- DM.03 REMOVE (E) DOOR
- DM.04 REMOVE (E) CONC SLAB AND DEBRIS. PREP SURFACE TO RECEIVE NEW ASSEMBLY
- DM.05 (E) WALL BELOW FIREPLACE AT LEVEL 01 TO REMAIN
- DM.06 REMOVE (E) WINDOW
- DM.07 (E) LEADED GLASS WINDOW TO REMAIN
- DM.08 (E) LEADED GLASS TRANSOM TO REMAIN



01 DEMO PLAN - LEVEL 02
SCALE: 1/4" = 1'-0"



02 DEMO PLAN - LEVEL 03
SCALE: 1/4" = 1'-0"



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REVISIONS

DESCRIPTION DATE

PLAN - SITE

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SITE PLAN GENERAL NOTES

- DRAWINGS ARE REPRESENTATIVE AND SHALL NOT BE SCALED; NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING
- THIS DOCUMENT IN NO WAY SHALL BE INTERPRETED TO REPRESENT OR CONSTITUTE A LAND SURVEY; SITE DIMENSIONS SHOWN ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. SITE BOUNDARIES AND MARKERS SHALL BE FIELD LOCATED PRIOR TO COMMENCING WORK
- ANY INFORMATION SHOWN ON THE SITE PLAN IS EXISTING AND PROVIDED FOR GENERAL REFERENCE TO THE PROJECT LOCATION AND SURROUNDING CONTEXT AND SHALL NOT BE CONSTRUED TO REPRESENT ANY SITE WORK; NO SITE WORK IS INCLUDED IN THESE CONTRACT DOCUMENTS

SITE PLAN KEYNOTES

- SP.01 (E) CONCRETE SIDEWALK
- SP.02 (E) APPROACH
- SP.03 (E) GRAVEL SURFACE
- SP.04 LINE OF (E) ROOF, CANOPY, OR OVERHEAD ELEMENT ABOVE
- SP.05 (E) SITE WALL
- SP.06 (E) CURB
- SP.07 (E) FIRE HYDRANT
- SP.08 (E) CURB RAMP
- SP.09 (E) STOOP
- SP.10 (E) WD STEPS

