



619 S CEDAR MULTIFAMILY

COMMISSION HEARING DESIGN PACKET
619 South Cedar Street, Spokane, WA 99204

PREPARED FOR
Spokane Historic Landmarks Commission

SUBMISSION DATE
09 January 2026

COMMISSION HEARING DATE
21 January 2026

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INITIAL COVER LETTER

Attention

Megan Duvall
Historic Preservation Officer

Logan Camporeale
Historic Preservation Specialist

Historic Landmarks Commission
808 W. Spokane Falls Boulevard
Spokane, WA 99201

To the Committee:

On behalf of our Client, we appreciate your time and dedication to reviewing this packet for the proposed project at 619 South Cedar, located within the Cannon Streetcar Suburb Historic District.

The proposed project provides 20 new residential units in a walk-up, open-air corridor building. The project also includes 9 on-site parking stalls with alley access, 8 of which occur tucked under the building.

The packet is formatted using the Compatibility of Design Rating outline. Our intention is to be diligent in describing how the proposed project follows the framework for compatible design, utilizing the “invention within” approach with particular reference to contributing multifamily buildings within the immediate vicinity. Traditional architectural principles such as balance and proportion are also employed to provide a ‘timeless’ appearance to the building - still while utilizing contemporary building methods.

The project is purposefully restrained in its form and patterning to reduce the apparent visual bulk of the structure. Even so, much of the surrounding building stock includes multifamily structures of similar scale. We appreciate the potential challenge in reviewing the project with regards to its scale, understanding that there is currently a significant housing shortage and that ‘maximizing housing’ is a priority. Our office sincerely believes that the thoughtfulness and sensitivity provided to the design of the project at 619 South Cedar provides the balance needed to ensure its compatibility within the district.

RESPONSE LETTER

Response to feedback provided by the Landmarks Commission
at the Workshop held December 17, 2025

On behalf of our Client, we appreciate the feedback provided by the Landmarks Commission during the project Workshop. We summarized the feedback into **two primary categories**:

Address the livability of the porch and enhance its residential presence

We acknowledge that an increased level of detail would help to soften the street-facing building facade. We also heard the request to be more intentional about the residential qualities and use of the porch.

Due to land use requirements, a large permanent structure (ie: pergola) cannot be constructed within the setback. However, the edge of the porch (separating private and public realm) has been softened by reducing the height of the concrete stem wall and adding a screened rail on top. The proportional relationship of the stem wall / rail is the same as the balconies proposed on the project (knee wall with short rail on top); this adds a level of detail to better identify the porch as an element "attached" or more connected to the building - and thus an extension of the building towards the public way. The screen wall also provides continuity to the porch across the facade (where one side is porch and the other ramp). Additionally, the screen wall helps hide the ramp rails (not previously shown). The screen is both a defined line as well as a soft and open edge between public and private realms. Softening this edge will increase the livability by giving users more exposure to the street/neighbors and landscaping.

The project also intends to implement the required street-front L3 landscape buffer as a "tier" immediately in front of the porch. This adds a secondary visual layer between the public realm and private porch, as well as mimics the existing grade and further grounds the building by visually connecting the tiered landscape to the tiered porch.

A canopy has been added above the primary entry; the details around the entry gate have also been clarified to provide the building number of the door - which is similar to more historical buildings. The canopy extends 6' from the building facade (limited by setback allowance and structural requirements), adding a layer to the front facade. The canopy extension and screened porch walls help to further define the porch as a space at the street-facing facade. Wall sconces are also now shown on the street-facing building facade, adding a residential textural layer.

Evaluate strategies to reduce the apparent bulk of the structure

The design team appreciates the feedback regarding the building paint color. We respectfully are maintaining the heritage colors as presented, which include a cream/beige primary body color (found throughout the neighborhood), a blue secondary color at the top of the building to "blend with the sky", and a terracotta accent color at reveals, balcony insets, and other conditions. The renderings our office produces are soft; we shy away from photorealistic renderings thus the exact colors may not be fully evident. We also note that the building is not white and black.

While it may not fully register in the renderings, the "belly band" reveals have been increased in size to improve their legibility and to help break down the vertical bulk of the base building element. The committee may look at the lower three floors as layered - where the base and top are captured by larger accent elements and the floors (tiers) separated by the continuous horizontal reveals.

Additional changes

As noted in the Workshop, the design team anticipated survey information to necessitate changes to the north facade. Due to greater grade change than anticipated, one of the second floor north units has been removed in order to maintain the tuck-under parking. This unit was absorbed on the top floor and located in the prior mechanical screened area. This move actually provides more symmetry to the north fourth floor.

Regards,



Drew Kleman AIA NCARB
Principal

SECTION 1
CONTEXT SENSITIVE DESIGN &
URBAN FORM



Facing Block Front
West facing view along South Cedar Street
from West 6th Avenue to West 7th Avenue



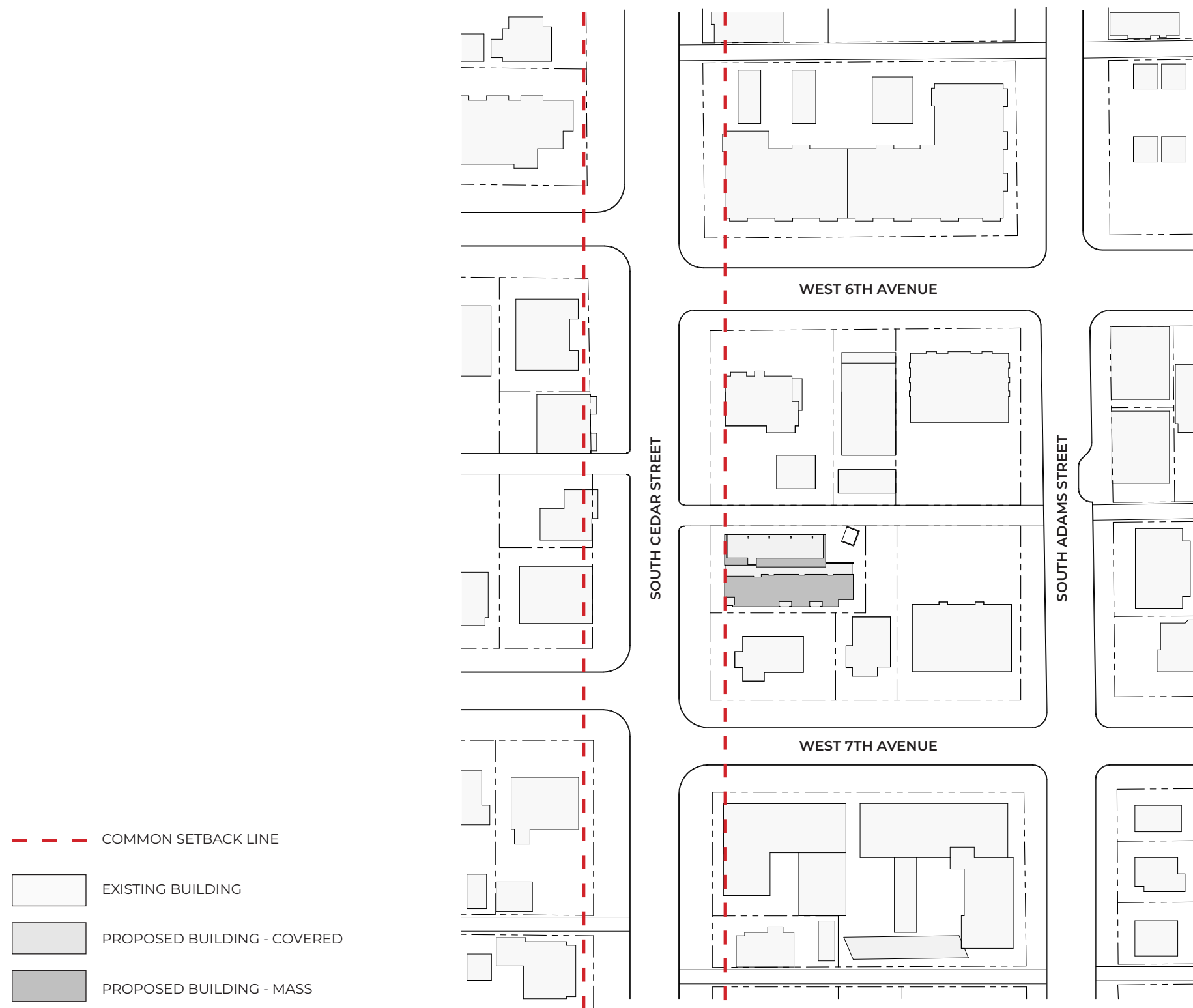
Adjacent Block Front
East facing view along South Cedar Street
from West 6th Avenue to West 7th Avenue

CONTEXT COMPATIBILITY

Historic Character of the Area
The adjacent character of the area consists of a variety of contributing and non-contributing buildings from a variety of styles including Mission Revival, Craftsman, Tudor Composite, Mid-Century Modern, and Venacular.

Facing Block Fronts
The facing block front along South Cedar Street from the opposing corner of the West 6th Avenue intersection to the opposing corner of West 7th Avenue consists solely of multifamily buildings ranging from 1-1/2 story to 3 story structures.

Adjacent Buildings
The current 1-1/2 story structure to the south of the proposed project is a single family residence fronting South Cedar Street. The only other parcel on this block is a 3 story multifamily building that fronts West 6th Avenue. A converted 2 story carriage house also is found on this parcel with a current multifamily use. Additional context is provided by the two- to three-story multifamily buildings that bookend the block respectively at the intersections of West 6th Avenue and West 7th Avenue, establishing the predominant multifamily residential scale at the edges of the block.



Common Setback on Block Front / Lot Coverage Patterns
 Diagram of proposed building footprint in relation to street and lot coverage of neighboring parcels, along with common setback

STREETSCAPE FACTORS

Common Setback on Block Front

The subject property is located on a blockface that exhibits inconsistent immediate patterning. However, when considering the common setback as viewed and extending to the north and south, the proposed structure aligns itself with a broader common setback. The opposing blockface demonstrates a uniform pattern, characterized by buildings developed at or near the property line.

Per the City's land use standards, a minimum front setback of 10 feet is required for this zoning designation. The proposed project provides a 12 foot setback from the property line, exceeding the minimum requirement. This increased setback allows for enhanced landscape treatment and common open space along the frontage, while maintaining compatibility with the surrounding area.

Lot Coverage Patterns

Multifamily projects bring a level of density and more intensive lot coverage to meet housing goals; this project proposes a level of lot coverage that is comparable to other multifamily projects in the immediate vicinity. The proposed building's frontage also aligns with the established side yard setback pattern seen in other multifamily developments on the opposing blockface and within a one-block radius. This consistency reinforces the existing rhythm and maintains a cohesive streetscape.

Additionally, unlike adjacent properties to the east characterized by extensive surface parking areas, the proposed project internalizes its parking functions within the site. This design approach reduces visual and spatial disruption along the public realm, enhances pedestrian continuity, and contributes to a more compact, context-sensitive form that meets community housing needs and the City of Spokane's land use objectives.

Maintains Rhythm & Spacing

West facing elevation along South Cedar Street maintains rhythms and symmetry of contributing historic multifamily structures in the district



West Elevation

Maintains Ground Story at Common Position

View of entry procession and "front porch" raised above South Cedar Street at similar elevation as the existing structure



Building Entrance

STREETSCAPE FACTORS

Maintains Rhythm, Spacing

The proposed multifamily development is designed to reinforce and reflect the established rhythm and spacing of existing residential buildings on both the opposing blockface and those present within the immediate block. While the neighboring properties contain a mix of single-family and multifamily structures with varying separations, most are centered or proportionally balanced on the street-facing portion of their lots, creating a cohesive visual cadence along the street. The proposed building maintains this symmetry which enhances compatibility with the surrounding context.

Maintains Ground Story at Common Position

The proposed building features an elevated primary entry consistent with the existing structure on the site and neighboring parcels on this block face preserving the familiar relationship between the building and the public way.

The proposed elevated entry and front stair contribute to the project's street presence, ensuring the building's scale and entry experience remain compatible with the surrounding context and consistent with the character of nearby residential structures.



Looking Northwest

FRONTAGE ENGAGEMENT

Front Porch & Building Entry

The proposed front porch amenity is conceived as a welcoming, human-scaled transition between the public street and the private interior of the multifamily building. Historically, porches have served as important social and architectural elements, reinforcing neighborhood engagement while clearly expressing an entry hierarchy. This design draws from that tradition while accommodating contemporary needs for accessibility, comfort, and durability while complying with the City of Spokane's land use requirements.

The entry procession is enhanced through the addition of a projecting canopy and prominently placed building address numbers, which together reinforce the significance of the front door using traditional architectural language. A low screen element is incorporated at the perimeter of the space creating a front rail for the porch, designed to complement the balcony railings elsewhere on the building.

The porch is intentionally set just slightly above street level. This modest elevation provides a sense of arrival and visual prominence without creating a barrier or disengaging from the sidewalk. The elevation aligns with historic precedents found throughout the district, where entries are subtly raised to establish threshold and dignity while maintaining a close relationship to the public realm.

Livability is a primary goal of the porch amenity. The space offers residents an open outdoor area that encourages casual interaction, passive surveillance of the street, and a sense of ownership at the building's edge. By activating the frontage, the porch enhances street vitality and reinforces the residential character of South Cedar Street.





SCALE, MASSING

Scale of District and to Humans / Large Forms Modulated with Horizontal/Vertical Breaks

The project reinforces both district scale and human scale through the use of horizontal trim opportunities that both ground and visually reduce the building's overall mass. The massing is further broken vertically at the center of the street-facing façade, creating a clear organizational structure. Integrated balconies and common open spaces provide opportunities for resident interaction and add human activity to the frontage.

Relates to Historic Patterns of Massing

The proposed building reflects historic massing patterns found throughout the district by establishing a clear distinction between primary and secondary building volumes. The primary massing is expressed as a three-story form with limited modulation, consistent with the dominant façades of similar multifamily structures in the surrounding area. This strong, continuous volume reinforces the established rhythm and scale characteristic of the district's historic development.

A secondary mass is introduced at Level 4, stepped back from the lower façades. This stepback reduces the building's perceived height and bulk, creating a more compatible relationship with adjacent properties. The approach aligns with the level of articulation commonly seen in nearby multifamily buildings, where upper-level setbacks provide visual relief and preserve the prominence of the primary mass.

Roof Forms Relate to Building Type

The proposed building utilizes a low-slope roof form consistent with many adjacent multifamily developments in the district, reinforcing the established architectural character and building typology of the area.



Northwest Corner

HEIGHT

Neighboring Buildings

The neighboring multifamily structure on the north is 3 stories and the property to the south is 1.5 stories. The project purposefully emphasizes the three-story volume through color and texture to visually "ground" the building to the site and reduce the apparent bulk of the full structure.

The three/four-story split is purposeful to provide visual variety and reduce the scale of the building. Further, in order to provide code-required fire ladder access, the design team has worked with and gained approved from the City of Spokane Fire Department to provide said access along the north facade (alley side). The maximum height to parapet / roof edge is 30'-0" from grade, thus only a three-story structure could be accommodated on that side. The southern half of the building is approximately 42'-0" in height, less than the 70'-0" allowed in the RHD-70 zone.

PROVISIONS FOR AUTOMOBILES

Proposed Parking

The proposed parking layout maintains existing alley access similar to other immediate parcels. The tuck-under parking design is screened from the street front to visually minimize the parking impact to the district.



619 SOUTH CEDAR MULTIFAMILY

SECTION 2
DESIGN COMPONENTS



West Elevation

COMPATIBLE ORIENTATION, DESIGN
QUALITY, PRESENCE

Entrance Oriented to Street

The proposed primary building entrance is oriented toward South Cedar Street, establishing a strong entry sequence consistent with the established character of the district. The entrance is flanked by landscaping and patio. A celebratory and secure entrance gate is also proposed.

Evidence of Traditional Design Principles & Compatible Presence

The project incorporates key traditional design principles—symmetry, balance, and simplicity—to ensure compatibility with the surrounding district. The façade is organized symmetrically, with balanced proportions and a consistent window rhythm that reflect the orderly character of nearby buildings. The overall design relies on straightforward forms and restrained detailing, reinforcing a simple, coherent architectural expression.

360-Degree Design

The project features cohesive design elements on all elevations, maintaining architectural consistency from the street frontage to the rear façade.



Northeast Corner



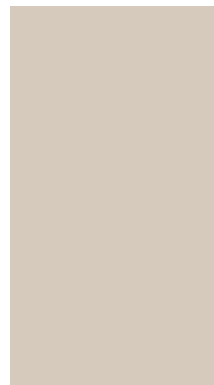
Southwest Corner



Secondary Material
Smooth Fibercement Panel
evokes stucco patterns of
contributing buildings in the
district



Primary Material
Lap Siding



Primary



Secondary



Accent



Material Transitions / Trim
Purposeful organizational
transitions made at breaks in
plane and building elements

Accent
Smooth Fibercement Panel

Detailing
Architectural Metals



USE OF FACADE MATERIALS

District Materiality / Rule Of Five

The proposed restrained and complementary material palette for the project uses traditional lap siding, smooth fibercement panel, architectural metals, and glass.

Lap siding, architectural metals, and glass are found consistently throughout the district. Smooth fibercement panel is proposed as it evokes the large painted stucco patterns found commonly in neighboring buildings.

Primary Facade Material and Traditional Application

Lap siding is proposed as the primary material on the building's facade.

Secondary Materials in the District

Secondary materials, including smooth fibercement panels, are proposed in a manner similar to the large painted stucco surfaces found on neighboring buildings. An invention from within, smooth fiber cement panel reminiscent of smooth stucco surfaces are in use on buildings within the surrounding area.

Material Transitions

Material transitions from primary to secondary elements are purposeful and occur only at logical breaks in the plane, ensuring clean delineation between materials and reinforcing the building's overall massing and façade organization.

Use of Color

The proposed color strategy employs a dominant hue inspired by traditional mineral-based pigments, drawing from the heritage color families historically present within the district. The primary neutral tone has been selected to align in both value and saturation with colors found in the surrounding architectural context.

Complementing the dominant hue, the secondary colors provide a balanced and intentional contrast that enhances depth, articulation, and façade legibility.



Balconies

Providing moments of openness and increased façade transparency



Scale & Patterning

Compatible and orderly placement of fenestration and balconies



Articulation

Upper level steps back from primary massing



Front Porch

Functional resident amenity that enhances the entry procession while inhibiting activation of the street and supervision of the public realm



Balcony Detailing

Play of solid and transparency creating architectural interest and user privacy



Trim

A strong base band to ground the building similar to trims found on stone foundations in the district

FACADE DESIGN

The proposed façade design employs clear and logical ratios, proportions, and organizational patterns that align with those found throughout the district. Elements are scaled intentionally to match the surrounding context, and the design avoids introducing disparate architectural features. Simplicity is key to nestling the proposed project in its context.

Fenestration follows a compatible and orderly pattern, with window pairings that create balance and symmetry similar to those observed on facing buildings and other contributing structures within the district. This approach demonstrates clear adherence to traditional design principles while maintaining a contemporary expression.

A direct play is made on the additive balconies found in the surrounding multifamily buildings, the proposed balconies are treated as subtractive elements - providing moments of openness and increased façade transparency, particularly at the building corners.

Trim elements are used intentionally. A strong base band is presented to ground the building similar to trims found on stone foundations in the district. Bellyband trims add detail and reinforce horizontal and vertical ordering. A defined cornice trim provides a strong termination to the façade, reinforcing the building's architectural hierarchy. Architectural metal accents are incorporated sparingly to highlight key features and provide subtle contrast without disrupting the overall cohesion.

Consistent with patterns found on historic multifamily buildings in the district, the project features a large first-level open space serving as a front porch to activate the street and enhance the building entry.

The building incorporates a level of articulation consistent with nearby multifamily structures, including a stepback at the top floor that reduces perceived height and mass. A defined architectural fascia provides a clear termination of the façade.

Intentional variation in upper-level window patterning draws from historic practices, introducing visual interest while remaining compatible with district character.



INCENTIVIZED ASPECT OF DESIGN

Response to Context & Comparability/Differentiation Ratio

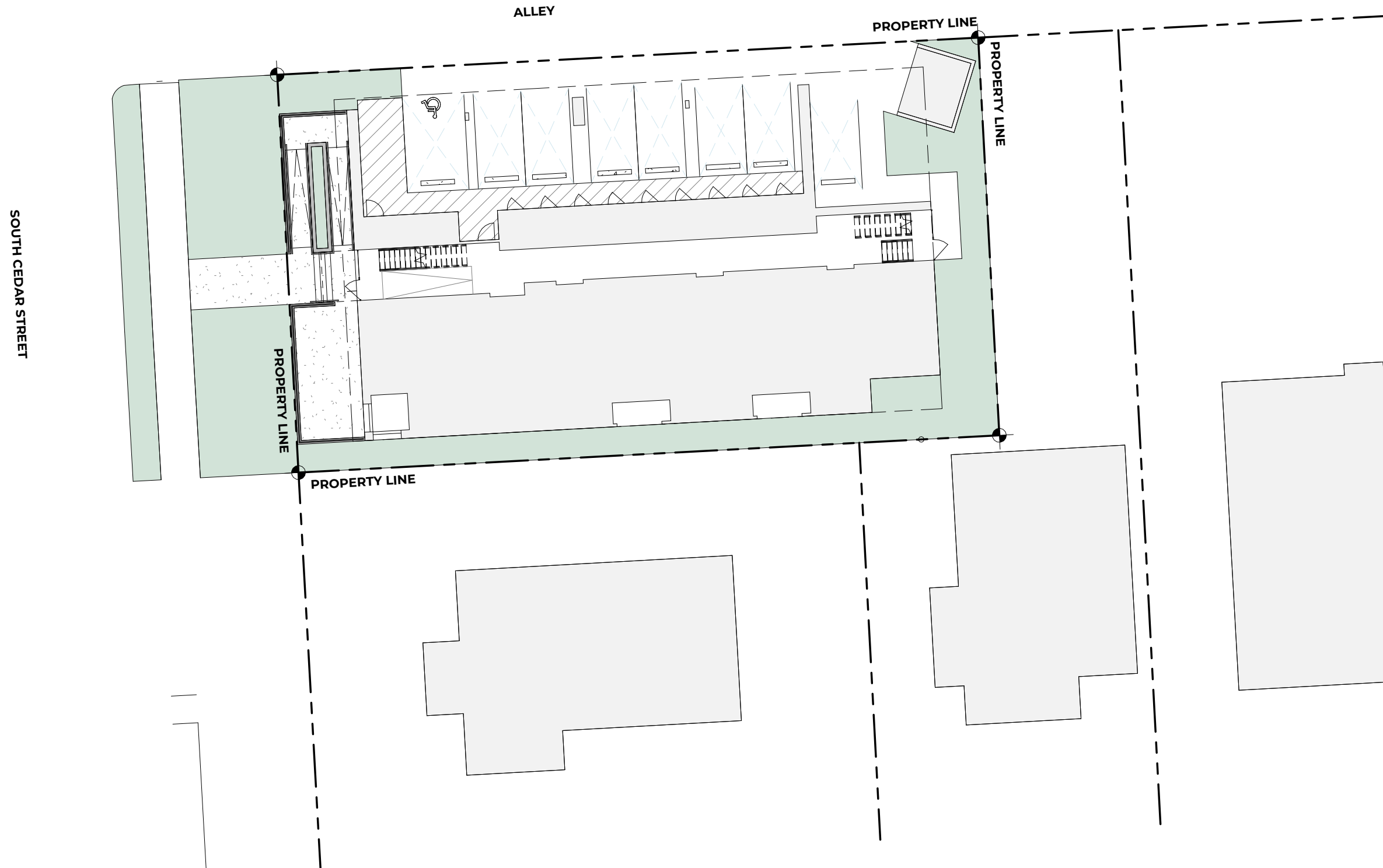
The proposed building has been designed to respond thoughtfully to the surrounding neighborhood context through a balanced approach that considers both comparability and differentiation. **Rather than replicating historic architectural styles or applying surface-level historic gestures, the project employs a contemporary design language that respects the established character of the District while contributing to its continued evolution.**

The building's massing, proportions, and organizational strategies draw from the prevailing forms found within the neighborhood, providing comparability in scale, rhythm, and overall spatial relationship to adjacent structures. This ensures the development maintains compatibility with its context and reinforces the visual continuity of the streetscape.

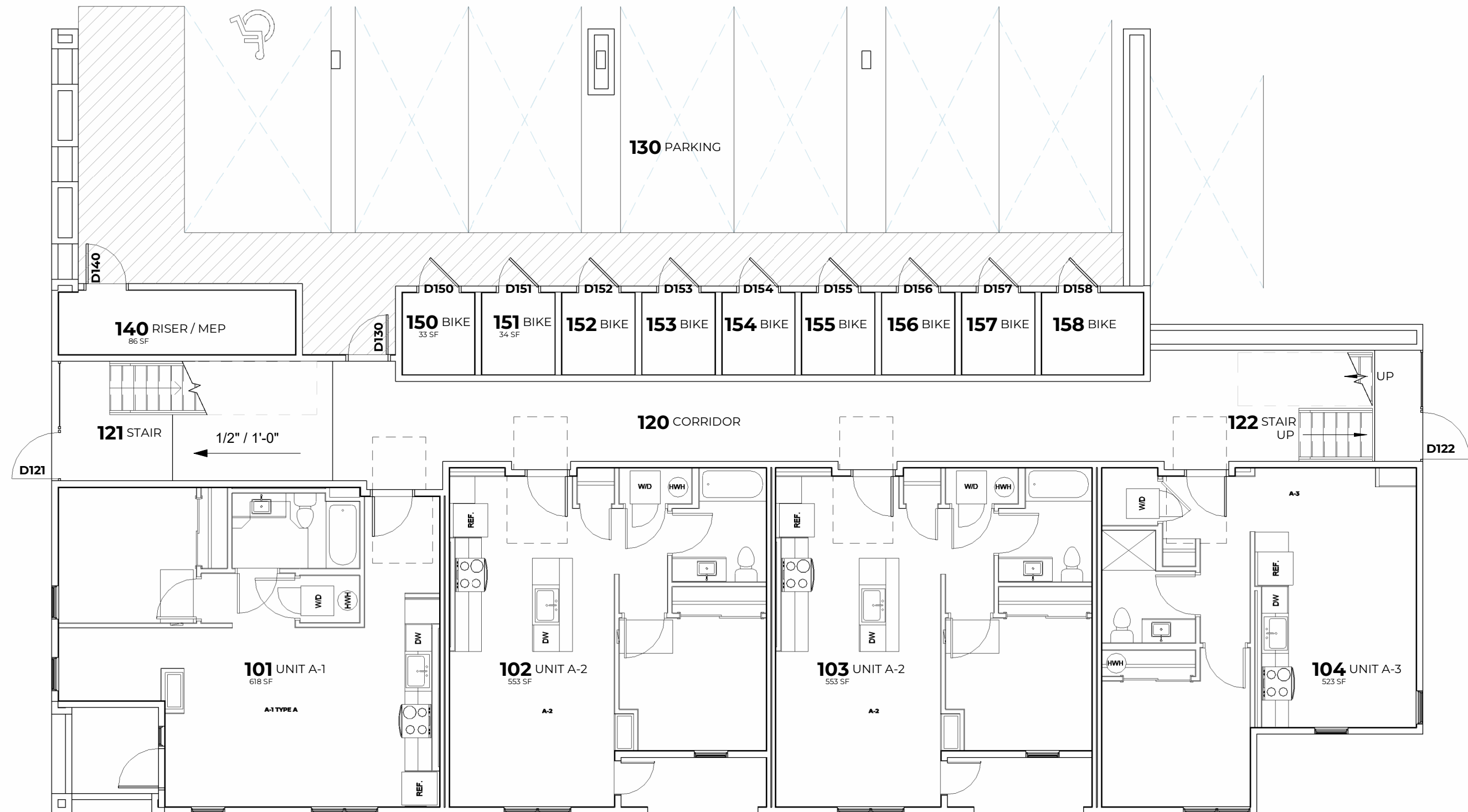
At the same time, the project proposes differentiation through clean lines and a restrained though complementary material palette, achieving an appropriate balance - aligning with key contextual characteristics while presenting a modern architectural expression that contributes positively to the architectural diversity and long-term vitality of the District.

Windows & Doors

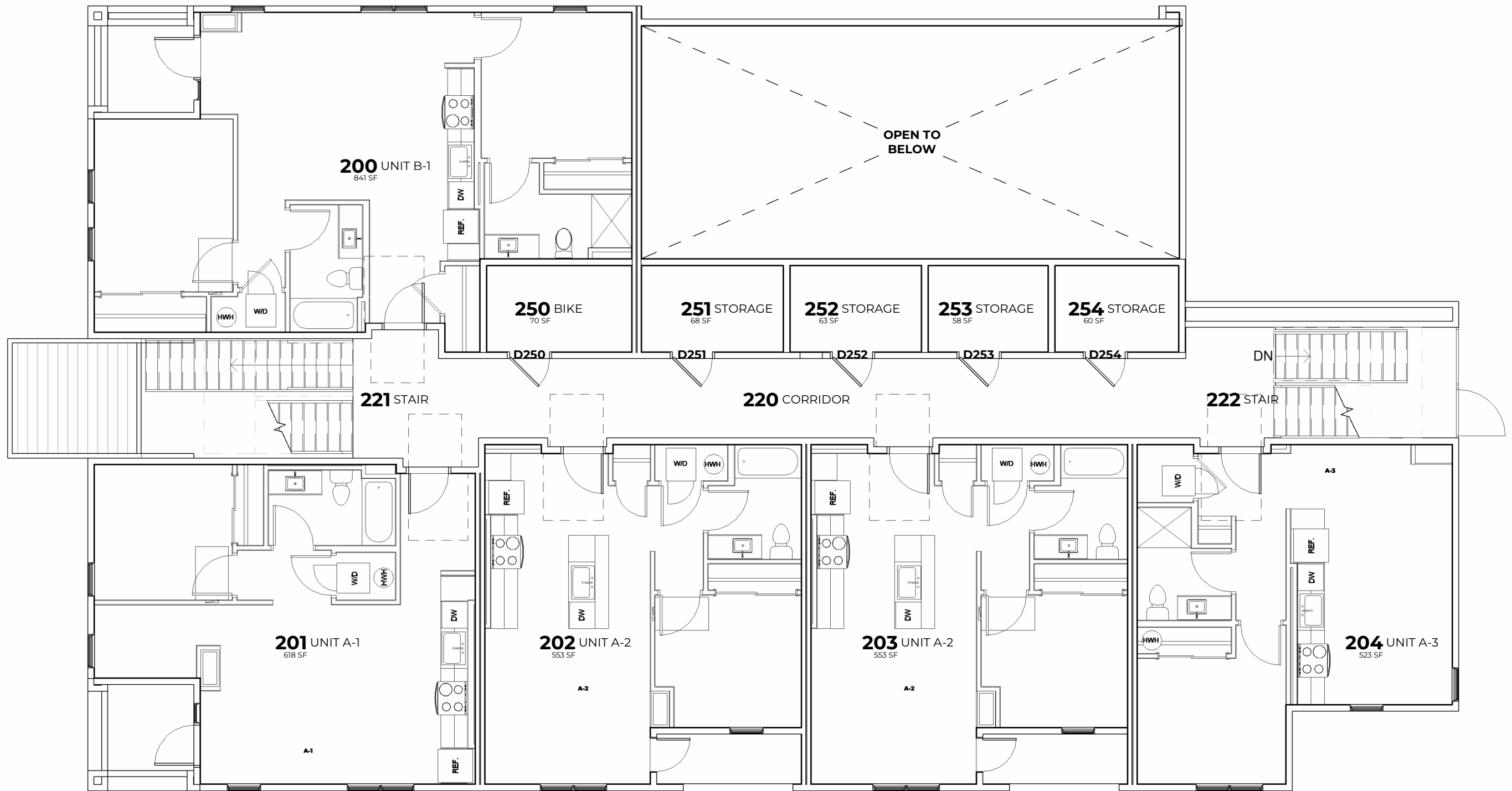
The proposed building incorporates high-quality windows and doors with dark exterior frames to add depth and refinement. The street-facing facade proposes a metal primary entry gate.



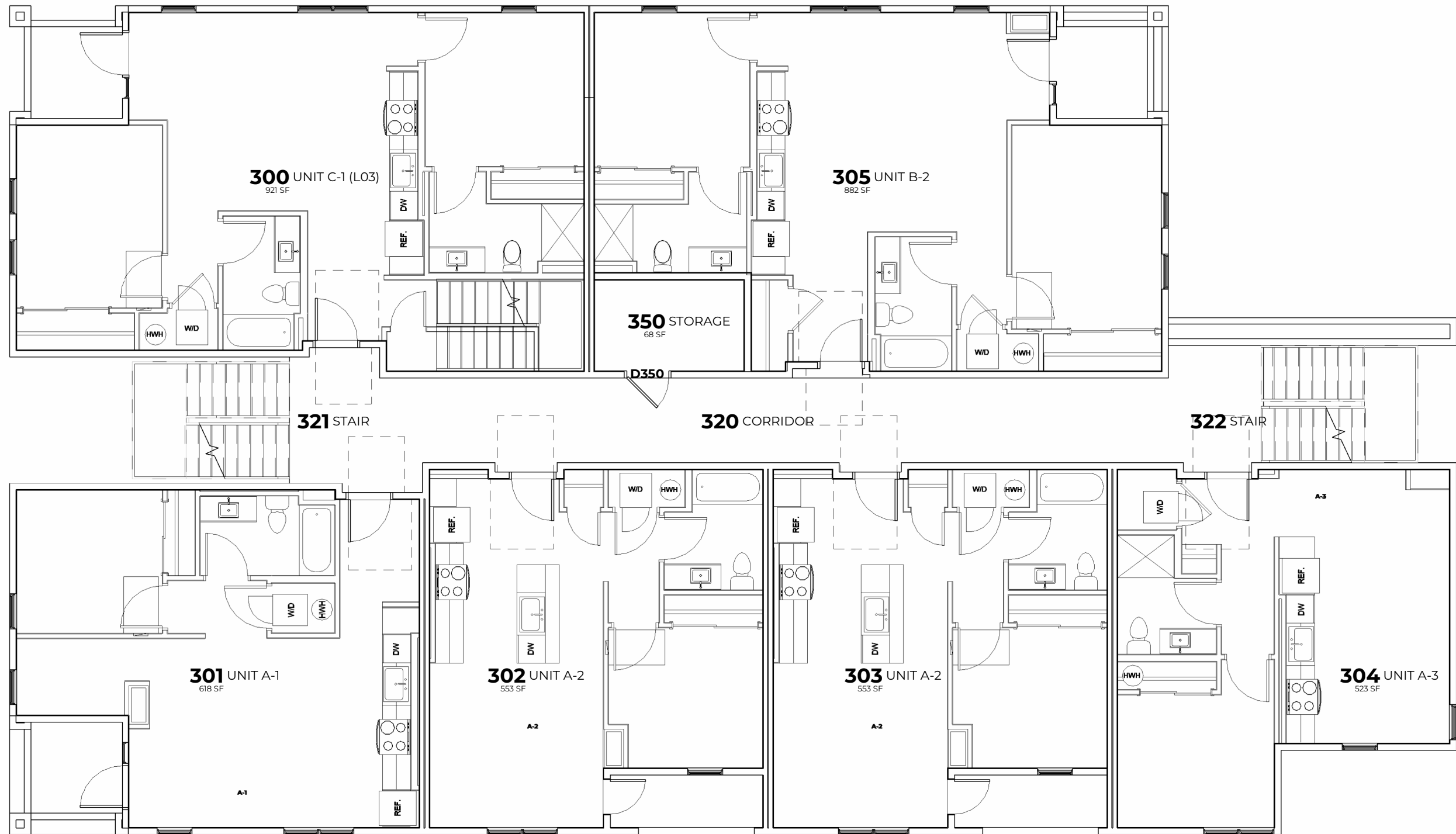
SITE PLAN
SCALE: 1'-0" = 20'-0"



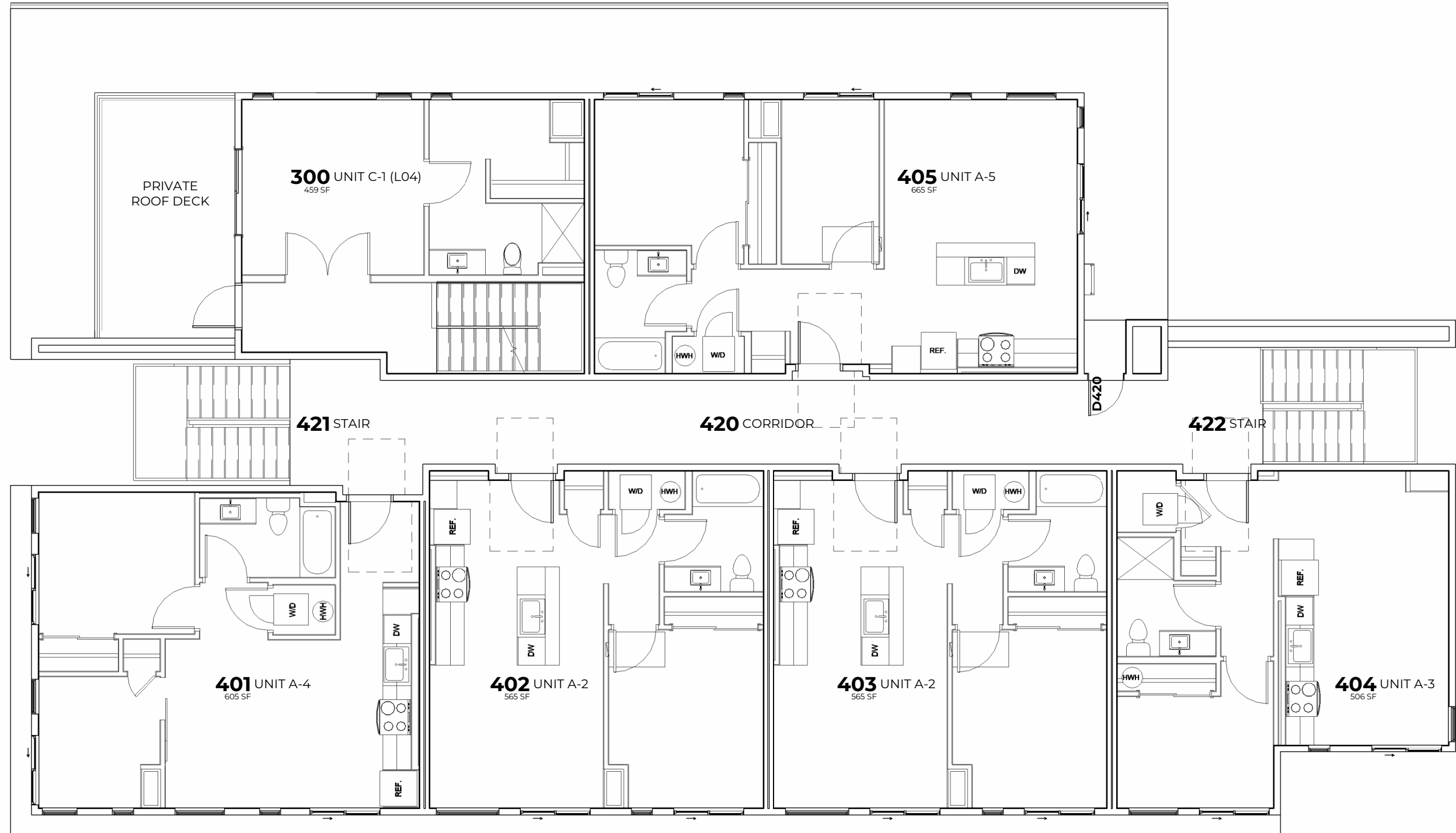
FLOOR PLAN - LEVEL 01
SCALE: 1/8" = 1'-0"



FLOOR PLAN - LEVEL 02
SCALE: 1/8" = 1'-0"



FLOOR PLAN - LEVEL 03
SCALE: 1/8" = 1'-0"



FLOOR PLAN - LEVEL 04
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"