

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.

- ☐ Exterior remodeling
- ☐ Change of exterior color
- ☐ New construction (an addition or a new building)
- ☐ Roof Replacement: ___like for like OR ___new type (ie: cedar shake to composition)
- ☐ Demolition
- ☐ Window replacement
- ☐ Changes to an existing porch or new porch
- ☐ Other: please describe _____

Estimated cost of proposed work \$ _____

PART 3: APPLICATION CHECKLIST

You may be required to provide the following information.

- ☐ General overview of project, including quantities and dimensions of elements
- ☐ List of features to be removed, replaced or added
- ☐ Site plan/location map and scale elevations (for any additions or new construction)*
- ☐ Details of method(s) of attachment for signs, awnings and canopies*
- ☐ Color photographs of existing conditions. Please provide digitally.
- ☐ 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.historicspokane.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).

***After discussion with staff, applicant has withdrawn the proposal for a tower on the addition.*

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.

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
Email: preservation@spokanecity.org



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Folsom House south elevation - Library site



North elevation of the Folsom House



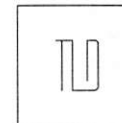




Plans for Folsom House Addition



○ EXTERIOR NORTH ELEVATION - Driveway View
SCALE: 1/8" = 1'-0"



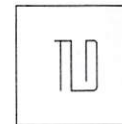
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509-230-7495

www.TammieLaddDesign.com

HAUSBERG RESIDENCE
SPOKANE, WA

DATE
12.02.22
SHEET
A4



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SPOKANE, WA

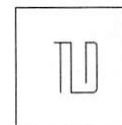
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○ EXTERIOR EAST ELEVATION - Historic Facade
SCALE: 1/8" = 1'-0"



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



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SPOKANE, WA

DATE

12.02.22

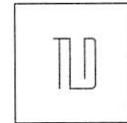
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EXTERIOR WEST ELEVATION

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



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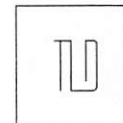
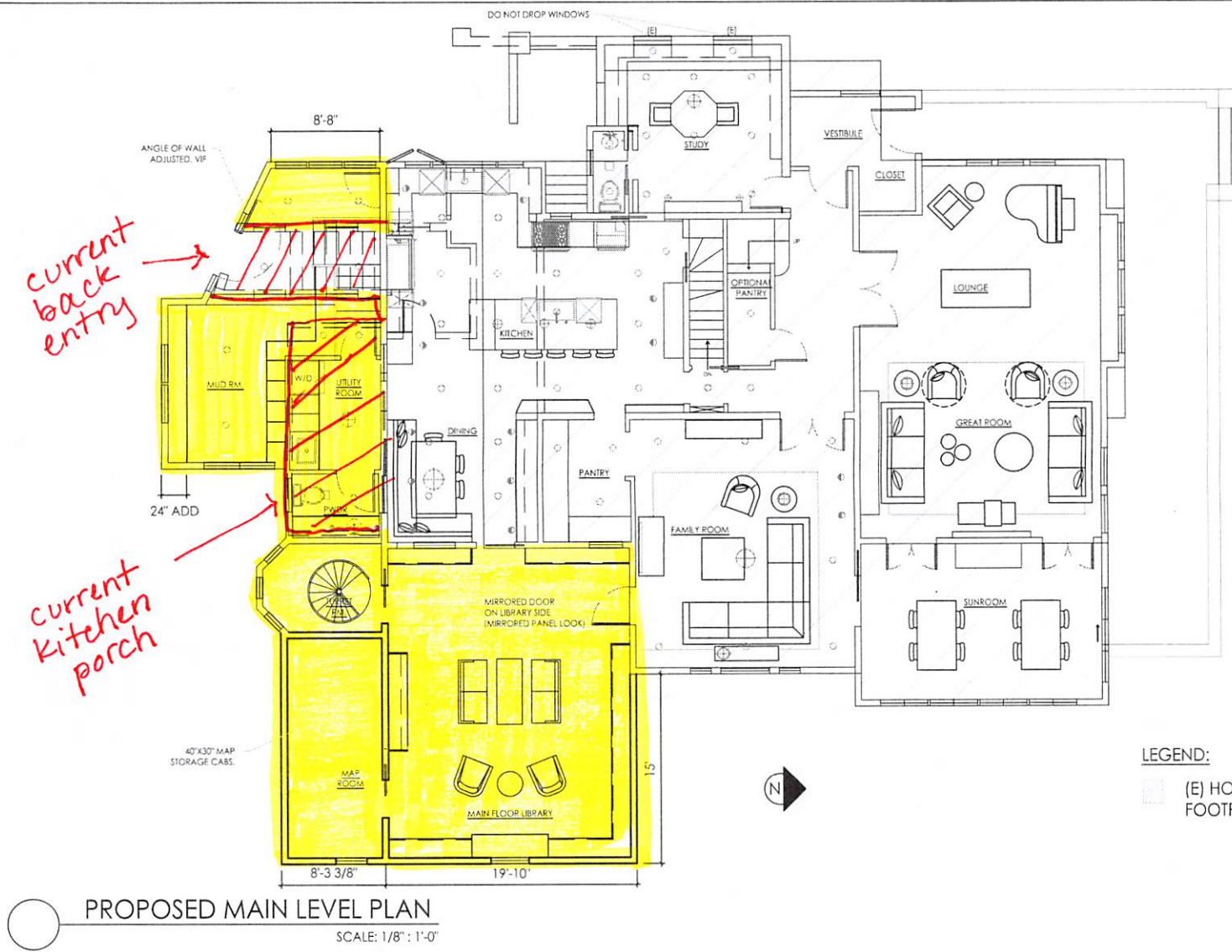
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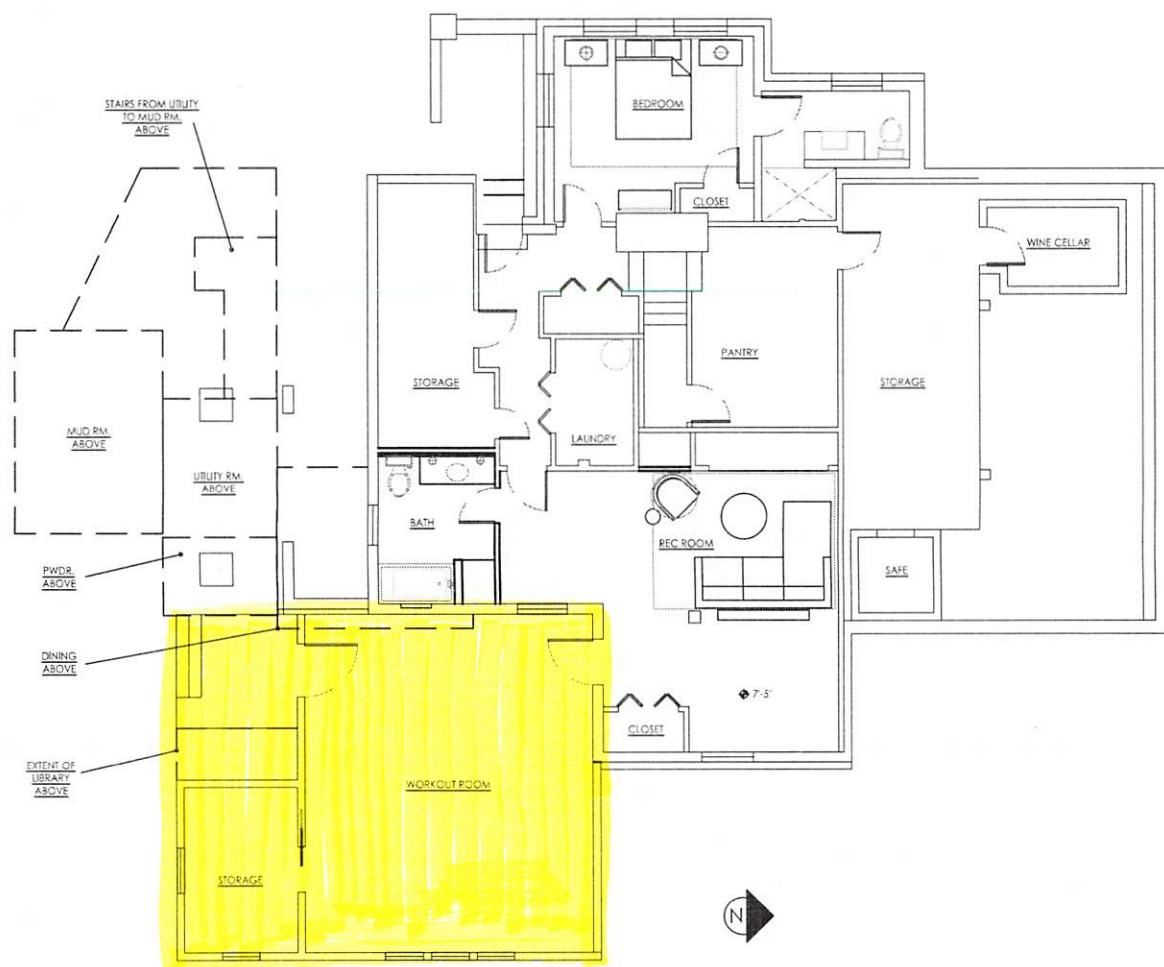
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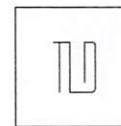
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HAUSBERG RESIDENCE SPOKANE, WA

DATE	12.02.22
SHEET	A2.1



○ PROPOSED LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0"



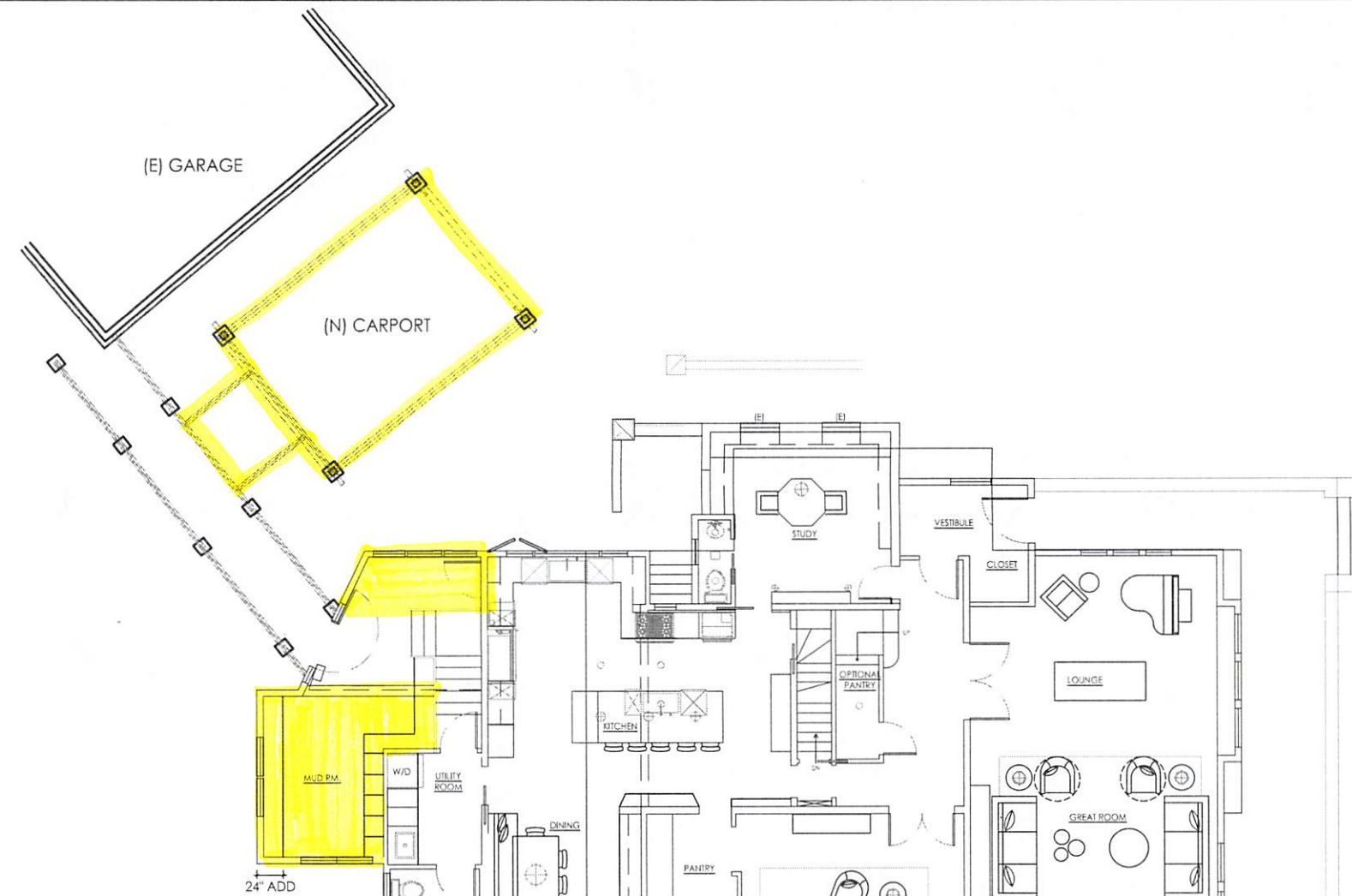
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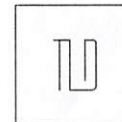
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DATE
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SHEET
A1



PROPOSED MAIN LEVEL PLAN

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



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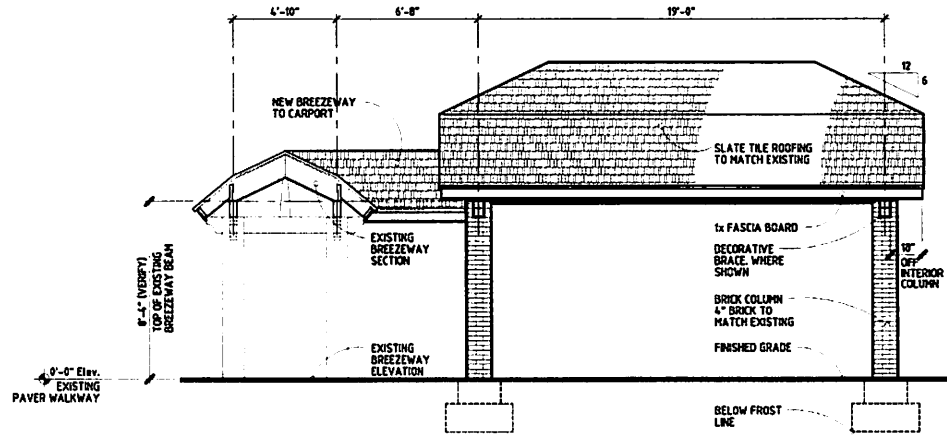
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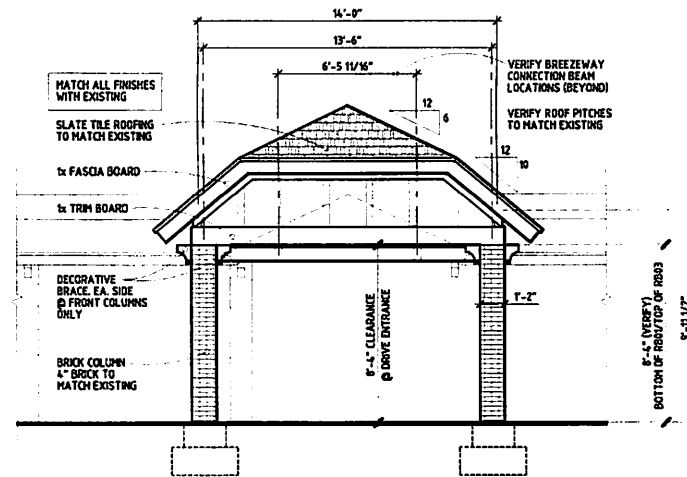
SHEET

A2.2

THESE PLANS WERE NOT PREPARED OR REVIEWED BY A LICENSED ARCHITECT OR ENGINEER. HOWEVER, THESE PLANS HAVE BEEN PREPARED TO PROFESSIONAL INDUSTRY STANDARDS AND CURRENT U.L.C. CODES. EVERY EFFORT HAS BEEN MADE FOR THE ACCURACY OF THESE PLANS. PRIOR TO CONSTRUCTION, THE BUILDER, OWNER OR SAID PURCHASER OF PLANS MUST VERIFY ALL DIMENSIONS AND GOVERNING CODES. INDEPENDENT HOME DESIGNS INC. REQUIRES VERIFICATION OF ALL STRUCTURAL MEMBERS BY LICENSED PROFESSIONAL AND/OR MANUFACTURE PRIOR TO CONSTRUCTION. FAILURE TO COMPLY WITH ANY OF THE ABOVE RELEASES LHD, INC. FROM ANY AND ALL LIABILITIES.



EAST ELEV.



NORTH ELEV.

NOTES:

THIS RESIDENCE SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH:
- 2018 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLING
- 2018 WASHINGTON STATE ENERGY CODE

CLIENT AND/OR CONTRACTOR SHALL VERIFY THE FOLLOWING PRIOR TO SUBMITTING FOR BUILDING PERMITS:
- VERIFICATION OF SOL TYPES/E. GEOTECH ANALYSIS, DRAIN FIELD PERK TEST INFORMATION, OR DEVELOPMENT SITE INFORMATION). SOL TYPES REQUIRED TO VERIFY FOUNDATION WALL SIZE AND REINFORCEMENT @ E. REBAR SIZE AND SPACING) AND FOOTING SIZE.
- ROOF TRUSS LAYOUT AND/OR ENGINEERING FROM ROOF TRUSS MANUFACTURER.
- FOUNDATION AND WATERPROOFING AND DAMPPROOFING REFER TO SPECIFICATION SHEET SECTION R406.
- OWNER AND/OR CONTRACTOR SHALL REVIEW ALL WORKING DOCUMENTS, DETAIL AND SPECIFICATION SHEETS PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE IN FULL COMPLIANCE WITH THE INTERNATIONAL RESIDENTIAL CODE 2018 FOR ONE AND TWO FAMILY DWELLINGS.
- INDEPENDENT HOME DESIGNS, INC. WORKING DOCUMENTS MAY REQUIRE SPECIAL ENGINEERING BASED ON THE REQUIREMENTS OF INTERNATIONAL RESIDENTIAL CODE 2018. THESE ENGINEERING FEES ARE THE SOLE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR.
- OWNER AND/OR CONTRACTOR SHALL VERIFY ALL AREA COVENANTS OR RESTRICTIONS, SITE CONDITIONS, BUILDING SETBACKS, EASEMENTS, ETC. PRIOR TO CONSTRUCTION.
- CONTRACTOR, SUBCONTRACTOR AND/OR OWNER SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE GIVEN PROJECT. INDEPENDENT HOME DESIGNS, INC. MUST BE NOTIFIED OF ANY DISCREPANCIES OF DIMENSIONS ON WORKING DOCUMENTS PRIOR TO CONSTRUCTION.
- INDEPENDENT HOME DESIGNS, INC. BEARS NO LIABILITIES FOR ANY ALTERATIONS TO WORKING DRAWINGS OR CHANGES ON SITE WITHOUT PRIOR WRITTEN NOTIFICATION AND AUTHORIZATION.

SHEET KEY:

SHEET 1: North Elevation, East Elevation
SHEET 2: Roof Plan
SHEET 3: Floor Plan
SHEET 4: Foundation Plan
SHEET 5: Section, Details

320 s.f. CARPORT

SPOKANE COUNTY - DESIGN CRITERIA

TABLE R301.2 (1)

GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	Subject to Damage from				WINTER DESIGN TEMP	ICE BARRIER UNDER-LAYMENT REQUIRED	FLOOD HAZZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
			WEATHERING	FROST LINE DEPTH	TERMITES	DECAY					
39 lbs/ft ²	110 mph	C	SEVERE	24"	SLIGHT TO MODERATE	NONE TO SLIGHT	10°F	YES	2006 1992 FIRM	1232	47.2°F

MINIMUM ROOF SNOW LOAD: 30 lbs/ft²

OWNER:

Miranda Hausberg

PROJECT LOCATION:

928 E. 14th Ave., Spokane, WA

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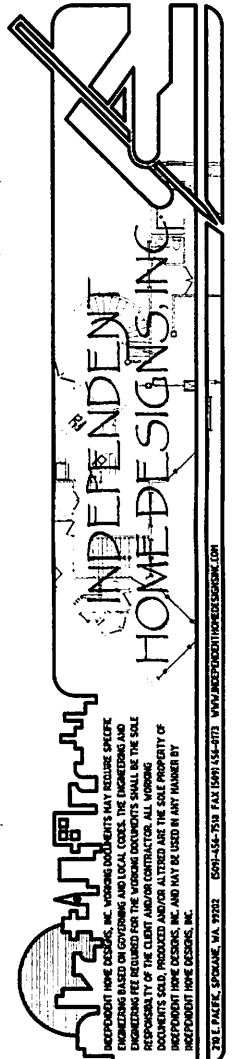
311 s.f. Carport

ELEVATIONS

DATE October 2022

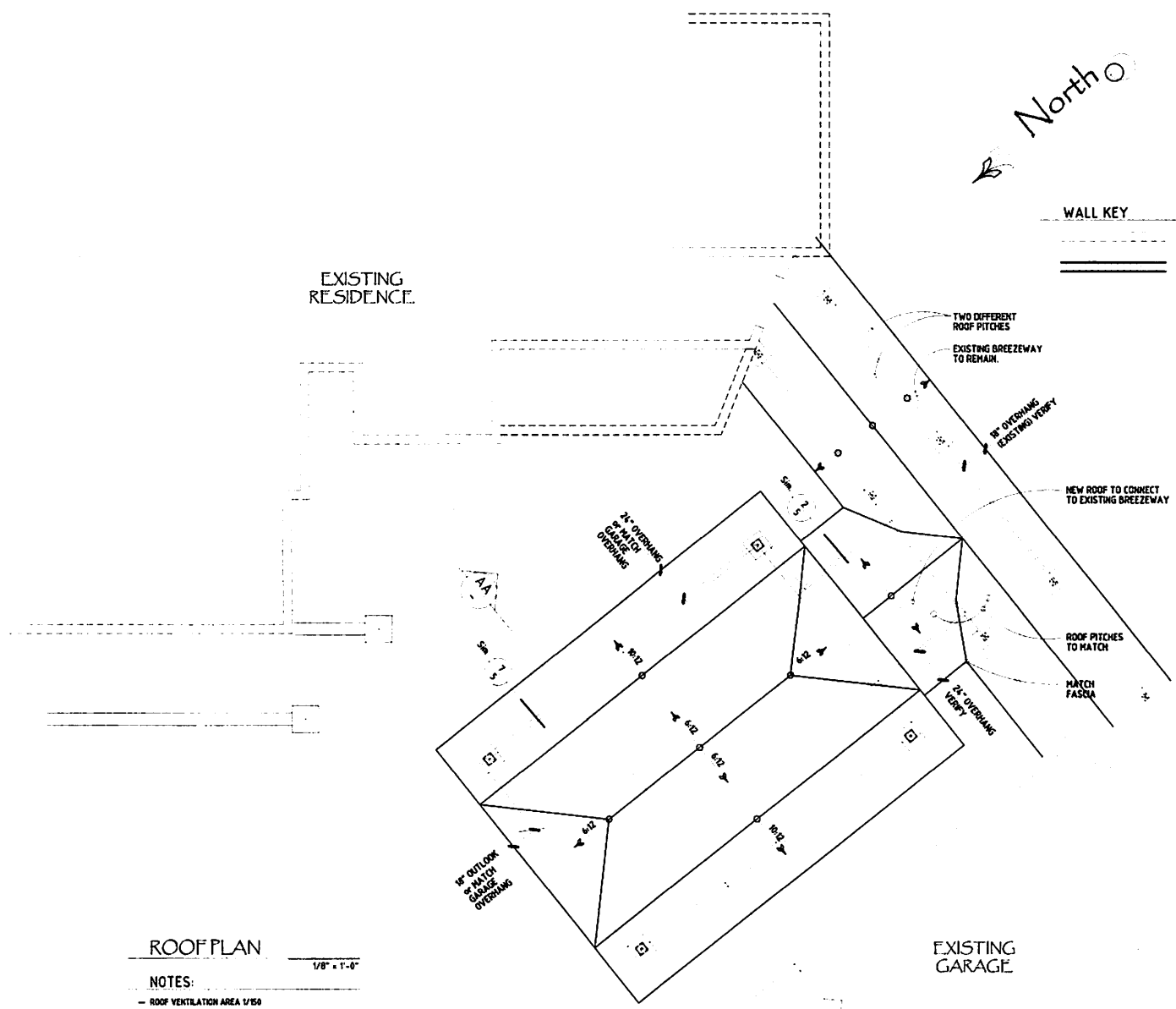
SCALE 1/4" = 1'-0"

1 OF 5 SHEETS



311 s.f. Carport

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WALL KEY

- EXISTING WALL or COLUMN
- NEW WALL CONSTRUCTION - DESIGN BY OTHERS

ROOF PLAN

1/8" = 1'-0"

NOTES:

- ROOF VENTILATION AREA 1/160
- DROP ALL END TRUSSES OUTRIGGER'S DEPTH TYPICAL
- 2x4 OUTRIGGERS @ 34" O.C. TYPICAL W/ SHIPSON
- 1x12.5x4" @ 44" O.C. @ GABLE ENDS TYPICAL
- VERIFY ALL ROOF PITCHES
- MATCH NEW ROOF PITCHES (SLOPES) WITH EXISTING
- SLATE TILE ROOFING TO MATCH EXISTING
- VERIFY ALL BEAM SIZES PER BEAM MANUFACTURE.

INDEPENDENT HOME DESIGNS, INC.
HOME DESIGNS, INC.

INDEPENDENT HOME DESIGNS, INC. VARIOUS DOCUMENTS MAY REQUIRE SPECIFIC ENGINEERING BASED ON GOVERNING AND LOCAL CODES. THE ENGINEERING AND ENGINEERING FEE REQUIRED FOR THE VARIOUS DOCUMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE CLIENT AND/OR CONTRACTOR. ALL WORKMANSHIP SHALL BE THE RESPONSIBILITY OF INDEPENDENT HOME DESIGNS, INC. AND MAY BE USED IN ANY MANNER BY INDEPENDENT HOME DESIGNS, INC.

778 E. PALMER, SPOKANE, WA 99202 509-325-7518 FAX 509-325-4073 WWW.INDEPENDENTHOMEDSIGNS.COM

OWNER: Miranda Hausberg PROJECT LOCATION: 928 E. 14th Ave., Spokane, WA <small>These plans were created for the stated above address. The use of this plan for construction purposes on any other site is strictly prohibited without written permission and may be subject to legal action. Plans not to be resold.</small>	Sheet Count	DATE	October 2022
	ROOF PLAN	SCALE	1/4" = 1'-0"
		2 OF 5 SHEETS	