

# **Certificate of Appropriateness**

## **Application for Design Review - Staff Report of Findings**

**Property Address:** 1204 W 11<sup>th</sup> Avenue – Contributing Property Cannon Streetcar Suburb HD

**Applicant:** Tom Sutherland and Judy Madden, owners

**Hearing Date:** 8/20/2025

**Type of Work:** Dormer addition, work on existing dormer (new roofline and windows) and recessed 2<sup>nd</sup> floor porch on front facade

### **AUTHORITY BY WHICH PROJECT IS REVIEWED:**

1.) The Landmarks Commission has the authority to review this proposal for a Certificate of Appropriateness under SMC 17D.100.290 C (Cannon Streetcar Suburb Local Historic District Overlay Zone - Certificates of Appropriateness Review).

- The certificate of appropriateness review process for the Cannon Streetcar Suburb Local Historic District helps ensure any alterations to a building do not adversely affect that building's historic character and appearance, or that of the historic district. The process is conducted by the Spokane Historic Landmarks Commission as detailed in "Cannon Streetcar Suburb Local Historic District Design Standards and Guidelines."

2.) The house at 1204 W 11<sup>th</sup> Avenue is covered under the Cannon Streetcar Suburb Historic District and is a contributing property to the district. The district was officially enacted on April 23, 2023.

3.) The Management Standards for Spokane Register properties and districts are the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Staff recommendation is based on the Standards as listed below (as well as guidance from the Cannon Streetcar Suburb Historic District Design Standards & Guidelines).

### **PROPOSED WORK:**

This project includes the second-floor remodel of an existing historic property.

- The work seeks to add a large, shed-style dormer at the rear east elevation (secondary elevation, but because the house is on the northwest corner of Jefferson and 11<sup>th</sup> Avenue, it is highly visible) for more useability of the interior space. The proposal includes the reuse of historic wood windows rather than new windows.
- Changes to three existing small, shed dormers (two on west elevation, one on southeast elevation). Changes include the addition of salvaged historic wood windows and a change from shed style (currently aluminum or some other metal type of roofing) to a gable roofed dormer on each. Current dormers are leaking and inefficient. SHLC will only consider the changes to the east facing dormer because the others are on the west elevation and not street facing.
- Applicants would also like to add a recessed balcony to the front (south, street-facing) façade using inspiration from other homes in the area that include this feature.

### **FINDINGS OF FACT::**

- A. The work seeks to add a large (12' 8"), shed-style dormer at the rear east elevation for more useability of the interior space (secondary elevation, but because the house is on the northwest corner of Jefferson and 11<sup>th</sup> Avenue, so it is in a visible location on the property). The proposal

includes the reuse of historic casement-style wood windows rather than new windows on the dormer. Initial schematics called for three windows within the dormer, but newer drawings show only two windows to accommodate egress size for a bedroom, which is required by code. It is unclear what siding material will be used on the dormer, but staff recommendation is that it should be a narrow wood siding to match the house.

- B. The application proposes to change the roof type on the three existing (later addition) dormers of the house (two on the west elevation, and one on the east elevation) to a gable form rather than the shallow shed style that is currently employed. Some of the dormers are leaking and the property owner feels that the new roof form will help with that issue. Along with the change of roof form, the owner seeks approval to change the windows from the existing aluminum sliders to different windows. The Landmarks Commission will only review the changes to the east facing dormer since the others are on a non-primary or street-facing façade. The proposed window for that dormer is a matching wood casement style window to the two proposed for the shed dormer on the same elevation.

**Standard #9:** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

**Standard #10:** New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**Staff commentary:** From the front/south elevation, the addition of the shed style dormer will not be visible because it will be located behind the cross-gable of the roof. While large, this dormer will be located on the rear portion of the house which is generally where additions such as this are preferred. The new dormer will include two egress sized wood windows that are 6:6 casement style. Siding on the dormer should match the main body of the house with narrow wood siding.

The roof change of the east facing dormer will also be minimally visible from the street-facing façade of the house on the sidewalk. Changes will be visible from Jefferson side of the house which is the secondary elevation of the property. The east facing dormer is not original to the house, although it is difficult to determine when it was added. This dormer is not a character-defining feature of the house and a change of roof form will be more compatible with the existing house than the almost flat roof that is currently on the dormer. Adding a wood 6:6 casement window will be more appropriate than the large plate glass window that is there now. This window will match the two windows on the new shed dormer to the north/rear of the property on the east elevation.

The work will not destroy historic materials of the house. The new work will be compatible with the historic materials, features, size, scale, proportion and massing of the existing house. The work could be removed in the future and the current form and integrity of the property would be unimpaired.

**Staff recommends that the work on the east elevation be approved.**

- C. The applicant proposes to add a recessed balcony on the south/front street-facing façade of the house. The recessed balcony would be similar in size to the existing 3 window configuration but would be approximately one foot wider to accommodate a door and two side windows. The

recess would be just over four feet deep. The proposal adds a balustrade/railing to match the front porch below.

**Standard #3:** Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

**Staff commentary:** While there is evidence of a different window configuration in the south facing gable end of the house, there is no pictorial or concrete visual evidence of there ever having been a recessed porch in the gable end of 1204 W 11<sup>th</sup>. Staff has done a thorough search through many sources trying to find any evidence of the existence of a recessed porch and has not found anything to substantiate its existence. Evidence in the framing visible from the interior shows that the house did originally have a semicircular large central window flanked by two smaller windows in the gable end – known as a Palladian window. The original window configuration was changed at some point to the current 3 aluminum casement windows in a rectangular opening. The siding of the gable is asbestos shingles that does not match the rest of the house.

An assessor photo from 1965 shows the aluminum windows in place as well as round columns with decorative capitals which indicate the house was originally more of a transitional style, moving between the earlier Queen Anne Free Classic (round decorative porch columns and Palladian windows) and the simpler Craftsman style. Spokane is full of these transitional types of architecture – stylistic flourishes from many different types of architecture added decoratively on basic house forms.

**The proposal to add a recessed 2<sup>nd</sup> floor porch/balcony would create a false sense of history by adding a conjectural feature or element from other historic properties. Therefore, the work on the south/street-facing façade should be denied.**

### **RECOMMENDATIONS:**

The proposed work to add a shed-style dormer on the northeast side of the roof at the 2<sup>nd</sup> floor and the change of roof style and window to the east facing dormer to the south of the cross gabled roof meet Standards 9 and 10 and should be approved.

The proposed recessed 2<sup>nd</sup> floor porch/balcony would create a false sense of history by adding a conjectural feature or element from other historic properties. Therefore, the work on the south/street-facing façade should be denied because it does not meet Standard 3.

**HPO Report:** Megan Duvall  
**Design Review Committee:** Yes  
**Landmarks Commission Review:** Pending

Date: 8/7/25  
Site Visit: 8/6/25  
Hearing Date: 8/20/25