Staff Report of Findings

Application for Design Review



Property Address: 802 West 21st Avenue
Applicant: Steve Kowalick - Birchcrest Homes, builder
Hearing Date: 11/18/2026
Type of Work: New attached garage in Cannon Hill Park Local Historic District

FINDINGS OF FACT:

1.) The Landmarks Commission has the authority to review this proposal for a Certificate of Appropriateness under SMC 17D.100.285 C (Cannon Hill Park Local Historic District Overlay Zone – Certificates of Appropriateness Review).

2.) The certificate of appropriateness review process for the Cannon Hill Park 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 Hill Park Historic District Design Standards and Guidelines."

3.) The District Design Standards and Guidelines assist property owners through the design review process by providing the following:
- District-wide design standards and guidelines,
- Design standards and guidelines for additions
- Design standards and guidelines for garages

4.) The proposed new attached garage is considered an addition that affects the street facing façade of a contributing property in the Cannon Hill Park Local Register Historic District Overlay Zone and the and is therefore subject to a Certificate of Appropriateness to approve the design of the addition.
- The Cannon Hill Park Local Historic District Overlay Zone became effective in December of 2025.

5.) 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.

PROPOSED WORK:

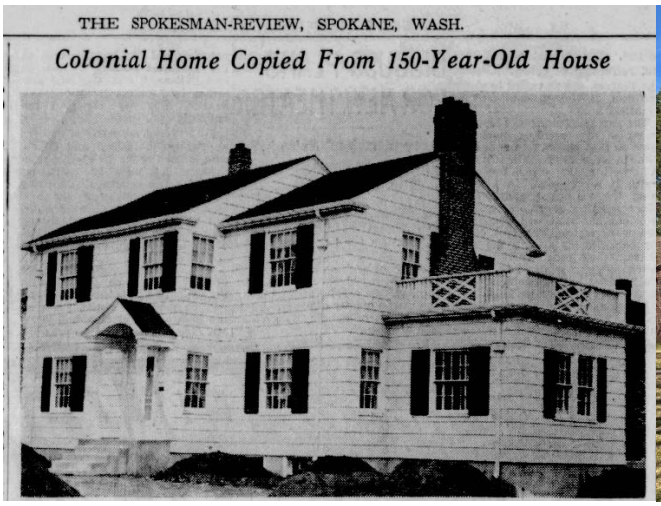
The project is for a new attached garage on a contributing property.

STAFF COMMENTARY/BACKGROUND:

The proposed attached garage was submitted for review in November of 2026. Staff added it to the agenda after the typical deadline for Certificate of Appropriateness Applications because the applicant was eager and the project seemed to consistent with the standards.

HISTORY OF THE PROPERTY/LOCATION

The house is located in Block 17 of Cannon Hill Park Addition on a double lot but the lot is only 95 feet deep with the remaining 55 feet ceded to a neighboring building site at 2020 South Post. The site contains a historic 1937 Colonial Revival residence designed and constructed by prolific Spokane builder Gus J. Bouten. The house was built for the Luther family who had traveled to New England and selected a house of this design which Bouten replicated. The site also contains a garage which was part of the original building permit and likely also constructed in 1937.


THE SPOKESMAN-REVIEW, SPOKANE, WASH.

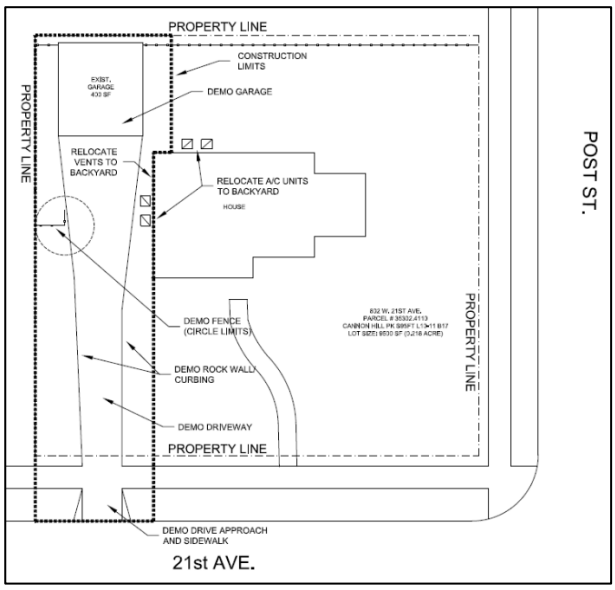
Colonial Home Copied From 150-Year-Old House



CURRENT SITE CONDITIONS:

The site is located in the Cannon Hill Park Local Register Historic District on the northwest corner of 21st Avenue and Post Steet. The house is set near the rear of the shallow double wide lot and the current garage is in the northeast corner of the lot.





The historic district is in a residential environment and consists of primarily historic single family residential building types. Most structures are modest in height, ranging one-to-three stories, although there is variety in massing and scale within the district.

The house is on 21st Avenue Boulevard so the lawn strip and trees separate it from its neighbors across the street. Three additional properties are located to the west on the same block front as 802 W 21st, all three are 1-2 story brick houses that are contributing to the district. Properties in the district are sided in materials like

brick, stucco and wood cladding and are of high-quality materials and craftsmanship. The buildings of the district follow classical architectural principles.

RELEVANT STANDARDS (Secretary of the Interior's Standards):

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

APPLIED DESIGN STANDARD AND GUIDELINES:

1. Shall not destroy historic materials. Is the project going to destroy historic materials that characterize the property?

   Comments:

   - The proposal calls for the demolition of the historic garage. The design guidelines recommend to "maintain historic garages that contribute to the historic character of the property." While the garage is historic and was likely constructed by Bouten, it is simple in design, set at the rear of the property, and secondary to the house. In furtherance of the secondary nature, the garage was not captured in photographs when the district was inventoried in 2025 nor was the garage mentioned in the 1937 newspaper article about the design of the house.
   - The proposed new attached garage is treated as an addition according to the design guidelines. Free standing garages set at the rear of the property do not require review by our office.
   - The proposed addition will obstruct some portion of the siding on the less visible west elevation but it will not obstruct any windows nor meaningfully destroy other materials that characterize the property.





2. New work differentiated from the old. Is the proposed addition differentiated from the historic house at 802 21st Avenue?

   Comments:

   - The proposed addition will be easily differentiated from the historic house by changing the material at the transition from historic house to addition. The garage will use different but still compatible siding material, smooth lap siding. The siding exposure will be set to match the house shingle exposure for consistency.
   - The proposed addition will be smaller in size than the historic house and it will be setback approximately 15 feet from the house façade which will further differentiate it from the house.

3. <u>Compatibility with massing, sizing, scale, and architectural features</u>. Does the proposed project maintain the scale of the district and to humans and does the massing relate to historic patterns of dominant and secondary spaces?

Comments:

- The proposed addition maintains the massing, size, and scale of the district by designing a garage that is secondary in nature to the house by designing with a shorter in height and a significant setback from the primary façade.
- The guidelines recommend to "site attached garages to the rear, non-visible portion of a historic home" which this proposal achieves to the extent that this shallow lot allows.



- The proposed design is consistent with the guideline's recommendations on garage design which suggest to "design a garage as a traditional, one-story non-intrusive building with a gable roof, single siding material, garage doors, people door, and windows" and "so that no more than two garage bays are visible from the street."
- The proposed addition uses a roof form that is compatible with the house but distinct. The main structure is a front gabled roof with a shed roof projecting from the gable to create a similar feel as the side-gabled house. A true side-gabled garage may be more consistent but the change in roof type also helps to differentiate the addition from the house.
- The proposed addition uses a similar strategy to other side-gabled houses with attached garage additions in the district. The below examples from 604 W 19th Ave and 718 W 18th Ave. The current proposed addition of an attached garage at 802 W 21st Ave seems more consistent with the standards than both these examples completed prior to the district formation.





RECOMMENDATIONS:

Addition of Attached Garage: Staff recommends that the proposed addition of an attached garage at 802 West Twenty-first Avenue is consistent with the design standards and guidelines for the Cannon Hill Park Local Historic District and should be **approved**.

HPO Report – Logan Camporeale Date: 11/17/2026
Design Review Committee Review: Pending Site Visit: self-directed
Landmarks Commission Review: Pending Hearing: 11/18/2026