

# Certificate of Appropriateness

## Application for Design Review - Staff Report of Findings

**Property Address:** Dorothy Darby Smith House – Front Porch replacement  
**Applicant:** Frank & Megan Jackson  
**Hearing Date:** 3/15/23  
**Type of Work:** Adding a front porch which had been previously removed

### **FINDINGS OF FACT:**

1.) The Landmarks Commission has the authority to review this proposal review this proposal for a Certificate of Appropriateness under SMC 17D.100.200 B (Certificates of Appropriateness – When Required).

The commission has the authority to “Review proposals...to construct, change, alter, modify, remodel, move, demolish and significantly affect properties or districts on the register.”

2.) The Dorothy Darby Smith House is listed on the Spokane Register of Historic Places and is protected by a Management Agreement.

- City Council listed the property on the Spokane Register on 4/14/2008.
- The Management Agreement covers the exterior of the building only.

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.

### **PROPOSED WORK:**

This project includes adding a ¾ width front porch onto the house. Plans appear to mimic the current entry pediment in style, but make it slightly larger and move it slightly further west from its current location. New columns will be added to either side of the entry door and the eastern corner. The porch will extend almost to the edge of the house to the east. A simple baluster will be added. The roof will be hipped and the porch ceiling will be slightly higher than the front window. New steps will be added.

Sanborn maps show that the house originally had a full-width front porch which was removed sometime in the past. No historic building permits are able to be located for the address.

### **RELEVANT 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.

- The proposed front porch on the Dorothy Darby Smith House will bring back a feature that had been removed over 70 years ago. The house is currently clad in a metal siding, so attaching the porch to the house will require a small amount of the non-original siding to be removed.
- The proposed porch is a proper size, scale and massing for the Dorothy Darby Smith House’s front façade. It is designed in a simple form that is appropriate for the house and more than likely is similar to what the original porch looked like.

**Staff commentary:**

A new addition, in this case a porch, must preserve the building's historic character, form, significant materials, and features. It must be compatible with the massing, size, scale, and design of the historic building. The proposed porch at the Dorothy Darby Smith House is appropriately scaled and is compatible for the house.

**RECOMMENDATIONS:**

The proposed front porch at the Dorothy Darby Smith House meets the Secretary of the Interior's Standards (specifically Standard #9) and should be approved.

**HPO Report:** Megan Duvall

**Design Review Committee:** Paulsen, Sawyer

**Landmarks Commission Review:** Pending

Date: 3/6/23

Site Visit: 3/1/23

Hearing Date: 3/15/23