

Certificate of Appropriateness

Application for Design Review - Staff Report of Findings

Property Address: Folsom House, 528 E 14th Street
Applicant: Miranda & Charles Hausberg
Hearing Date: 1/18/23
Type of Work: Two-story addition

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 Folsom 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 12/15/2008
- The Management Agreement covers the exterior of the building as well as rock walls on the property

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 an expansion of the current back entry porch; the replacement of the current exterior kitchen porch with an interior bathroom and a utility/laundry room off the kitchen; and a two-story addition to the basement and main floor to add two storage rooms, a library, and a fitness room. The addition of an exterior carport off the extant breezeway between the house and the garage does not require a CoA because it is not attached to the historic property.

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 addition on the Folsom House is located to the rear of the property and will only be visible from non-primary elevations (private areas of the property at the rear). While the addition will be of stucco and wood, the simplified massing and style will complement the historic house.
- The rear addition includes two stories: one is the daylight basement which will include a workout room and storage areas (currently an open area under the “kitchen porch”); and the second story (main level of the house) will contain a library, mud room, utility room and bathroom. Because the basic shape of the addition will be a stacked square at the rear, the original configuration of the home will be discernible. Applicants are keeping several windows

that are currently exterior windows, but will be looking into the interior of the new addition.

- The carport is not attached to the historic Folsom House itself and does not require a Certificate of Appropriateness.

Staff commentary:

A new addition 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 while differentiated from the historic building. Designing new exterior additions to historic buildings should be compatible with the historic character of the site and preserves the historic relationship between the buildings and the landscape. Placing an addition on the rear or on another secondary elevation helps to ensure that it will be subordinate to the historic building. The proposed addition at the Folsom House is appropriately scaled, sited and is compatible for the house.

RECOMMENDATIONS:

The proposed addition at the Folsom House meets the Secretary of the Interior Standards (specifically Standard #9) and should be approved.

HPO Report: Megan Duvall

Design Review Committee: Dickey, Taylor

Landmarks Commission Review: Pending

Date: 1/10/23

Site Visit: 1/11/23

Hearing Date: 1/18/23