

Certificate of Appropriateness

Application for Design Review - Staff Report of Findings

Property Address: 19 W Pacific – Green-Hughes Printing Company
Applicant: Blake Ellingsen (Bouten Construction for - KTEA Camas Health)
Hearing Date: 9/16/2026
Type of Work: Change of windows

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.100.200.
 - In making a decision on an application, the commission uses the Secretary of the Interior's Standards for Rehabilitation, historic district design standards (if applicable) and other general guidelines established and adopted by the commission.
- 2.) The Green-Hughes Printing Company Building at 19 W Pacific Avenue is individually listed on the Spokane Register of Historic Places (date listed 3/25/2002). It is also a contributing resource in the East Downtown Historic District which was listed on the National Register of Historic Places on 8/29/2003.
- 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 is the replacement of previously changed windows to those that will match the new addition and the storefront system that has been approved through an earlier CoA.

FINDINGS OF FACT:

- A. The work proposed is to replace all windows in the historic Green-Hughes Building. The new windows will be of an aluminum storefront type, [Kawneer 8400TL thermal windows](#) in configurations to match the existing 1:1 windows (Optiq Offset fixed series window in a bronze finish). While the new windows will not be operable, they will look like the historic single-hung window in the existing openings.

Standard #2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

Staff commentary:

At the time that the Green-Hughes Printing Company Building was listed on the Spokane Register of Historic Places in 2002, several original windows had been removed and replaced. There were 59 original wood windows and 37 remained at that time. As a result of the loss of architectural integrity, the building was listed on the Spokane Register of Historic Places under categories A and B and not category C.

During an initial remodel of the building in 2002 as noted in a Special Valuation application, the first-floor windows had been replaced as well as the storefront. In 2005, all second-floor windows were replaced with metal-clad wood windows, and it was noted that they were to

have a black metal finish on the exterior to “match the recently replaced first floor windows” according to the Certificate of Appropriateness. Today, none of the windows on the 1911 building are original.

This project will not remove any distinctive materials that characterize the property. The windows planned for replacement are approximately 20-25 years old. The Kawneer Optiq Offset fixed series window in a bronze finish will bring continuity to the building’s design and will be compatible with the new addition that is being constructed to the west of the existing building.

RECOMMENDATIONS:

Staff recommends that window replacement on the Green-Hughes Printing Company Building meets the Secretary of the Interior’s Standard #2 and no historic materials will be removed as a result of this work.

HPO Report: Megan Duvall

Design Review Committee: Yes

Landmarks Commission Review: pending

Date: 9/9/2026

Site Visit: 9/10/2026

Hearing Date: 9/16/2026