

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: 2/18/2026
Type of Work: One story addition to the east of the main building to be joined internally and externally to the Green-Hughes Printing Co.

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 a one-story addition to the west of an existing historic property.

- The work will attach a new, one-story addition to the west elevation of the existing two-story building.

FINDINGS OF FACT:

- A. The work seeks to add an addition to the west of the Green-Hughes Printing Company Building at 19 W Pacific. The material of the new addition is of a brick veneer and is attached to the historic building through two existing window openings on the west elevation of the building. These windows will be opened to become corridors that will attach the addition to the historic building with an open atrium between the two corridors. The addition does extend to the sidewalk, however the attachment corridor between the historic building and the addition is set back from the sidewalk by 14' to visually separate the spaces.

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:

The addition will be differentiated from the old through the use of aluminum storefronts and window units. The visual separation between the buildings is achieved through the 12' span and 14' recess to the corridor that joins the two structures together. While historic window openings will be used to connect the addition, these windows are on a non-primary elevation (west) and two of the four windows that exist on that elevation have been bricked up at some point in the past. A small, one-story concrete block building was located in the space planned for the addition, but was removed several years ago. The addition will be compatible with the historic building through the use of brick veneer. The historic, 2-story building will remain the larger of the two structures. The addition being maintained at 1-story ensures that the historic building is the dominant of the two.

If the addition were to be removed in the future, the historic Green-Hughes Building will likely appear much as it is today. The openings that are being created to connect the historic building to the addition could easily be rebuilt if needed.

Staff recommends that the new addition to the Green-Hughes Printing Company Building meets the Secretary of the Interior's Standards 9 and 10.

RECOMMENDATIONS:

The proposed work to add an addition to the Green-Hughes Printing Company Building's west elevation should be approved.

HPO Report: Megan Duvall

Date: 2/8/2026

Design Review Committee: Yes

Site Visit: on own

Landmarks Commission Review: pending

Hearing Date: 2/18/2026