

# **Certificate of Appropriateness**

## **Application for Design Review - Staff Report of Findings**

**Property Address:** 1728 West First Avenue  
**Applicant:** Louie Flores and Gillian Cranehahn  
**Hearing Date:** 4/15/2026  
**Type of Work:** Demolition of garage and construction of new garage

### **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 Powell House at 1728 West First Avenue is individually listed on the Spokane Register of Historic Places (date listed 11/10/2003). It is a contributing resource in the Brownes Addition Local Historic District which was listed on the Spokane Register of Historic Places in 2018. And it is a contributing resource in the Browne's Addition National Register Historic District which was placed 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 proposal is to demolish a detached garage built in 1914 and replace it with a new garage that matches the house in style and form. The work includes:

- Salvage of any historic materials prior to mechanical demolition.
- Demolition of the 1914 detached garage.
- Construction of a new 23'x20' detached garage to match the house in style and form.

### **FINDINGS OF FACT:**

- A.** The proposal seeks to demolish a detached garage and replace it with a new garage. The historic garage was constructed in 1914, about 15 years after the house was constructed in 1899. The owner at the time the garage was constructed was still the Powell family. An addition to the garage was completed in 1947 when the house was used as apartments.

The garage is over 50 years old and is historic, however it was constructed well after the house and it does not match the house in style or form. The garage is described as an alteration to the property in the historic register nomination and the garage is not mentioned in the historic district resource form. Nonetheless, the garage is a contributing secondary structure to the Browne's Addition Local Historic District and a Certificate of Appropriateness is required for demolition.

The Browne's Addition Local Historic District Design Standards and Guidelines recommend to "maintain historic garages that contribute to the character of the property."

**Standard #6:** Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

**Staff commentary:**

While the garage is contributing to the district, it is a secondary structure that is not especially distinctive. Neither the individual nomination nor the district resource form call the garage out as being character defining. The garage is seriously deteriorated and while rehabilitation may be possible it is not the preferred route of the applicant. Deconstruction and salvage of historic materials will be completed before mechanical demolition. Since replacement is proposed, the replacement structure should match the old in design, color, texture and, where possible, materials. While the replacement will not match the old garage, it will match the house.

- B. The proposal also seeks to build a new similarly-sized garage on the same location as the existing garage. The new garage is proposed to match the house in design, color, texture, and materials.

The Browne's Addition Local Historic District Design Standards and Guidelines recommends that new garages should be sited "at the rear of the property or at least behind the residence;" should be designed as "a traditional, one-story non-intrusive building with a gable roof, single siding material, garage doors, people door, and windows;" and should "consider using a simplified treatment of the historic style of the main house using roof type, materials and color to minimize intrusiveness."

**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 new construction will not impact the essential form and integrity of the historic property. It will not destroy any special relationships that characterize the property. The new garage will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing of the historic Powell House. If the new garage were to be removed in the future, the historic Powell House will not be impacted.

**Staff recommends that the demolition of the contributing garage and construction of a new garage in its place meets the Secretary of the Interior's Standards 6, 9, and 10.**

**RECOMMENDATIONS:**

The proposed work to demolish the garage at 1728 West First Avenue and construct a new garage in its place should be approved.

**HPO Report:** Logan Camporeale  
**Design Review Committee:** Yes  
**Landmarks Commission Review:** pending

Date: 4/9/2026  
Site Visit: visit on own  
Hearing Date: 4/15/2026