

Staff Report of Findings

Application for Certificate of Appropriateness - Robertson & Raznik Building

Property Address: 309 W Riverside Avenue
Applicant: Studio + Architects for the owner (Janee Johnson)
Hearing Date: 5/20/2026
Type of Work: Changes to Robertson-Raznik Building

FINDINGS OF FACT:

1.) The Landmarks Commission has the authority to review this proposal for Certificate of Appropriateness.

- Under [SMC 4.35.080Bd](#), the commission has the authority to “Review proposals (as provided in [SMC 17D.100.200](#)) to construct, change, alter, modify, remodel, move, demolish and significantly affect properties or districts on the register.”
- SMC 17D.100.200 C sets forth in [Table 17D.100-1](#) the types of work to be reviewed by the full commission.

2.) The house at 1428 W Eighth Avenue is covered under the Cannon Streetcar Suburb Historic District and is a contributing property to the district. The district was officially enacted on April 23, 2023.

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:

From the applicant: *The old Glen Dow Building [Robertson-Raznik] is being renovated to restaurant/bar space in the basement and first two levels of the building and residential apartments/studios on the third level. Exterior alterations will include paint on the existing trim at the north elevation, paint color has not been decided, but will maintain the integrity of the building, no existing masonry will be altered. The center three sections of the existing storefront are to be replaced with a new double door storefront system. The alteration at the east elevation of the building includes a new deck space at the second level, exterior stair access to both the deck and the third level residential, and painting the existing EIFS. The initial intention for the new finish is to employ a local Spokane artist to paint a floral mural with "1913 Brick and Barrel" signage. The remaining EIFS on the East Elevation will also be painted with the paint color to be determined and coordinated with the mural.*

Staff summary of work:

- Addition of a new center section storefront including door on the north elevation. Doors on the east and west sides of the elevation will remain.
- Changes to the east elevation include:
 - Decking system at the 2nd floor level
 - New doors and 6 new windows to be added to the 2nd floor. Proposal includes two sets of double-doors (applicant removed the proposal to include a garage roll up door on the east elevation). Proposed windows are metal-clad wood windows.
 - Add 9 new window openings to the 3rd floor, remove one existing window to

- accommodate stairway door. Proposed windows are metal-clad wood windows.
- False decoration around the windows on the rear of the 3rd floor east elevation will be removed and simplified. One window will be removed to accommodate the door opening for the 3rd floor.
- Add an exterior staircase that goes from ground level to the 3rd floor to accommodate a second means of egress for the residential units on the 3rd floor.
- Add a mural to the east elevation.
- Paint the exterior of the buildings similar to the existing colors (what is currently gray will be painted with SW Functional Gray; maroon will be SW Polished Mahogany) brick will remain unpainted. Windows on the east elevation will be painted with SW Iron Ore and wall will be Functional Gray.

RELEVANT STANDARDS:

Standard Number 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

- The Robertson-Raznik Building has seen several different uses over its 100+ year old history. Most recently, the building has been home to the Glen Dow hairdressing school. A new use is being made to keep the building in productive use downtown and consists of a restaurant/bar use on the 1st and 2nd floors with residential units on the 3rd floor.
- This proposal includes a new feature introduced to the building on the east elevation. That feature is an outdoor deck which is located on the 2nd floor of the building and projects to the east. The proposal includes two new openings for double doors that will service the deck space as well as 4 new window openings to light the interior. The deck railing will be a laser cut metal railing (design TBD).
- There will also be a 4 landing exterior staircase that will offer egress from the 3rd floor housing units.
- In order to accommodate the housing use on the 3rd floor, several new window openings will be cut into the building, including 9 new windows. One existing window (vinyl) will be removed to make way for a door into the space from the new exterior stair.
- Existing vinyl windows (2) on the 3rd floor will be changed to metal-clad wood windows to match the new windows on that elevation. All windows will be painted in SW Iron Ore. Stucco/EIFS wall will be painted Functional Gray and a large mural will be added in the future.
- One window on the rear of the 2nd floor will be removed. This is not a historic window.

Standard Number 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

- The work on the front façade will remove the three center windows at the storefront level and replace them with a storefront system with double doors. The existing storefront may be a product of the work done to accommodate Glen Dow Academy in 1986. Permits could not be located for a change to the storefront, however, we confirmed at the site visit that these windows are not original to the building and are more than likely a product of the 1980s remodel.
- The storefront change will not damage or remove historic materials and therefore meets Standard #2.
- The work on the East elevation of the Robertson Building will not remove any historic materials or alter features that characterize the building. This wall only contains a few windows at the south

side of the building that have vinyl windows in the openings currently. The removal of two window openings will not change the overall character of the building in a meaningful way and should be approved. Removing the decorative stucco details that date from the 1980s is also appropriate.

Standard Number 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.

- The proposed deck on the 2nd floor of the Roberson-Raznik Building will not destroy historic materials or features of the historic building. The new deck will be differentiated from the original building and obviously be a new addition. The same can be said for the exterior stair which is needed for the 3rd floor residential use.

Standard Number 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.

- The deck and exterior stair could be removed in the future if someone wanted to build another building to the east of the Robertson-Raznik Building and there would be little evidence of the deck addition – however, there will be new openings for two sets of double doors as well as a door at the 3rd floor level that may need to be returned to a bricked-in state.

RECOMMENDATIONS:

The proposal for the changes to the Robertson-Raznik Building meet the Secretary of the Interior’s Standards for historic rehabilitation. We use the lens of the Standards to review changes that impact the building, but also keep it in use for the future. The proposed changes will not diminish the historic character of the building and should be approved.

HPO Report: Megan Duvall
Design Review Committee Review: McCandless
Landmarks Commission Review: Pending

Report: 5/14/2026
Site Visit: 5/7/2026
Hearing: 5/20/2026