

Staff Report of Findings

Application for Design Review - Staff Report of Findings

Property Address: 1928 W 2nd Avenue
Applicant: Bethany and Levi Steverding, owners
Hearing Date: 11/16/22
Type of Work: Browne's Addition Contributing Property, New Garage/ADU

FINDINGS OF FACT:

1.) The Landmarks Commission has the authority to review this proposal for 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 home at 1928 W. 2nd Avenue is listed on the Spokane Register of Historic Places as a contributing structure to the Browne's Addition Local Historic District (17D.100.280) and is subject to review under the Browne's Addition Historic Overlay Zone.

- City Council adopted the Browne's Addition Historic Overlay Zone on November 5, 2019.
- The overlay zone and Browne's Addition Standards and Guidelines require the review by the Spokane Historic Landmarks Commission of the construction of garages/ADUs within the district.

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 along with the guidelines as laid out within the Browne's Addition Standards and Guidelines document. Staff recommendation is based on the Standards and Guidelines as listed below.

PROPOSED WORK:

The project is for the demolition of a circa 1910 historic garage/urban barn and to construct a new unattached garage/ADU in the Browne's Addition Local Historic District. The proposed garage/ADU is 60' x 24' whereas the historic garage/barn is the same width of approximately 24' but is only approximately 30' deep. The new garage/ADU will be twice as deep but will maintain the same width and similar massing as seen from the secondary elevation on Cannon Street. The garage/ADU will include:

- Wood lap siding.
- Composition asphalt shingles on the roof
- Paint scheme will match house
- Applicant will use wood windows if budget allows, but may have to substitute for vinyl if material costs remain high/continue to increase

RELEVANT STANDARDS:

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 applicant will demolish the historic garage/barn on site. It is deemed as a secondary contributing property. The property has no other garage nor does it have a suitable location to build an additional garage/ADU while maintaining the historic garage.
- The historic garage/urban barn does not have the capacity to support an ADU to increase housing opportunities and density in the Browne's Addition Local Historic District.

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 construction of the new garage/ADU will use a mix of materials that are compatible.
- The mansard style roof is compatible and consistent with the primary structure and the newer construction to the north of the proposed garage/ADU. Although the house at 1928 did not originally feature a mansard roof, it has had one for over 50 years.
- According to the Browne's Addition Standards and Guidelines, the rebuild of the garage is in compliance with:
 - Site new (in this case, rebuilt) free-standing garages at the rear of the property or at least behind the residence.
 - Design a garage with occupiable space on the upper level to be in scale with the lot, sited as other garages, and compatible with the primary residential building on the property.
 - Consider using a simplified treatment of the historic style of the main house using roof type, materials and color to minimize intrusiveness.

RECOMMENDATIONS:

The scale, materials and massing of the new garage/ADU meet the intent of the Browne's Addition Local Historic District Standards and Guidelines and is allowable. The design may change slightly with building permits and may be approved in consultation with the Historic Preservation Officer.

HPO Report – Logan Camporeale

Design Review Committee Review: Paulson, Zapotocky, Dickey

Landmarks Commission Review: Pending

Date: 11/15/2022

Site Visit: N/A (visit individually)

Hearing Date: 11/15/2022