BROWNE'S ADDITION HISTORIC DISTRICT

DESIGN STANDARDS

Browne's Addition Historic District
Design Standards

Adopted by the City of Spokane
ADD DATE

ACKNOWLEDGEMENTS

Spokane City Council

Administration

Historic Landmarks Commission

Consultant

TABLE OF CONTENTS

1. INTRODUCTION

The Spokane Historic Preservation Program: Purposes and Incentives

The City of Spokane (City) recognizes that the maintenance and preservation of historic landmarks and historic districts benefits all people in Spokane and provides a general benefit to the public by preserving our City's history and unique culture. Through the program that uses standards for the designation and protection of historic landmarks and historic districts, the City intends to recognize, protect, enhance and preserve those buildings, districts, objects, sites and structures which serve as visible reminders of the historical, archaeological, architectural, educational and cultural heritage of the City and County as a public necessity.

The intent of these efforts is – particularly in the Browne's Addition Historic District – is to keep historic buildings in use and the historic character of the district intact through listing on the Spokane Register of Historic Places; incentivize rehabilitation; and review changes to historic properties, as well as demolition and new construction.

Spokane Register of Historic Places

The Spokane Register of Historic Places is our local government's official list of properties that have been designated as significant contributors to the historical development of Spokane. The Register was established by ordinance in both the City and County of Spokane in 1981 and 1982, respectively. These ordinances make the City/County Historic Landmarks Commission (SHLC) responsible for the stewardship of historically and architecturally significant properties.

Eligibility for the Spokane Register is determined by at least one of the following criteria:

- Those structures that are associated with events that have made a significant contribution to the broad patterns of our local history; or
- That are associated with the lives of persons significant in our past; or
- That embody the distinctive characteristics of a type, period, or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- That have yielded, or may be likely to yield, information important to prehistory or history; or
- That represent the culture and heritage of the City of Spokane in ways not adequately addressed in the other criteria, as in its visual prominence, reference to intangible heritage, or any range of cultural practices.

An additional eligibility requirement is that the property is 50 years of age or older.

Nominations to the Spokane Register must be accompanied by owner consent.

Spokane Register Historic Districts

The properties in Spokane Register Historic Districts are categorized as contributing or non-contributing to the significance established for the district in the nomination document.

Contributing properties within these districts shall follow all of the required procedures for an individually listed property on the Spokane Register. Proposed work on these properties is covered in Parts 4 and 5 of this document.

In the case of non-contributing properties, classified as such because of loss of historic integrity, the guidance in Parts 4 and 5 can be used to reverse the loss of historic design elements of the building. If enough work is completed to restore the historic character of the building, it could move into the contributing category of its historic district. A property owner should consider this possibility and the benefits of that change in status before planning major changes to a non-contributing property with loss of historic integrity.

In the case of non-contributing properties, classified as such because of age – they were built in the district after the end of the period of significance (1950) – design review will generally be done administratively by the HPO for work that occurs on the street facing façade of the non-contributing building. Part 6 provides guidance for such work.

All new construction within a Spokane Register Historic District will be reviewed by the Commission, based on

the standards presented in Part 7, A Framework for Compatible Contemporary Construction.

The SHLC has the roles of recommending these standards to the City Council for adoption and then interpreting and applying them in a fair and consistent manner. The SHLC is committed to use them with flexibility, when warranted, and to make defendable judgements when reviewing applications in order to arrive at solutions that are appropriate for each individual instance. The SHLC has the opportunity, and responsibility, to consider exceptions to the standards. The SHLC has long held to the position that an approval of a proposal is building-specific only and that it is not establishing precedent when it approves an alternative solution for meeting the intent of rehabilitation.

Under the provisions of the Spokane Municipal Code 17D.100 and Spokane County Code Chapter 1.48, the SHLC, through the HPO is directed to issue Certificates of Appropriateness, or "COAs." Design Review is the process through which the SHLC and HPO staff review proposed changes to Spokane's listed historic resources and uses standards adopted by ordinance. This document is the standards for the Browne's Addition Spokane Register Historic District and is used to review any work done on the exterior of the property within a Spokane Historic District – to varying extents.

Under the same section of the Municipal Code, the SHLC and HPO staff are directed to review the proposed demolition of properties within the boundaries of Spokane Register Historic Districts. The Code provides some criteria for consideration and Part 5 provides some additional factors to be considered in demolition review in Browne's Addition.

Certificates of Appropriates (COAs) are required for

- Any work that affects the exterior of a historic, contributing property; and
- New construction, alterations or additions, and
- Demolition

Incentives

Special Valuation Program

The Special Valuation Program is an important benefit of owning and rehabilitating a contributing property in the Browne's Addition Spokane Register Historic District. The program provides a means to reduce property taxes after rehabilitation work has been completed. The program has several requirements but can be successfully used through planning and communication with the City Historic Preservation Office (HPO).

Carefully review the information at http://www.historicspokane.org/incentives and contact the Spokane Historic Preservation Office if you are interested in using this program.

Program Basics

- The program includes a revision of the assessed value of a contributing property in the Spokane Register District which subtracts, for up to ten years, approved rehabilitation costs.
- The reduction in property taxes appears two years after the approval of the application.
- Rehabilitation costs must total 25% or more of the assessed valued of the structure (not the land) prior to rehabilitation.

- The issuance of a Certificate of Appropriateness means that the work meets the standards of review for the program.
- The program requires timing coordinated with when work is undertaken on a property.

Other Historic District Benefits

- The HPO administers a grant program to provide matching funds for the improvement of the street-facing façades of contributing properties in the historic district. See the Spokane Historic Preservation Office website for information on this program.
- The HPO administers a Pilot Sidewalk Improvement Grant program to mitigate the cost of improvements or repairs to sidewalks adjacent to contributing resources in the historic district, made in conjunction a historic rehabilitation project. See the HPO website for information on this program.
- Contributing properties in the district are eligible for use of the federal Historic Rehabilitation Tax Credit program. See the HPO website for information on this program.
- A permit allowing a non-conforming use may be granted to an historic property – a contributing property in a historic district – by the City Zoning Board.
- Relief from building code requirements may be granted to historic properties – contributing properties in a historic district – by local code enforcement officers.

Consult the HPO website for up-to-date information on incentives for historic preservation.

When work is reviewed

The property owner, and/or agent, is the only person that proposes work on buildings in the historic district. District designation is not a basis for the City or Spokane, Historic Preservation Office, Building Inspector, or neighborhood residents to ask or demand that an owner undertake work on a historic property.

The owner proposes work and the Historic Preservation Office and Landmarks Commission reviews and approves it through a COA.

2. USING THESE STANDARDS

When is Design Review Required?

As for all properties listed in the Spokane Historic Register, design review is required for all exterior changes to properties within the historic district. This includes properties in both categories:

- Contributing: all exterior changes in terms of historic character
- Non-Contributing: all exterior changes on the façade(s) in terms of avoiding remodeling and intrusive changes

Basics

- Exterior changes may include some work that does not require a building permit, but still needs a COA.
- Exterior changes may include mostly interior work that has some exterior component.
- Work undertaken without a permit will be a Violation.
- Violations must be cleared through review and receipt of a Certificate of Appropriateness, or COA.

Understanding the Standards

The standards use a series of statements that indicate what is likely and not likely to be approved in a COA application.

- ***Recognize*** conveys approaches to understanding and keeping historic character.
- ***Plan, Locate, Position, Design*** mean use this guidance for work that is likely to be approved.

1819 W Riverside Avenue.

- ***Keep, Retain,*** and ***Maintain*** mean do not remove historic character features and materials.
- ***Repair, Replicate*** and ***Replace*** imply – if necessary – take such action.
- ***Consider*** and ***Discuss*** indicate that there is a range of solutions to give thought to and consult with the HPO.
- ***Avoid*** means that what is detailed is unlikely to be approved.

Types of Permits

To sort out the range of projects proposed and varying degrees of review that would entail, the Spokane Historic Preservation Office (HPO) uses these types of Permits:

Certificate of Appropriateness (COA)

The Certificate of Appropriateness (COA) permit is used to document the approval of proposed work on properties listed individually and properties in historic districts listed in the Spokane Historic Register. The name of this permit refers to compliance with historic district standards or property management agreements by summarizing the intent of those standards: appropriate changes.

- A COA must be issued before work in started.
- A COA must cover all proposed work.
- A COA approves specific materials and work, which will be documented on the permit and through associated plans and documents.

Permit for Minor Exterior Changes (PMEC)

A PMEC will:

- Reviewed and issued at staff level
- Confirm that any exterior work will not have more than a minor effect on the exterior, particularly on historic character features.

TIPS FOR RECEIVING A COA

- Review the entire set of Browne's Addition Historic District Standards
- Under the intent to maintain historic character and to avoid remodeling
- Plan a project with reference to the standards
- Consult with the HPO about any clarity needed for the work to meet the standards
- Select materials based on technical compatibility and aesthetic appropriateness for the building
- Supply materials samples when needed
- Start work only after receipt of a COA
- Post the COA with other permits
- If project must be modified, consult with the HPO to see if a revised COA is needed

Preliminary Review Approval: New Construction Only

The HPO offers the opportunity for a Preliminary Review of proposed new construction, as such projects are planned incrementally. A Preliminary Review approval indicates support for the project at the time it was presented. The commonly understood definition of "preliminary" is that it is an action or event preceding something more complete or definitive. It is an introductory, or exploratory, review and approval. It is understood that factors within, or outside, the purview of the Preservation Board could subsequently alter the perception of the proposed action meeting the applicable standards or criteria. In summary, a Preliminary Review is a good-faith review and approval or denial of proposed new construction but does not ensure final project approval.

Preliminary Review may be conducted when the proposed design is sufficiently developed so that the Board has a firm proposal to review. Preliminary Review should not be considered as part of a design-build process.

Preliminary Review shall be based on:

- Context site plans and elevations, showing setbacks, height of buildings
- Proposed site plan for parcel, showing building footprint, access points, vehicle parking
- Schematic elevations indicating number of stories
- Schematic floor plans
- Material sample board only if final selection is proposed for review

If Preliminary Review is withheld, the project must be revised sufficiently, as determined by the HPO, so that the SHLC could come to a different conclusion about its appropriateness as compatible new construction. Preliminary Review for new construction is valid for two (2) years from the time that the Preservation Board grants Preliminary Approval. Preliminary Review does not eliminate the need for further review that includes plans to be presented to the building department and samples of all materials to be used on the exterior, and the subsequent issuance of a COA.

Spokane Register Only Permits (SROP)

Some work that affects the historic character does not require a building permit in the City.

This type of work includes:

- Installing a front door
- On-premises sidewalk paving
- Accessory structure installation

Maintenance

Property owners are encouraged to keep maintenance of buildings up-to-date and can do such work without applying for a permit. No permit is needed for these types of maintenance:

- Tuckpointing masonry,
- Repair or replacement of gutters or downspouts
- Painting of wood or metal elements and previously painted masonry,
- Repair, but not total replacement, of existing retaining walls, fences, steps, stoops, porches, decks or awnings, and
- Repair or replacement of a flat roof.

The following work is **NOT** considered to be maintenance:

- Installing new materials to conceal damage, such as using coil stock to cover deteriorated trim elements
- Extending or constructing new elements.

218 S Coeur d'Alene Street.

1702 W Pacific Avenue.

428 W Hemlock Street.

SUMMARY OF NEED FOR A CERTIFICATE OF APPROPRIATENESS (COA)

Permit Needed	See Part
Changes affecting exterior of contributing buildings	Single Family, Part 3 (Pg. 19); Multi-Family, Part 4 (Pg. 42)
Changes affecting façade of non-contributing buildings	6 (Pg. 68)
Paint non-painted exterior materials	5 (Pg. 57)
Replace Front Door	Single Family, Part 3 (Pg. 19); Multi-Family, Part 4 (Pg. 42)
Replace windows	Single Family, Part 3 (Pg. 19); Multi-Family, Part 4 (Pg. 42)
Replace roof	Single Family, Part 3 (Pg. 19); Multi-Family, Part 4 (Pg. 42)
Replace siding	Single Family, Part 3 (Pg. 19); Multi-Family, Part 4 (Pg. 42)
Install fence	5 (Pg. 57)
Construct garage	7 (Pg. 70)
Construct addition	5 (Pg. 57)
Construct or replace porch	Single Family, Part 3 (Pg. 19); Multi-Family, Part 4 (Pg. 42)
Remove any features, including historic landscape ones (stone retaining walls)	8 (Pg. 80)
No Permit Needed	
Work considered to be maintenance	
Paint already painted exterior materials	
Install sculpture, fountain, small artistic elements	
Install exterior lighting fixtures	
Install all vegetation	
Install new sidewalk	
Install porch lighting and fans	

Enforcement and Violations

The guidance in these standards has been adopted as part of a City Ordinance and are not guidelines to be selectively followed. The Historic Preservation Office will issue a Stop Work Order when it becomes aware of (major) work being undertaken without a COA. At that time, the property owner must submit an application for a COA. The HPO will issue a Violation Notice when it becomes aware of (major) work completed without a COA – even if the work meets the standards. At that time, the property owner must submit an application for a COA.

Intent Statements

The Historic District Standards for the Browne's Addition Historic District are intended to provide a framework for making decisions that can be approved with COA. Overall, the Historic District standards are intended to maintain the historic character-defining features of the district and of the buildings that contribute to its historical and architectural significance, as consideration of changes takes place that could alter that character.

Intent statements are made throughout the standards and are intended to be the most important standards to consider when planning and reviewing proposed changes, as not every type of project can be anticipated and covered in the standards.

In particular, the standards are intended to be used as a guide when:

- Making design decisions that reinforce, rather than diminish, the vibrant and varied character of the neighborhood that relies on the existence of historic buildings erected during the period 1881-1950;
- Planning work that includes rehabilitation and perhaps the restoration of missing components of historic buildings in order to maintain historic materials and design elements, yet affords a range of possibilities;
- Planning maintenance and repair work that prolongs the life of historic components of buildings
- Planning re-investment in buildings built after 1950 so that they remain compatible elements in the district;
- Considering the design of new buildings that are compatible within the historic streetscapes of the district; and
- Considering the continued use, rehabilitation of, or demolition of a building in the district.

Key Terms and Definitions

Historic Character Features

This term is used to refer to the district as an entity, as well as each property within it, as they contribute to the historic character of Browne's Addition Historic District. This character is established by numerous small elements that convey authenticity, use of materials, preferred building designs and adaptation to changing residential patterns. Together they establish a sense of place – a place different from nearby neighborhoods in the city and neighborhoods in other cities. As specific elements of a building's design convey its architectural and historical design, so to do the buildings convey the district's architectural and historical design as a district.

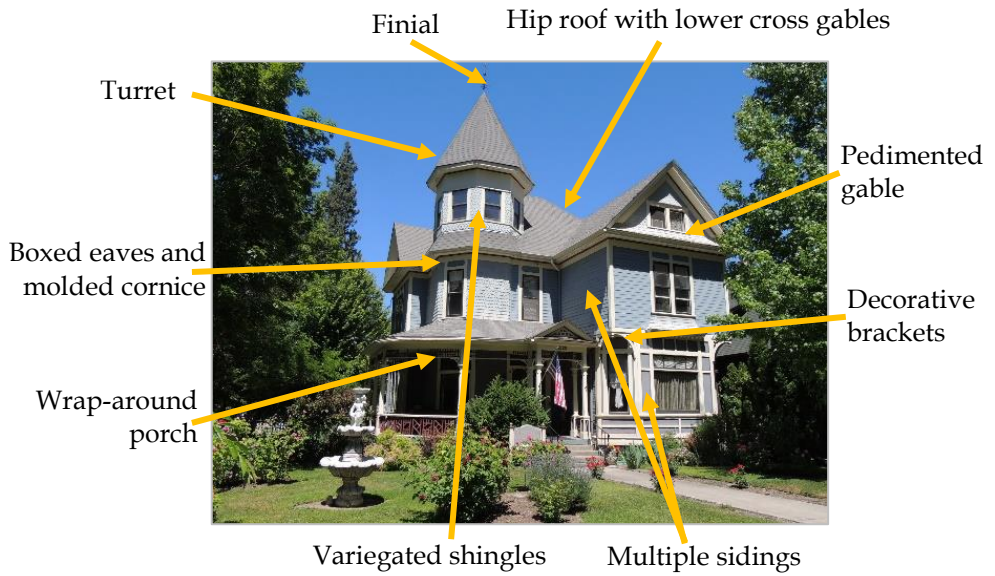


Illustration identifying the historic character features of the Queen Anne house at 2128 W 2nd Avenue.

Rehabilitation

Rehabilitation is a broad category of treatment of a building that prepares it for future use while maintaining its historic character. Work often incorporates updating of some functional interior components, correction of deferred maintenance conditions, and making small changes that increase the functional aspects of, or amenities of, the property. This flexible and functional approach to work on contributing buildings in Browne's Addition – rehabilitation – provides the framework for these standards, which address the portions of a rehabilitation project that are visible on the exterior of the property.

144 S Cannon Street.

Secretary of Interior's Standards for Rehabilitation

The SHLC is mandated to use standards and judgement to review proposed work for COAs in accordance with of the Secretary of Interior's Standards (See Appendix II). These standards, and accompanying recommendations issued by the National Park Service, define appropriate rehabilitation projects, and provide general guidance. The Browne's Addition Historic District Standards expand and customize that general guidance.

Restoration

Restoration means undoing changes, adding lost elements, and stabilizing a building to a former, historic appearance and condition. Some property owners combine quite a bit of restoration into a rehabilitation project. Other times restoration is more limited.

There is no requirement to restore lost components of properties.

Re-creation

When porches or entrance components have been removed from a property, the owner may wish to re-create such elements. Re-creation of the element does not require the replication of the historic design, which may not be known. Re-creation can be based on a similar example in the district or be a simplified version of the element with typical components. When an element is well-documented and the new work will replicate the original, it is often referred to as reconstruction.

Remodeling and Renovating

These approaches may be appropriate for non-contributing buildings in the district as these interventions change the historic character features of buildings. Remodeling includes intentional changes of design and materials. Renovating is similar and may involve more changes to interior spaces and mechanical elements. When these approaches are proposed for non-contributing buildings, they must be undertaken so that the renovation is complete in visible areas in order to avoid introducing visually distracting and incompatible buildings. For instance, if new siding materials are applied, the project must include all visible areas, even those minimally visible.

Residential Amenities

This term refers to a range of visible, permanent components of residential properties that are not the house or apartment building and include: fences, paving, outdoor spaces such as decks, secondary structures from garden sheds to chicken coops, and even solar energy panels. These amenities keep properties occupied and up-to-date and almost always can be placed on a property in a historic district with a minimum of visibility.

Visibility

Visibility is considered carefully in historic districts in terms of the effect and extent of what is visible.

> ***Minimally Visible***: Elements that are technically visible – but seen from oblique angles or at a distance from the sidewalk – are minimally visible and do not affect the historic character of a property or the district. Often one cannot determine the material or details of a design of minimally visible elements. For these reasons, replacement materials and minor changes are appropriate at these locations, as

what is seen does not enter into one's visible perception of a historic building from the sidewalk.

Highly Visible: Elements that are visible and easily taken into account in views of a property or streetscape are highly visible. Elements that that are highly visible establish character and distinguish one building from another. They are on street-facing façades and the front portion of side facades when there is a generous side yard.

Visually Intrusive: Some elements are visibly intrusive because they call undue attention to themselves, seem obviously added to a property, shift the emphasis of the visible character, or dominate views of buildings and streetscapes. The intent of these standards is to avoid the addition of visually intrusive elements in the district.

Osmun Apartments (1814-1818 W 1st Avenue), displaying buildings that are close together with only facades that are highly visible.

Using Visibility in These Standards

Visible areas of properties are addressed in two main ways. These diagrams show three common situations in Browne's Addition and the visible areas of the properties that are addressed in the standards:

- Building close together with only façade as highly visible
- Building set far back from the street so side views are distant – façade and first third or so of elevations highly visible and visible
- Corner building -- two street facing sides highly visible, rear façade visible, rear of side façade minimally visible

East side of Osmun Annex is highly visible because of parking area.

Public and Private Areas in the District

Properties in historic districts have public and private areas as well. Street-facing highly-visible portions of properties in historic districts contribute to the public perception of the district as a historic place, and are thought of as "public." Highly visible areas are seen from the streets and sidewalks (not alleys) and hence are available to the public. These areas contribute to the historic character of the district.

Thinking in these terms helps property owners plan for additions and changes to be in the less-visible and private portions of their property. Private spaces and parts of the building that are the rear portions of the sides of buildings and the rear façade and rear yard. The categories of not visible and private overlap for most properties.

For corner properties, there is usually one obviously "rear" side of the building. Even though it is visible from the street, this portion of the building and its yard is considered to be a private portion of the property. The side yard not adjacent to the street may also be a private area.

Historic Character Features of Browne's Addition Historic District

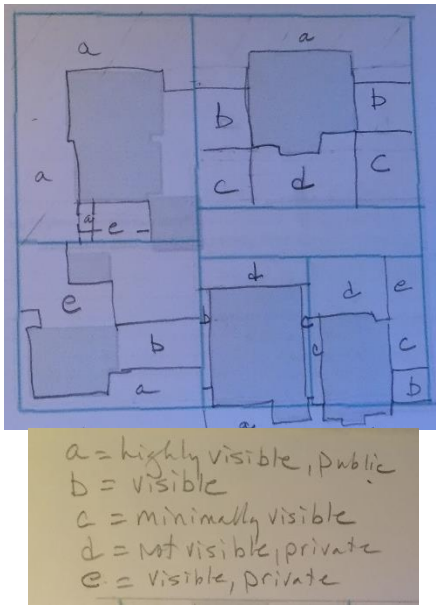
Browne's Addition is an accumulation of various historic single- and multi-family residential building types from the 1880s through 1950; more multi-family residential buildings from 1950s and 1960s; and a small number of later ones.

Streetscapes in the district display an historic urban residential pattern with the positioning of buildings set back from the public sidewalk with front lawns and often relatively narrow side yards. The historic urban residential pattern incorporates a mature tree canopy and other plantings that provide variety in the vegetation and shade for people, and enhance the experience of walking in the neighborhood.

The main goal of historic district standards is maintaining the historic character of the buildings and the district.

The Browne's Addition nomination describes the historic character of the buildings and district as a whole.

The character is summarized here.



Browne's Addition District Historic Character

- Historic single-family dwellings of various sizes are oriented to the street with visible entrances and generous fenestration, and often with the semi-private space of front porches.
- Some historic single-family dwellings convey that they have been converted into multiple units and in that way, change of residential patterns over time.
- Historic apartment buildings have single entrances and access to the outdoors via balconies.
- The largest scale pre-1950 apartment buildings maintain the setbacks and sense of spatial organization dominant in the district. Many later apartment buildings do this also.
- Non-contributing multi-family buildings display various plans, access arrangements, and access to the outdoors.
- Properties provide for automobiles with curb cuts and garages on single-family properties and small on-site parking areas, often covered with carports, for apartment buildings and converted residences.
- There is an absence of historic mixed-use buildings in the pattern of design and primarily residential use in the district.
- Commercial buildings are limited to the should side of West Pacific Avenue, flanking Cannon Street.

1617 W Pacific Avenue.

2208 W 2nd Avenue.

For the purposes of planning for context-sensitive new construction, the district has five character areas:

Northwest (1):

- Larger residential buildings are located on east-west streets and smaller buildings on the on smaller lots on north-south streets and areas with more consistent placement of smaller houses.
- Some areas have very deep setbacks for buildings that further a park-like setting.

Northeast (2):

- Substantial buildings are closely spaced on narrow, deep lots.
- Lively mix of apartment buildings and single-family buildings.
- Setback depths vary by blockfront.

Park East (3):

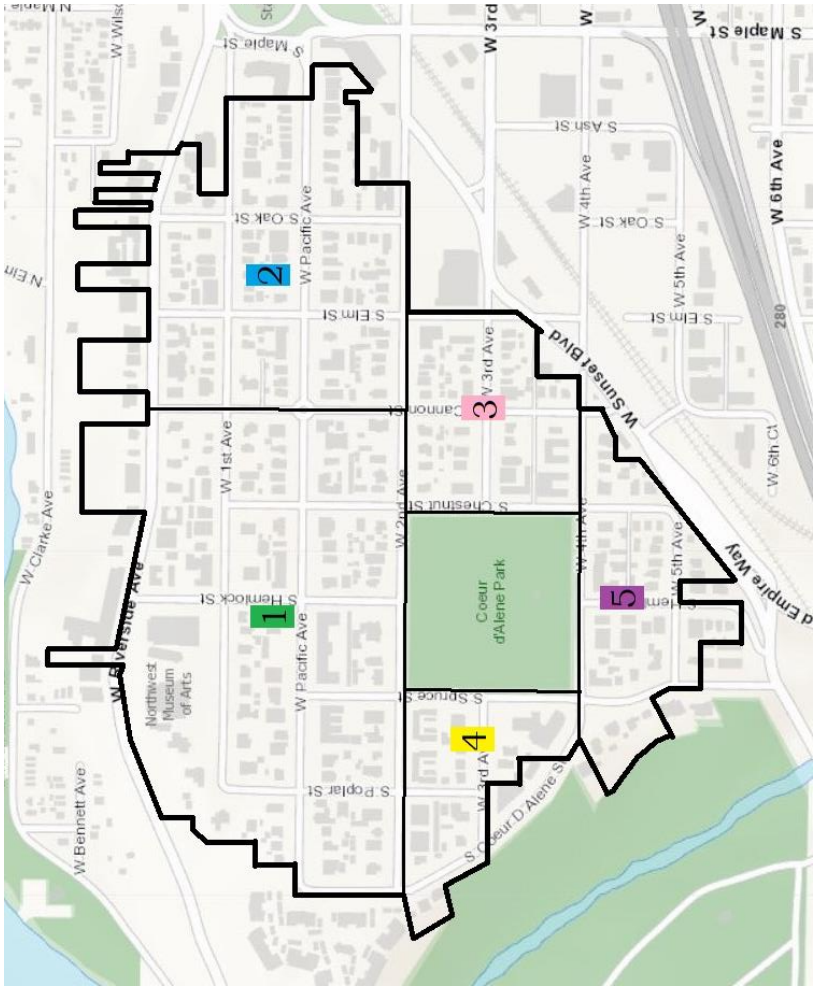
- Area has distinct sub-areas of smaller residences and large apartment buildings.
- Setback depths vary by blockfront.

Park West (4):

- Area that historically had large properties.
- Setback depths generous for single-family houses, less deep for apartment buildings.

Park South (5):

- Subareas of substantial houses, modest houses and apartment areas.
- Setback depths vary by blockfront.



Basics for Compatibility: Contributing Buildings

Proposed changes to historic buildings are compatible if they do not reduce the historic character of the buildings and relate to residential use. Such changes include undoing non-historic changes to buildings and providing residential amenities in the least visible areas.

Basics for Compatibility: Non-Contributing Buildings

Proposed changes to non-contributing historic buildings are compatible if they do not result in incompletely remodeled buildings, introduce elements that are visually intrusive, and relate to residential use.

Basics for Compatibility: New Construction

Many types of residential buildings have been built in the historic district, and consequently a variety of residential building types will be compatible in the historic district, depending on site context.
New construction should maintain the street-orientation of residential units and continue the pattern of lawns and vegetation. The introduction of property types, such as off-site parking areas, and buildings set at the sidewalk as in central urban residential areas of a different type, have no precedence in the district.

2308 W 3rd Avenue contributes to the Browne's Addition Historic District.

2318 W 3rd Avenue does not contribute to the Browne's Addition Historic District due to extensive modifications over time.

Use of Buildings in Historic Districts

Design review in historic districts assesses physical changes made to buildings and – in general – does not address use. Design review may limit changes to public, character-defining areas of properties due to new uses.

The long-term preservation of buildings in historic districts requires that they be in use.

In recognition of this need, these standards – and the Spokane Historic Preservation Program in general – supports the notion of adaptive use and updating for continued use. The goals of historic districts – to maintain the historic character of an area – is not intended to control or limit the use of those buildings, as uses of areas have changed over time and will continue to do so.

These standards support Adaptive Re-use.

Adaptive Re-Use Basics

- Retain historic use or adapt for new uses that are good fits for the building.
- Recognize that buildings adapted for a new use do not need all expected features of that building.
- Design adaptive use projects so that they conform to rehabilitation recommendations: add and alter areas that are at the rear of properties and are not character-defining.

Adaptive Re-Use:
Updating a building for new uses through rehabilitation

Examples:

- Garage buildings adapted for breweries and retail spaces
- Office buildings and warehouses adapted for residential use
- Historic residences adapted for offices and restaurants

The house at 1928 W Pacific Avenue has experienced adaptive re-use, changing to commercial uses over time.

PART 3. SINGLE FAMILY DWELLINGS
EXTERIOR WALLS:
FOUNDATIONS, WALLS, SMALLER ELEMENTS

Refer to Preservation Brief 8: Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings

Intents

- Maintain historic character through exposed, well-maintained materials that are historic character features in highly-visible locations
- Avoid coating of foundation materials rather than repair and maintain.
- Repair of and replace only damaged areas of exterior siding materials.
- Maintain compatible relationships between masonry units and mortar.
- Guide selection of replacement materials and avoid use of non-appropriate imitative materials.
- Retain of historic character of smaller exterior elements, including chimneys.
- Avoid installation of intrusive, non-character elements.

Historic Character Features

- Above-grade foundation materials that convey time of construction and style of buildings.
- Exterior wall materials related to architectural style.
- Relationship between stone and brick masonry and mortar.
- Exterior portions of chimneys, material and configuration.

The siding on 2027 W Riverside Avenue has been restored to period-appropriate materials and design.

1807 W Riverside Avenue has retained its original cedar rake shingle siding.

Exterior Basics

- Retain historic materials, when present, particularly those on highly visible locations.
- Repair and replace only damaged elements, as damage is often varied due to location and exposure.
- Keep protective coatings – paint and stain – intact and use caulking to keep water out.
- Avoid applying "technical fixes" or waterproofing coatings and masonry paint due to problems they can introduce; instead repair and maintain using traditional techniques.
- Avoid remodeling a building by replacing exterior wall materials with other kinds of materials and characteristics.
- Consult Paint and Color Section (Part 5) when planning to paint or stain exterior materials.

The siding on 1629 W Riverside Avenue has been replaced with non-period appropriate materials for its era of construction.

The exterior of 1636 W Pacific Avenue has been somewhat modified and now exhibits a mixture of original and replacement materials.

2108 W Pacific Avenue retains its original mix of half-timbering and wood lapped sidings.

Foundations

- Maintain mortar to protect stone foundations.
- Repoint foundations as needed with mortar appropriate for that location and replicating the style, texture and color of historic mortar.
- Avoid applying parging coats or swaths of mortar over masonry rather than repairing brick and stone.
- Maintain concrete foundations in their original conditions as an inconspicuous component of the building.
- Address problems before applying a parging coat, if necessary, to a concrete foundation, maintaining the natural concrete color and texture to replicate original character.
- Avoid introducing non-traditional stone and brick colors to foundations through parging and painting.

Raised foundation/basement features

- Maintain window openings and sash in raised basements.
- If desired, block windows from the interior of the basement.
- Avoid use of glass block in basement windows on public, highly-visible facades.
- Add egress windows at non-highly-visible locations.
- Design basement access stairs to be minimal features.
- Avoid re-grading to expose basement to a walk-out one in any visible location.

2424 W Pacific Avenue rests on a raised poured concrete basement.

Parged basement level with outline of lintels above openings visible.

Exterior Wall Materials

Non-Masonry

- Maintain exterior wall materials as historic character features, including trim elements: corner boards, fascia boards, trim pieces.
- Repair damaged sections of materials in-kind – replicating the dimensions, materials, and finish of the historic material.
- Consider an in-kind replacement materials project, if necessary.
- Replicate dimensions, design and finish of materials.
- Avoid changing reveal – height of exposure – of wood siding and shingles and avoid changing style of lapped siding.
- Consider replicating the material, particularly at highly-visible and eye-level locations, where material can be perceived.
- Consider non-historic materials if they replicate dimensions and finish of the historic materials and, for wood alternatives, they accept paint.
- Select materials that do not attempt to imitate wood grain, as wood grain is usually concealed with finishes when applied to the exterior of buildings.
- Install replacement materials to maintain the same relationship to window frames and other trim elements to avoid non-historic appearing flat facades. This may require the removal of existing materials.

Masonry

- Plan repointing projects of all extents to replicate mortar in kind and not change character of the masonry.
- Use recommended mortar for type of material and exposure.
- Avoid eye-catching repointing with poorly matched mortar.
- Employ experienced masons who can prepare joints, match and mix mortar, and replicate style of mortar placement.

MASONRY

- Masonry consists of solid units – brick, stone, or terra cotta – and mortar that separates the units.
- Mortar is both a technical and design element of a masonry wall.
- Mortar is the weaker, more porous component and allows moisture to exit the assembly.
- The color, texture, and placement/style of the mortar are part of the historic character of a masonry assemble.
- Portland cement mortar is not appropriate for historic masonry elements.

Consult NPS Preservation Brief 2. Repointing Mortar Joints in Historic Masonry Buildings for technical guidance.

Chimneys

- Recognize that exterior chimneys are historic character features of exterior walls.
- Maintain materials of exterior chimneys as other masonry elements, exposed and in good condition.

Half-Timbering

- Recognize half-timbered walls as assemblies of wood boards embedded into stucco areas that may require frequent maintenance.
- Maintain historic pattern and dimensions of wood elements and perhaps uneven texture.
- Maintain historic texture and color of stucco.
- Replicate in-kind if necessary, in materials, design, dimensions, color and finish.

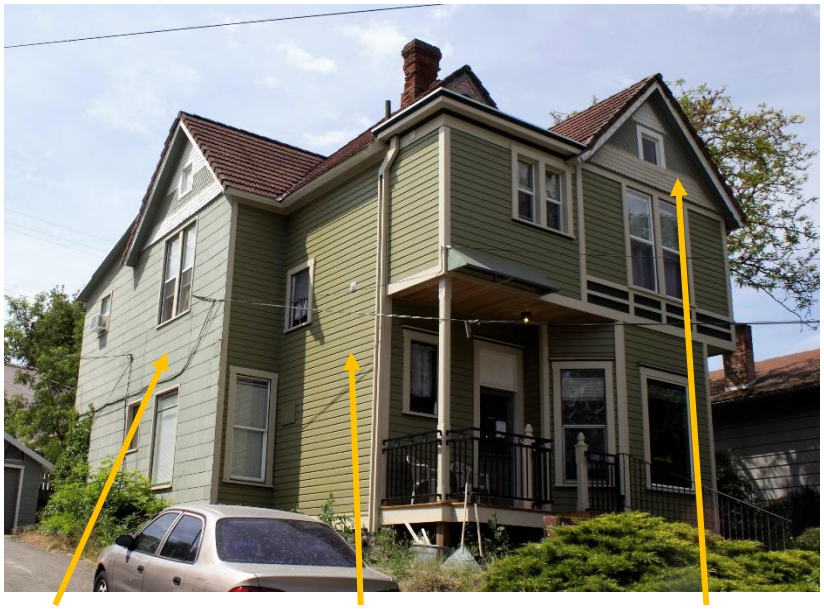
1725 W 1st Avenue has the most distinct corbeled brick chimney in Browne's Addition Historic District.

Non-Historic and Replacement Materials

- Avoid installation of non-historic materials to avoid remodeling.
- Avoid installation of other historic materials that might have been used when the house was built – but were not.
- Avoid using replacement materials that imitate traditional ones and that have non-traditional textures.
- Use materials that can be sized to replicate historic materials dimensions and that can be painted.
- Select materials for the public, highly-visible façade and all visible and minimally-visible facades that is not vinyl or applied in the manner that vinyl siding is applied.

Wall Elements

- Recognize that small fixtures attached to walls may not be historic character features but can be intrusive if not traditional in design and materials.
- Mount lighting fixtures in ways that limits damage to exterior wall material.
- Use traditional gutters and downspouts to convey water from the roof.
- Locate downspouts in original location or around the corner from the street-facing façade on the side wall.



1819 W 1st Avenue exhibits a mixture of original and replacement sidings.

EXTERIOR ASBESTOS SHINGLES

- Asbestos is a material that must be handled with care.
- The standard advice for asbestos shingles on the exterior of buildings is to leave them in place.
- Asbestos shingles can be painted.
- Fiber-cement shingles have a very similar appearance to asbestos shingles and are an appropriate replacement material.

ROOFS

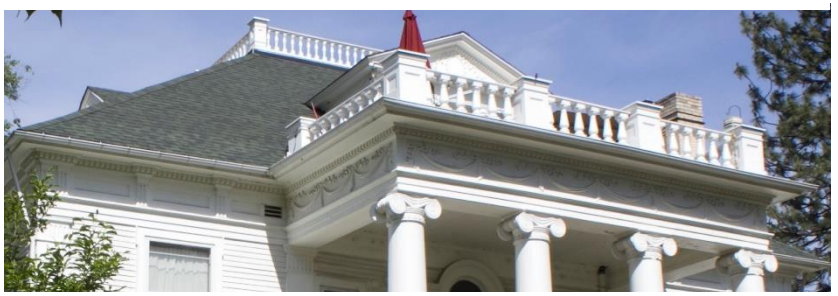
Intents

- Maintain of historic character features of original roof forms and materials.
- Avoid remodeling buildings with the use of roof materials different than those of the original.
- Preserve of historic character chimneys
- Provide framework for recreation of missing tower roofs.
- Retain historic character of smaller roof elements, including exposed rafters and purlins, braces, cornices, treatment of overhanging eaves.
- Avoid installation of intrusive roof elements such as skylights, decks on other than flat roofs.

Historic Character Features

- Roof shape, pitch and materials reflect the building type, time of construction and style of a residence.
- Complex roof forms generally are covered with one consistent roof material.
- Tower roofs with conical or dome terminations may be covered with a different material from the rest of the roof.
- Chimneys with design features: corbelling, panels, decorative pots

1923 W 1st Avenue.



2340 W 1st Avenue.

2014 W 1st Avenue.

Roof Basics

- When present, retain the historic materials, particularly those on highly visible locations.
- Repair and replace only damaged elements of unusual roofing materials, including clay tile and slate.
- Avoid remodeling residences with the installation of novelty or brightly colored roof coverings.
- Plan to use Architectural Shingles with more depth and texture similar to historic wood and slate shingles on roofs with large expanses of roof that are part of the character of the house if those materials were used historically.
- Plan to use conventional asphalt shingles in a neutral color on roofs whose surfaces are not important design elements.
- Maintain and repair roof edging and eaves elements and replace any missing elements.

Roof Chimneys

- Recognize that some chimneys that rise from the roof are historic character features.
- Maintain materials of chimneys as other masonry elements, exposed and in good condition.
- When repair and limited reconstruction is necessary, re-create form, height, corbelling, paneling and other character features of roof chimney.
- Treat standard chimneys in minimally visible locations as important functional elements and maintain in good condition.

Re-creation of tower roofs

- Consider the design and cost of any re-creation of a tower roof project carefully.
- Use photographs of house or houses in the district to plan design of the tower and exterior materials.
- Note particularly the cladding materials which may be slate or copper.
- Avoid planning a "reinterpretation" of a tower roof as a remodeling of a historic character feature.

1819 W Pacific Avenue exhibits a truncated turret (at left).

Eaves of Sloped Roofs

- Retain all combined functional and ornamental elements of the eaves area: the underside of overhanging roofs, exposed rafter tails and purlin ends, brackets, assembly of trim boards called an entablature, and projecting cornice elements as components of architectural style and historic character features.
- Avoid concealing deteriorated elements with "panning" or aluminum stock coil material rather than addressing deteriorated material and the cause of deterioration.
- Use existing elements as the sources for replacing missing ones in design, dimensions, and likely in material, although cast composite elements might be appropriate to use at the second story and above.
- Avoid redesigning architectural elements in these areas with the use of mass-produced elements that are not near replicas to historic elements.

Cornices

- Retain projecting cornices and all of their elements as important components of architectural style.
- Use existing elements as the sources for replacing missing ones in design, dimensions, and likely in material, although cast composite elements might be appropriate to use at the second story and above.

1813 W Pacific Avenue.

1635 W Pacific Avenue.

Dormers

Existing Dormers

- Retain visible components of dormers: walls, windows, small architectural elements and roofing as historic character.
- Retain contrasting wall material for dormer walls, if present in the historic building, and avoid applying roofing materials to dormer walls.
- Consider minimizing visual presence of dormers added over time and clad with different materials by unifying dormer wall cladding materials and windows.
- Retain dormer roof shape and eaves design.
- Retain any special windows in dormers.
- Follow guidance for windows replacement standards (See below) for dormer windows.
- Discuss whether dormer windows above the second story may be classified as not highly visible, depending on the distance from the street.
- Consider dormer windows in non-street-facing facades as minimally-visible or not-visible.
- Select dormer windows for conversion to egress points in least visible areas of the building and make minimal changes needed for egress.

Eyebrow dormer

Gable dormer

New Dormers

- Plan to add new dormers to the uppermost story in non-visible and minimally-visible areas.
- Avoid planning new dormers for street-facing, public roof slopes.
- Position new dormers on side-slopes of roofs on the rear portions of the roof only.
- Select dormer siding and roofing materials to minimize their visual presence and to blend in with the historic elements of the house.
- Select window shapes and configurations that are traditionally used in dormers and that fill most of the dormer outward-facing wall.

Hip dormer

PORCHES AND ENTRANCES

Refer to Preservation Brief 45: Preserving Historic Wooden Porches

Intents

- Maintain all porches and entrances as they are historic character features.
- Re-create open porches removed or enclosed, as open porches were quite common in the district.
- Maintain historic materials at this highly-visible portion of buildings.
- Avoid remodeling of entrances and porches by removing them, enclosing them, or adding them where they did not historically exist.

Historic Character Features

The entrance to a residential property is always a historic character feature. It establishes or reinforces the style of the building and often uses high-quality materials that are experienced at and near eye level.

The entrance sequence for single-family houses in the Browne's Addition Historic District often includes a porch and an entrance.

- Entrance features include: surround (framing) materials and design; side and upper windows design and materials, door design and materials
- Porch features include the design and materials of: steps, foundation, steps, floor, balustrades, posts; frieze below porch roof edge; and porch roof shape and materials.

Porch Materials Pairings:

- Masonry porches with stone foundations and piers and concrete floors and concrete or stone steps have metal handrails.
- Wood-framed porches with wood floors and steps have wood handrails.

The porch on 1924 W Pacific Avenue has been modified over time.

Porch Basics

- Retain the historic components and materials of a porch, when present, if at all possible.
- Repair and replace only damaged elements, retaining historic material when possible as damage is often varied due to location and exposure.
- Keep porch elements protective coatings – paint and stain – intact and use caulking to keep water out.
- Avoid permanent installation of vinyl panels – solid or with clear panels – to enclose a porch unless the panels can be rolled and stored in a not-visible position

Reopening an enclosed porch

- Consider carefully how much of the porch to reopen and if possible return it to its historic configuration.
- Determine if historic posts and other elements were left in place when the porch was enclosed and look for elements in storage areas. Use such elements or use them as guides for replacement elements.
- Use posts, brackets, railings and other elements in open porch area as basis for the design of replacement elements.

Porches have a standard set of features that determine their character and should not be altered:

- Depth, width and height of the covered area
- Location of steps
- Foundation material under the floor
- Elements between the floor and the roof: posts and railings
- Porch roof shape and materials

Most of the front porch on 1927 W 2nd Avenue has been enclosed.

Re-Creating a Porch

When there is no evidence of the historic porch design of the building, use one of these approaches:

1. Copy a porch design from a nearby house of the same style and size of porch
2. Use available millwork components or masonry to complete a simplified version of a porch appropriate for, and of the same size as, the historic porch.
3. Create a porch space of the historic size with neutral, unobtrusive components with the emphasis on recreating the historic extent of the porch, rather than its design.
4. Re-Create a porch floor at its original height, if it has been removed, by using evidence on the building and tongue-and-groove flooring.

Porch Floor and Steps

- Maintain traditional material in place for porch steps: stone, brick and concrete.
- Replace irreparable stone steps in kind or with neutral concrete steps.
- Maintain historic configuration of steps.
- Maintain handrail location or add handrails at the sides of steps.
- Maintain slight slope of porch floors.
- Replace ends of tongue-and-groove porch flooring as needed and maintain as much historic material as possible.
- Use modern tongue-and-groove porch flooring as replacement material rather than artificial composite materials that cannot accept paint.
- Keep wood floor and steps painted and use sand in paint or non-slip material on steps.

Tips for planning porch re-creation:

- Historic Sanborn fire insurance maps show the size of historic porches.
- Be restrained with the use of millwork on a new porch as it will all have to be painted.

The front porch on 1923 W 2nd Avenue has been re-created.

- Keep concrete flooring uncoated to avoid trapping moisture under failing waterproof coatings.

Porch posts and railings

- Wood porch elements are often original character-defining features but are also exposed to the elements. When maintenance has been intermittent, changes throughout Browne's Addition have included them being replaced with masonry, other wood elements, boxed-in square columns, or columns of composite materials.
- Repair wood porch posts with small wood Dutchmen repairs and epoxy as appropriate and keep painted.
- Select replacement posts to replicate height, use of bases and caps, as well as form and style of original posts, if possible.

Masonry posts and post bases

- Keep original materials in place and repoint as needed.
- Maintain original aesthetic and technical components of mortar.
- Keep masonry unpainted to maintain and expose historic character materials near eye level.

Porch Ceiling

- Keep wood ceilings, often tongue-and-groove, painted or varnished.
- Maintain moldings and decorative trim elements at ceiling and entablature areas to keep historic materials exposed near eye level.
- Avoid overlay materials (coil stock, vinyl panning) that conceal historic materials and trap moisture out-of-sight.

Both 23230 W Pacific Avenue (above) and 2208 W Pacific Avenue (below) exhibit original masonry porch posts and railings.

Porch Railings

- Maintain the original design of porch railings as they were integral to the porch design.
- Consider using cast stone porch balusters to replace deteriorated stone balusters of similar design and the same dimensions.
- Consider using composite materials to replace wood porch railings if they will receive paint.
- Avoid taller porch railings as they alter the proportions of the design
- Delay purchasing mass-produced railings and columns until after the issuance of a Certificate of Appropriateness.

Porch Amenities

- Install porch lighting and fans without review and issuance of a Certificate of Appropriateness.

PORCH RAILINGS

- Porch railings were common in some porch designs and were omitted in others. Historic porch railings were lower than modern, pre-fabricated ones that are often 36” in height.
- Substitute materials may be acceptable in porch railings if the dimensions and design are appropriate for the building

Porch Railing Building Code Requirements:

- When the porch floor is less than 30” above grade, there is no requirement for a handrail or a handrail of a specific height.
- If a handrail is required, consider how to maintain historic handrail height and add an additional, little-noticed railing above it to meet code requirements.

Sun Porches and Second-Story Sleeping Porches

- Consider retaining portions of porches enclosed with windows as sun porches as an historic alteration.
- Select replacement windows for sun and sleeping porches that are appropriate for the style of the house and nature of the porch.
- When selecting replacement windows for a sun porch on the façade of a house, use guidance in Windows section below.
- Retain traditional design of sun porches that have windows that function as entire or partial window walls: use sash of one size; use a combination of operable and fixed units if desired; and avoid calling undue attention to the area.
- Retain traditional design of sleeping porches on second stories that usually have consistent windows filling the upper walls above a low solid wall.

2016 W 2nd Avenue (at right above), 2404 W Pacific Avenue (at right below), and 2421 W 2nd Avenue (at left) all exhibit variations of sleeping or sun porches in Browne's Addition.

Entrance Basics

- Retain all historic elements of an entrance – framing and decorative components, windows if any, and door – as historic character features.
- Select a replacement door, if needed, in the appropriate style and with the appropriate extent of glazing for the age and style of the building.
- Retain historic doors, refinished if necessary, and re-glazed with clear glass if necessary.
- Retain decorative narrow side windows and transom or fan windows above doors as the framing, size, and decorative glazing are difficult to replicate.
- Keep all entrance elements rather than remove some, or add some, for a door of a different size.
- Select storm and screen doors to be appropriate for the style and age of the house and door.
- Avoid use of glass blocks in an entrance assembly to replace window sash.

Entrance Pitfalls:

- Doors of different style than the building.
- Purchase of mass-produced door or pre-hung door that cannot be used.
- Removal of decorative wood framing elements and side windows.
- Not refinishing historic door for continued use.

2012 W 3rd exhibits its original front porch and entrance.

WINDOWS

Refer to Preservation Brief 9: The Repair of Historic Wooden Windows

Intents

- Recognize that windows constitute too great a percentage of the façade – by area – to dismiss them as not important for historic character.
- Maintain the historic character of all windows in historic contributing buildings, particularly those in the special window category due to their distinct historic design and materials.
- Avoid replacing windows for energy conservation, as that is not necessary to control heat loss.
- Avoid diminishing historic character and authenticity through the use of non-traditional window materials and windows of the wrong size for the opening.
- Maintain building fenestration with no additions or subtractions, except in minimally-visible and private locations.

Historic Character Features

Windows have several characteristics:

- Windows are openings of particular size and orientation vertically/horizontally.
- Window openings have frames that hold the sash in position and moldings that conceal the joints between sash and siding.
    - Frames have dimensions relating to the size of the opening and operation of the sash.
    - Moldings have profiles that add shadows, depth, and interest to historic façades.

FENESTRATION

- Fenestration is a collective term that refers to the arrangement of windows and doors on the elevations of a building.
- This arrangement includes the size(s), positioning, grouping, and types of windows.
- Fenestration can be simple with repetition forming continuity.
- Fenestration can be more complex with some windows being larger or more prominent.

- Window sash has various characteristics
    - Material
    - Dimensions and percent of area glazed
    - Configuration (number of sash in an opening and divisions in the glass)
    - Operation: hung, casement, fixed, awning

Window Basics

- Retain historic wood sash windows as a high-quality, well-performing material that cannot be replaced in kind as new wood is not as strong and durable.
- Repair damaged sections of window sash and assemblies.
- Consider the use of storm windows for heat retention.
- Avoid remodeling by changing major characteristics of windows.
- Plan to replicate any special window through custom fabrication.
- Avoid converting a door to a window or a window to a door in highly visible locations as this alters historic character.

DIVIDED LIGHTS

- Windows are divided into small sections of panes – lights – by wood or metal muntins.
- Some patterns of muntins are closely aligned with some architectural styles and are hence design elements.
- Windows with decorative muntin designs are "special windows" and should be retained as they are difficult and expensive to replicate.
- Muntins provide depth of profiles and shadow lines: historic character.
- Simulating divided lights with snap-in or sandwiched grids does not replicate the character of historic sash and do NOT look the same.
- Sash with simulated divided lights is not appropriate in historic buildings in highly visible locations.



WINDOW TERMINOLOGY

- Special Sash: units that have decorative muntin patterns; leaded glass; etched, opaque and colored glass; curved glass.
- Standard Sash: units that are common, basic glass held in a simple wood frame.
- Muntins: narrow strips of wood that hold small panes of glass.
- Mullions: wider divisions, usually wood, that separate each sash in a grouped sash assembly.

Planning a window replacement project:

- Consider sash replacement only and retaining and re-using window frames and brick molding.
- Consider more than one vendor for the specific characteristics necessary in replacement windows.
- Retain and replicate the historic character features of the entire window and its sash.
    - Retain historic size and shape of the opening.
    - Select windows that fill the opening without any blocking down at the top, bottom or sides.
    - Select windows that do not require a second set of framing as this reduces glazed area.
    - Retain window moldings as significant historic character features that can be repaired.
- Replicate any brick molding with millwork that replicates the historic molding on the building or is a reasonably close alternative design for the style.
- Select window sash that replicate the characteristics of the historic:
    - **Very similar** size of the overall window as well as components: top rail, bottom rail, side rails and muntins so that percent glazing is very close to the historic amount.
    - Select sash that has the frame dimension patterns of historic sash, such as taller bottom rails for hung windows and casement sash.
    - Select sash with the same configuration: number of sash in a group and number of lights in a sash.
    - Select sash that has the same operation or – if fixed – appears to have the same operation.

VISIBILITY MATTERS

- Windows are small-scale building elements positioned at and near eye-level.
- When windows are highly visible, as on a public street-facing façade, the material of the windows can be perceived: replicate the material of the historic sash as well as other design elements.
- When windows are visible on side elevations and are standard sash, alternative materials can be used if desired if all other aspects of the sash replicate the historic sash.
- When windows are minimally visible and standard in design, replicate the size, operation, configuration of historic sash; alternative materials can be used and dimensions do not have to be as close to the original.

HIGHLY VISIBLE LOCATIONS: AVOID THE SELECTION OF VINYL WINDOWS.

The limitations of vinyl windows in meeting historic district standards:

- Vinyl sash may not be available in historic dimensions and blocking down the opening to hold narrower sash is not appropriate.
- Vinyl sash does not replicate the dimensions of the taller bottom rail, has a flat appearance, often has meeting rails that do not meet, and true divided light designs are not available.
- Simulated divided lights are not appropriate as they do not have the same appearance.

Use Visibility and Location to Determine Materials

At highly visible and visible locations, plan to replicate material or its character:

For wood windows use:

- Wood
- Metal clad wood
- Composite materials that replicate historic sash and can be painted

For metal windows use:

- Iron and aluminum

Replicate any special window that must be replaced with custom millwork so that it replicates the historic window in design, size, operation, configuration, materials, and dimensions.

At minimally visible and not visible locations of the building:

For wood windows use:

- Wood
- Metal clad wood
- Composite materials that can be painted
- Vinyl

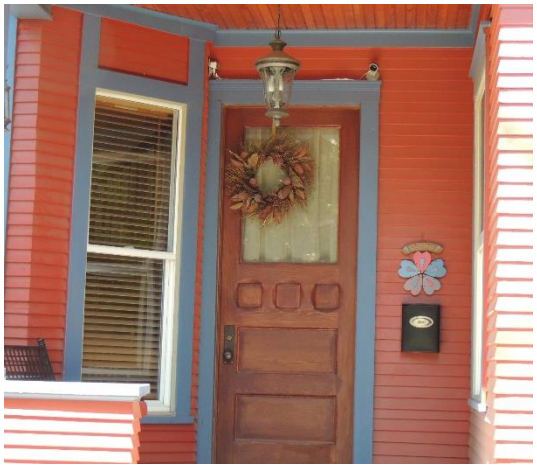
At private, not visible locations:

- Windows can be of any material, configuration, and operation.
- Windows can be replaced and are not reviewed for appropriateness.
- Openings may be enlarged; openings may be blocked.
- Doors may be converted to windows and windows to doors.

Storm Windows

New and replacement storm windows:

- Select wood or metal storm windows.
- Select configurations that replicate that of the window sash – with a framing element in the location of a meeting rail or mullion of casement sash.
- Consider using interior storm sash for casement windows.



New Windows in Highly-Visible and Visible Locations

- Avoid disrupting historic fenestration with the addition of new windows.
- In some cases, a new window can be added to appear to be part of the historic arrangement of openings on a side elevation.

Blocking and Changing Window Openings

- Plan to maintain all window openings in highly visible and visible areas.
- Windows in visible areas may be shortened in height from the bottom to accommodate a kitchen layout.
- Plan blocking window openings and changing the size of windows carefully in minimally visible areas

Skylights

- Avoid adding skylight openings in street-facing sloped roofs: main or secondary roofs.
- Position skylights in minimally visible or not visible portions of the main roof.
- Position skylights in flat porch roofs only if the structure of the skylight is minimally visible.

BEAR IN MIND: THE INTERIOR

- Historic houses had a related set of window sash and, almost always, materials were consistent.
- While these standards allow for the use of sash of replacement materials in minimally visible and not visible areas, a mix of sash on the interior may not be visually pleasing.

4. MULTI-FAMILY DWELLINGS

EXTERIOR WALLS:
FOUNDATIONS, WALLS, SMALLER ELEMENTS

Intents

- Maintain the historic character through exposed, well-maintained materials that are historic character features in highly-visible locations.
- Avoid coating of foundation materials rather than repair and maintenance.
- Repair and replace damaged areas of exterior siding materials.
- Maintain compatible relationships between masonry units and mortar.
- Guide selection of replacement materials and avoid use of non-appropriate imitative materials.

Historic Character Features

- Above-grade foundation materials related to time of construction and style of buildings.
- Exterior wall materials related to architectural style.
- Relationship between stone and brick masonry and mortar.

1806 W Pacific Avenue.

The 2300 block of W 2nd Avenue.

Exterior Basics

- Retain the historic materials, when present, particularly those on highly visible locations.
- Repair and replace only damaged elements, as damage is often varied due to location and exposure.
- Avoid applying "technical fixes" or waterproofing coatings and masonry paint due to problems they can introduce; instead repair and maintain using traditional techniques.
- Avoid remodeling a building by replacing exterior wall materials with other kinds of materials and characteristics.

Foundations

- Maintain mortar to protect stone foundations.
- Repoint foundations as needed with mortar appropriate for that location and replicating the style, texture and color of historic mortar.
- Avoid applying parging coats or swaths of mortar rather than repairing or replacing brick and stone.
- Maintain concrete foundations in their original conditions as an inconspicuous component of the building.
- Address problems before applying a parging coat if necessary to a concrete foundation, maintaining the natural concrete color and texture to replicate original character.
- Avoid introducing non-traditional stone and brick colors to foundations through parging and painting.

Raised foundation/basement features

- Maintain window openings and sash in raised basements.
- Avoid use of glass block in basement windows on public, highly-visible facades.
- Avoid re-grading to expose basement to a walk-out one in any visible location.

1824 W 1st Avenue.

Exterior Wall Materials

Non-Masonry

- Maintain exterior wall materials as historic character features, including trim elements: corner boards, fascia boards, trim pieces.
- Repair damaged sections of materials in-kind – replicating the dimensions, materials, and finish of the historic material.
- Consider an in-kind replacement materials project, if necessary.
- Replicate dimensions, design and finish of materials.
- Avoid changing reveal – height of exposure – of wood siding and shingles and avoid changing style of lapped siding.
- Consider replicating the material, particularly at highly-visible and eye-level locations where material can be perceived.
- Consider non-historic materials if they replicate dimensions and finish of the historic materials. Finish includes accepting paint for wood alternatives.
- Select materials that do not attempt to imitate wood grain, as wood grain is usually concealed with finishes when applied to the exterior of buildings.
- Apply replacement materials to maintain the same relationship to window frames and other trim elements to avoid non-historic appearing flat facades. This may require the removal of existing materials.

EXTERIOR ASBESTOS SHINGLES

- Asbestos is a material that must be handled with care.
- The standard advice for asbestos shingles on the exterior of buildings is to leave them in place.
- Asbestos shingles can be painted.
- Fiber-cement shingles have a very similar appearance to asbestos shingles and are an appropriate replacement material.

2227 W 4th Avenue.

Masonry

- Plan repointing projects of all extents to replicate mortar in-kind and not change character of the masonry.
- Use recommended mortar for type of material and exposure.
- Avoid eye-catching repointing with poorly matched mortar.
- Employ experienced masons who can prepare joints, match and mix mortar, and replicate style of mortar placement.

Chimneys

- Recognize that exterior chimneys are historic character features of exterior walls.
- Maintain materials of exterior chimneys as other masonry elements, exposed and in good condition.
- Recognize that some chimneys that project through the roof convey architectural style and maintain as historic character features.
- Treat standard chimneys in minimally visible locations as important functional elements and maintain in good condition

Half-Timbering

- Recognize half-timbered walls as assemblies of wood boards embedded into stucco areas that may require frequent maintenance.
- Maintain historic pattern and dimensions of wood elements, and perhaps uneven surface.
- Maintain historic texture and color of stucco.
- Replicate in-kind if necessary, in materials, design, dimensions, color and finish.

MASONRY

- Masonry consists of solid units – brick, stone, or terra cotta – and mortar that separates the units.
- Mortar is both a technical and design element of a masonry wall.
- Mortar is the weaker, more porous component and allows moisture to exit the assembly.
- The color, texture, and placement/style of the mortar are part of the historic character of a masonry assemble.
- Portland cement mortar is not appropriate for historic masonry elements.

Consult NPS Preservation Brief 2. Repointing Mortar Joints in Historic Masonry Buildings for technical guidance.

Non-Historic and Replacement Materials

- Avoid installation of non-historic materials to avoid remodeling.
- Avoid installation of other historic materials that might have been used when the house was built – but were not.
- Avoid using replacement materials that imitate traditional ones and that have non-traditional textures.
- Use materials that can be sized to replicate historic materials dimensions and that can be painted.
- Select materials for the public, highly-visible façade and all visible and minimally-visible facades that is not vinyl or applied in the manner that vinyl siding is applied.

Wall Elements

- Recognize that small fixtures attached to walls may not be historic character features but can be intrusive if now traditional in design and materials.
- Use traditional gutters and downspouts to convey water from the roof.
- Locate downspouts in original location or adjacent to the street-facing façade on the side wall.
- Mount lighting fixtures in ways that limits damage to exterior wall material.

2406 W 3rd Avenue.

221 S Coeur d'Alene Street.

ROOFS

Intents

- Maintain the historic character of original roof forms and materials
- Avoid remodeling buildings with the use of roof materials different than those of the original
- Retain parapets surrounding flat roofs in original dimensions, configuration and materials
- Retain of historic character of smaller roof elements on pitched roofs
- Avoid installation of intrusive roof elements such as skylights, decks on other than flat roofs

Historic Character Features

- Roof shape, pitch and materials reflect the building type, time of construction and style of a residence
- Parapets edging flat and low-pitched roofs serve as visual terminations of the façade and protect flat roofs.

155 S Oak Street.

1905 W 2nd Avenue.

Roof Basics

- When present, retain the historic materials, particularly those on highly visible locations
- Repair and replace only damaged elements of unusual roofing materials, including clay time and slates
- Plan to use conventional asphalt shingles in a neutral color on roofs whose surfaces are not important design elements
- Maintain and repair roof edging elements and replace any missing elements.
- Recognize parapets are both wall and roof elements, as they are the termination of the walls that edge flat roofs.
- Retain historic configuration of parapets as they have important functional and aesthetic functions.

Eaves of Sloped Roofs

- Retain all combined functional and ornamental elements of the eaves area: the underside of overhanging roofs, exposed rafter tails and purlin ends, brackets, assembly of trim boards called an entablature, and projecting cornice elements as components of architectural style and historic character features.
- Avoid concealing deteriorated elements with "panning" or aluminum stock coil material rather than addressing deteriorated material and the cause of deterioration.
- Use existing elements to replace missing ones in design, dimensions, and likely in material, although cast composite elements might be appropriate to use at the third-story and above
- Avoid redesigning architectural elements in these areas with the use of mass-produced elements that are not near replicas to historic elements.

6 S Oak Street.

1812 W Pacific Avenue.

Parapets

- Retain all parapets: low walls rising above flat or nearly flat areas of roofs as architectural features
- Rebuild any missing areas of parapets to the original height using in-kind materials
- Maintain a water-shedding terminating element at the top edge – coping – and replace in-kind with masonry or metal material.
- Avoid replacing parapet coping with sheet-metal stock bent to fit the wall.
- Avoid redesigning parapets with the use of additional materials, decorative elements, or change in height.

Cornices

- Retain projecting cornices and all of their elements as important components of architectural style.
- Use existing elements to replace missing ones in design, dimensions, and likely in material, although cast composite elements might be available and appropriate to use at the third-story and above.

Flat Root Elements

- Retain roofline with no projecting elements if possible as many apartment buildings do not have elevators and shaft enclosures rising above flat roofs.
- Position any new equipment or shaft enclosures in not-visible or minimally-visible locations.
- Plan any roof amenities to be minimally-visible or not-visible from adjacent sidewalks.
- See Additions (Part 5) for standards for adding occupiable space on the roof.

Dormers

See Single-Family Residence (Part 3) Roof Section for Standards for Dormers

1820 W Pacific Avenue.

ENTRANCES

Refer to Preservation Brief 32: Making Historic Properties Accessible and 44: The Use of Awnings on Historic Buildings: Repair, Replacement and New Design

Intents

- Maintain the historic character of all entrances.
- Maintain historic materials at this highly-visible portion of buildings.
- Avoid remodeling of entrances.
- Provide a framework for designing increasing accessibility at the entrance.

Historic Character Features

- The entrance to an apartment building is always a historic character feature. It establishes or reinforces the style of the building and often uses high-quality materials that are experienced at and near eye level.
- Apartment building entrances are often recessed with an exterior vestibule rather than a porch to shelter the entrance and may have steps and a handrail.
- Often, entrances exhibit high-quality materials for wall materials, doors, hardware, signs and mailboxes.
- The entrance likely consists of a surround (framing) with character-defining materials and design, including side and upper windows and doors.
- When there are steps to the entrance, their design and material are historic character-defining features.

1824 W 1st Avenue.

Entrance Basics

- When present, retain the historic components of the entrance if at all possible.
- Repair and replace only damaged elements, retaining historic material when possible, as damage is often varied due to location and exposure.
- Retain exposed exterior vestibule walls and maintain as exterior materials.
- Retain exterior vestibule flooring, which likely is historic masonry material.
- Retain exterior vestibule ceiling as historic material and without lowering its height.
- Retain historic lighting fixtures, signs, mailboxes, even if not in use.

Entrances and Doors

- Retain all element of the entrance – framing and decorative components, windows if any, and doors – as historic character features.
- Retain door and replace in kind – materials, extent of glazing, configuration – if necessary.
- Retain historic doors, refinished if necessary, and re-glazed with clear glass if necessary.
- Retain decorative narrow side windows and transom or fan windows above doors as the framing, size, and decorative glazing are difficult to replicate.
- Keep all entrance elements rather than remove some, or add some, for a door of a different size.
- Select storm and screen doors can to be appropriate for the style of the house and door.
- Install awnings appropriate in scale, made of canvas, and traditional in design with a front slope and avoid newer forms and materials and designs that are eye-catching.
- Install entrance canopies of traditional design and materials, in a pleasing scale for the entrance.

2301 W Pacific Avenue.

Framework for Affording Accessibility

- Plan accessibility projects with a professional knowledge about the range of solutions so that the design of the project considers alternatives.
- Consider changing grade of pavement to eliminate one step.
- Design any ramp to be as integrated into the design of the entrance and its landscaping as possible.
- Select ramp railings to coordinate with the style of the building and materials of the entrance.
- Redesign entrance configuration to provide a wider opening, retain the historic configuration to the extent possible.

104 S Oak Street (above) and 1824 W Riverside Avenue (at left).

WINDOWS

Intents

- Recognize that windows constitute too great a percentage of the façade – by area – to dismiss them as not important for historic character.
- Recognize that in some styles of apartment buildings, including Minimal Traditional, windows contribute significantly to historic character as there are few other architectural elements.
- Maintain the historic character of all windows in historic contributing buildings, particularly those in the special window category due to their distinct historic design and materials.
- Avoid replacing windows for energy conservation, as that is not necessary to control heat loss.
- Avoid diminishing historic character and authenticity through the use of non-traditional window materials and windows of the wrong size for the opening.
- Maintain building fenestration with no additions or subtractions, except in minimally-visible and private locations.

Historic Character Features

- Apartment buildings are more likely to have fenestration patterns related to the interior layout of units and perhaps a special, larger stair-hall window.
- Windows are likely to be uniform throughout the building in material, design, and operation, per location in the unit and hence uniformity is a historic character feature.
- Windows have several characteristics:
- Windows are openings of particular size and orientation vertically/horizontally.
- Window openings have frames that hold the sash in position and moldings that conceal the joints between sash and siding.
    - Frames have dimensions relating to the size of the opening and operation of the sash.
    - Moldings have profiles that add shadows, depth, and interest to the historic façade.
- Window sash has various characteristics:
    - Material
    - Dimensions and percent glazing
    - Configuration (number of sash in an opening and divisions in the glass)
    - Operation: hung, casement, fixed, awning

See **Part 3** for more information on windows.

Window Basics

- Retain historic wood sash windows as a high-quality, well-performing material that cannot be replaces in kind as new wood is not as strong and durable.
- Repair damaged sections of window sash and assemblies.
- Consider the use of storm windows for heat retention.
- Avoid remodeling by changing major characteristics of windows.
- Plan to replicate any special window through custom fabrication.
- Avoid converting a door to a window or a window to a door as this alters the historic character.

Planning a window replacement project:

- Consider sash replacement only and retaining and re-using window frames and brick molding.
- Consider more than one vendor for the specific characteristics necessary in replacement windows.
- Retain and replicate the historic character features of the entire window and its sash.
    - Retain historic size and shape of the opening.
    - Select windows that fill the opening without any blocking down at the top, bottom or sides.
    - Select windows that do not require a second set of framing as this reduces

Use Visibility and Location to Determine Materials

At highly visible and visible locations, plan to replicate material or its character:

For wood windows use:

- Wood
- Metal clad wood
- Composite materials that replicate historic sash and can be painted

For metal windows use:

- Iron and aluminum

Replicate any special window that must be replaced with custom millwork so that it replicates the historic window in design, size, operation, configuration, materials, and dimensions.

At minimally visible and not visible locations of the building:

For wood windows use:

- Wood
- Metal clad wood
- Composite materials that can be painted
- Vinyl

At private, not visible locations:

- Windows can be of any material, configuration, and operation.
- Windows can be replaced and are not reviewed for appropriateness.
- Openings may be enlarged; openings may be blocked.
- Doors may be converted to windows and windows to doors.
    - glazed area.

- Select window sash that replicate the characteristics of the historic:
    - **Very similar** size of the overall window as well as components: top rail, bottom rail, side rails and muntins so that percent glazing is very close to the historic amount.
    - Select sash that has the frame dimension patterns of historic sash, such as taller
    - bottom rails for hung windows and casement sash.
    - Select sash with the same configuration: number of sash in a group and number of lights in a sash.
    - Select sash that has the same operation or – if fixed – appears to have the same operation.

Fenestration in private, not visible facades:

- Windows can be replaced and are not reviewed for appropriateness.
- Openings may be enlarged; openings may be blocked.
- Doors may be converted to windows and windows to doors.

Storm Windows

New and replacement storm windows:

- Select wood or metal storm windows.
- Select configurations that replicate that of the window sash – with a framing element in the location of a meeting rail or mullion of casement sash.
- Consider using interior storm sash for casement windows.

Consider Balcony Doors as Windows

- Recognize that multiple doors that provide access to private balconies are historic character features to windows on public street-facing facades.
- Consider the visibility of balcony doors on other visible facades in terms of consistency.
- Retain design, materials and configuration of doors, if replaced, at public-street-facing façades.
- Maintain uniformity of balcony doors at all visible locations.

Window plans for condominiums or large apartment

- Plan a major window replacement project with pre-approval of identical sash and balcony doors, if present, for each unit to maintain uniformity in apartment building sash, particularly on public, street-facing façades.
- Obtain approval for the window replacement project and ensure that all replacement windows included in the plan conform to the plan.

New Windows in Highly-Visible and Visible Locations

- Avoid disrupting historic fenestration with the addition of new windows.
- In some cases, a new window can be added to appear to be part of the historic arrangement of openings.
- In some cases, new windows can be added on an elevation to light a stair hall or similar area.

Blocking Window Openings

- Plan to maintain all window openings in highly visible and visible areas.
- Windows in visible areas may be shortened in height from the bottom to accommodate a kitchen layout.
- Plan blocking window openings and changing the size of windows carefully in minimally visible areas

Skylights

- Avoid installing skylight openings in street-facing sloped roofs: main or secondary roofs.
- Position skylights in minimally visible or not visible portions of the main roof.

BEAR IN MIND: THE INTERIOR

- Historic houses had a related set of window sash and almost always, materials were consistent.
- While these standards allow for the use of sash of replacement materials in minimally visible and not visible areas, a mix of sash on the interior may be visually pleasing.

2018 W Riverside Avenue.

5. DISTRICT WIDE STANDARDS

PAINT AND USE OF COLOR

Intents

- Allow property owners to paint traditionally-painted materials in colors they select.
- Avoid visually disruptive use of color by providing some guidelines.
- Retain the inherent original color in all masonry materials.
- Avoid the painting of masonry materials – brick, stone, terra cotta, cast stone – that should not be painted for both technical and historic character reasons.

Paint and Color Basics

- Historically, paint color was derived from mineral pigments and these natural, earth-toned colors remained in common use in the built environment.
- Many cities do not review and approve paint colors used for painted portions of buildings. The HPO is adopting this practice for the Browne's Addition Historic District.
- The fact that paint is a relatively short-term presence in the historic district supports this approach to not approve the color of paint.
- Retaining the inherent color of masonry materials exposed and unpainted is critical as they are historic character features and can be harmed by the application of paint and other coatings.
- Use the correct type of exterior paint for the material to be painted.

USING TRADITIONAL PAINT COLORS

- Traditional paint colors are derived from mineral pigments, natural materials.
- These same colors appear in the various shades of brick.
- Historic paint catalogs present small samples of these colors and are good references. The MAC archives has a set of historic paint colors samples in a Dutch Boy Paint publication (ca. 1929).
- The Sherwin Williams Company's Exterior Historic Colors are appropriate for many buildings, particularly those built in the 1910s-1930s.

1913 W 3rd Avenue.

Paint, Stain and Coating Review

- Apply for a COA for the application of paint to any unpainted material with the understanding that it may not be issued.
- Select and apply paint or stain without applying for a COA on traditionally coated materials:
    - wood;
    - substitute materials that receive paint;
    - stucco;
    - some metal elements, such as porch railings.
- Consider using consolidating and water-proofing coatings *only* on material that is in active deterioration, and then, with caution, as such coatings can trap moisture and create laminated sections of materials and cause more damage.
- Plan to repair cracks and apply paint on stucco rather than an additional layer of plaster or mortar, called parging.

1811 W Riverside Avenue.

Using Paint to highlight the details on Queen Anne houses

- After a period when many Queen Anne Houses were painted white or one color, the use of several colors to accentuate ornamental details began in San Francisco during the 1960s, popularized by the term Painted Ladies.
- Some property owners have used paint to highlight architectural details in Browne's Addition and these standards support the freedom to select paint colors and design color schemes.

1910 W 1st Avenue.

SITE AND LANDSCAPING

Intents

- Maintain the historic character of the district with traditional landscape elements and introduce minimal intrusions.
- Maintain the historic pattern of curb cuts and driveways as secondary elements of residential properties and streetscapes.
- Maintain traditional ratio of vegetation to buildings and paved areas.

Historic Character Features

- The historic urban residential pattern incorporates a mature tree canopy and other plantings that provide variety in the vegetation and shade for people and enhance the experience of walking in the neighborhood.
- Buildings built as single-family houses provide for automobiles with curb cuts, narrow driveways and garages.
- Apartments provide for automobiles with curb cuts and parking lots, carports, and garages.
- Few fences divide the front and side lawns of properties in the district.

An example of metal fencing found in Browne's Addition.

148 S Chestnut Street.

Driveways

- Plan new driveways and cur cuts to be only the width typical for a single-family residence, 10-12 feet for buildings built as single-family residences, and the minimum width allowed for new multi-family parking situations.
- Maintain driveways at the 10-12 foot width of a single car in front of a building erected as a single-family dwelling.
- Use traditional concrete for pavement of driveways.

Fences

- Recognize the historic pattern of little fencing separating front yards in the historic district.
- Plan fence projects in compliance with the City of Spokane's Fences Residential Zoning guide.
- Plan open fencing at the 42" height in front of the building.
- Plan for 6-foot privacy fencing at lot perimeter behind the public façade of the house.
- Avoid using fencing to recast the character of the property, as in adding a grand masonry pier-framed front gate.
- Consider traditional materials for walls and fencing in the historic district: masonry walls; masonry pier and metal panel fences; metal fences; and wood privacy fencing.
- Avoid use of imitative materials as inauthentic components of the historic district in highly-visible, public areas and limit their use to minimally visible and not visible locations.

Low open fence at 14 S Oak.

215 S Cannon Street.

Hardscape

- Keep and maintain historic hardscape features in highly-visible areas: stone retaining walls
- Keep and maintain the traditional ratio of paved on-premises sidewalks and building to lawn and vegetated areas with paving limited to providing movement through the property in its public area.
- Use traditional materials for on-premises sidewalks and hardscape, and use concrete unless there is evidence of brick or stone paving.
- Plan new exterior hardscape amenities, such as patios, water features, pergolas, and gazebos in minimally visible locations of the property.
- Avoid using hardscape design to suggest an inauthentic historic feature or changing the character of the historic setting.

Small Lawn Features

- Install sculpture, fountains, and other artistic elements without review for a Certificate of Appropriateness.

Vegetation

- Maintain approximately 70-80 % (percent) of the area of the property not covered by the building as vegetation to approximate traditional ratios.
- Install all vegetation without review for a Certificate of Appropriateness.
- Consider maintaining the historic urban canopy of Browne's Addition by maintaining trees on each property and planting new ones.

1818 W 2nd Avenue.

NEW ELEMENTS:
ENERGY GENERATION, COMMUNICATIONS EQUIPMENT, TRANSPORTATION ACCESS

Intents

- Afford possibilities for incorporating elements necessary and desired for urban life into the district.
- Recognize that features related to energy – from solar panels to small wind generators –and communications can be technically visible in historic districts without altering its overall historic character but cannot be visually intrusive.
- As a historic transit-oriented neighborhood, allow for the presence of public transportation and access facilities in the district without design limitations.
- Balance competing goals of retaining historic character with the presence of features that represent other environmental interests.

New Element Basics

- Consider the degree of visibility and placement when planning to install new elements in historic districts.
- Longevity in the landscape naturalizes and reduces visual intrusiveness of energy, utility, and communications equipment.
- Small solar panels installed to power public signs and lights are not of the scale to affect the historic character of the historic district.
- New types of installations shall not be considered to be intrusiveness in the historic district unless there constitute a dominant pattern of conspicuous elements.

Solar Panels

Plan a solar panel installation that minimizes visibility of the panels by:

- Using rear-sloping roofs and garage roofs if possible;
- Using the rear portion of side-facing roofs;
- Avoiding street-sloping roofs;
- Avoiding placement on porch and dormer roofs;
- Placing panels on flat roofs.

Plan a solar panel installation that minimizes visual intrusion by:

- Using regular rectangular forms for grouped panels;
- Installing panels as close to and parallel to a roof slope;
- Avoid considering new properties devoted to solar generation, such as a lot-sized solar panel installation.

Wind Generation

Plan carefully the location of residential scale wind turbines considering visibility and effects of the turbine on neighbors.

ADDITIONS

Intents

- Maintain the historic character of the building by ensuring that its original plan and massing are evident.
- Maintain the historic portion of the building as dominant in perceptions of the property through the use of secondary additions.
- Provide a framework for the design of additions that balance compatibility and differentiation.
- Provide a framework for the design or replacement or new exterior access staircases.
- Provide a framework for the siting and design of new garages.

Additions Basics

- Plan additions to be not highly-visible changes to a contributing property, but nevertheless a permanent change to a building.
- Consider the most important determinations of appropriateness for new additions to be location and scale.

2314 W 2nd Avenue.

2123 W 1st Avenue.

Location and Scale for Occupiable Space Additions

- Plan an addition to be located adjacent to a rear, private elevation or the rear of a visible side elevation and to be minimally visible in the district.
- Locate an addition on a side elevation at the rear of the building, leaving the front third of the original wall exposed.
- Design an addition at a scale that is secondary to the historic building, as in slightly lower in height and smaller in footprint.
- Avoid the juxtaposition of a large single-story addition to a building of more than one story.
- Avoid introducing non-traditional materials in visible areas of the addition.
- Consider common traditional extensions of traditional residences, such as sun porches and sleeping porches on the second story, as the inspiration for the design of additions.

Materials and Design for Occupiable Additions

- Design an addition that is more compatible than differentiated in design if most of it is visible in the historic district.
- Design an addition in materials that replicate, or are quite similar to, those of the historic building, considering slight differences, such as in the exposure of lapped siding or brick color or texture.
- Consider using a simplified version of the style of the historic building for the style of the building.
- Consider varying the grouping of windows of similar scale to provide compatibility but not introducing significantly different fenestration in visible areas.
- Avoid introducing non-traditional materials in visible areas of the addition.

1721 W Riverside Avenue.

Exterior space additions

- Plan for new decks, porches, balconies, pools, and other amenities to be located in private and the least visible portion of the property and avoid public, highly-visible portions of the property.
- Plan for additions to be not visible in the district to avoid the need for design and materials review.
- Plan for the review of exterior additions that are minimally visible in terms of scale, location and materials.

Exterior Stairs

- Maintain existing exterior access stairs to upper floor rental units if needed; remove stairs if no longer used.
- Plan to replace access stairs in ways that minimize their visual presence through location, scale and materials.
- Place stairs in locations that minimize their visibility.
- Design stairs to be steps and landings only, not incorporating any exterior amenity space, if not at a private, rear facade.
- Use materials that can have a presence minimized through inherent color or paint by blending into the building to which they are adjacent.

1827 W Riverside Avenue.

2217 W 4th Avenue.

Garages

- Maintain historic garages that contribute to the historic character of the property.
- Site new free-standing garages at the rear of the property.
- Site attached garages to the rear, non-visible portion of the historic building.
- Site a garage so that no more than two garage bays are visible from the street.
- Design a garage as a traditional, one-story non-intrusive building with a gable roof, garage doors, people door, and windows, clad with one material.
- Design a garage with an accessory living space that is in scale with lot, sited as other garages, and compatible with the primary residential building on the property.
- Use one of these approaches:
    - Maintain height and scale of an historic two-story carriage house but avoid replicating aspects of the main building
    - Design the building to be perceived as a contemporary garage with apartment above.
- Design the building so that it does not replicate the style of the main building or a historic carriage house with quarters above.

Storage Sheds, Chicken Coops and Other Sheds

- Plan the construction or location of a prefabricated structure in a place that is not visible or minimally visible.

Secondary Living Units

- Site new building at the least visible portion of the property to not significantly impact the historic building.
- Design the building to be in scale with lot and compatible and secondary to the primary residential building on the property.
- Design the building within the framework for evaluating new construction in the historic district, Part 7.

104 S Poplar Street.

USE OF COMPOSITE BUILDING MATERIALS

Refer to Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors

Basics

- Composite building material are those that are engineered for performance in exterior applications and often comprised of several materials.
- The composite building materials field is dynamic and will offer new products over time that property owners will want to consider for appropriate use in historic districts.
- Composite materials have many attributes as exterior building materials – lightweight and durable, for instance – that while those attributes may be good, they do not outweigh other considerations for use on historic buildings.

For many years, the use of molded fiberglass or other polymer materials for small elements of – or sections of – cornices have been acceptable as the design and dimensions of the pieces are "in-kind."

When considered for use on historic buildings, composite materials of various types must be evaluated in terms of:

- Ability to be cast, extruded, and stamped to replicate historic elements in design and dimensions
- Ability to have a finish that does not have a shine, false grain or other texture, or other characteristics that readily identify it as a non-traditional material
    - Historically all exterior wood elements were finished with an opaque stain or paint.
    - Both finishes conceal the presence of wood graining and have a smooth, not-textured finish.
    - Any original sheen on exterior paint and opaque stain quickly weathers to a less shiny state

Avoid the use of composite materials used for elements of porches that must be installed with visible brackets, rather than by the traditional inset joints of wood elements.

Consider composite materials only if they can be painted with exterior house paint and installed without visible joints, are of appropriate design and dimensions, and in consultation with HPO staff.

6. NON-CONTRIBUTING BUILDINGS

Intents

- Keep non-contributing buildings as compatible elements in the historic district.
- Provide owners of non-contributing buildings more range of options for building management without increasing the visual presence of such buildings in the district.
- Avoid the partial remodeling of non-contributing buildings.

Compatibility Basics: Non-Contributing Buildings Due to Age

- Proposed changes to non-contributing historic buildings will be compatible if they do not result in incompletely remodeled buildings, introduce elements that are visually intrusive, and relate to residential use.
- Non-contributing buildings in the Browne's Addition Historic District in 2019 tend to be in their original conditions as far as materials, although some buildings have replacement siding and windows.
- These buildings are coherent designs representing residential preferences, primarily of the 1950 and 1960s.
- These buildings have a high degree of compatibility with the historic, contributing buildings in the district due to their siting, scale and materials.
- Owners can choose to retain these buildings as designed, update them, or replace them as they do not contribute to the historic significance of the district.

This said, they should not be altered in ways that make them less compatible and more intrusive in the district.

Project Planning

- Consider retaining original design intact as it is likely integrated and pleasing.
- Consider A Renovation:
  - Complete repainting or residing of the exterior walls for a new exterior appearance;
  - Updating amenities: i.e., new balcony railings and access doors
  - Replacing all window sash.
- Consider a featured update:
  - New enhanced shelter or updated design for the main entrance;
  - Better shelter between parking and rear entrance;
  - Landscape amenity;
- Review the Standards for New Construction so that renovating and updating projects maintain the goals of visual compatibility and contemporary design.

Compatibility Basics: Non-Contributing Buildings Due to Loss of Historic Integrity

- Proposed changes to non-contributing historic buildings due to loss of historic character should not further their incompatibility in the historic district. On the other hand, changes that reverse loss of historic character elements are welcome to further the sense of compatibility.
- Proposed changes are compatible if they are grounded in the architectural vocabulary of the

historic district and do not introduce a false sense of history through redesign.

Project Planning

- Use guidance in Part 3 or 4 to design elements and select materials that are appropriate for the building and district.
- Plan on working within the original building type and style of the building and avoid remodeling the building.
- Use well-planned exterior changes to correct loss of historic character to the building plan, exterior materials and windows.
- If desired, improve exterior historic integrity to the point where a building can be categorized as contributing and use incentives programs.

7. NEW CONSTRUCTION

Compatible New Construction: Context Sensitive Design

The term "context sensitive design" became common in the design of roads during the last few decades. The simple shift from designing based on common "best" design solutions to considering that roads should fit into their environments was framed as "context sensitive design."

The field of historic preservation has long used this concept as well but uses the term "compatible." This concept is articulated in guidance from the National Park Service in the use of the Secretary of Interior's Standards for the Treatment of Historic Properties. That set of standards includes The Standards for Rehabilitation that are the basis for the Browne's Addition Historic District Design Standards. This guidance uses the term "compatible" in both the technical sense – as in not introducing incompatible materials – as well as in the visual sense. The guidance notes that compatibility can be achieved with various design solutions.

It is important to note that "compatibility" is not comparability. Compatibility can be defined in terms of the absence of conflict; in more casual and visual terms, it can mean being a good neighbor in that a building "fits in." Comparability is a very close state of compatibility, in that the two things have enough in common that they can be compared meaningfully. The common phrase "don't compare apples to oranges" refers to real differences. Apples are not oranges, but they are compatible in the fruit bowl. Compatibility may incorporate comparability – which in the built environment can be taken to some form of replication.

This framework for context-sensitive new construction in Browne's Addition is firmly grounded in compatible contemporary design: design that is clearly of the 21st century and is not imitative, yet fits into the historic district as compatible design. In order to encourage creative compatible design solutions, the framework is open-ended rather than prescriptive. Architects propose new designs and the framework shapes the conversations about the compatibility and appropriateness of that design. The framework is intended to not favor New Urbanism inspired traditional contemporary design nor more overtly contemporary design – even as it does rely on long-held principles of building design. It is informed by the concepts of Form-Based Zoning, but is not as prescriptive as that type of framework.

Approximately 25 percent of the properties within the Browne's Addition Historic District are non-contributing and these properties could be redeveloped. There are additional redevelopment sites outside the boundaries of the district yet within the neighborhood that could introduce more change but will not be formally considered within this framework. The built environment in the historic district will change over time, even as the historic, contributing buildings in the historic district will provide the underlying historic character for the residential area.

The overarching intent of this framework for new construction is that new buildings in the district do not diminish the historic character of the neighborhood. Compatible, context-sensitive design avoids that

effect. In this way, the changing residential needs and desires of Spokane's residents will continue to be met.

Framework for Compatible, Context-Sensitive Design in Browne's Addition

This framework – which constitute the standards for new construction – has a different format and way of use than traditional historic district standards.

Be sure to read the introductory material to understand the open-ended nature of this framework and the various opportunities to achieve compatible new design.

Be prepared to discuss your project with the Historic Preservation Officer and Commission Members in terms of this framework.

Introduction

Design Review Basics

Individual Review and No Standard Solutions

The very nature of context-sensitive, compatible design in Browne's Addition where streetscapes and residential building types are varied, means that a proposal approved for one location may well not be compatible and appropriate in another location. Each proposal will be considered for its specific location only. There should be no expectation that a proposal approved for one location will be approved for another.

Reliance on Design Strategy: Invention within a building type of style

Of several broad strategies for new infill design – replication, abstract reference, juxtaposition, and invention within – the approach of re-invention within

City Zoning for Browne's Addition

Design review in historic districts does not address land use. Most of Browne's Addition Historic District is in the City's HDR Zoning category, one that reflects is historic development and continuing use.

echoes a "traditional with a twist" approach to design. It is coherent design, not a jumble of various elements from building types and styles. It has recognizable forms and building elements, but does not attempt to replicate.

The open-ended structure of this framework and scorecard evaluation allows the architect to decide where to make strong references to the underlying type or style – and where to include more contemporary expression. The results of this approach have the visual references necessary for compatibility, but avoid attempts to copy the past and the mixing of disparate elements.

Utilizing abstract reference and juxtaposition as a component of a compatible design – rather than the design strategy itself – incorporates more opportunities for variety into the framework for design and achieves compatibility.

New Infill Construction Initiative

New construction in Browne's Addition will be in the broad category of Infill Development for which the City of Spokane Planning Department provides general guidance for, in the interest of increased density in existing residential areas.

However, the Browne's Addition Historic District Design Standards supersede any guidance in general standards, as new construction in a historic district must be compatible and this may require some adjustments. These standards are not meant to avoid additional density through infill development. Rather they shape how such development can occur and be compatible with the district.

If there are differences in guidance for setbacks, allowable height, building types, etc. the guidance in this Framework supersedes that in the more generic zoning and development standards.

Using Precedent and Patterns in Browne's Addition

Browne's Addition Historic District has some of the most varied streetscapes found in areas protected as historic districts. While this variety in the built environment allows for a somewhat wide range of compatible new construction, it does not mean that there are not patterns in scale, siting, design, and use of materials that provide context for the design of new buildings. This variety, though, does mean that several types of multi-family building types are appropriate in Browne's Addition.

Using the Framework

The following sets of statements regarding designing for compatibility correspond directly with the Compatibility of Design Rating framework that Commission Members and others will use to assess the compatibility of the proposed design. The Rating document follows this section.

TIPS FOR SUCCESS:

- Avoid disregarding any aspects of this framework, such as the three-tiered context analysis, as such an approach may delay your project or introduce unrealizable expectations for approval of new construction.
- Avoid searching for obscure elements to justify what is proposed.
- Use the opportunity for compatible design as one that spurs creativity rather than one with limitations.
- Propose new construction that you can discuss in terms of this framework.
- Respect the efforts of the residents of Browne's Addition who worked to establish the historic district and the Design review it includes.

The statements suggest ways that compatible, context-sensitive design can be achieved.

The statements are not a checklist or prescriptive set of standards to be met with each project.

The architect is free to choose from among the elements that will ensure compatibility while introducing some differentiation.

Hence, the statements about compatibility are not requirements for each design. This approach is intentional and should be understood as framework and assessment tools, rather than requirements.

District Basics

The district is the resource and all new buildings shall not adversely affect the historic character of the district. The streetscape is the experienced historic character and the basis of compatibility. Existing buildings address sloped lots and relationship between the ground story and sidewalk elevations in various ways without calling attention to or introducing complicated solutions.

Compatibility in design is a visual characteristic. Compatible design is an achievable design challenge that requires some comparability. Height, color, materials, and use of materials all matter and shall be carefully considered as compatibility is the goal.

Section 1: Context Analysis

Project Location Analysis

Use three tiers for the context analysis for new construction:

- The historic district Character Area:
  - Analyze patterns and unifying aspects
  - Note how diversity is present and absent
- Facing blockfronts of building site:
  - Analyze building types and patterns of location on both blockfronts
  - Diagram setbacks and spacing to insure compatibility
  - Depict streetscapes as elevations and in plan to note height, materials, and site access for vehicles
- Adjacent buildings:
  - Establish compatible setback and height
  - Through elevations: indicate floor heights and entrances and window placement

Section 2: Urban Form Analysis

Compatibility in the urban form and design of a new building within the Browne's Addition Historic District relies primarily on these factors. Measures of compatibility for each aspect are noted.

Streetscape factors: siting and setback

- Siting buildings to hold common set-backs from the public sidewalks to maintain the historic urban form or the district
- Avoiding encroaching on the public sidewalk with a shallow front lawn or no lawn
- Maintaining the relationships between building and lot size, lot coverage
- Maintaining common rhythm of building placement and distance between buildings, at least on one side
- Maintaining ground story at common elevation of blockfront
- Avoiding use of unnecessary terraces to raise the lawn above adjacent ones or excavation to create walk-out basements
- Designing for minimal presence of underground parking and other modern elements of multi-family buildings, such as an amenity deck
- Orienting buildings and human access to the street while providing provision for automobiles at the rear of the property.

Scale, Massing and Height

Scale

- Working within high-density residential zoning, adjusted for neighborhood patterns, to maintain compatibility in scale

- Referring to the scale of historic buildings through the ratio of footprint to height of historic buildings
- Designing for comfortable scale with the human body

Massing

- Referring to the massing of historic apartment buildings and multi-family buildings that are relatively simple arrangements of volumes with rectangular footprints for new multi-family buildings
- Recognizing that the complexity of massing, forms, and use of materials for historic Queen Anne style residences is particular to that building type
- Incorporating vertical and horizontal plane breaks in massing as the means for subtle modulation of form and justification for change in materials
- Using inset and projecting balconies and porches for providing semi-private exterior space
- Using massing that avoids the unmodulated box and so much variation in massing that the eye finds no place to rest
- Using pitched roofs over occupiable space (not false fronts) in multi-family dwellings that appear to be townhouses with individual entrances
- Using flat roofs for buildings that appear as apartment buildings only

Height

- Avoiding significant differences in height of closely positioned buildings: no more than a two-story difference without some stepping up of height or other means to limit the effect of the difference
- Limiting the footprint of a one-story building to that of a small single-family house
- Using comparable floor heights so that windows and other horizontal elements have some visual consistency in the streetscape

Provision for automobiles

- Providing access via minimal curb access and narrow driveways to parking at the rear or side of the lot
- Incorporating parking into the rear lower story of a building
- Limiting paved areas to minimum required for access and parking
- Limiting interaction between vehicles and pedestrians

Section 3. Design Component Analysis

General: Orientation, Design Quality, Presence

- Orienting the building to the street with visible human entrances and windows facing the street or near the façade if it is a side entrance
- Using traditional architectural design principles as detailed below
- Considering the overall presence of the building in the streetscape and its balance of compatibility and differentiation

- Designing a building based on authentic use patterns, i.e. new residential buildings should appear as residential ones and not new converted industrial lofts on the exterior
- Ensuring building does not use differentiation to call undue attention to itself and introduce visual dissonance in the streetscape
- Ensuring that a comparable level of detail in massing, façade design, and use of color for visual compatibility
- Ensuring that district residents could readily see visual compatibility
- Using a form that refers to the common presence of porches as semi-private space
- Paying sufficient attention to 360 degree design by continuing use of materials or introducing complementing materials, continuing some design element, and avoiding blank or barely developed highly-visible walls

Use of façade materials:

- Using materials like those on historic buildings in the district
- Using material of similar perceived quality as historic materials and avoiding imitate materials that express lack of quality and low cost
- Using materials in the same manner as used on historic buildings
- Maintaining a hierarchy of primary and secondary materials with primary material consisting of 70% of the facade
- Using constructional logic in use of materials with lighter materials above heavier ones
- Changing materials only at vertical plane breaks or horizontal story breaks, or for projecting bays

Traditional building materials:

- Brick veneer
- Lapped siding
- Stucco

Traditional accent materials:

- Stone
- Brick
- Textured and colored stucco
- Architectural metals

Traditional building materials do not imitate others with false wood grain or appear in panels with joints.

- Using materials with small variations, such as siding width
- Using primary materials on all facades of a building or following historic pattern in use of
- masonry of secondary materials for elevations and rear facades
- Avoiding using materials traditionally not used on residential buildings, such as those considered to be appropriate for industrial or commercial building use

Use of secondary façade materials and accent materials

- Being guided by the "rule of five" to avoid too many materials and visual clutter
- Three materials found in walls, windows and roof
- Use of no more than two additional ones: a second wall material or accent material in railings or porch elements

- Using materials like those on historic buildings in the district
    - Limiting total number of materials to no more than five
    - Using vertical plane and story breaks as locations for material changes
    - Using high-quality accent materials
- Using window materials that are traditional materials: wood and metal

Use of Color

- Using primary materials with traditional natural mineral-based colors
- Using color in the manner used in historic buildings, with non-traditional colors used primarily as accents
- Designing with one color dominant
- Using color of similar value and saturation for building and as found in permanent colors (brick and stone) in the context

Façade design

- Using elements of similar scale as buildings in facing blockfronts context
- Using degree of articulation similar to buildings in facing blockfronts context
- Avoiding copying historic styles and mixing of disparate elements
- Using constructional logic in dimensions of elements
- Using fenestration logic based on interior and avoiding eccentricity
- Using traditional approach to entrance design by
- Placing individual entrances in multi-family buildings oriented to the street and clearly evident as the main entrance to each unit
- Placing entrances into a building with multiple units oriented to the street and be clearly evident as the main entrance for residents and visitors
- Using design principles to keep entrances in scale with the human body and the building.

Basics: Architectural Design

- Incorporating traditional architectural design principles
- Order and unity in visual aspects of the design
- Proportion and rhythm establish pleasing relationships
- Hierarchy and balance or symmetry Balance
    - Use visual hierarchy in massing and fenestration
- Use symmetry or balanced asymmetry to establish balance
- Proportion
    - Design with consideration to relationships of the parts to each other and to the while
    - Design so the visual relationship between all parts is harmonious and in scale
- Proximity
    - Design so that building elements that are close together complement each other rather than compete for attention
- Similarity
    - Design to avoid too many textures, shapes, colors and other characteristics that are perceived as non-similar and

introduce jarring visual clutter or busy-ness

- Continuation
  - Design so that elements have a sense of order and continuation, using subtle changes and rhythm to engage the eye
  - Avoid lack of continuation and coherence with spotty placement and non-similar elements

Recognizing the Effort

- Designing new buildings for locations in historic district is a specific design problem that some developers welcome, and some do not.
- The Compatibility of Design Rating framework includes two opportunities for recognizing the efforts made to achieve context-sensitive design:
- Sometimes a design does not meet certain expectations but feels "right" for the location
- Some designs convey extra attention to the immediate context yet are contemporary in design
- Some designs convey reinvention of a common building type or style

COMPATIBILITY OF DESIGN RATING

New Construction in a Historic District Setting

This rating framework provides the framework for evaluating the visual compatibility of a proposed construction project for a specific site in the Browne's Addition local Historic District, which is listed in the Spokane Register of Historic Places. The rating allows for variety in meeting the stated goal of visual compatibility without requiring specific materials or elements.

Scoring	**Urban Form**	**Design**	**Overall**
Highly Compatible (80%)	42+	72+	114+
Compatible (60%)	31+	54+	85+
Incompatible (50%)	<26	<45	<71

Section1: Context Sensitive Design

Context compatibility:

Historic Character Area	0-4	__	
Facing blockfronts	0-5	__	
Adjacent buildings	0-6	__	__/15

Section 2: Urban Form

Streetscape factors

Maintains common setback on blockfront	0-4	__	
Maintains lot coverage patterns	0-3	__	
Maintains rhythm, spacing	0-4	__	
Maintains ground story at common position	0-4	__	__/15

Scale, massing, height

Scale Maintains scale of district and to humans	0-4	__	
Massing			
Relates to historic patterns of massing of dominant and secondary	0-2	__	
Large forms modulated with horizontal/vertical breaks	0-2	__	
Roof forms related to building type; cover occupiable space	0-2	__	
Height			
Avoids difference in height of more than two stories	0-4	__	
Uses floor heights to further height compatibility	0-4	__	__/18

Provision for automobiles: Maintains patterns 0-4 __ __/4

Urban Design total __/52

Section 3. Design Components

General: Compatible Orientation, Design Quality, Presence			
Entrance oriented to street	0-3	__	
Evidence of traditional design principles	0-3	__	
Compatible, well-designed presence	0-3	__	
District residents would find compatible	0-3	__	
360-degree design	0-3	__	__/15
Use of façade material			
Uses material(s) found in district	0-5	__	
Uses primary façade material	0-4	__	
Respects "rule of five" for total number of materials	0-3	__	
Uses materials in traditional manner	0-3	__	__/15
Use of secondary façade and accent materials			
Uses materials in district	0-3	__	
Materials changed at vertical plane, story breaks, bays	0-3	__	
Uses traditional window and door materials: wood and metal	0-4	__	__/10
Use of Color			
One color dominant	0-5	__	
Dominant color traditional mineral-based color	0-5	__	
Color similar in value and saturation as context	0-3	__	
Secondary colors compatible contrast with dominant	0-2	__	__/15
Façade design			
Has elements of similar scale as context	0-5	__	
Avoids mixing disparate elements	0-5	__	
Has degree of articulation similar to context	0-5	__	
Has logical and compatible fenestration	0-5	__	
Clear evidence of architectural design principles	0-5	__	__/25
Recognizing the Effort			
Response to context _____	0-5	__	
Comparability/differentiation ratio _____	0-5	__	__/10

Total Design Components: __/90

Urban Form Score _____/52
Design Score _____/90
Compatibility ranking _____/142 (___%)

8. DEMOLITION REVIEW CRITERIA

DEMOLITION OF ENTIRE BUILDINGS OR SIGNIFICANT FEATURES

City of Spokane SMC 17D.100.220 requires the SHLC to consider the following factors when reviewing an application for demolition. This section expands on the criteria in terms of the historic character and significance of the Browne's Addition Historic District.

1. The historic importance of the property

The Browne's Addition Historic District nomination states that the district is eligible under Criteria A, History, and C, Architecture. The nomination categorizes properties as contributing and non-contributing in terms of their ability to convey one or both of these aspects of significance. The broad categories of Contributing and Non-Contributing are the starting points for the consideration of the importance of each property.

Contributing properties should be protected, in general, from demolition as they are part of the district's historic character and importance.

Non-Contributing properties are not protected from demolition because they are not part of the district's historic character and importance.

An individual contributing property was built during the period of significance and has the historic integrity to convey historic and/or architectural significance. While architectural significance – particularly when related to impressive buildings with high-style design – is easier to see and perhaps understand, historical significance allows the more everyday buildings belonging to less influential persons in the neighborhood to contribute due to their conveyance of the changes in living in Browne's Addition over time.

It is difficult to develop a credible argument that any of the contributing buildings in the historic district are not important to the historic resource. Any statements in support of additional significance or against the importance of the property will be considered in written form. Authenticity and historic character in the district can be reduced, one building at a time. The point of the historic district designation is to limit this type of loss.

2. The nature of the redevelopment which is planned for the property

While each contributing building has comparable historic significance in terms of demolition, this criterion requires the consideration of the subsequent use of the property if a contributing building would be demolished. The changing nature of residential buildings and occupancy in Browne's Addition in the past suggests that a replacement residential buildings be considered, even at the expense of a contributing one.

If redevelopment of the site is proposed, that development project should be presented prior to or at the same time as approval of demolition is requested. Also, it should be in the highly-compatible category of compatibility (as determined by a consensus through the Compatibility in Design Rating framework in Part 7, in order to minimize the loss of historic character in the district as a whole. Merely being compatible means the project may not be as likely to be supported and justify approval of demolition.

The replacement of a contributing building with a parking lot or other use that does not require the construction of a compatible building is not redevelopment that enhances the historic character of the district and its streetscapes.

3. The condition of the existing structure

Historic integrity – authenticity – was assessed in 2018/19, but the condition of buildings was not formally assessed. While many buildings may have had deferred maintenance, the measure of the continued existence of the building in the district should be soundness, rather than minor damage.

As many historic buildings with deferred maintenance exhibit mold and have asbestos components, these conditions, in themselves, do not justify demolition. Loss of soundness is grounded in years of water damage, settlement, and other conditions that threaten the structural soundness of the building, not just its finishes.

Conditions that merit serious consideration for the demolition of contributing buildings in Browne's Addition include damage by fire, damage due to storm and tree damage, ground shifting and collapse, and similar unexpected circumstances.

4. The effect on the surrounding neighborhood of the planned replacement use

Some contributing buildings are highly-visible, iconic, well-known, "landmark-like" properties that, if demolished, would introduce a sense of loss that cannot adequately be replaced by the new development. The demolition of such buildings would have a significant adverse effect on the historic character and identity of the Browne's Addition Historic District.

Some historic buildings do not have such qualities that bring them to the attention of the community. Their loss would be mainly noticed by those who frequent the facing blockfronts. They may be replaced with highly compatible new construction without the overall effect of loss.

5. The overall effect of the proposed redevelopment on the neighborhood character and the elements of the neighborhood's urban design

As previously noted, redevelopment that is not highly compatible with the context of the district at all levels of analysis, would not contribute or maintain the historic character of the historic district.

Other aspects of redevelopment would also affect the larger patterns of the district and should be avoided. These include street vacations, the assembly of significantly larger parcels that found within the district, any type of variance on the allowable height in the Residential High Density zoning.

6. Any proposed mitigation measures under which the owner would salvage significant architectural features of the structure after properly documenting the building before demolition

The SLPC will take into consideration any mitigation measures proposed by the applicant.

PARTIAL DEMOLITION

Intents

- Avoid the demolition of historic character features of contributing buildings
- Avoid changing the historic footprint and mass of contributing buildings

Basics

- Avoid demolishing any portion of a contributing building in the highly-visible, public area.
- Avoid planning for partial demolition in order to upgrade or improve secondary areas of a building unless they are not visible.
- Limit partial demolition to small, non-historic character elements, such as non-historic additions.
- Limit partial demolition to the minimum area necessary when planning an addition per Part 5.

APPENDIX I. GLOSSARY OF TERMS

Balustrade
Band Board
Barge Board
Belt Course
Brackets
Casement Window
Clapboard
Column
Column Base
Corner Board
Cornice
Dentil
Eave
Eave Return
Façade
Fascia Board
Fenestration
Fish-Scale
Frieze Board
Front-Gable
Gable
Gambrel
Hip
Light
Lintel
Modillion
Mullion
Muntin
Pilaster
Pediment
Portico
Quoin
Rafter Tail
Rake
Rake Board
Sash
Side-Gable
Sidelight
Sill
Soffit
Transom

APPENDIX II. THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The Secretary of the Interior's Standards are common sense historic preservation principles in non-technical language. They promote historic preservation best practices that will help to protect our nation's irreplaceable cultural resources.

The Standards for Rehabilitation are used during the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values.

The Standards are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. The Guidelines offer general design and technical recommendations to assist in applying the Standards to a specific property. Together, they provide a framework and guidance for decision-making about work or changes to a historic property.

The Standards and Guidelines can be applied to historic properties of all types, materials, construction, sizes, and use. They include both the exterior and the interior and extend to a property's landscape features, site, environment, as well as related new construction.

Federal agencies use the Standards and Guidelines in carrying out their historic preservation responsibilities. State and local officials use them in reviewing both Federal and nonfederal rehabilitation proposals. Historic district and planning commissions across the country use the Standards and Guidelines to guide their design review processes.

The Standards offer four distinct approaches to the treatment of historic properties—preservation, rehabilitation, restoration, and reconstruction with Guidelines for each.
The Standards for the Treatment of Historic Properties are regulatory for all grant-in-aid projects assisted through the national Historic Preservation Fund.

The Standards for Rehabilitation, codified in 36 CFR 67, are regulatory for the review of rehabilitation work in the Historic Preservation Tax Incentives program.

APPENDIX III. PRESERVATION BRIEFS

Preservation Briefs provide guidance on **preserving**, **rehabilitating**, and **restoring** historic buildings. These NPS Publications help historic building owners recognize and resolve common problems prior to work. The briefs are especially useful to **Historic Preservation Tax Incentives Program** applicants because they recommend methods and approaches for rehabilitating historic buildings that are consistent with their historic character.

Some of the web versions of the Preservation Briefs differ somewhat from the printed versions. Many illustrations are new and in color rather than black and white; Captions are simplified and some complex charts are omitted.

1. Cleaning and Water-Repellent Treatments for Historic Masonry Buildings XXX in MF wall section
2. Repointing Mortar Joints in Historic Masonry Buildings
3. Improving Energy Efficiency in Historic Buildings
4. Roofing for Historic Buildings
5. The Preservation of Historic Adobe Buildings
6. Dangers of Abrasive Cleaning to Historic Buildings
7. The Preservation of Historic Glazed Architectural Terra-Cotta
8. Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings
9. The Repair of Historic Wooden Windows
10. Exterior Paint Problems on Historic Woodwork
11. Rehabilitating Historic Storefronts
12. The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass)
13. The Repair and Thermal Upgrading of Historic Steel Windows
14. New Exterior Additions to Historic Buildings: Preservation Concerns
15. Preservation of Historic Concrete
16. The Use of Substitute Materials on Historic Building Exteriors
17. Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character
18. Rehabilitating Interiors in Historic Buildings—Identifying Character-Defining Elements
19. The Repair and Replacement of Historic Wooden Shingle Roofs
20. The Preservation of Historic Barns
21. Repairing Historic Flat Plaster—Walls and Ceilings
22. The Preservation and Repair of Historic Stucco

23. Preserving Historic Ornamental Plaster
24. Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
25. The Preservation of Historic Signs
26. The Preservation and Repair of Historic Log Buildings
27. The Maintenance and Repair of Architectural Cast Iron
28. Painting Historic Interiors
29. The Repair, Replacement, and Maintenance of Historic Slate Roofs
30. The Preservation and Repair of Historic Clay Tile Roofs
31. Mothballing Historic Buildings
32. Making Historic Properties Accessible
33. The Preservation and Repair of Historic Stained and Leaded Glass
34. Applied Decoration for Historic Interiors: Preserving Historic Composition Ornament
35. Understanding Old Buildings: The Process of Architectural Investigation
36. Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
37. Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing
38. Removing Graffiti from Historic Masonry
39. Holding the Line: Controlling Unwanted Moisture in Historic Buildings
40. Preserving Historic Ceramic Tile Floors
41. The Seismic Rehabilitation of Historic Buildings
42. The Maintenance, Repair and Replacement of Historic Cast Stone
43. The Preparation and Use of Historic Structure Reports
44. The Use of Awnings on Historic Buildings: Repair, Replacement and New Design
45. Preserving Historic Wooden Porches
46. The Preservation and Reuse of Historic Gas Stations
47. Maintaining the Exterior of Small and Medium Size Historic Buildings
48. Preserving Grave Markers in Historic Cemeteries
49. Historic Decorative Metal Ceilings and Walls: Use, Repair, and Replacement
50. Lightning Protection for Historic Buildings

APPENDIX IV. HISTORIC PRESERVATION INFORMATION AND CONTACTS

For general questions or comments contact preservation@spokanecity.org

Megan Duvall, Historic Preservation Officer
City Hall, Third Floor
808 W Spokane Falls Boulevard
Spokane, Washington 99201
Phone: (509) 625-6543
Fax: (509) 625-6013
Email: mduvall@spokanecity.org

Logan Camporeale, Historic Preservation Specialist
City/County of Spokane
808 W Spokane Falls Boulevard
Phone: (509)
Spokane, WA 99201-3329
Email: lcamporeale@spokanecity.org

Stephanie Bishop, Clerk III
City Hall, Third Floor
808 W Spokane Falls Boulevard
Spokane, Washington 99201
Phone: (509) 625-6244
Fax: (509) 625-6013
Email: sbishop@spokanecity.org

Local Resources
··Washington Trust Consultant Directory
··City of Spokane Official Website
··Northwest Museum of Arts & Culture (MAC)
··Spokane Valley Heritage Museum
··Spokane County Official Website

··Spokane Preservation Advocates
··Spokane Public Library – Northwest Room
··Visit Spokane

Statewide and National Historic Preservation Organizations
··National Trust for Historic Preservation
··Washington State Department of Archaeology and Historic Preservation (DAHP)
··Washington Trust for Historic Preservation
··National Main Street Program

National Park Service Links
··National Park Service
··National Register of Historic Places
··Secretary of the Interior's Standards for Rehabilitation
··Preservation Briefs
··Technical Preservation Services
··Federal Tax Credit Incentives
··CLG Program