

Cannon Historic District

What it means to live in an historic district: Background and Basics

Workshop #1

April 22, 2020 – Video presentation

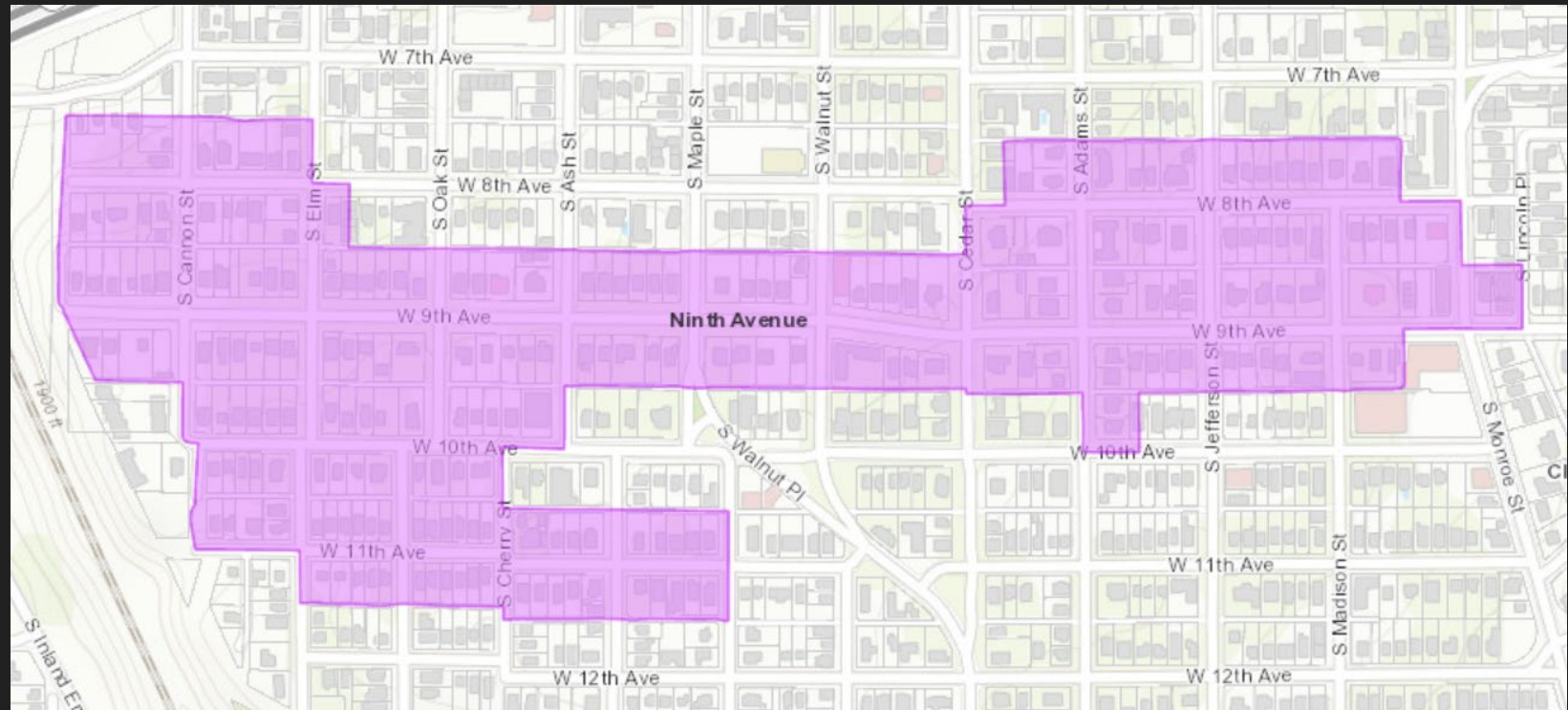
The Elephant in the Room!

- What is the point of historic preservation when we are in the midst of a global pandemic?
 - We're all spending more time at home – maybe more than ever before
 - Neighborhoods are more than just a place to live, they are community and identity
 - Our neighborhoods create a “sense of place” – historic preservation through district creation can help protect that sense of place

Background of Cannon Historic District

The neighborhood includes two National Register historic districts, the first is the **9th Avenue National Register Historic District**:

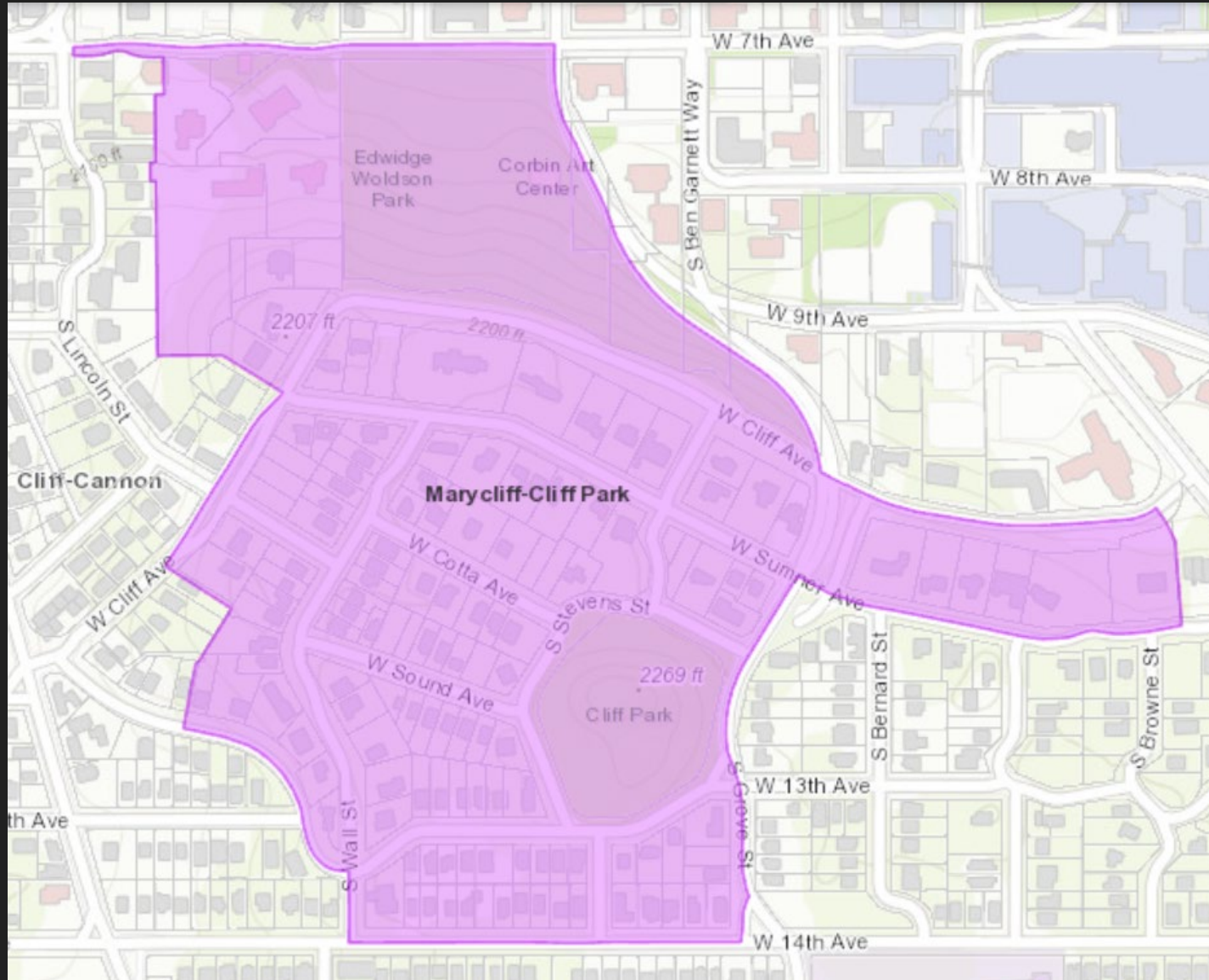
- Prepared in 1994
- 198 *contributing* or *historic* buildings
- 22 non-contributing buildings
- 1892-1940



The second National Register historic district:

The Marycliff-Cliff Park District:

- Prepared in 1978
- 100 *contributing* or *historic* buildings
- 20 non-contributing buildings
- 1889-1940



Background of Cannon Historic District

The neighborhood also includes two **local historic districts**:

1. Comstock-Shadle District

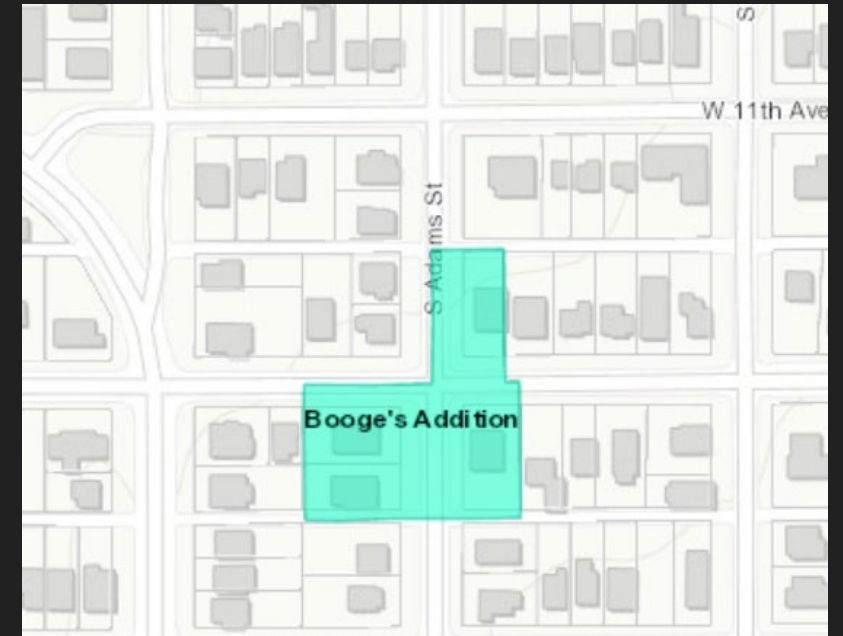
- Includes 4 homes along 9th Avenue between Madison and Jefferson:
 - **James and Elizabeth Comstock House**
 - **Shadle-Veasey House**
 - **Shadle-Hughes House**
 - **Comstock-Shadle House**



Background of Cannon Historic District

Booge's Addition Historic District

- Includes 4 homes along Adams and 12th Avenue:
 - Charlotte Graham House
 - Thomas Graham House
 - Hussey House
 - Pattullo House



Historic Property

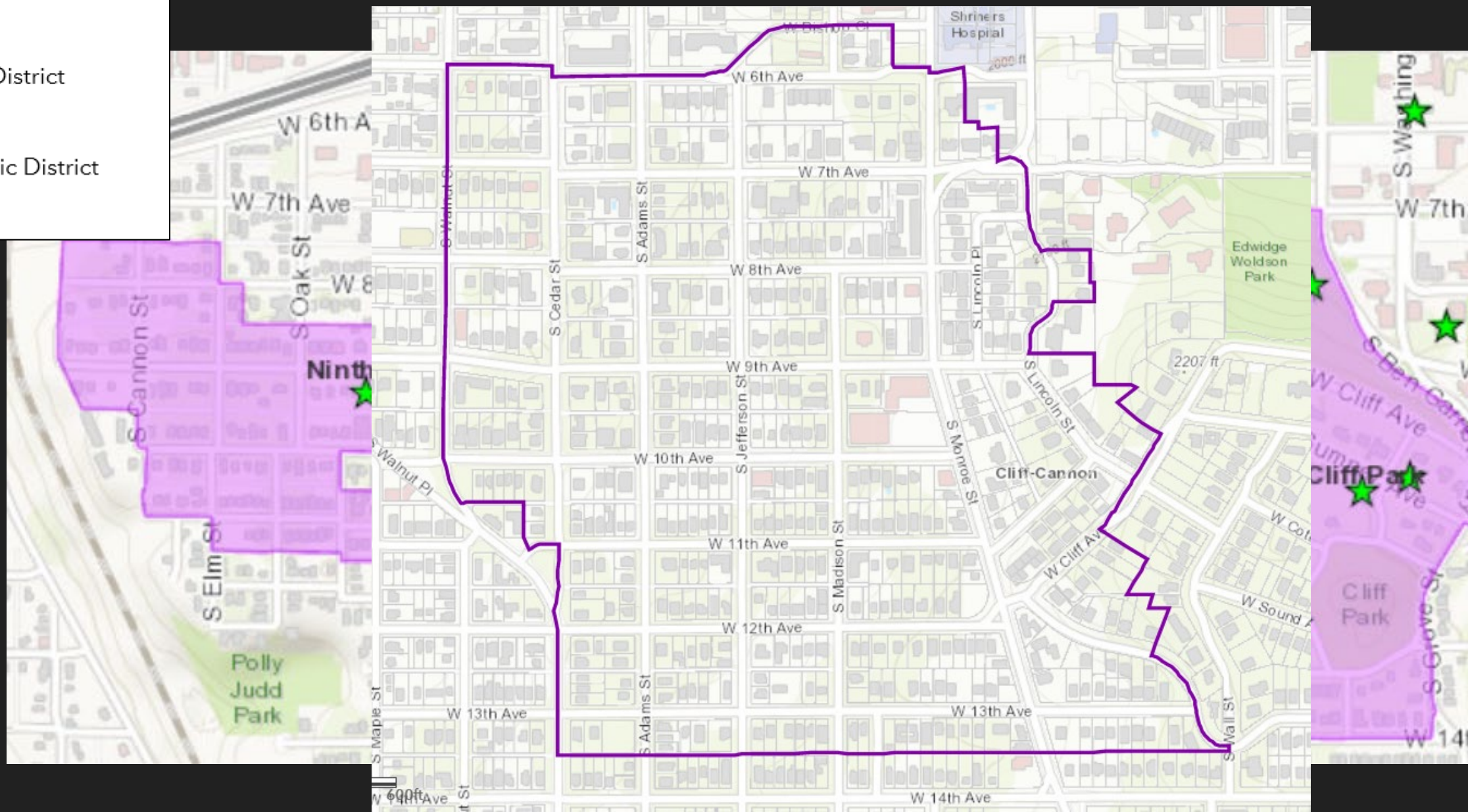
Historic Property



Local Historic District



National Historic District



National Register vs. Local Register Districts

Local district is different from a National Register district in several ways:

- Nomination is made to the local historic preservation commission
- Criteria is generally less stringent than that of the National Register
- Simple majority of property owners agree to listing for district to be created (owner consent is achieved through a balloting process)
- Protection of the historic character is achieved through a fair design review process – same “implications” as an individually listed property, but applies to the entire district

What does a National Register District protect?

- The National Register of Historic Places is an honorary nomination only
- The only “protection” in a NR District in Spokane is a review of demolition
- In the past, as long as there was a replacement structure, HPO had to sign off on the demolition – without design review of the replacement structure



What does a National Register District protect?



- After the demolitions of three homes on 9th Avenue near Huckleberries in the neighborhood in 2017, the CCNC asked the HPO and City Council for some additional protections for the historic neighborhood
- The neighborhood also includes several different areas of zoning – from office 150 to multifamily to single family so there are lots of different types of new construction that can be built within the boundaries of the district

Why a local historic district in part of the Cliff-Cannon Neighborhood?

The CCNC requested the local historic district in order to:

- Give more protection to the neighborhood's historic resources through design review of existing properties and review of new construction
- Offer incentives to “contributing properties” within the district (Special Valuation and Façade Improvement Grants)
- Strengthen the review of demolitions within the proposed historic district
- Maintain the historic nature of the district and the sense of place

Local Historic District Basics

Made up of:

- **Spokane Register Nomination Document:**

- Includes description of property types in the district;
- architectural styles;
- period of significance;
- boundary;
- discussion of contributing/non-contributing evaluations;
- historic context for the district;
- a statement of significance

- **Resource Forms** - Each building within the district boundary has a form that details:

- architectural style
- year built
- integrity and evaluations of each property (contributing/non-contributing status)

- **Design Standards and Guidelines:** Gives property owners and developers direction concerning existing buildings (both contributing and non-contributing); new construction; demolition and how to receive approval for a Certificate of Appropriateness. Includes a framework for scoring compatibility for new construction.



Tell me more about Design Review

ALL properties within the boundaries of the district are subject to design review and demolition provisions

- Non-contributing properties are reviewed to make sure that they don't become MORE of an intrusion in the district
- New construction is reviewed for its design, materials, massing, etc. to make sure that it is COMPATIBLE (fits into) with the district



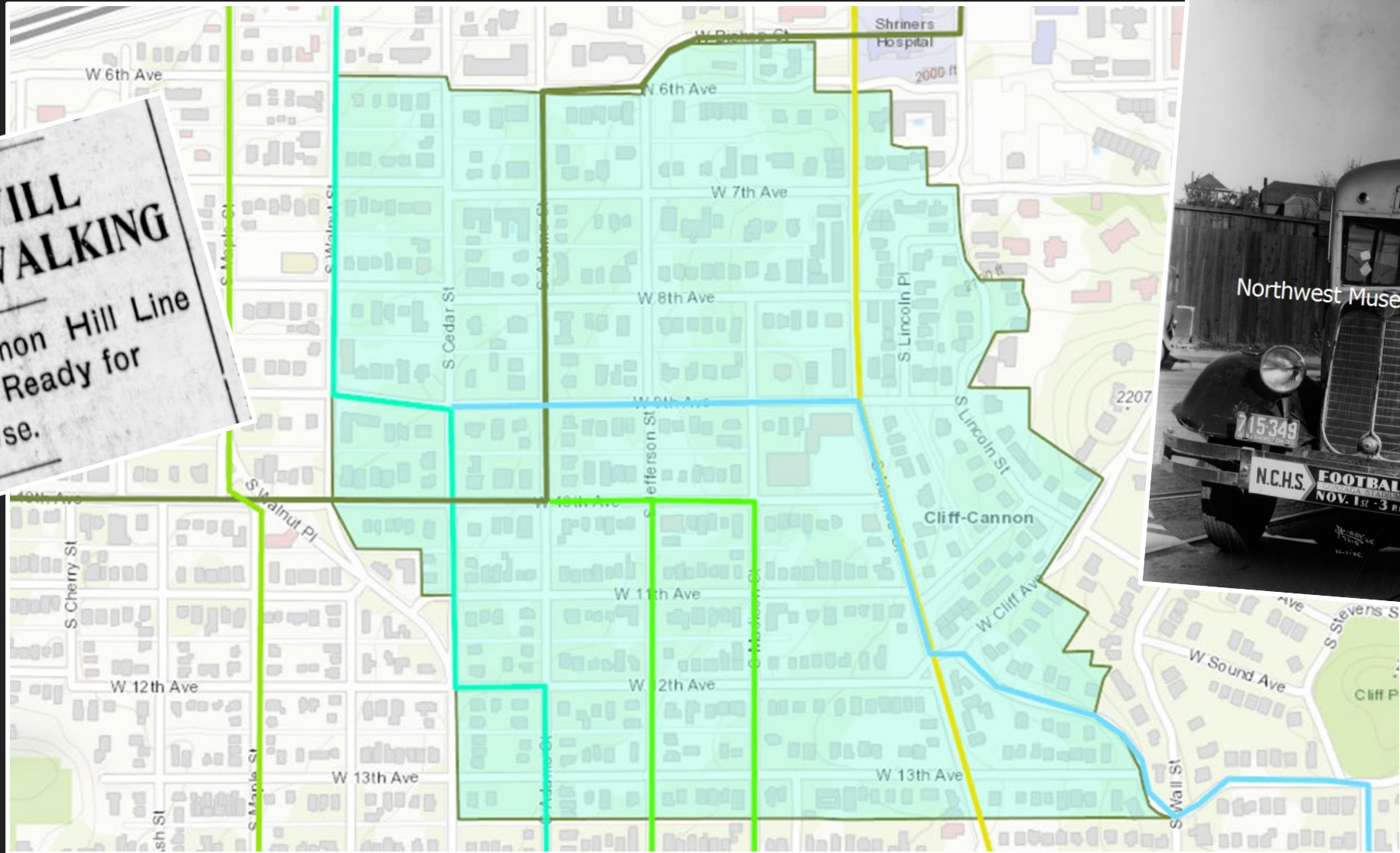
Cannon History in a nutshell

- The district was platted from 1883-1902 as part of 8 different additions
- District's oldest home built in 1888
- Monroe Cable Car Line 1890-1894
- Only 18 homes in the district were constructed before 1899 (92 in BA)
- In 1899, the Cannon Hill Car Line began operation
- 220 homes were built in the district from 1899 through 1909

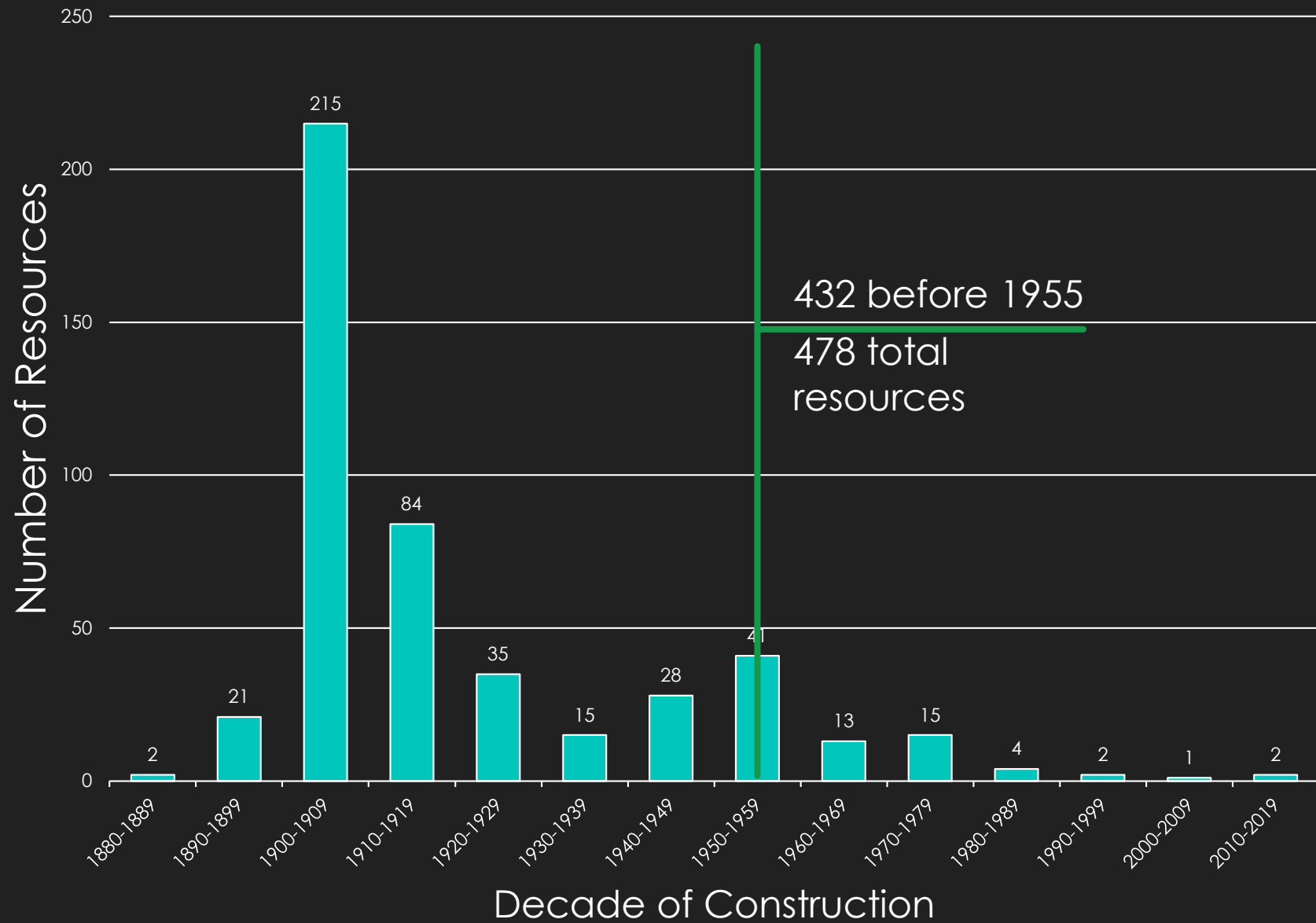


A District Defined by Public Transportation

**LAWYERS WILL
STOP WALKING**
The New Cannon Hill Line
Is Nearly Ready for
Use.



Period of significance 1888-1955



Top 5 Benefits of a Local Historic District...



1. Local historic districts protect the investments of owners and residents of properties

While there may be some review of changes you propose to the exterior of your house, you have the security of knowing that changes proposed by your neighbors are also going to be reviewed to make sure historic character features are not lost.

Top 5 Benefits of a Local Historic District...

2. Properties within local historic districts appreciate at rates greater than the local market overall as well as faster than similar, non-designated neighborhoods.

Moreover, recent analysis shows that historic districts are also less vulnerable to market volatility from interest rate fluctuations and economic downturns.



Top 5 Benefits of a Local Historic District...



3. Local districts provide social and psychological benefits.

People living in historic districts enjoy the comfort of a human-scale environment; the opportunity to live and work in attractive surroundings; a recognizable and walkable neighborhood; and the galvanizing effect of community-based group action.

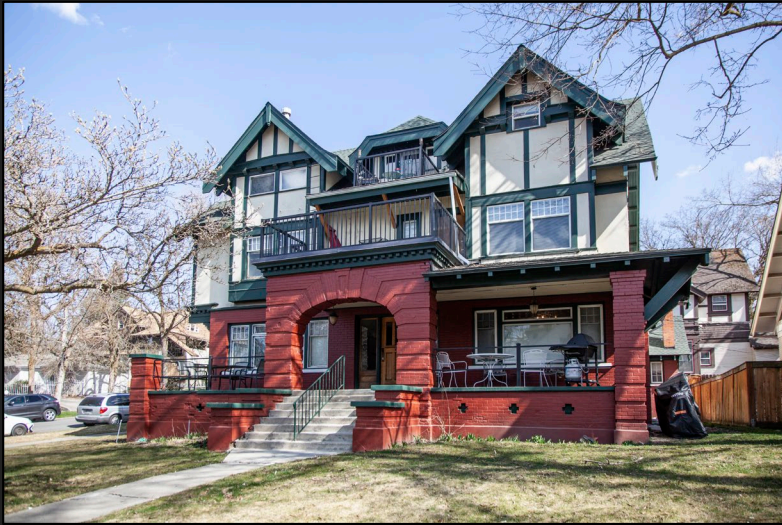
Top 5 Benefits of a Local Historic District...

4. Local districts help the environment.

Historic districts encourage communities to retain and use their existing resources in established neighborhoods. This reduces the need for cars, cuts back on pollution and congestion, and eliminates landfill waste.



Top 5 Benefits of a Local Historic District...

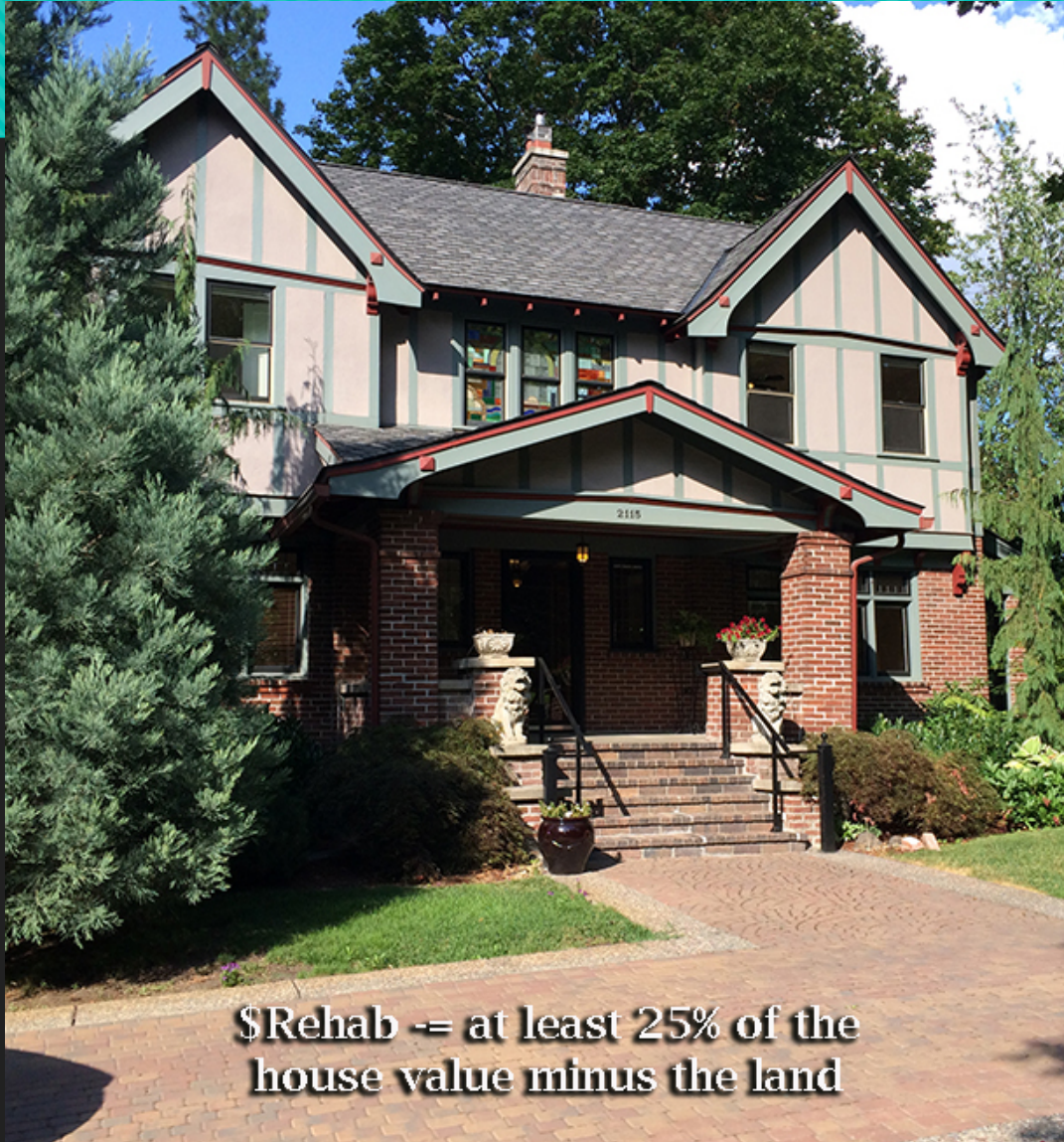


5. Local districts give communities a voice in their future.

Historic districts encourage communities to retain and use their existing resources in established neighborhoods. This reduces the need for cars, cuts back on pollution and congestion, and eliminates landfill waste.

Perhaps the biggest benefit of a local historic district is that all CONTRIBUTING (a fancy way of saying “historic”) properties within the district are eligible for the Special Tax Valuation 10 year property tax reduction program after a significant investment.

Special Tax Valuation



\$Rehab -= at least 25% of the
house value minus the land

Building Value = \$500,000

25% = \$125,000 (minimum)

Actual amount spent on rehab = \$400,000

Building reassessed on normal schedule =
\$525,000

Subtract “special valuation” of \$400,000 (for
ten years)

Taxed on = \$125,000

Process for Creation of the District

- Ballots will be mailed late summer/early fall to property owners of “developable” parcels – (approximately) **484 property owners with 590 votes**
- 60-day period for ballots to be returned will close in late October
- **Requirement:** 50% +1 “YES” votes of the property owners must return their ballots in the affirmative in order for the district overlay to move to City Council for final vote
- Not returning a ballot counts as a “no” vote

General Timeline for the Creation of the District

Public Outreach/Internal Process:

February 4: Attend C-C Neighborhood Council Meeting to present

April 22 - Film district workshop #1

May 30: Ensure all SEPA and Commerce requirements are met.

May-June: Survey neighborhood for customization of Design Standards and Guidelines

May: Host district workshop #2 (IN PERSON IF POSSIBLE, OTHERWISE, FILMED)

June: Plan Commission Hearing

June/July: Host district workshop #3 (IN PERSON IF POSSIBLE, OTHERWISE, FILMED)

August 19: Present the district documents to the SHLC for pre-approval

August 20-21: Send ballots and post neighborhood notice signs

Late August-Late October: Voting period

October 21: SHLC Meeting to report results of voting period and make final recommendation to CC

November: Attend C-C NC Meeting to provide voting update

November: Bring action to Spokane City Council for final approval

Next steps: What are we doing?

- Logan is working on the nomination documents and Megan is working on the Design Standards and Guidelines
- We will continue to explore innovative ways for neighborhood engagement – but if needed, we will film future workshops and make them available online
- Continue to check our webpage for updates:
www.historicspokane.org/cannon
- We will be using your social media Nextdoor and Facebook to push info out to you!
- Let us know if you'd like a digital discussion/Q&A session about the district – we'll send out a doodle poll



Please send us any questions you may have as
a result of this presentation to
preservation@spokanecity.org

Thank you!