

CANNON LOCAL HISTORIC DISTRICT PLAN COMMISSION WORKSHOP #1

July 22, 2020

SPOKANE HISTORIC LANDMARKS COMMISSION

Spokane Historic Landmarks Commission:

Section 04.35.010 Findings and Purpose

Findings.

The City and Spokane County find that the establishment of a landmarks commission with specific duties 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 is a public necessity.

Purpose.

Initiate and maintain the Spokane register of historic places to encourage efforts by owners to maintain, rehabilitate and preserve properties. This official register compiles buildings, districts, objects, sites and structures identified by the commission as having historic significance worthy of recognition by the council or board

IMPLEMENTING THE COMPREHENSIVE PLAN



Comprehensive Plan Chapter 8: Urban Design and Historic Preservation

DP 1.1: Landmark Structures, Buildings, and Sites

Recognize and preserve unique or outstanding landmark structures, buildings, and sites.

DP 1.2: New Development in Established Neighborhoods

Encourage new development that is of a type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood.

DP 2.7: Historic District and Sub-Area Design Guidelines

Utilize design guidelines and criteria for sub-areas and historic districts that are based on local community participation and the particular character and development issues of each sub-area or historic district.

IMPLEMENTING THE COMPREHENSIVE PLAN

DP 3.10 Zoning Provisions and Building Regulations

Utilize **zoning provisions, building regulations, and design standards** that are appropriate for historic districts, sites, and structures.

Discussion: Regulations are tools that can and should be used to promote preservation and renovation rather than demolition. Examples include retaining favorable zoning options (Historic Conditional Use Permits and Historic District Overlay Zones), and encouraging the use of form based codes and special building codes like the historic building sections of the International Building Code (IBC) and International Existing Building Code.

DP 3.13 Historic Districts and Neighborhoods

Assist neighborhoods and other potential historic districts to identify, recognize, and highlight their social and economic origins and promote the preservation of their historic heritage, cultural resources, and built environment.

BASICS OF THE CANNON LHD

The area includes a National Register Historic District (9th Avenue Historic District listed in 1994) and two small local historic districts (4 properties each – Booge's Addition and Comstock-Shadle)

- The only “protection” in a NR District in Spokane is a review of demolition as well as the replacement structure by the SHLC

There are 25 locally listed properties within the proposed boundaries

After the demolition of 3 contributing homes in the 9th Avenue NRHD, the Cliff-Cannon Neighborhood Council asked the HPO and City Council for some additional protections for the historic neighborhood





Cliff-Cannon Neighborhood Council approached the HP Office as early as 2014 to investigate further protections.

A revision of SMC 17D.040 (Historic Preservation) was undertaken to allow for the creation of large-scale historic districts in Spokane

- CM Kinnear sponsored an ordinance revision which passed City Council in February of 2018
- Browne's Addition Local Historic District Overlay Zone passed in late 2019
- HPO received a grant to create the documents needed for the creation of the Cannon Local Historic District Overlay Zone (grant began October of 2019, conclusion in September of 2020)



REASONS FOR CREATION OF A CANNON HISTORIC DISTRICT:

- Give more protection to the neighborhood's historic resources through design review of existing and new construction
- Offer incentives to “contributing properties” within the district (Special Valuation and Façade Improvement Grants, amongst others)
- Strengthen the review of demolitions within the district
- Maintain the historic nature of the district
- Introduce a “public process” for changes in the district through open public meetings/hearings in front of the Spokane Historic Landmarks Commission

PROPOSING A LOCAL HISTORIC DISTRICT



- As a result of the 2018 Historic Preservation Ordinance revision, we now have the ability to create an historic district through an overlay zone
- Map shows the boundaries that would be created for the Cannon Local Historic District Overlay Zone
- Includes 479 properties – with roughly 335 Contributing and 144 Non-contributing

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 separate form that details architectural style, year built, integrity and evaluations of each property
- **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.



DESIGN STANDARDS AND GUIDELINES

- **Contributing properties (70% of properties – 335 properties)** within the district shall follow all the required procedures for any individually listed property on the Spokane Register for the street-facing facades – oftentimes, this work may be reviewed administratively.
- **Non-contributing properties (30% of properties – 144 properties)**
 - Those found non-contributing due to loss of historic integrity will be **ADMINISTRATIVELY** reviewed based on the potential to bring them back into a contributing status which would enable the use of incentives
 - Those found non-contributing due to age would only be **ADMINISTRATIVELY** reviewed for the street facing façade



PROCESS FOR THE CREATION OF THE DISTRICT

Public Outreach/Internal Process:

- **October 7, 2016:** Met with concerned neighbors about protection provisions in Cliff-Cannon's Ninth Ave National Register District
- **April 11, 2017:** Meeting with city staff and neighborhood concerning demolitions of 3 properties
- **September 5, 2017:** Met with City Council Representatives and Neighborhood concerning demolitions within the Ninth Ave National Register District
- **February 5, 2019:** Presentation on local historic districts to Cliff-Cannon Neighborhood Council
- **April 16, 2019:** Met with Neighborhood Council Chair and possible neighborhood liaison
- **August 27, 2019:** Met with new neighborhood liaison to discuss the district
- **September 21, 2019:** Lower South Hill Block Party – manned a table to discuss district/boundaries
- **January 7, 2020:** Neighborhood Council Meeting
- **January 23, 2020:** Executive Committee/CCNC Meeting
- **February 3, 2020:** Neighborhood Team Kickoff Meeting
- **February 4, 2020:** Neighborhood Council Meeting Presentation
- **February 20, 2020:** Full Property Owner mailing announcing workshop schedule and project timeline
- **April 22, 2020:** Filmed first Neighborhood Workshop (after cancelling in person workshops due to COVID)
- **June 26-27, 2020:** Staff manned a "Preservation Pop-Up Table" in 6 locations in the district over two days to attempt some socially distanced outreach about the district
- **July 8, 2020:** Notified Commerce of SEPA action (SEPA determination pending)
- **July 22, 2020:** Plan Commission Workshop

HOW ARE DISTRICTS ULTIMATELY CREATED?

- After documents have been completed and reviewed by Property Owners in the district, the Spokane Historic Landmarks Commission and Plan Commission; we will move forward with “Preliminary Recommendations” for passage of the overlay zone
- Plan Commission will hold the first public hearing. With Browne’s Addition, the recommendation to City Council was to pass the overlay zone IF the property owner vote was in favor of the district creation
- SHLC will hold a public hearing approving the documents in order to proceed to balloting of the property owners
- Ballots will be mailed to ALL Property Owners within the boundaries of the district for a 60-day voting period
- **AT THIS TIME, WE ARE CONSIDERING PAUSING THE VOTE UNTIL WE ARE ABLE TO MORE FULLY ENGAGE WITH THE NEIGHBORHOOD** – that may be in the form of mailings, online meetings, more filmed presentation, social media, etc.

NEXT STEPS FOR PLAN COMMISSION

- If needed, we are happy to have a second workshop with Plan Commission. We have requested August 12th.
- We are proposing to have the Plan Commission hearing on September 9, 2020.

Questions?

