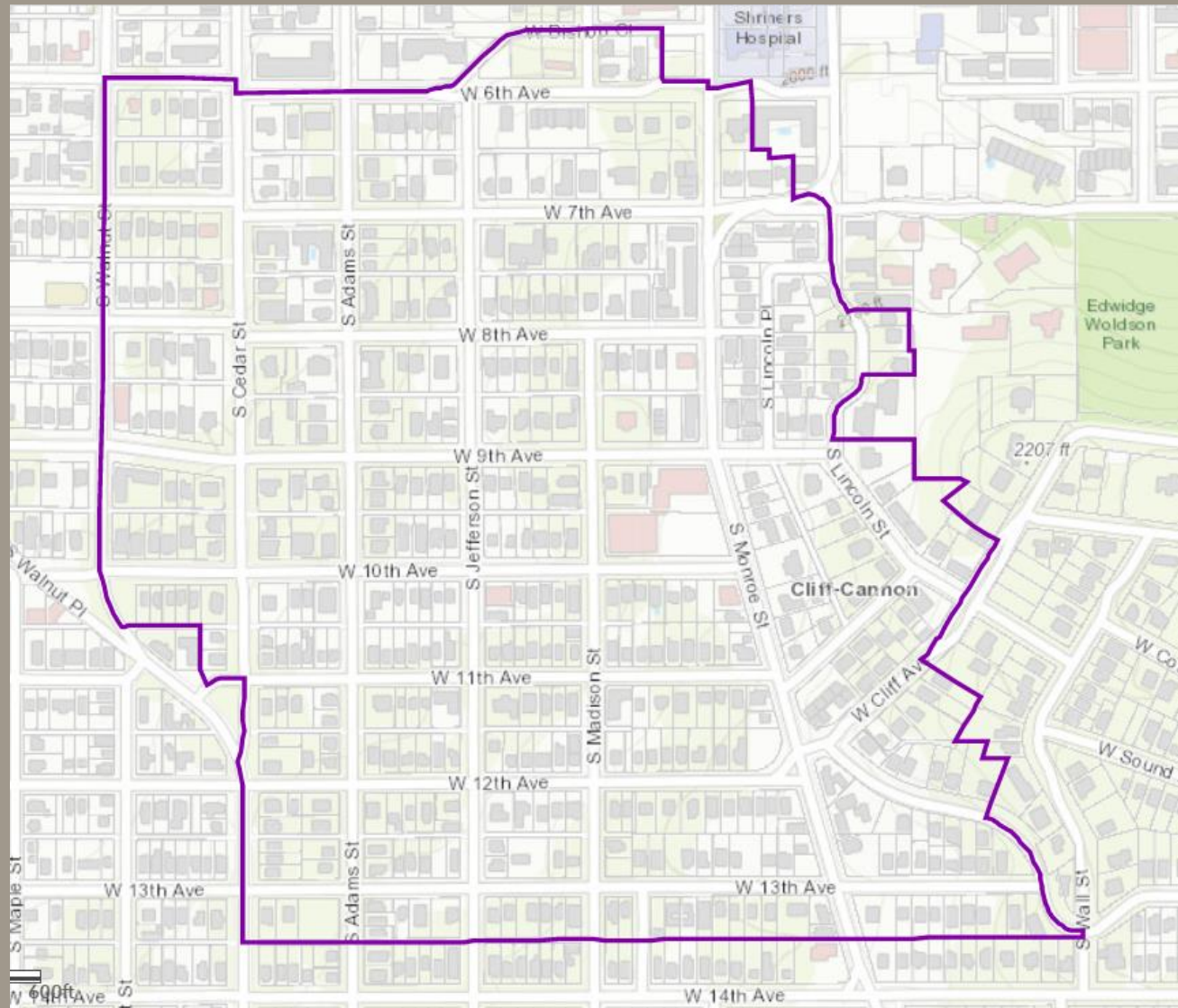


CANNON STREETCAR SUBURB LOCAL HISTORIC DISTRICT

Plan Commission Workshop August 2020

Prepared by the Spokane Historic Preservation Office

PROPOSED BOUNDARY

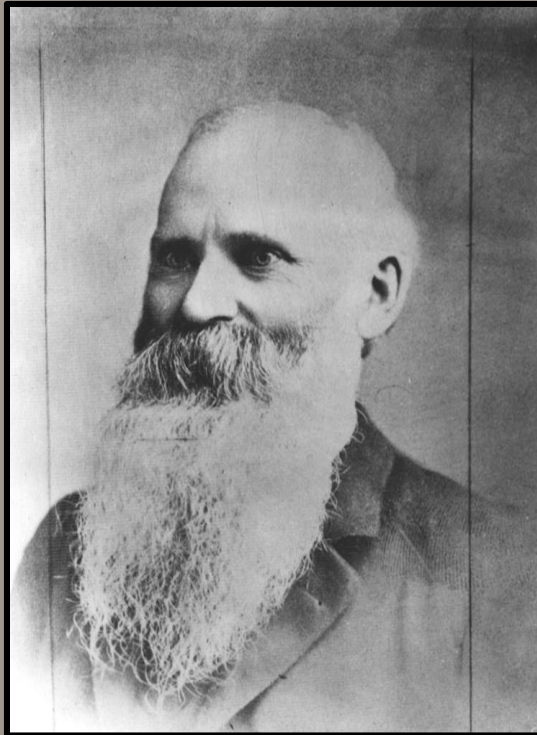


CANNON HISTORY IN A NUTSHELL

- 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
- The district experienced a WWII building boom from 1942-1955



EARLY DEVELOPMENT



BOOGE'S Addition.

Consists of 40 Acres of

RAILROAD Land recently purchased and considered the most desirable in Sec. 19 Or Railroad section, and only about 1-2 mile from the business center of the city. 176 lots are now offered and no better investm't has ever been offered in Spokane Falls. We invite you to go and look at these lots. For prices and terms apply to

Booge & McIntosh,
Rooms 3 and 4,
BROWNE'S BLOCK.

TOOK UP THE LAST BODY.

The last body in the old Mountain View cemetery was exhumed yesterday by the Washington Undertaking company. The cemetery was in use from nine to fifteen years ago and is now staked off into town lots and a good many houses stand over where the old graves used to be. The body exhumed was that of a child of Sheriff Pugh, buried over nine years ago, and will be taken up to his ranch at Saltese lake, where the family burying ground is located.

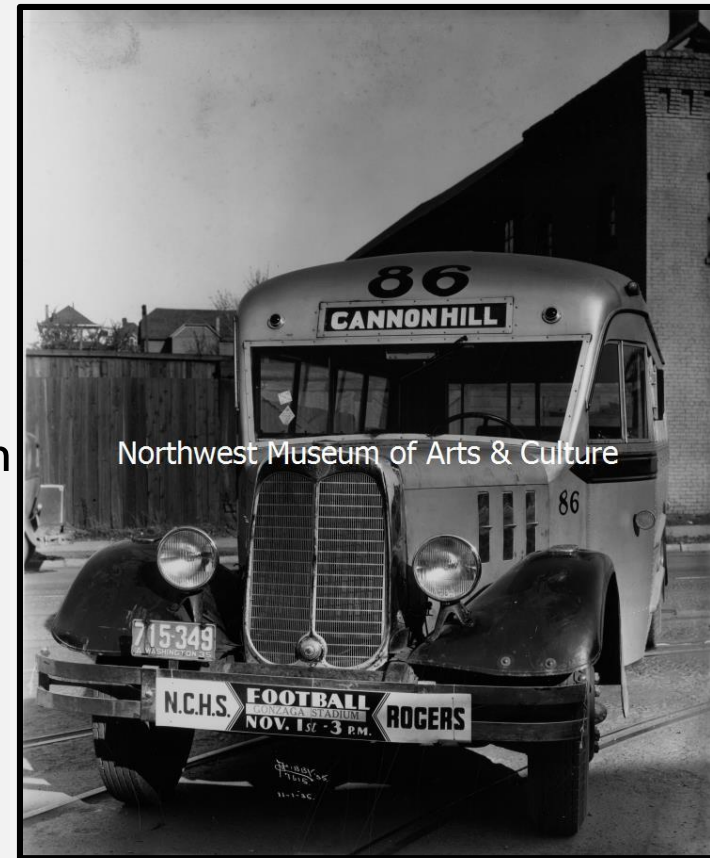
EARLY DEVELOPMENT



WHY IS IT SIGNIFICANT?

Category A:

The Cannon Streetcar Suburb Historic District provides a case to explore how public transportation impacted residential development, especially in areas with topographic separation from the city center. The district's transportation history exemplifies the development of transportation technology, especially the transition from cable car, to electric rail car, to bus and automobile, and, most importantly, how those transitions impacted the residential development of the neighborhood and at the same time encouraged modifications to the existing building stock.



A DISTRICT DEFINED BY PUBLIC TRANSPORTATION

LAWYERS WILL STOP WALKING

The New Cannon Hill Line Is Nearly Ready for Use.

THREE NEW BUS LINES TO OPEN

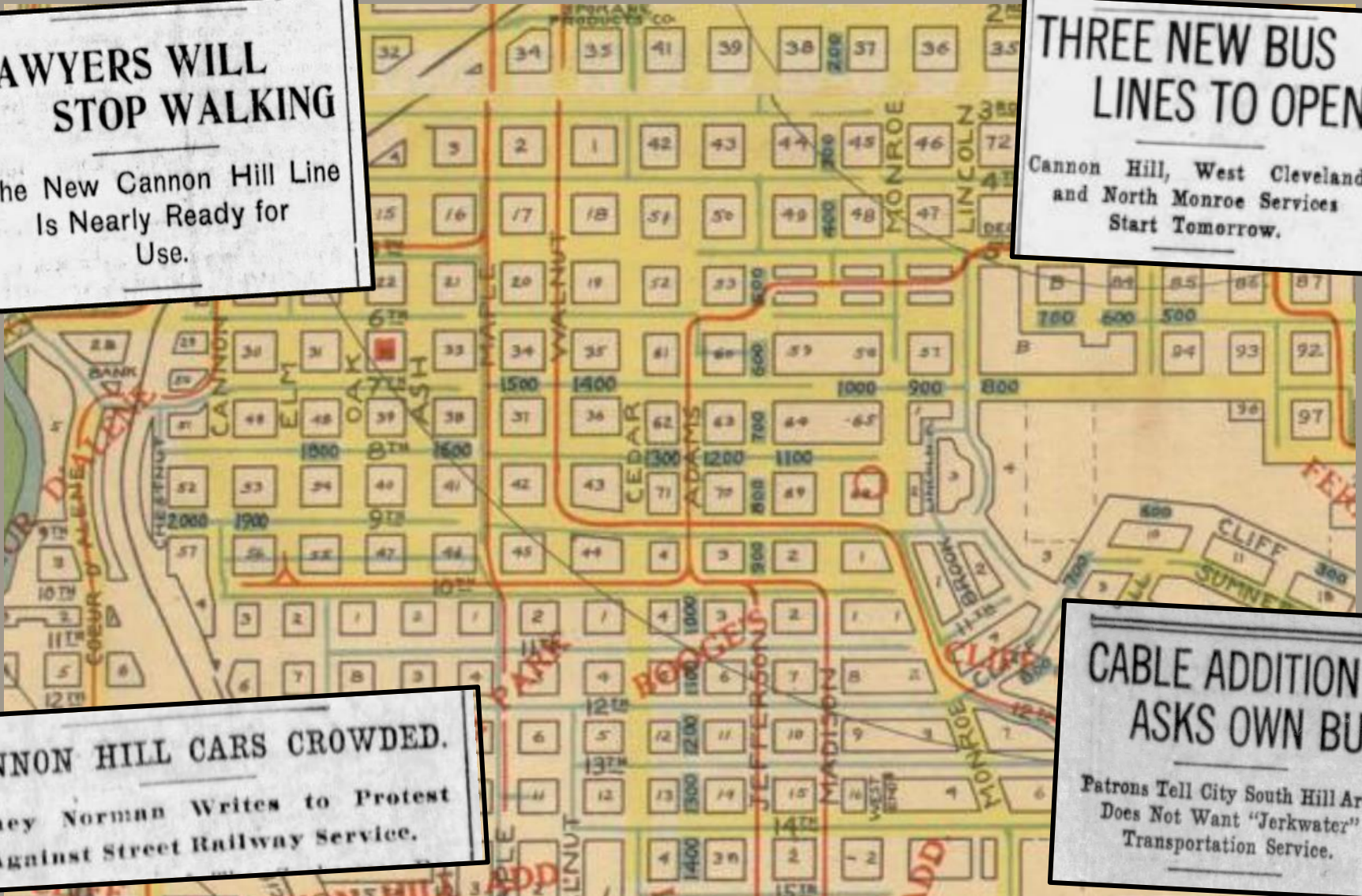
Cannon Hill, West Cleveland and North Monroe Services Start Tomorrow.

CANNON HILL CARS CROWDED.

Sidney Norman Writes to Protest Against Street Railway Service.

CABLE ADDITION ASKS OWN BUS

Patrons Tell City South Hill Area Does Not Want "Jerkwater" Transportation Service.



WHY IS IT SIGNIFICANT?

Category C:

The Cannon Streetcar Suburb Historic District features a rich and eclectic variety of architectural styles, forms, and types. It includes work from some of Spokane's most notable architects including Kirtland Cutter, J.K. Dow, and Albert Held, but also the work of less-known Spokane architects, like Arthur Cowley and Earl W. Morrison, who are deserving of more research and recognition. Although the district was primarily built as single-family residential, there are a considerable number of buildings that were originally constructed to be apartment complexes and duplexes. Many of the apartment buildings are tall three story structures that provide visual variety to the district's block faces. Additionally, the neighborhood provides an opportunity to examine how architects incorporated automobile provisions into already existing homes.

A RICH ARCHITECTURAL TAPESTRY



PERMITS ISSUED FOR APARTMENTS

Four brick apartment houses will be constructed by E. R. Spencer on Cliff and Eleventh, city building permits disclosed today. Cost of the apartments as \$66,000. A three-unit apartment house will be built at W824 Cliff and a four-unit at W828 Cliff. Cost of each building was given as \$17,500. Three-unit buildings will be constructed at W823 and W827 Eleventh at a cost of \$15,000 each.

Apartment With Garage Facilities

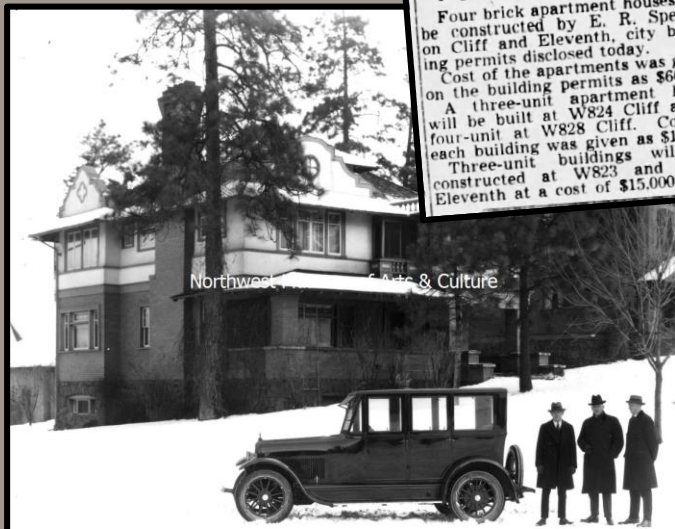


NEW APARTMENTS TO HAVE GARAGES

O. M. Lilliequist Building, Costing \$55,000, Will Be Finished September 1.

The handsome apartment house at the southwest corner of Tenth avenue and Adams street, being erected by O. M. Lilliequist at a cost of \$55,000, is to be finished by September 1. The steps, sidewalk, part of the interior and the garages remain to be completed. There will be seven apartments, of which six will be on three floors and one in the basement. Each will be 70 feet long and have six rooms, a bathroom and large individual porches at each end. The rooms are spacious, the living room having an area of 15x20 feet, the dining room 11½x19 and the rest 12x12 feet.

There will be a large closet in each room. The structure is of brick and hollow tile, built on the colonial style. The floors, finish and sideboards are of oak. The equipment includes a heat-



A RICH ARCHITECTURAL TAPESTRY

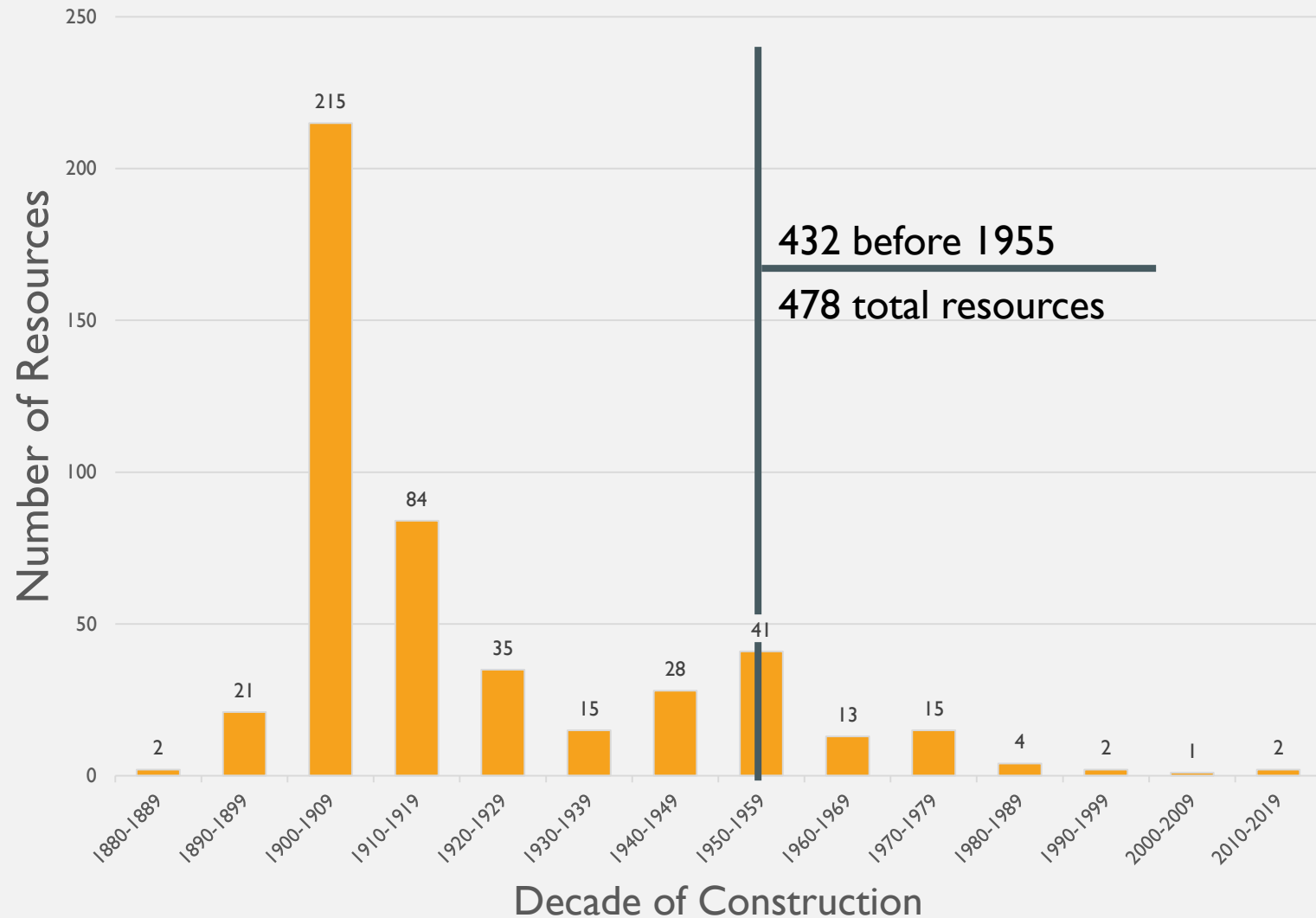


**OUT-MIGRATION
PLAN UNDER WAY**

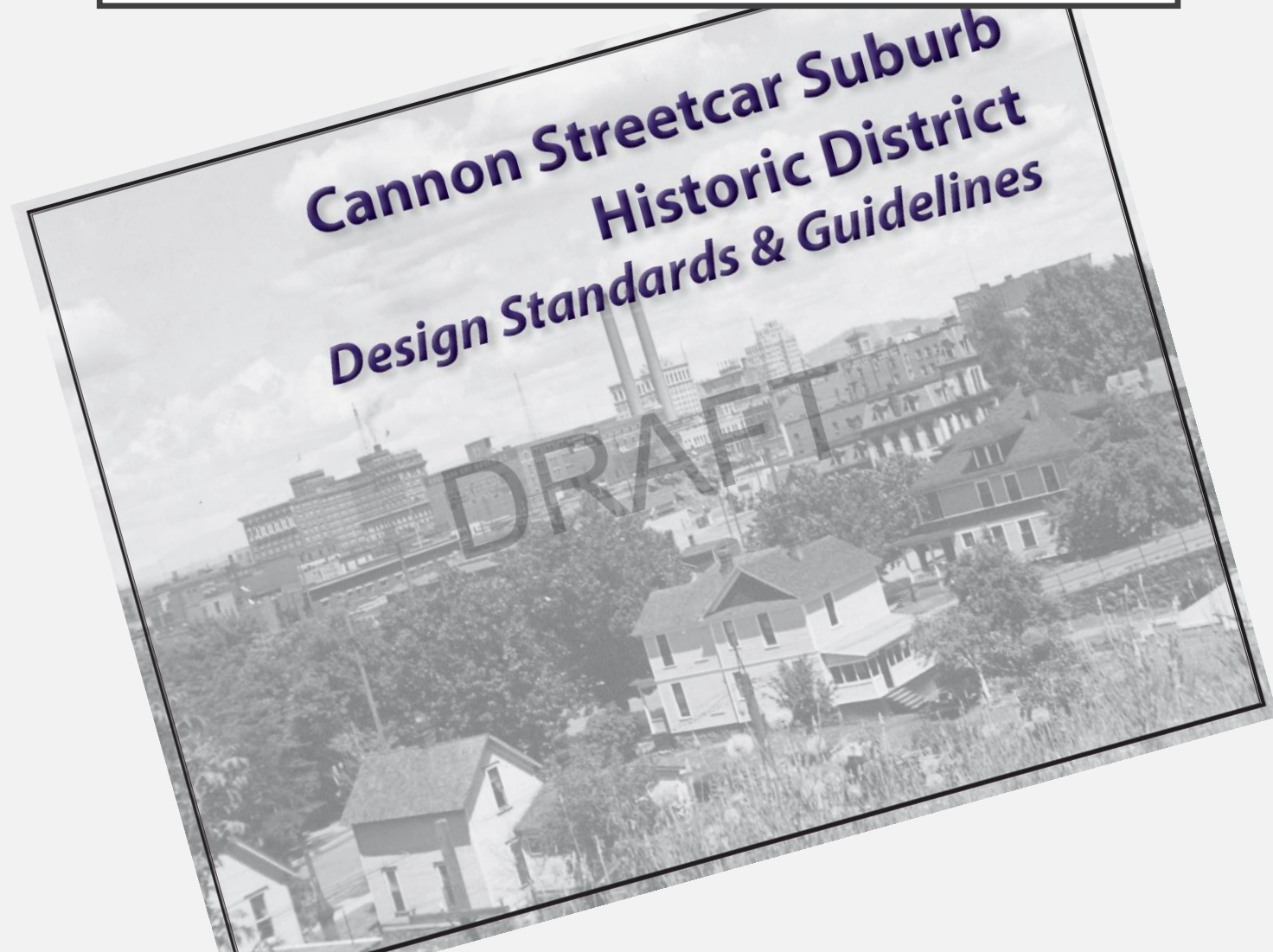
Washington State Defense
Council Takes Steps to
Promote Program.



PERIOD OF SIGNIFICANCE 1888-1955



DESIGN STANDARDS AND GUIDELINES



THE SECRETARY OF THE INTERIOR'S STANDARDS

- The Secretary of the Interior's Standards for Rehabilitating Historic Buildings was first published in 1983
- It consists of 10 basic tenets of rehabilitation that can be broadly applied to historic buildings all across the country
- It is the basis for review used for the great majority of Preservation Commissions in the US
- It was codified by the City as our Standards in an ordinance revision in 2019



SECRETARY'S STANDARDS & CANNON STREETCAR SUBURB'S GUIDELINES



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.



FLOWCHART FOR DESIGN REVIEW...NON-CONTRIBUTING

Owner Applies for Building Permit for street-facing side of building



Property flagged as in Cannon's – referred to HPO



Applicant completes a Certificate of Appropriateness application (can be done online)



HPO makes administrative decision
(*admin review fee \$25*)



Administrative review can be completed within 24-48 hours

NON-CONTRIBUTING EXAMPLE OF DESIGN REVIEW



- Applicant applies for a permit to build new porches/stairways
- Non-contributing structure built outside the period of significance
- Flagged in permit system as being within the Cannon Streetcar Suburb Historic District
- Administrative review only
- Certificate of Appropriateness submitted online with plans for new entries
- Decision completed within 48 hours and provided back to the applicant via email

FLOWCHART FOR DESIGN REVIEW...CONTRIBUTING

Owner Applies for Building Permit

Property flagged in Cannon's – referred to HPO for next step

Applicant completes online Certificate of Appropriateness Application

HPO decides if review is ADMINISTRATIVE or FULL SHLC

Administrative:

Decision made and COA given within 48 hours

If full review required, public hearing scheduled on next SHLC agenda (3rd Wednesday of each month)

Staff report is submitted to the applicant and SHLC 10 days prior to meeting

Decision made at meeting, CoA approval or denial issued following day

CONTRIBUTING EXAMPLE OF DESIGN REVIEW



- Applicant applies for a permit to change the windows within the dormer to a more historically appropriate appearance
- Flagged in permit system as being within the Cannon Streetcar Suburb Historic District
- Application made online for a Certificate of Appropriateness with detailed plans and materials
- HPO reviews application and determines whether its administrative or full SHLC review
- In this case, they are using metal clad wood windows in a historically appropriate configuration – Administrative
- If opposite – changing out original windows to what is there now it would need full SHLC review

NEW CONSTRUCTION: COMPATIBLE VS COMPARABLE

Compatible new design is not imitative or meant to be indistinguishable from old



COMPATIBILITY OF DESIGN RATING

New Construction in a Historic District Setting

This rating scoresheet 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+	70+	112+
Compatible (60%)	31+	53+	84+
Incompatible (50%)	<26	<44	<70

Section 1: Context Sensitive Design and Urban Form

Context compatibility with:

Historic Character Area	0-4	
Facing block fronts	0-5	
Adjacent buildings	0-6	___/15

Streetscape factors

Maintains common setback on block front	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 <u>occupiable</u> 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 2. 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	
360-degree design	0-3	___/12

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	___/6

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

Incentivized aspect of the design

Response to context	5	
Comparability/differentiation ratio	5	
Uses metal or wood windows and doors	5	___/15

Design Component Total: ___/88

Urban Form Score: ___/52
 Design Score: ___/88
 Compatibility ranking: ___/140 (___%)

FLOWCHART FOR DESIGN REVIEW...NEW CONSTRUCTION

Proponent contacts HPO for preliminary plan review with Design Review Committee (DRC)

Project is scored for compatibility by the DRC/staff using the “Compatibility of Design Rating” sheet

Depending upon score, a conversation can begin about the appropriateness of that design for a specific site in the historic district

Architect may revise plans (or not) and submit for full SHLC review

Public hearing scheduled on next SHLC agenda (3rd Wednesday of each month)

Staff report is submitted to the applicant and SHLC 10 days prior to meeting

Decision made at meeting, CoA approval or denial issued following day

Appeal of decision same as any other CoA – Hearings Examiner

NEXT STEPS

- SEPA Determination
- Combined Mail Notice for the SEPA Determination & Plan Commission Hearing
- Public comment period
- Consider comments and pursue the appropriate additional engagement opportunities with the neighborhood
- Bring the district before SHLC for preliminary approval
- Send out ballots and begin 60 day voting period
- Once the voting period is complete the SHLC will make a recommendation to city council depending on the results of the vote

QUESTIONS?

