

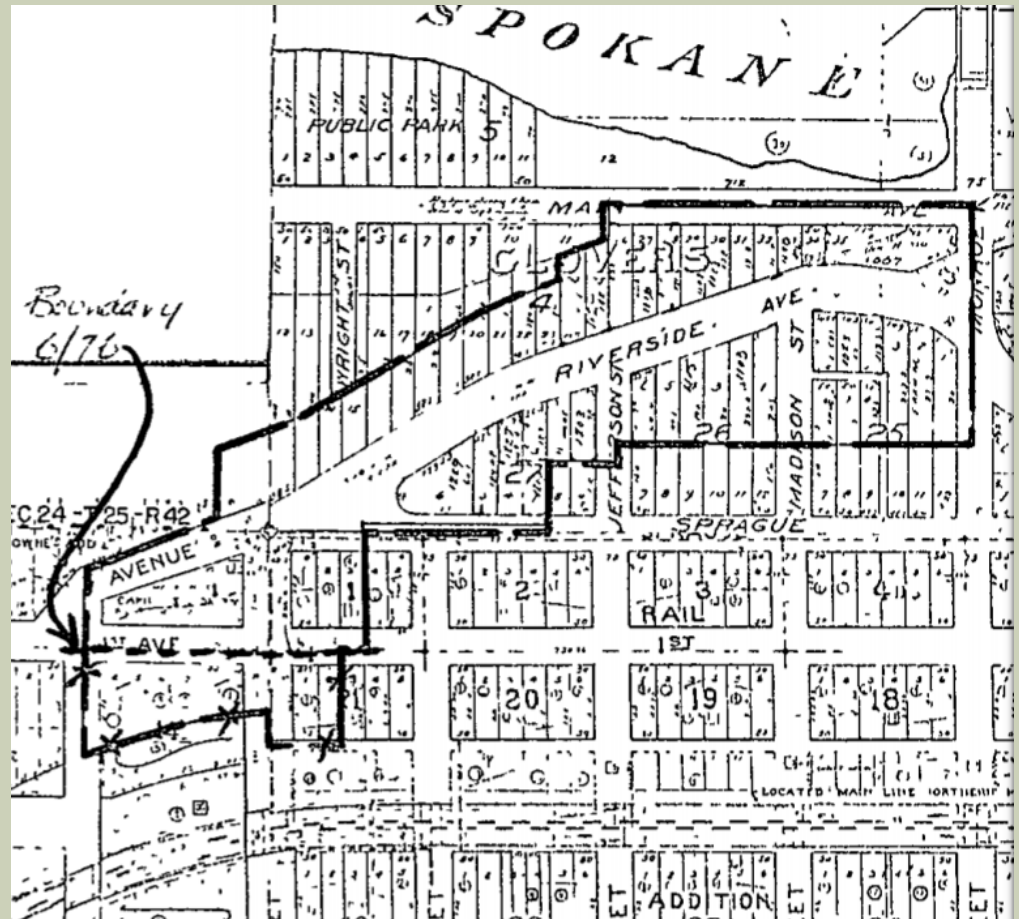
RIVERSIDE AVENUE

HISTORIC DISTRICT EXPLORATION

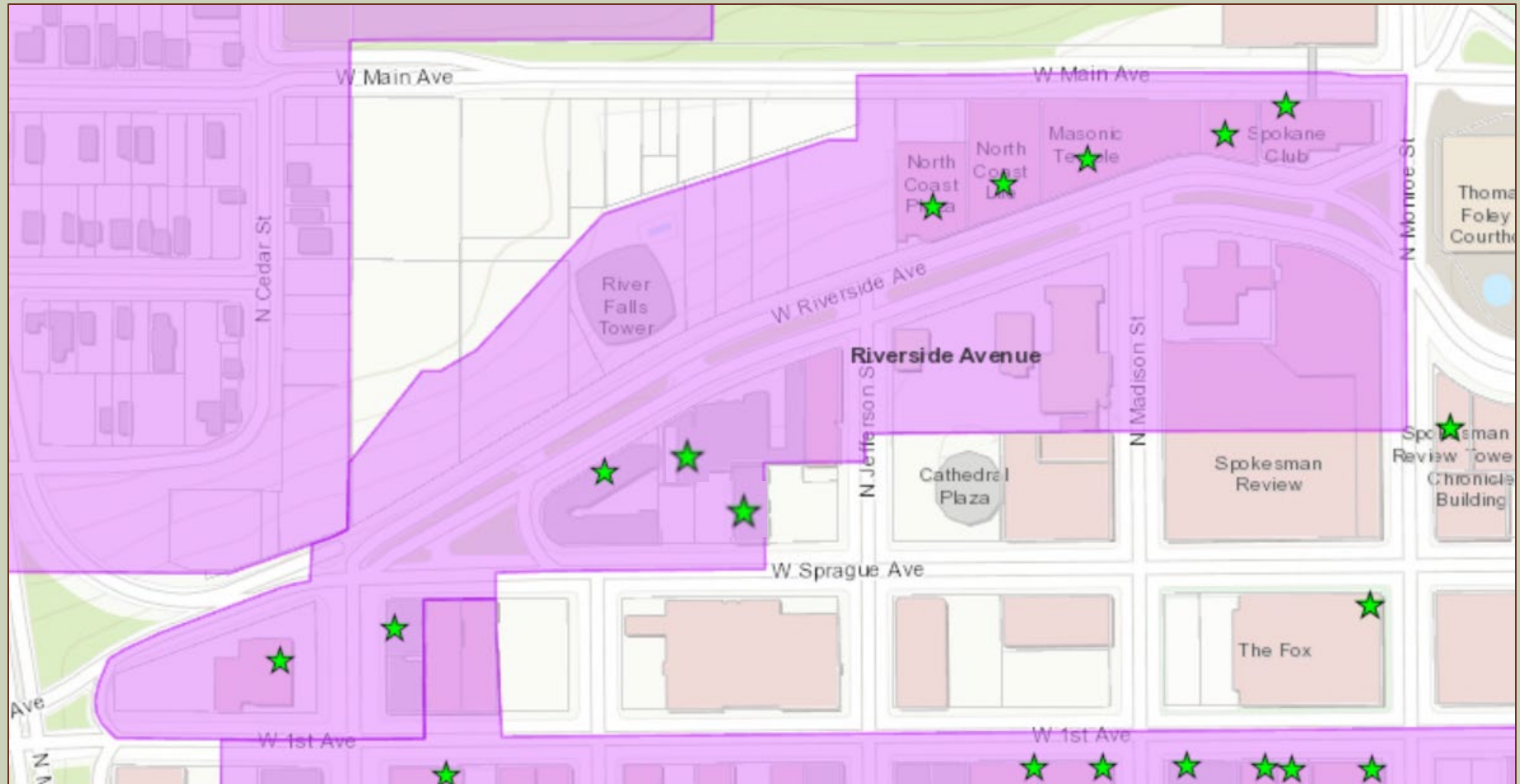
Protection of
historic
district
through
preservation
methods

RIVERSIDE AVENUE NRHD

- Riverside Avenue became a National Register Historic District in 1976
- Even though no governmental buildings were constructed here, it was known as the Civic Center for its array of monumental buildings
 - 23 properties total when listed:
 - 9 “primary”
 - 7 “secondary”
 - 8 “intrusions”



MAP OF CURRENT DISTRICT



NATIONAL REGISTER OF HISTORIC PLACES



- Honorary designation
- No regulations associated with listing (in Spokane we do have some regulation in NRHDs – more about that in a minute!)
- Little to no protection
- Federal involvement



LOCALLY LISTED PROPERTIES



LOCAL DISTRICT VS. NATIONAL REGISTER

- Local historic district overlay zone is different from a National Register district in several ways:
 - Nomination is made to the local government– Spokane Historic Landmarks Commission, Plan Commission and City Council
 - In Spokane, a simple majority of property owners must agree to listing for district to be created (owner consent)
 - This is achieved through a balloting process – each parcel gets a vote – if an owner has several parcels within the district, they get a vote for each parcel
 - Protection of the historic character is achieved through a fair, predictable design review process

WHAT ARE THE BENEFITS OF LOCAL DESIGNATION?

- Local districts protect the investments of owners and residents through a fair design review process
- There is some control over how the district deals with changing times/circumstances/development pressures
- Incentives available
- Public process for decision making through open public meetings when changes are proposed



REVIEW WITHIN A HISTORIC DISTRICT OVERLAY ZONE



- All properties within the district subject to design review of street-facing exterior changes
- Demolition
- Review kicks in with building permit application
- Requires a Certificate of Appropriateness (COA) – may be administrative or need to be heard at a public hearing in front of SHLC

RESULTS OF LISTING ON SPOKANE REGISTER – DESIGN REVIEW

- Examples of things that need **NO** review by SHLC or Staff:
 - Paint with the same color
 - Landscaping
 - Garden structures
 - General repairs or maintenance (siding, porches, etc.)
 - Install sidewalks



RESULTS OF LISTING ON SPOKANE REGISTER – DESIGN REVIEW

- Examples of **Administrative** Certificates of Appropriateness:
 - Change of paint color to “historic” color
 - Change of color or style of existing awning
 - “In kind” roofing replacement
 - Installation of mechanical and utility equipment
 - Minor construction not easily seen from the street
 - Installation of shutters (not original)



RESULTS OF LISTING ON SPOKANE REGISTER – DESIGN REVIEW

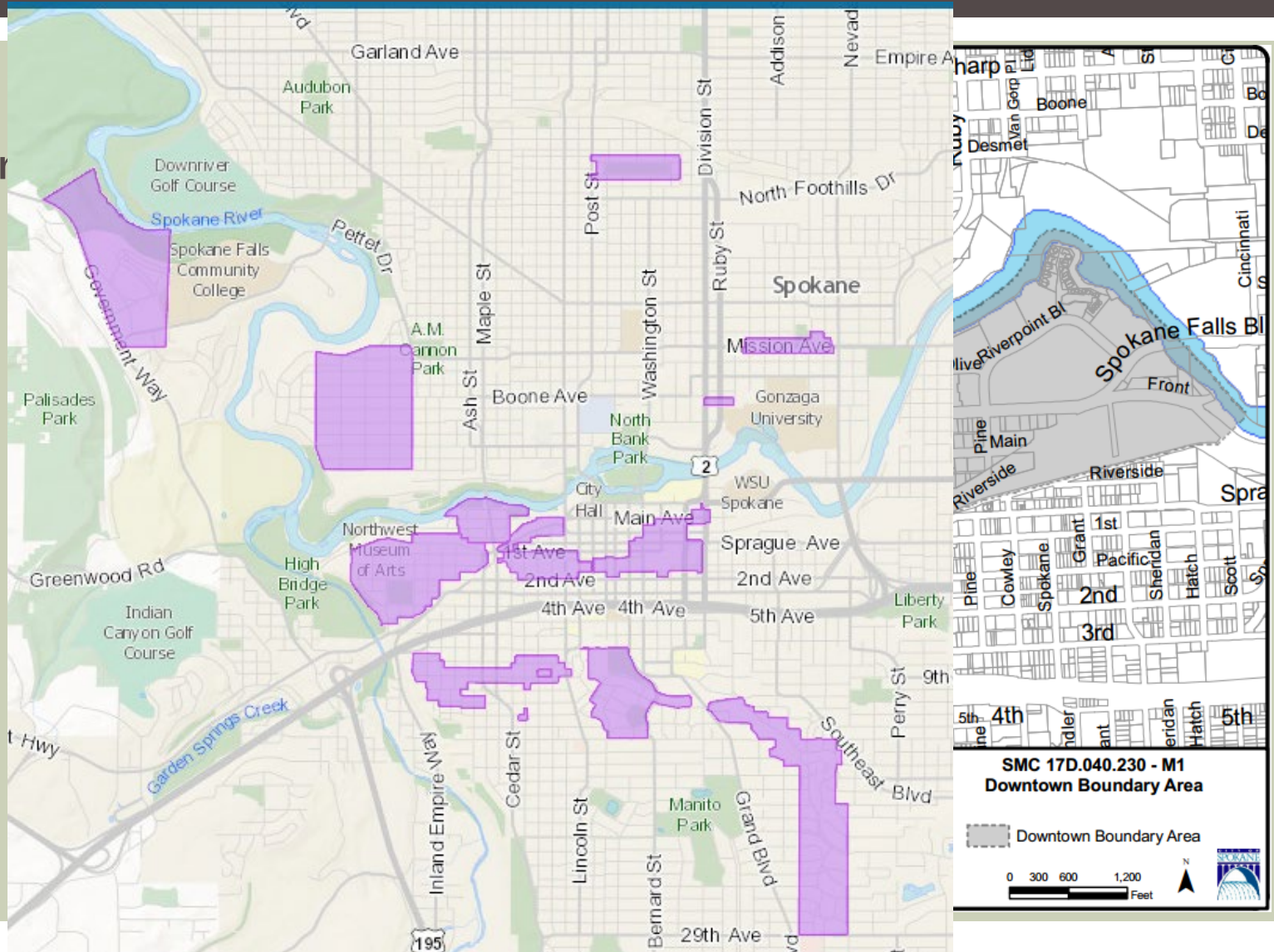
■ CoA's that require **SHLC** Review:

- New awnings
- Painting unpainted brick, stone, stucco
- Paint with non-historic color
- Replacing windows or doors
- New replacement siding
- New roofing with new material
- Change in roofline
- Install exterior fire exits
- New additions/entries
- New porch or deck



DEMOLITION IN SPOKANE: DOWNTOWN BOUNDARY AREA OR NR DISTRICT

■ Section



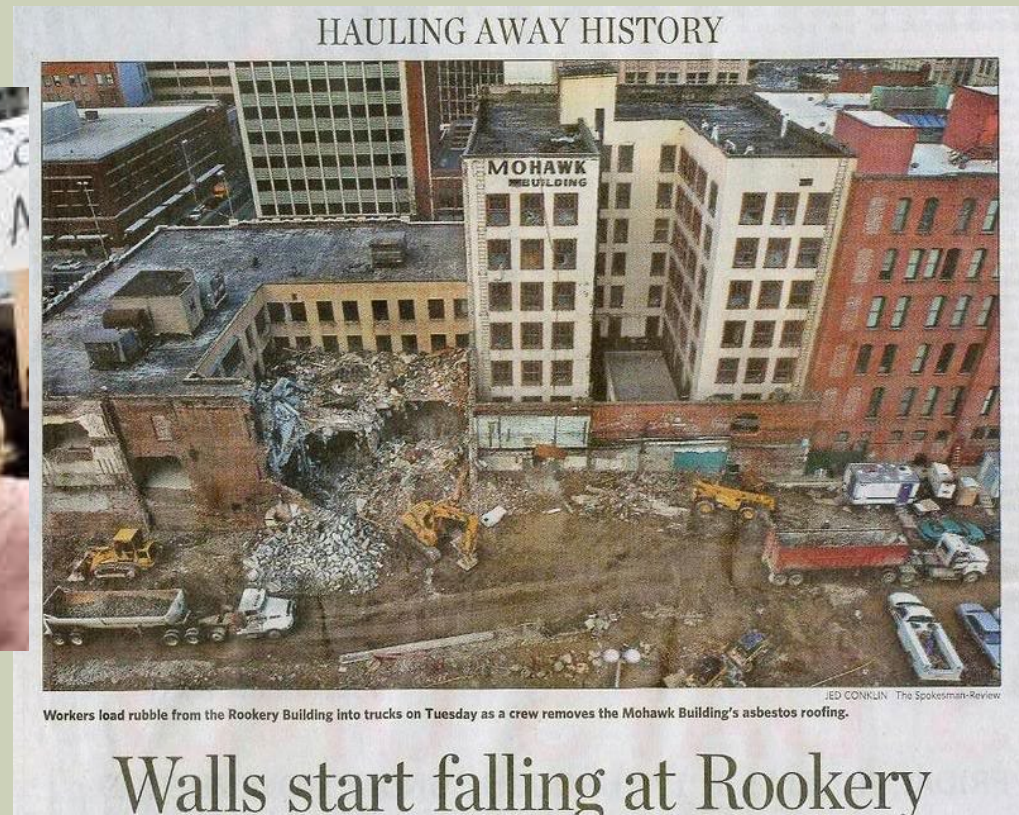
RIVERSIDE IS UNIQUE

- The Riverside District is in both the downtown boundary zone as well as covered by the National Register Historic District



WHAT PROTECTIONS ARE THERE?

- For the National Register Historic District and the downtown boundary area, the only review the Spokane Historic Landmarks Commission has is when a building is proposed for demolition.



DEMOLITION OF A SPOKANE REGISTER LISTED PROPERTY OR DISTRICT

The Spokane Historic Landmarks Commission can deny the demolition of a **Spokane Register** property or contributing resource in a **Spokane Register Historic District** **IF** it meets one or more of these criteria:

- 1. The historic importance of the property.*
- 2. The nature of the redevelopment.*
- 3. The condition of the existing structure.*
- 4. The effect on the surrounding neighborhood of the planned replacement use.*
- 5. The overall effect of the proposed redevelopment on the neighborhood character and the elements of the neighborhood's urban design.*



INCENTIVES

Special tax
valuation

Federal tax
credits

Façade grants

Code relief

Urban Utility
installation

INCENTIVES

SPECIAL TAX VALUATION

- Enabling legislation passed in 1985
- Local government implements the law through ordinance
- Local government determines which property types are eligible
 - In Spokane, only locally listed properties are eligible – NOT National Register listed
- Can be used for a substantial rehabilitation (25% of structure value) for either residential or commercial property – condos too
- 24 month period prior to application
- Amount of rehab subtracted from property value for a period of ten years

COOPER-GEORGE APARTMENTS

Building Value (2016) = \$4,243,100

25% = \$1,060,750 (minimum)

Actual amount spent on rehab =
\$10,678,234

Building reassessed on normal
schedule (2018) = \$11,503,100

Subtract “special valuation” of
\$10,678,234

Taxed on = \$824,866



Tax Year	Charge Type	Annual Charges
Total Taxes for 2020		10,160.40
2020	A/V Property Tax	10,148.55
2020	Soil Conservation Principal CNSV1	10.05
2020	Weed Control Principal WCWEED1	1.80
Total Taxes for 2019		139,203.26

INCENTIVES

FEDERAL TAX CREDITS



- A one-time 20% Federal Tax Credit
- Based on rehabilitation expenses
- Not locally administered
- Review by the State DAHP and National Park Service
- Very stringent interpretation
- Only income producing properties are eligible

INCENTIVES

FAÇADE IMPROVEMENT GRANTS

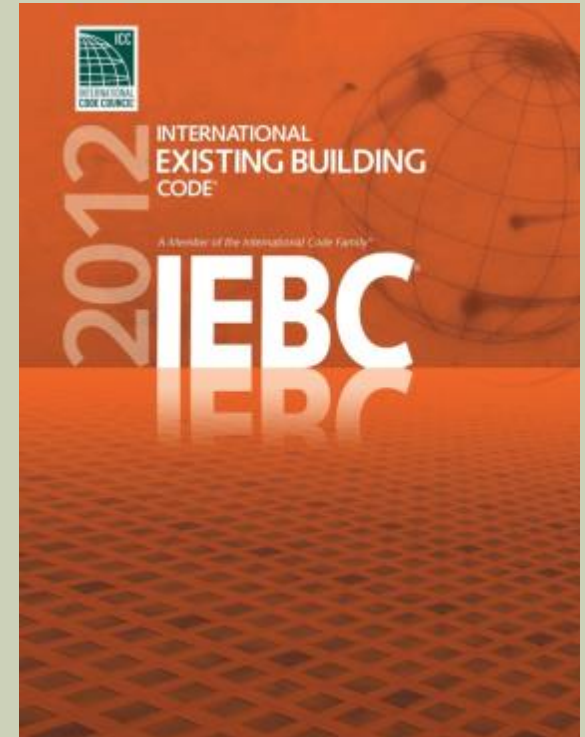
- Owners of locally listed properties can apply for façade improvement grants up to \$5000
- Grants can provide up to 50% of the projects, owners must match with 50% or more
- Funding is from demolition fees in the City of Spokane
- This was also part of the 2018 revision of the SMC



INCENTIVES

CODE RELIEF

- Available to properties listed on the National or Spokane Register (or a contributing resource in a NR district)
- Property owner or proponent describes the historic elements that they are trying to preserve and the specific code relief that they seek
- HPO works with Building Official/Plans Examiners to see if a solution can be found



INCENTIVES

URBAN UTILITY INSTALLATION PROGRAM FOR HISTORIC PROPERTIES



- Available to properties listed on the Spokane Register (or a contributing resource in a district)
- Helps with costs of utility installation – used to only be for commercial properties, now locally listed properties can apply for funds

WHO FUNDS/IS THE PROPONENT FOR A LOCAL HISTORIC DISTRICT?

- For both Browne's Addition and the Cannon Streetcar Suburb Historic Districts were funded with Federal Pass-through Grant funds
- Both neighborhood councils requested that we work with them to create the districts – for Browne's, we hired consultants to create documents; for the Cannon Streetcar district, we are creating documents in-house
- This is not an endeavor that the HP Office has capacity to do – but we can coordinate the review and decision making at the City level
- We don't "do" this to you, we facilitate the process if requested

QUESTIONS?