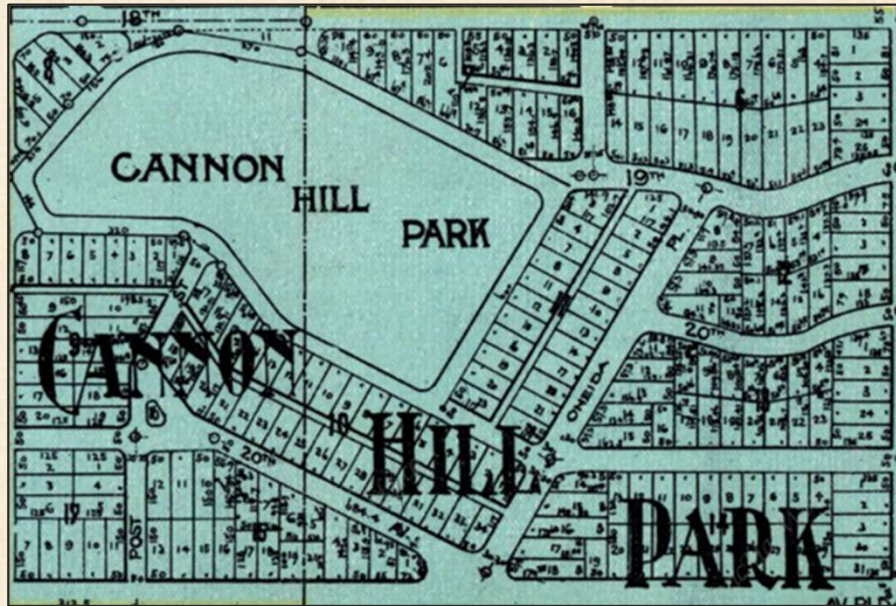


# Proposed Cannon Hill Park Addition (CHPA) Historic District

Nathan South & Betsy Bradley  
Marsha Rooney & Brad Vanwert

Initial neighborhood committee

# The Cannon Hill Park Addition



Convergence of:

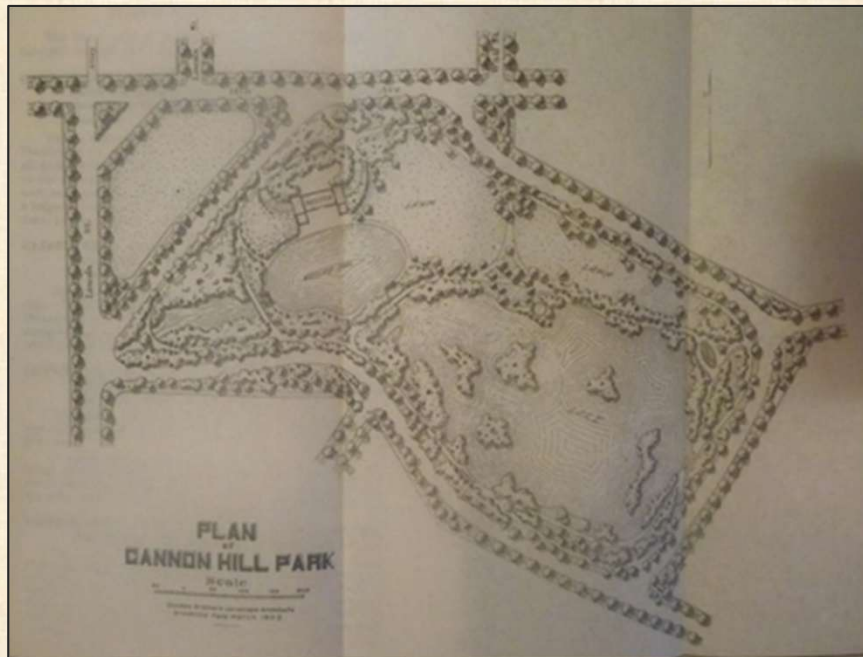
Creation of the Cannon Hill Park as a city park

Adoption of the Olmsted Bros. park and boulevard plan by the city

Arthur D. Jones & Co. and the Cannon Hill Co. platting the Cannon Hill Park Addition and offering lots for sale: 1909-1910



# The Park and its effects on the Plat



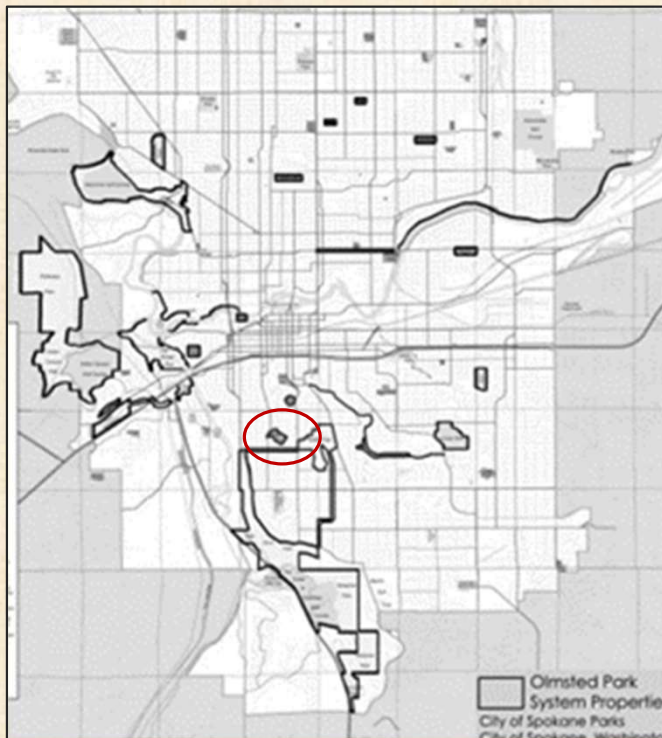
Street Trees



Park Drives



# The Olmstead Bros. Parkway Plan

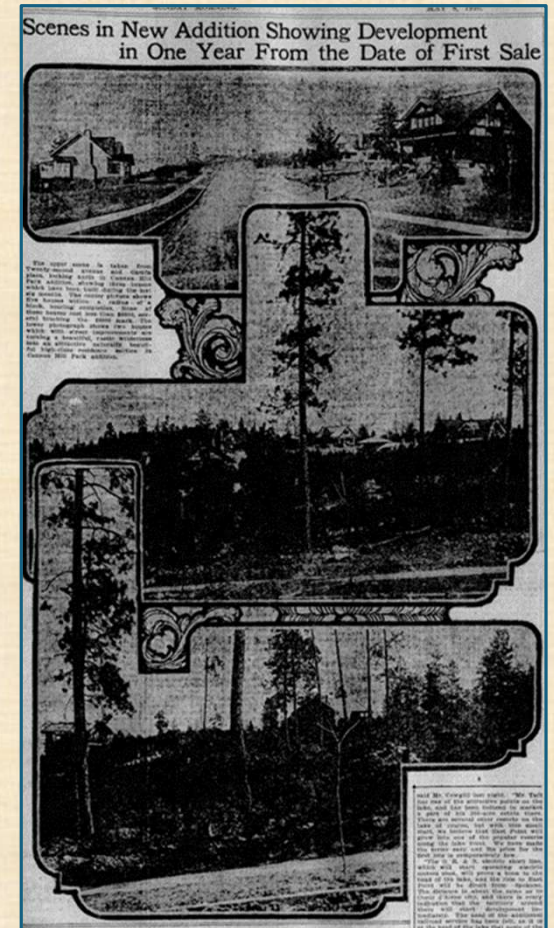
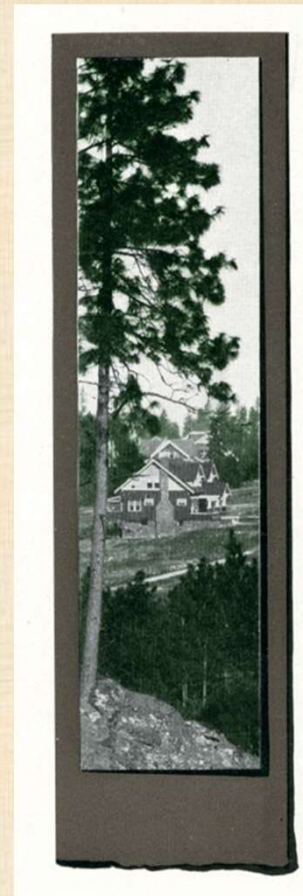


Promotional image of W 21<sup>st</sup> Street Boulevard



# Park-like setting of the Addition

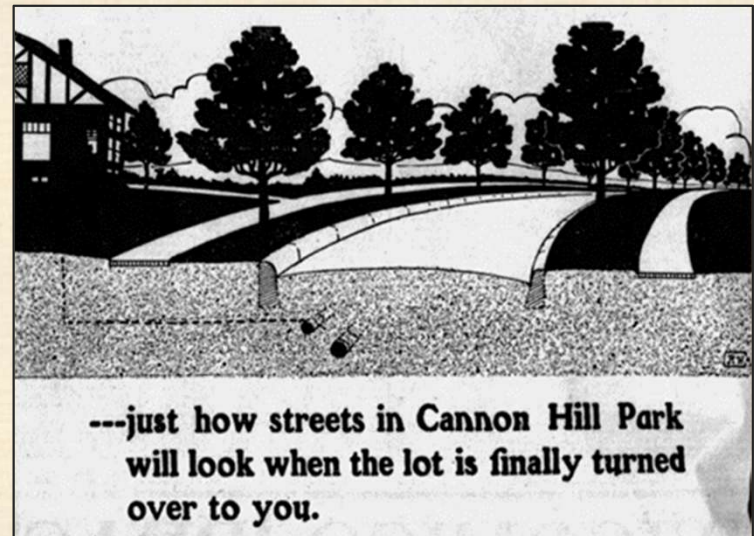
- The roads and sidewalks
- The trees
- The views to the park and out over the city



# Jones Co. paved all streets and sidewalks and laid water lines, planted street trees



Intersection of W 20<sup>th</sup> and S Post

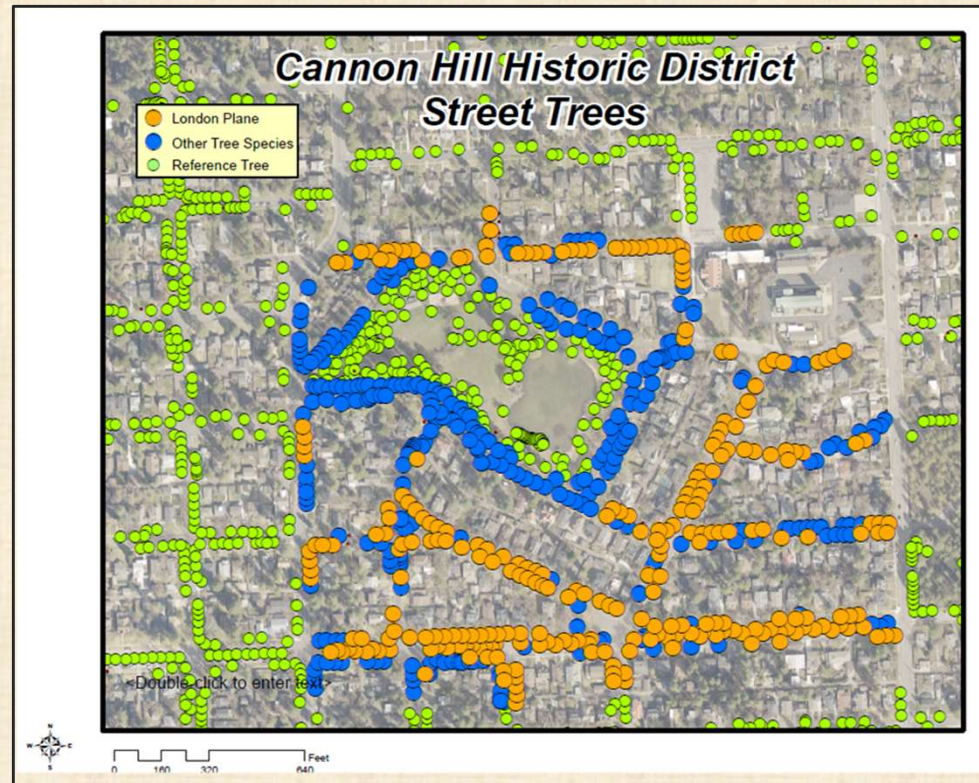


Jones Co. Ad rendering



# The resulting historic tree canopy

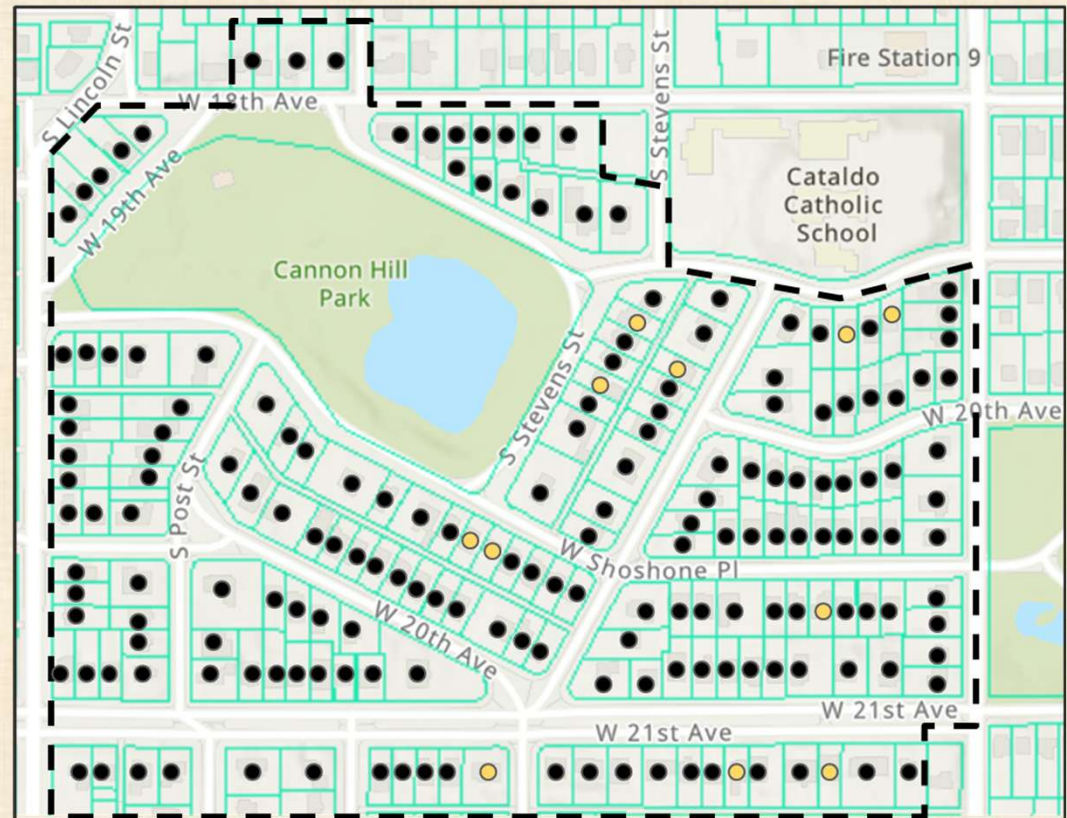
Dominant species is the London Plane tree:  
47% or 127  
of the 271 street  
trees





# Proposed historic district map

191 properties  
180 contributing  
11 non-contributing  
  
8 are already listed  
individually in the SHR





# The build-out by residence type:

Most common house types		
House Form	Years constructed	Number in District
Bungalow	1909 -1924	57
Cottage	1921-1947	52
Residence	1909 -1953	69
Ranch	1948 -1958	11

# The long build-out Period of Significance:

Time period	#	% of total
The Early Years		
1909-1912: Intense Promotion	44	23
The Build-out Years		
1913-1932: The Cannon Hill Park Addition Comes Into its Own	88	46
The In-Fill Years		
1935-1942: An Ideal Location to Build as the Economy Recovers	29	15
1946-1958 The Post World War II Building Boom	23	12
Post-1958	7	4
Still a Popular Neighborhood		
	191 houses	100 percent



# The Early Years

## 1909-1912 Intense Promotion





# 1913-1924

## The CHPA Becomes a Neighborhood





# The Build-out Years

## 1925-1932 The CHPA Comes Into Its Own





# The In-Fill Years

## 1935-1942 An Ideal Location to Build





# 1946-1958

## The Post World War II Building Boom





# Post 1958 Still a Popular Neighborhood





# The Argument for the Significance of the District

A Designed Landscape

Category A: City Planning and Development

Period of Significance: 1909-1958

# Overview of Significance and Historic Integrity

As a designed and developer-shaped residential area that provided the opportunity to reside in an extended park-like setting near two city parks at the time the City of Spokane developed its park system.

Historic integrity exceptionally high at 96% contributing  
191 properties, 11 non-contributing  
7 built or re-built after 1958  
4 altered to the extent their original character is not readily evident



# Approach to Historic District Design Standards

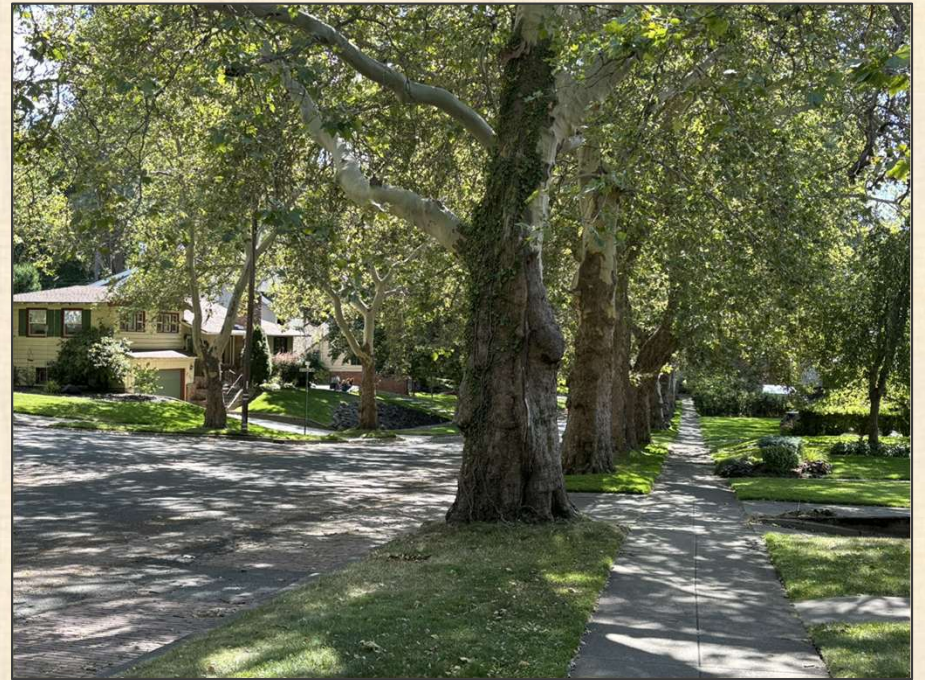
An approach grounded in the landscape

Continuing individual owners' stewardship of there residences

# The CHPA Intentional Landscape Design Review Approach

With significance grounded in the designed landscape, rather than architecture, we considered an approach that emphasized the goal of protecting the character of the neighborhood, rather than on each building.

We discussed this approach when we briefed the Commission.





# Taking the standard approach

We discussed a draft set of guidelines with Megan and Logan that emphasized the continuance of property owners' stewardship decisions that brought us to the point of a neighborhood with such high historic integrity.

While the concept is appealing, our city's practice is firmly situated in using the Secretary of Interior's Standards for building rehabilitation.

We are proposing a standard approach to the district's design guidelines.





Questions?