

CANNON STREETCAR SUBURB LOCAL HISTORIC DISTRICT

Neighborhood Workshop #1

January 28, 2021

Prepared by the Spokane Historic Preservation Office

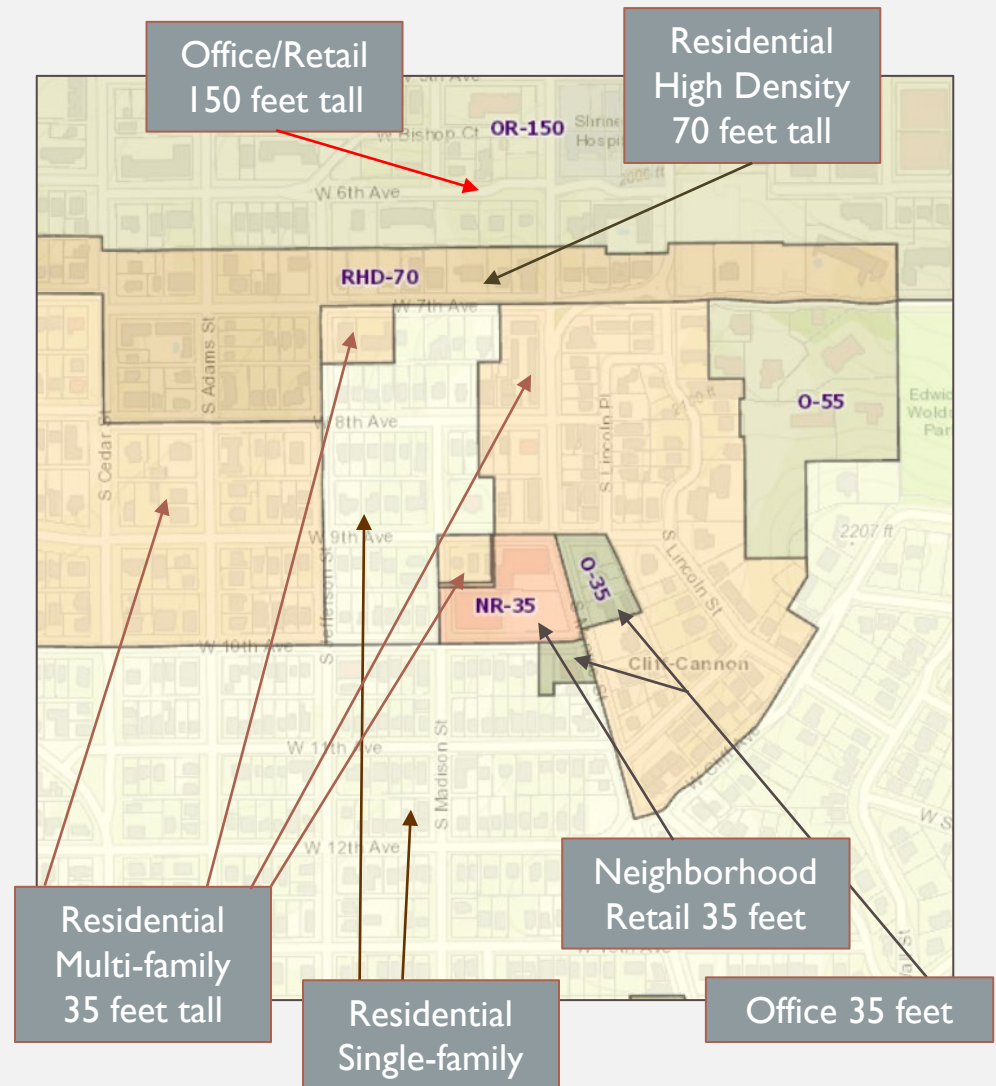
WORKSHOP GOALS

- Brief explanation of how we got here.
- Short history/context of the district.
- What does the designation of a local district mean?
 - Design Review
 - New Construction
 - Incentives
- Open it up for discussion/questions and answers.

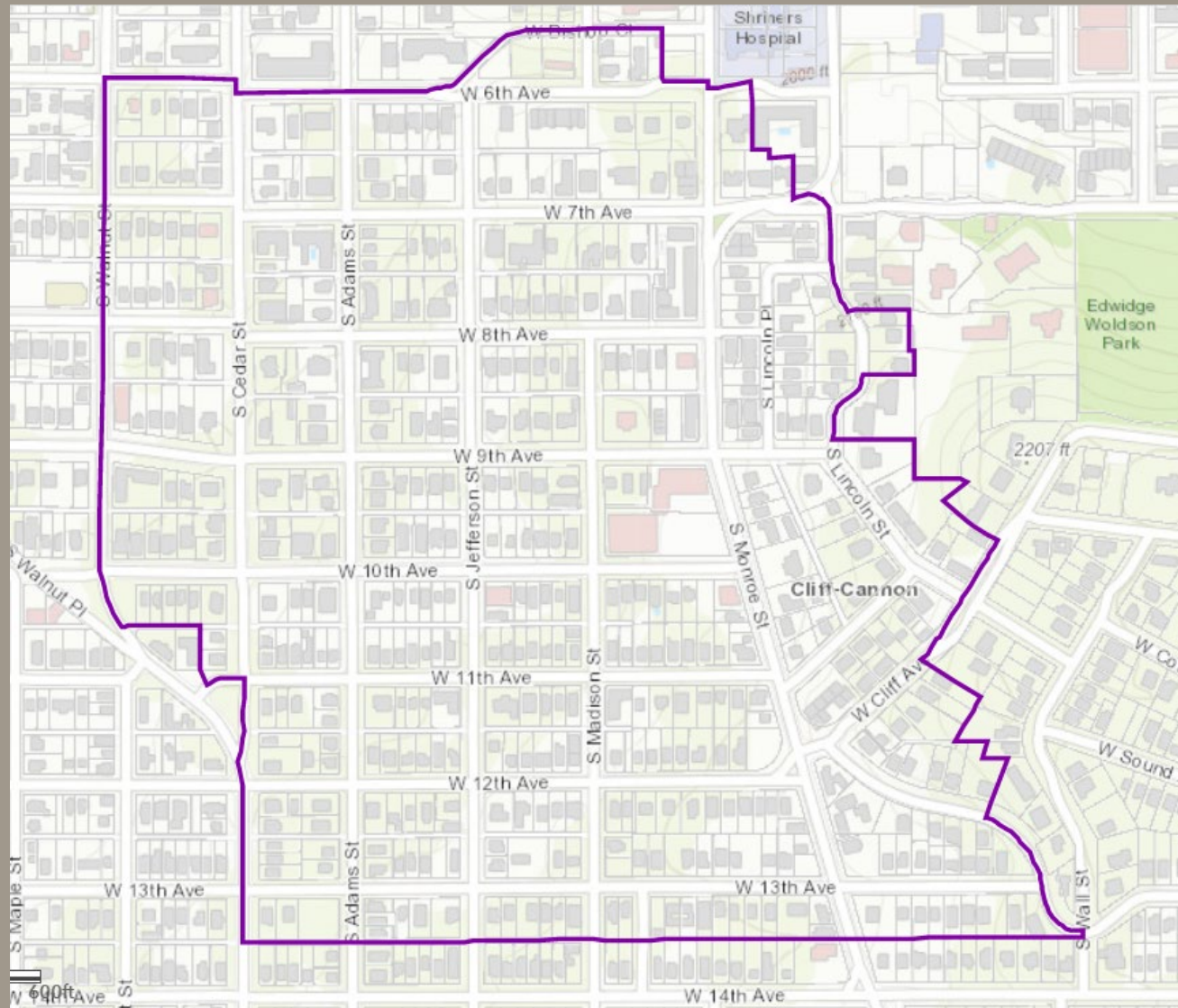
www.historicspokane.org/cannon

WHY THE CANNON NEIGHBORHOOD?

- The neighborhood values and appreciates the historic nature of Cannon Hill
- The Spokane Historic Preservation Office and Landmarks Commission does our best to protect historic resources in the City through listing on the Spokane Register. That designation allows for both protection of resources as well as the ability to offer incentives to property owners
- Recent changes in zoning laws allow for greater infill possibilities
- Much of the underlying zoning allows for high-density uses and building heights up to 150 feet in some locations.



PROPOSED BOUNDARY



A WORD ABOUT THE ZONING

City Council eyes zoning overhaul

Changes would be first in 48 years

BY MIKE PRAGER
Staff writer

A major effort to revitalize Spokane's residential zoning moved closer to approval last night.

More than a dozen council members appeared before the city council to ask for modest changes to the city's zoning proposal.

Council members considered the proposal themselves at a public hearing last night.

The proposal is limited to specific issues. Council members said they will consider those issues initially at a public session on April 27 at 3:30 p.m. at City Hall. The public can also submit written comments to the city planning department by two weeks. The issues include: family-

Council passes comp plan

Eugster fails to halt map of city's future

Management Act, the comprehensive plan was initially due in 1997. Because it was late, the city had been ineligible for low-interest loans from the state.

The plan passed 6-1, over the strenuous objections of Councilman Steve Eugster.

Berta Greene, which resulted in the meeting being gaveled into recess.

Along with Eugster's amendments, the council also considered and passed the numerous changes it had made to the plan over the last three months.

center" designation from the home of KHQ-TV.

The proposed South Regal center, which was intended to fit into the model of "Centers and Corridors" and was vigorously opposed by neighbors, would have added additional people and traffic.

To allay their fears, Councilman Bill Holmes sponsored an amendment to the plan that reinforced the role of neighborhoods in forming the center.

But that led to protests from developers.

Downzoning proposed near market

Single-family designation sought for three-block area near Huckleberrys

BY MIKE PRAGER
Staff writer

A group of neighbors on the South Hill near Huckleberrys Natural Market is pushing for a downzone of about three blocks of property from multifamily to single-family use.

The idea is to protect the re-emergence of single-family uses in a largely historic neighborhood made up of fine homes built a century ago or more.

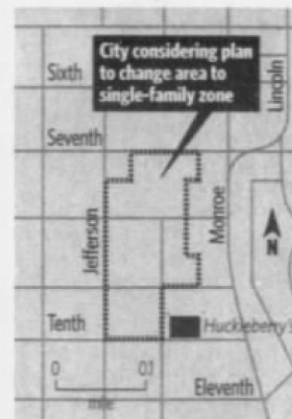
Many of the larger homes had been converted to apartments over the years but are now being restored to their original

neighborhood includes a larger national historic district.

"This is what Spokane has to offer the world," Tanner said last week while installing a new Victorian-style landscape that will be consistent with his English-style home.

Tanner's home is one of four dwellings built and occupied by members of the early-day Comstock and Shadle families in Spokane.

He said that five homes in the neighborhood have had more than \$1 million of restoration. On Eighth Avenue, a series of former apartment houses has



Staff map: Kimberly Lusk

the east and along Madison Street behind Huckleberrys, by Tenth Avenue on the south and

The downzoning effort began in October 2005, when neighbors turned in a petition to City Hall.

"Both the significance of belonging to a historical district and the financial incentives into their homes have provided opportunities for neighborhood residents to rekindle their sense of community and create a welcoming family environment," the petition says.

City planners said the rezoning proposal won a positive reception from the city Plan Commission, but under state law, it could not be enacted without a larger formal public participation process. That is why it has taken more than a year to bring the proposal

THE PATH TO A DISTRICT



PROCESS FOR CREATION OF THE DISTRICT

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

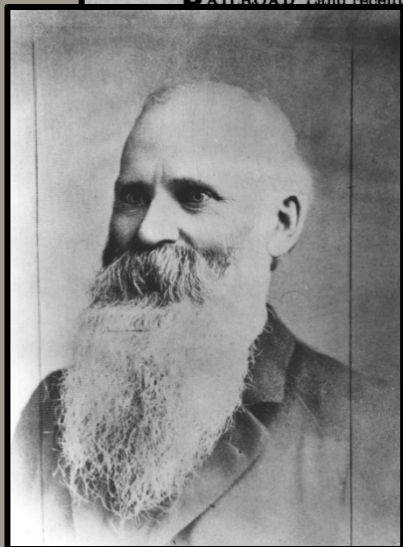
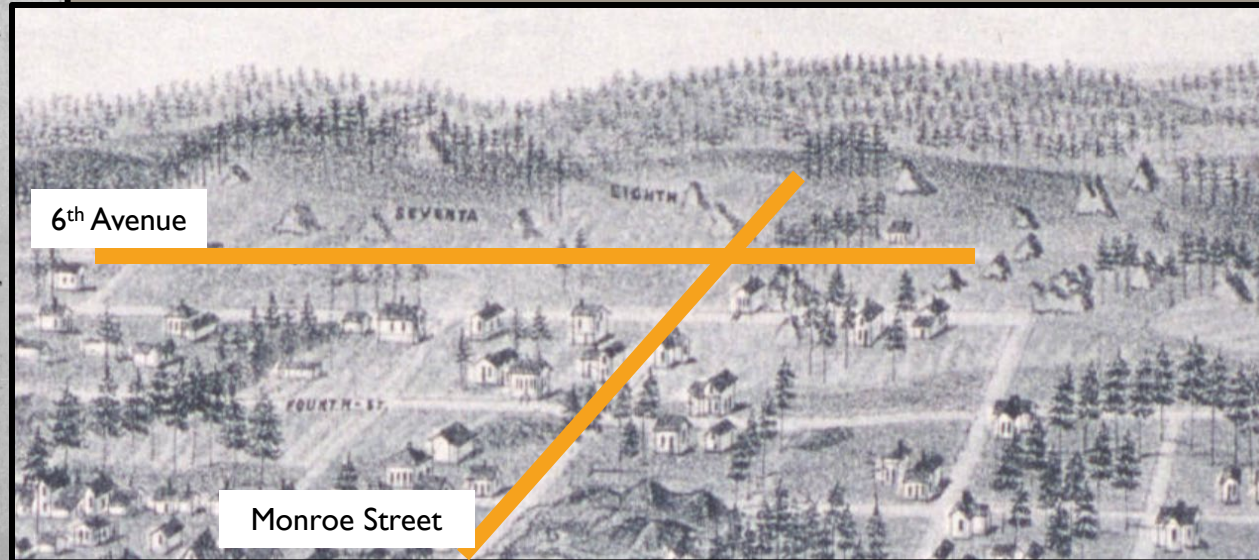
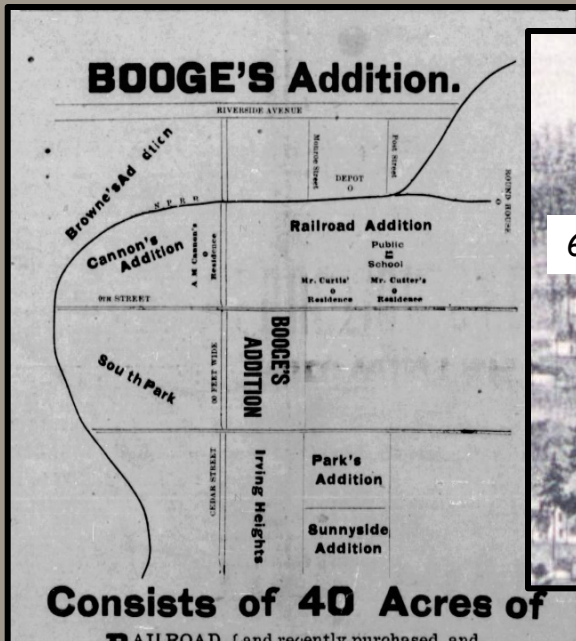
***There will be several opportunities for public comment prior to the City Council’s final decision
– Plan Commission, SEPA, Spokane Historic Landmarks Commission*

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



RAILROAD Land recently purchased and
desirable in Sec. 19
about 1-2 mile
of the city. 176
better investm't
okane Falls. We
these lots. For

Clintosh,
14,
LOCK.

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



1905

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.

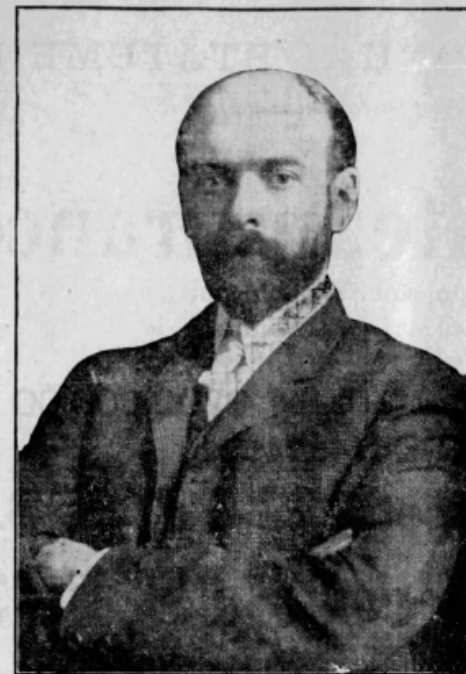
CABLE ADDITION ASKS OWN BUS

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

WHO LIVED HERE?



Thaddeus S. Lane, Automatic Phone
Genius, Handles Immense Business



Thaddeus S. Lane of Spokane, president of the Home Telephone company of
Spokane and of a string of independent automatic telephones in Idaho, Wash-
ington and Montana, representing \$7,000,000 worth of telephone property.



1315-1323 W 8th Ave



1312-1318 W 9th Ave

WHO LIVED HERE?



1111 W 10th Ave



1218 W 7th Ave

Goldman's Grocery

GOLDMAN'S GROCERY of
W1218 Seventh Ave.

wish to extend to all their friends and
patrons a most happy and prosperous
New Year.

Sale Will Continue Only 4
Days More.

Pictures and Frames.
Spring Wall Paper 25c and
50c Per Roll Discount.

**Madame
Lade Veze**

Clemmer Theater Bldg.

★ ★ ★ ★

★
★
★

Spokane's
War Workers
Must Be Housed!

Fix up that attic and those seldom
used rooms! Make homes for Spo-
kane's war workers. A good place
to live contributes to the health,
the speed, the efficiency of the
workers in our war industries.

FORM 418

DEPARTMENT OF PUBLIC WORKS BUILDING DIVISION

Permit No. 69619

Number W 1102 Street 11th 11/171942

Owner Eldora M. Olson Address W 1404 Riverside

Builder Same Address

Architect Address

Class of Building Frame Class of Work Alt. Purposes Res. to Value \$ 100.
Duplex

Permit Expires 19 Extended to 19

Inspected by (Initials and Date) Emergency Housing Permit #9

Final Inspection 19 Rating



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 was \$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.

Apartments 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

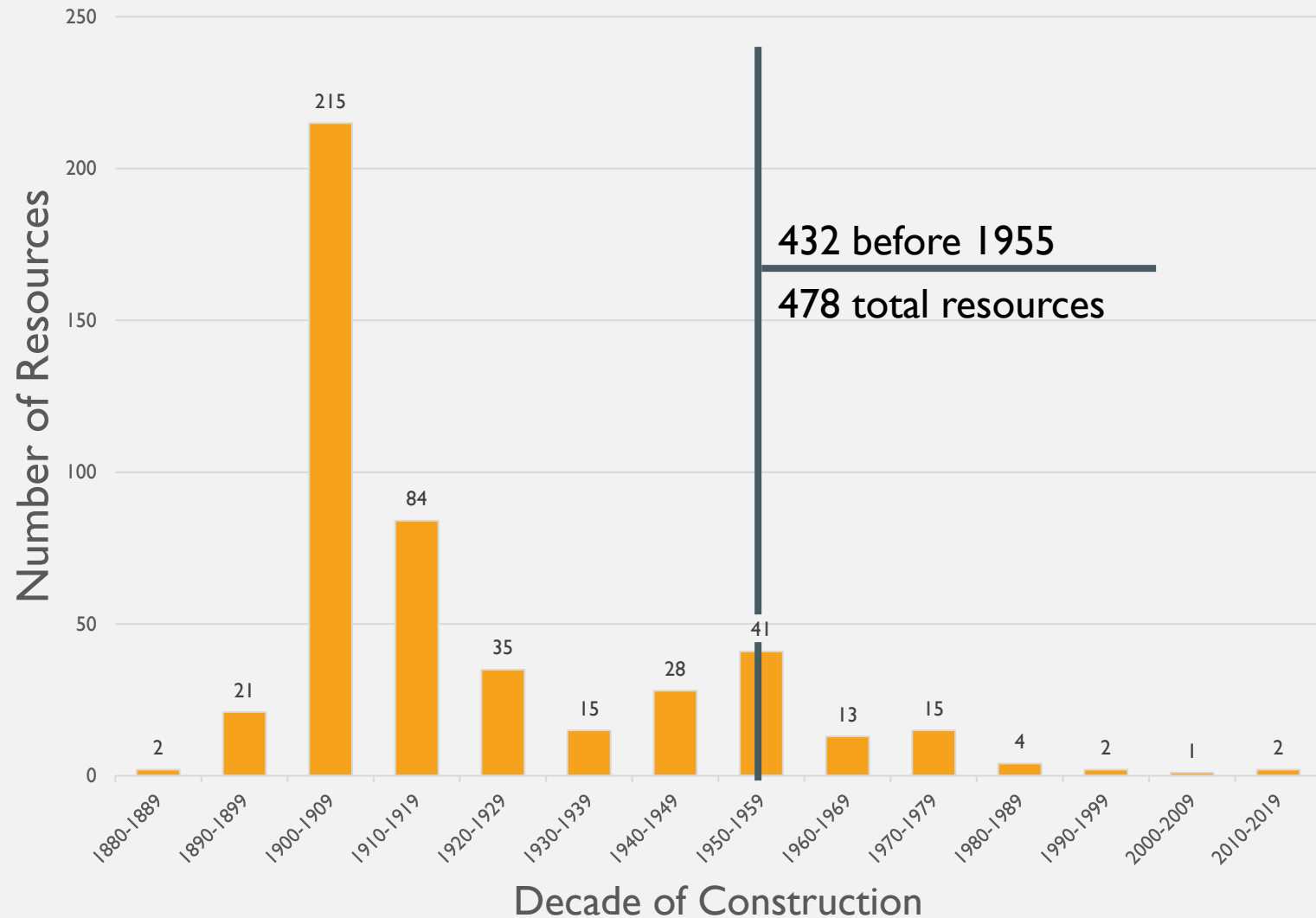


**OUT-MIGRATION
PLAN UNDER WAY**

Washington State Defense
Council Takes Steps to
Promote Program.



PERIOD OF SIGNIFICANCE 1888-1955



WHAT ARE THE IMPLICATIONS OF LISTING?



CARROT AND STICK APPROACH



We offer incentives if your property is listed on the Spokane Register, in turn, you allow for review of changes to the property in the future.

INTERIOR CHANGES ARE NOT REVIEWED

- The interior of your home is yours to remodel as you see fit
- The only time that we look at the interior is to verify costs for the Special Valuation Incentive
- That process is simply to make sure that the expenses being reviewed were actually completed – not to critique the design



Moye House, 1224 W. 11th
2020 Special Valuation

WHEN DO WE REVIEW?

When you apply for a permit for the exterior of your building – not regular maintenance

Changes like windows, doors, siding, porches

Demolition of a structure

New construction in the neighborhood will be reviewed for compatibility

You'll get a chance to weigh in on guidelines – for instance: paint color review; accessory structures like garages, ADUs, etc.

VISIBILITY AND REVIEW



FLOWCHART FOR DESIGN REVIEW...NON-CONTRIBUTING

Owner Applies for Building Permit



Property flagged as in CSSHD – 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 CSSHD – referred to HPO for next step

Applicant completes online Certificate of Appropriateness Application online

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 review
- If opposite – changing out original windows to what is there now it would need full SHLC review

CONSIDERATIONS ON NEW CONSTRUCTION

- If the district passes, there will be an opportunity for you to see what is planned for new construction within the boundaries of the district
- Review and decision of proposed design is done at public meetings rather than at a desk at City Hall
- Opportunity for public comment/engagement
- SHLC looks for “compatibility” to the surroundings, not historic replicas

705 S Jefferson - demolished



705 S Jefferson - today



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

INCENTIVES!

Available to Contributing Properties

BIG PROJECTS

Special Tax Valuation

Assessed Value of Structure = $\$300,000 \times 25\% = \$75,000$ minimum

New Roof \$35,000 + New Electrical \$15,000 + Kitchen/Bath Remodel \$50,000

25 Months to Complete the Project

Cost of the Project Will be Removed from Assessed Value for 10 years

$\$300,000 - \$100,000 = \$200,000$

***Depending on the mill rate, that equals a savings of approximately \$1300 per year in property taxes*

SMALL PROJECTS

Façade Improvement Grant

Up to \$5,000 grants in matching funds

Can be used for any project to rehab or maintain the street facing facade