

## Committee Agenda Sheet

### URBAN EXPERIENCE

<b>Submitting Department</b>	Historic Preservation
<b>Contact Name &amp; Phone</b>	Megan Duvall, Historic Preservation Officer 625-6543
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<b>Council Sponsor(s)</b>	CP Beggs, CM Kinnear, CM Wilkerson
<b>Select Agenda Item Type</b>	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion    Time Requested: 10
<b>Agenda Item Name</b>	Cannon Streetcar Suburb Historic District Overlay Zone Ordinance
<b>Summary (Background)</b>	<p>In 2015, the Cliff-Cannon Neighborhood Council (CCNC) started a conversation with the City's Historic Preservation Office (HPO) to create a means to better protect the historic character of the neighborhood. While parts of Cliff-Cannon have been listed as a National Register Historic District since 1979, that designation does not offer the protection against demolition and general character-defining features of the neighborhood that a listing on the Spokane Register would. The CCNC decided to pursue a Spokane Register of Historic Places historic district overlay zone to both offer protection of historic resources through design review, while at the same time, provide incentives to property owners who significantly improve historic properties.</p> <p>In order to create a large historic district, the SMC 17D.040 (Historic Preservation Ordinance) needed to be revised to allow for district creation through a vote of property owners within the proposed district. The ordinance revision passed City Council in February of 2018 and a new Historic Preservation chapter (SMC 17D.100) has been implemented. In fall of 2019, after receiving over 50% affirmative vote from property owners, the <i>Browne's Addition Historic District Overlay Zone</i> (SMC 17D.100.280) was recommended for passage by the Spokane Plan Commission and subsequently passed by the Spokane City Council. The process followed in the Browne's Addition effort was closely followed for the district in lower Cliff-Cannon.</p> <p>The HPO received a grant in June of 2019 to fund the creation of the Cannon Streetcar Suburb Historic District. The grant funded the work to produce the three documents necessary for the formation of a local historic district in the lower South Hill neighborhood of Cliff-Cannon – a nomination form, resource forms for each property within the district, and design standards and guidelines for the district. Those documents were created internally by HPO staff.</p> <p>The documents have been reviewed and approved by a unanimous vote of the Spokane Historic Landmarks Commission at a public hearing (12/21/22):</p> <ul style="list-style-type: none"> <li>• <a href="#">Cannon Streetcar Suburb Local Historic District Spokane Register Nomination Form</a></li> <li>• <a href="#">Cannon Streetcar Suburb Local Historic District Resource Forms</a></li> <li>• <a href="#">Cannon Streetcar Suburb Local Historic District Design Standards and Guidelines</a></li> </ul>

The Cannon Streetcar Suburb Design Standards and Guidelines are not development regulations but are instead used to assist the historic preservation officer and commission in making decisions in accordance with the Secretary of Interior's Standards Rehabilitation. Final decisions of the HPO or the commission are based on the Secretary of Interior Standards for Rehabilitation (Department of Interior regulations, 36 CFR 67). The Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies for a certificate of appropriateness. The intent of the Standards is to ensure the long-term preservation of a property's significance through the preservation of historic materials and features. After the receipt of a CoA, the property owner must still obtain a building permit from the Developer Services Center (DSC).

The ordinance creating a new section of SMC 17D.100.290 for the Cannon Streetcar Suburb Historic District Overlay Zone is attached.

**Balloting Process and Results:**

On September 14, 2022, the HPO mailed out 577 ballots to 493 property owners within the proposed boundaries of the Cannon Streetcar Suburb Historic District (some property owners own more than one parcel and are provided a vote for each developable parcel, as well as a ballot for all condominium owners). The ballot and letter are included in the attachments. Balloting closed on November 14, 2022. The results of the ballot were presented to the SHLC at their November 16, 2022 meeting where a public hearing was opened for the review of the Cannon Streetcar Suburb Historic District. The results are as follows:

- **391** total ballots were returned to the HPO
- **324 YES** votes to form the district
- **67 NO** votes to not form the historic district
- **186** votes *were not returned* and are counted as *NO* votes
- **Overall, 56.1% of the TOTAL property owners were in favor of the creation of the Cannon Streetcar Suburb Historic District** (exceeding the 50% + 1 required by SMC 17D.100.100)
- **68%** of the ballots were returned (391 of 577)
- Of those returning ballots, **82.8%** were in favor of the district creation (324 of 391)

**Plan Commission Results:**

The Plan Commission concluded that the proposed ordinance, including the proposed formation of the Cannon Streetcar Suburb Local Historic District Overlay Zone and adoption of the design standards and guidelines (SMC 17D.100.290), was consistent with provisions of Chapter 17D.100 previously enacted by the City Council pursuant to Ordinance No. C-35580 and the Comprehensive Plan amendment procedure outlined in SMC 17G.025.010.

By a vote of 9 – 1, the Plan Commission recommends to the City Council the approval of the proposed ordinance relating to the adoption of SMC 17D.100.290 regarding the Cannon Streetcar Suburb Local Historic District Overlay Zone and Design Standards and Guidelines. *(Findings from Plan Commission will be included in the final packet submitted into Onbase)*



<b>Proposed Council Action &amp; Date:</b>	<p>Approval of the Cannon Streetcar Suburb Historic District Overlay Zone Ordinance (17D.100.290). First reading: February 27, 2023; Final reading March 6, 2023</p> <p><b>17G.025.010 G. Approval Criteria.</b></p> <p>The City may approve amendments to this code if it finds that:</p> <ol style="list-style-type: none"> <li>1. The proposed amendment is consistent with the applicable provisions of the comprehensive plan; and</li> <li>2. The proposed amendment bears a substantial relation to public health, safety, welfare, and protection of the environment.</li> </ol> <p><b><u>Staff commentary:</u></b></p> <p>Under the Growth Management Act (GMA), development regulations must be consistent with and implement comprehensive plans. WAC 365-196-800. In this context, “implement” connotes that the regulations must be of sufficient scope to fully carry out the goals, policies, standards and directions contained in the comprehensive plan. <i>Id.</i></p> <p>Staff believes that the proposed amendment to the City’s development regulations is consistent with and will implement the Comprehensive Plan goals and policies referred to in the “Alignment with Comprehensive Plan” section included below.</p> <p>Further, the proposed amendment <i>bears a substantial relation to...the protection of the environment</i> – in this case, the historic character of a neighborhood or district would fall under the environment. Historic and Cultural Preservation is included as one of the “Environmental Elements” in the SEPA Checklist – in this case, question #13.</p> <p>In SMC 17E.050.220 we adopt the state’s definition of “environment.” The code provides a reference to the state code WAC 197-11-740 which directs you to WAC 197-11-444 for a list of elements that make up the environment. One of those elements is (2)(b)(vi) “historic and cultural preservation.”</p>
<p><b>Fiscal Impact:</b></p> <p>Total Cost:</p> <p>Approved in current year budget?      <input type="checkbox"/> Yes   <input type="checkbox"/> No   <input checked="" type="checkbox"/> N/A</p> <p>Funding Source                      <input checked="" type="checkbox"/> One-time      <input type="checkbox"/> Recurring</p> <p>Specify funding source: Certified Local Government Grant - \$21,000 FFY2019</p> <p>Expense Occurrence      <input checked="" type="checkbox"/> One-time      <input type="checkbox"/> Recurring</p> <p>Other budget impacts: (revenue generating, match requirements, etc.) Review fees will generate revenue. Design review fees are \$25 Administrative review; \$75 Landmarks Commission review; \$150 review fee for Special Valuation Tax Incentive (residential).</p>	
<p><b>Operations Impacts</b></p> <p><i>What impacts would the proposal have on historically excluded communities?</i></p> <p>While the lower south hill neighborhood contains a mix of multi-family and single-family properties, there is not a specific impact to historically excluded communities. Creation of local historic districts does not discourage infill, however, the Landmarks Commission will review new construction within the neighborhood for compatibility with the historic nature. Designation can also be a tool toward maintaining existing housing that serves some of our lowest-income neighbors.</p>	

*How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?*

That data is not something that is collected by the Historic Preservation Department.

*How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution?*

Effectiveness of the local historic district will be judged by the property owners who have requested the district to be created. Is the design review process easy to navigate? Is the decision-making fair and impartial? Has the character of the neighborhood been protected? Is the new construction compatible with the historic neighborhood?

*Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?*

This proposal touches on multiple chapters of the Comprehensive Plan. Pertinent Goals and Policies, in order of appearance in the Plan:

#### [Chapter 2: Implementation](#)

##### [2.1 Carrying Out the Plan](#)

##### [Historic Preservation](#)

The Comprehensive Plan recognizes the high value that citizens place on historic resources in Spokane. Policies express public desires regarding their preservation and how to manage changes to these resources as they are impacted by new development. Historic properties can range from individually listed commercial, governmental, or residential buildings to historic districts in both neighborhood and commercial areas. A number of implementation tools are already in place. The Spokane Register of Historic Places lists significant properties over 50 years old that meet specific criteria, with the consent of the owner. Following designation on the register, through a contract with the owner, properties are subject to design review by the Spokane Historic Landmarks Commission using federal rehabilitation standards, known as the Secretary of the Interior's Standards for Rehabilitation.

To encourage compliance, incentives are available for privately owned historic properties. Those incentives include the Federal Investment Tax Credit, which provides an income tax reduction for National Register listed, income-producing properties that have undergone a substantial rehabilitation; local Special Valuation, which reduces property tax; local Building Code Relief, which may allow deviation from building code requirements that directly impact important historic features of listed buildings; and the option of the donation of a Facade Easement, which may provide a one-time Federal Income Tax deduction based on the value of the donation.

A database of information of identified and potentially historic properties is also available and can be used as a planning tool by local government, developers, and elected officials to make informed decisions about actions that could affect historic resources.

#### [Chapter 3: Land Use](#)

##### [LU 1.3 Single-Family Residential Areas](#)

Protect the character of single-family residential neighborhoods by focusing higher intensity land uses in designated Centers and Corridors.

**Discussion:** The city's residential neighborhoods are one of its most valuable assets. They are worthy of protection from the intrusion of incompatible land uses. Centers and Corridors provide opportunities for complementary types of development and a greater diversity of residential densities. Complementary types of development may include places for neighborhood residents to work, shop, eat, and recreate. Development of these uses in a manner that avoids negative impacts to surroundings is essential. Creative mechanisms, including design standards, must be implemented to address these impacts so that potential conflicts are avoided.

#### LU 2.2 Performance Standards

Employ performance and design standards with sufficient flexibility and appropriate incentives to ensure that development is compatible with surrounding land uses.

**Discussion:** Performance and design standards should address, among other items, traffic and parking/loading control, structural mass, open space, green areas, landscaping, and buffering.

In addition, they should address safety of persons and property, as well as the impacts of noise, vibration, dust, and odors. An incentive system should be devised that grants bonuses, such as increased building height, reduced parking, and increased density, in exchange for development that enhances the public realm.

#### LU 5.5 Compatible Development

Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types

#### LU 7.3 Historic Reuse

Allow compatible residential or commercial use of historic properties when necessary to promote preservation of these resources.

**Discussion:** Preservation of historic properties is encouraged by allowing a practical economic use, such as the conversion of a historic single-family residence to a higher density residential or commercial use. A public review process should be required for conversions to a use not allowed in the underlying zoning district. Special attention should be given to assuring that the converted use is compatible with surrounding properties and the zone in which the property is located. Recommendations from the Historic Landmarks Commission and the Historic Preservation Officer should be received by any decision-maker before a decision is made regarding the appropriateness of a conversion of a historic property.

### Chapter 6: Housing

#### H 2.3. Housing Preservation

Encourage preservation of viable housing.

**Discussion:** Housing that is susceptible to redevelopment is often serving lower income households and is an important part of the housing mix within the city. Future sub-area plans should preserve existing viable housing outside of designated center or corridor environments where redevelopment and intensification are encouraged. Often the housing that is destroyed cannot be replaced by new housing elsewhere at the same cost level. Sub-area plans should permit the transfer of unused development rights from low-income housing to eligible sites elsewhere in the planning area or the city as a preservation strategy.

Information about soon-to-be-demolished housing should be made available to the public, such as on the internet, so that concerned housing-related groups can determine if there are alternatives to demolition when the structure is worth preserving. Options might include purchase of the property or relocation of the housing.

## 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.

**Discussion:** Landmarks are structures or sites that provide focal points of historic or cultural interest. Preservation of them, even when not located within historic districts, celebrates the uniqueness of the particular area. Development that is compatible with and respects these landmarks enhances the richness and diversity of the built and natural environments while reinforcing the landmark structures 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.

**Discussion:** New development should be compatible with the context of the area and result in an improvement to the surrounding 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.

**Discussion:** Designated historic districts are unique areas that play a special role in preserving Spokane's character. Each tells a particular story which is illustrated by a set of identified, contributing historic resources. These areas are often catalysts for redevelopment and revitalization. The character of historic districts is fragile and can be lost through large scale change or the cumulative effects of smaller changes. The relationship between historic buildings, streetscapes, and landscape features within historic districts helps define the historic character and should be considered when planning or permitting development or infill. Those areas that have been designated as local historical districts and sub-areas or special areas, such as centers and corridors and downtown Spokane, may need specific guidelines that supplement and augment the citywide general guidelines if it is determined that this is feasible or desired. Local input and the existing characteristics of an historic district or sub-area are the basis for design guidelines used for the evaluation of specific projects in that particular area.

### DP 2.8 Design Review Process

Apply design guidelines through a review process that relies on the expertise of design professionals and other community representatives to achieve design performance that meets or exceeds citizens' quality of life expectations.

**Discussion:** The Design Review process is an opportunity for board members, citizens and staff to identify the valued features of the surrounding district or neighborhood. Board discussion and recommendations should help ensure that new developments will be sensitively designed to protect these characteristics. In addition, the Design Review process should reference any adopted district plans in order to help ensure that new development can be designed to benefit from, and contribute to, the district's potential. Design guidelines provide the direction needed to reach design solutions that meet the intent of the Comprehensive Plan, adopted plans, and adopted codes.

### DP 2.12 Infill Development

Encourage infill construction and area redevelopment that complement and reinforce positive commercial and residential character.

**Discussion:** Infill construction can benefit the community when done in a manner that improves and does not detract from the livability of the neighborhood and the desirable design character of the area.

#### DP 3.1 Historic Preservation

Establish historic preservation as a high priority within city programs.

**Discussion:** Historic preservation has traditionally received less funding and fewer resources than any other city department. An increase in funding and an accompanying increase in connecting preservation with city functions of economic development and planning ensures that these policies are enacted. Well-funded and staffed historic preservation programs result in measurable economic development and community revitalization.

#### DP 3.3 Identification and Protection of Resources

Identify historic resources to guide decision making in planning.

**Discussion:** Historic inventories and registers are the foundation of good community planning. Maintain an inventory of historic properties and the Spokane Register of Historic Places and continue to nominate historic properties to the local, state, and national historic registers.

#### DP 3.4 Reflect Spokane's Diversity

Encourage awareness and recognition of the many cultures that are an important and integral aspect of Spokane's heritage.

**Discussion:** Historic preservation must reflect the diversity of Spokane's past. The city must be proactive in including the many cultures and traditions of Spokane's heritage in historic preservation planning and activities.

#### DP 3.5 Landmarks Commission

Maintain and utilize the expertise of the Landmarks Commission in decision making by the City Council, City Plan Commission, City Parks Board, and other city agencies in matters of historic preservation.

**Discussion:** The City of Spokane and Spokane County established the Landmarks Commission in 1981 to advise them in matters of historic preservation. Their link with other government processes needs to be strengthened. More effort is needed to seek the counsel of the Landmarks Commission before decisions are made.

#### DP 3.9 Redevelopment Incentives

Provide incentives to property owners to encourage historic preservation.

**Discussion:** Incentives play an important role in encouraging the preservation and reuse of historic buildings, and maximizing substantial economic and quality of life benefits. The city should retain existing local incentives (historic designation, specialized technical Design Review assistance, Special Valuation, a historic marker program, conditional use permits, and fee waivers) and look for new ways to encourage preservation with incentives.

#### 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. City Departments such as Building, Planning and Development, Engineering, Parks and Recreation, and Streets should include Historic Preservation in their plans, policies, regulations, and City of Spokane Comprehensive Plan operations. 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 (IEBC) in development projects involving historic properties and historic districts.

#### 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.

**Discussion:** Identifying the social and cultural resources of an area is necessary for protection and guides decision making in resource planning and management, and environmental review. The conservation of neighborhoods of historic character, preservation of historically significant resources, and their inclusion into historic districts are encouraged. Outstanding historic structures should be preserved when neighborhoods are redeveloped and rehabilitated.

#### DP 5.1 Neighborhood Participation

Encourage resident participation in planning and development processes that will shape or re-shape the physical character of their neighborhood.

**Discussion:** It is in the best interest of the broader community to maximize the desirability and stability of the city's individual neighborhoods. Neighborhood residents are the best equipped to determine what neighborhood design details and elements represent the particular characteristics of their specific area. As an example, residents are able to identify neighborhood features that are valued so they can be protected or enhanced as changes occur. This might include new development subject to review by the Design Review Board or updates to codes and policies that may affect a neighborhood.

### Chapter 11: Neighborhoods

#### N 2.4 Neighborhood Improvement

Encourage revitalization and improvement programs to conserve and upgrade existing properties and buildings.

#### N 6.1 Environmental Planning

Protect the natural and built environment within neighborhoods.

**Discussion:** Efforts must continue to be made to preserve the environment when introducing new projects into established neighborhoods, when developing new neighborhoods, and as a daily exercise in maintaining a clean living environment for health, safety, and aesthetic purposes.

(Staff comment: Additionally, the maintenance and refurbishment of existing historic buildings decreases overall negative impacts to the natural environment by limiting embodied carbon emissions)

### Chapter 13: Local Government and Citizenship

#### N 2.4 Neighborhood Improvement

Encourage revitalization and improvement programs to conserve and upgrade existing properties and buildings.

#### Attachments:

1. 17D.100.290: Cannon Streetcar Suburb Historic District Overlay Ordinance
2. Spokane Historic Landmarks Findings of Fact (12/22/22)
3. Plan Commission Findings of Fact, Conclusions, and Recommendation (1/30/23)
4. Cannon Streetcar Suburb Historic District Standards and Guidelines
5. Public Comment

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**OFFICE OF THE SPOKANE CITY ATTORNEY**  
*LEGAL MEMORANDUM*

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**TO:** HISTORIC LANDMARKS COMMISSION  
PLAN COMMISSION

**FROM:** MICHAEL J. PICCOLO, ASSISTANT CITY ATTORNEY

**SUBJECT:** ADOPTION OF CANNON LOCAL HISTORIC DISTRICT OVERLAY  
ZONE

**DATE:** JULY 6, 2020

**CC:** MEGAN DUVALL, HISTORIC PRESERVATION OFFICER  
LOUIS MEULER, INTERIM PLANNING DIRECTOR

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RCW 36.70A.370 (1), regarding protection of private property, requires the Washington State Attorney General to advise state agencies and local governments on an orderly, consistent process that better enables government to evaluate proposed regulatory or administrative actions to assure that these actions do not result in unconstitutional takings of private property. This process must be used by state agencies and local governments that plan under ROW 36.70A.040 — Washington's Growth Management Act. Local governments that are required or choose to plan under ROW 36.70A.040 shall utilize the process established by ROW 36.70A.370 (1) to assure that proposed regulatory or administrative actions do not result in an unconstitutional taking of private property.

The State Attorney General prepared an advisory memorandum and recommended process for evaluating proposed regulations or administrative actions to avoid unconstitutional taking of private property. I have attached below a link to the memorandum. While the memorandum is helpful in understanding the takings clause, it does not address the legal authority for historic preservation regulations, which this memorandum will address.

The state legislature adopted as one of the goals to guide the development and adoption under GAM of comprehensive plans and development regulations the goal of historic preservation, including identifying and encouraging the preservation of lands, sites, and structures that have historical or archaeological significance. ROW 36.70A.020 (13). The City adopted Chapter 8 of its Comprehensive Plan entitled Urban Design and Historic Preservation. The policies established in Chapter 8 include:

[https://agportal-s3bucket.s3.amazonaws.com/uploadedfiles/Home/About the Office/Takings/2018%20AGO%20Takings%20Guidance%20Update%2008-31-2018.pdf](https://agportal-s3bucket.s3.amazonaws.com/uploadedfiles/Home/About%20the%20Office/Takings/2018%20AGO%20Takings%20Guidance%20Update%2008-31-2018.pdf).

**1) DP 1.1 Landmark Structures, Buildings, and Sites**

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

**2) 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.*

**3) DP 3.1 Historic Preservation**

*Establish historic preservation as a high priority within city programs.*

**4) DP 3.2 Historic Preservation Plan**

*Encourage public understanding and support of Spokane's historic heritage by educating the public of the goals of the Historic Preservation Plan.*

**5) DP 3.9 Redevelopment Incentives**

*Provide incentives to property owners to encourage historic preservation.*

**6) DP 3.11 Rehabilitation of Historic Properties**

*Assist and cooperate with owners of historic properties to identify, recognize, and plan for the use of their property to ensure compatibility with preservation objectives.*

**7) DP 3.12 Reuse of Historic Materials and Features**

*Encourage the deconstruction and reuse of historic materials and features when historic buildings are demolished.*

**8) 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.*

The City has for decades maintained the Landmarks Commission, a historic preservation ordinance and a historical preservation officer to implement federal regulations under the Secretary of Interior's Standards for Rehabilitation used for the designation, registration and protection of historic landmarks and historic districts (36 CFR 67). The City Council, Plan Commission and Landmarks Commission most recently in early 2018 reviewed and adopted an entire recodification of the City's Historic



Preservation Ordinance in Chapter 17D.100 SMC. While there is significant case law regarding the unconstitutional takings of private property through government regulations, both the federal and states courts have recognized the substantial legal authority for local governments to implement historic preservation regulations without creating an unconstitutional taking of private property.

The United States Supreme Court's decision in *Penn Cent. Transp. Co. V. New York City*, 438 U.S. 104 (1978), established many of the legal principles regarding landmark preservation law where the Court recognized that landmark preservation laws enacted pursuant to legislative authority may regulate land use by conserving structures with historic or aesthetic significance that enhance the quality of life for all citizens.

The *Penn Central* court summarized the issue as follows:

The question presented is whether a city may, as part of a comprehensive program to preserve historic landmarks and historic districts, place restrictions on the development of individual historic landmarks--in addition to those imposed by applicable zoning ordinances--without effecting a "taking" requiring the payment of "just compensation." Specifically, we must decide whether the application of New York City's Landmarks Preservation Law to the parcel of land occupied by Grand Central Terminal has "taken" its owners' property in violation of the Fifth and Fourteenth Amendments.

*Penn Central Transp. Co.*, 438 U.S. at 107.

The Supreme Court determined that the local ordinance advanced a legitimate governmental interest and did not deny the property owner all beneficial use of its property. The Court formulated a three-part inquiry for analyzing regulatory taking claims, focusing on the 1) economic impact on the claimant; 2) effect on the claimant's distinct investment-backed expectations; and 3) character of the government action. *Id* at 124. The Court concluded that denial of the property owner's permit did not restrict the owner's property rights by precluding economically beneficial use of the property, did not single out the owner to bear an unfair burden and promoted the public interest.

To successfully demonstrate that a historic preservation ordinance constitutes an unconstitutional taking, the applicant may not establish a taking simply by showing that they have been denied the ability to exploit a property interest they heretofore had believed was available for development. The applicant must show that its property was rendered "valueless" by regulations. *District In town Properties Limited Partnership v. District of Columbia*, 198 F.3d 874, 881-82 (1999), citing *Penn Central Transp. Co.*, 438 at 130 and *Lucas v. South Carolina Coastal Council*, 505 U.S. 1003, 1009 (1992).

Washington State Courts have also recognized the authority of government to impose historic preservation regulations without constituting a takings. In *Buttnick v. Seattle*, 105 Wn.2d 857, 852 (1986), the Washington State Supreme Court, in upholding a provision of the Seattle historic preservation ordinance, again reiterated the holding of *Penn Central Transp. Co.* emphasizing that 1) States and cities may enact land-use restrictions or controls to enhance the quality of life by preserving the character and desirable aesthetic features of a city and 2) the burden of landmark regulation do not amount to a "taking" of property, at least where the owner retains reasonable beneficial uses. In *Buttnick v. Seattle*, the City's historic preservation ordinance required the owner of property located in a historic district to remove and replace a portion of the building exterior. The owner claimed the ordinance requirement constituted an unconstitutional taking of her property without just compensation. In upholding the ordinance, the Court concluded that the estimated costs of replacement did not impose an unnecessary or undue hardship on the plaintiff, considering its market value and income producing potential. *Buttnick v. Seattle*, 105 Wn.2d at 863. The Court referred to the *Penn Central* case for the holding that the burdens of landmark regulation do not amount to a taking of property, at least where the owner retains reasonable beneficial use.

The action being reviewed by the Landmarks Commission and Plan Commission is the potential adoption of the Cannon Local Historic District Design Standards and Guidelines as part of the formation of the Cannon Local Historic District and adoption by the City Council of an overlay zone for the district. There are a couple of important aspects of the ordinance adopting the overlay zone and additional procedural and administrative code changes. The first is that the section of the ordinance creating the Cannon Local Historic District Overlay Zone specifically provides that the criteria used for all final decisions is the Secretary of Interior Standards for Rehabilitation (36 CFR 67). The Cannon Local Historic District Design Standards and Guidelines are not development regulations but are instead used to assist the Historic Preservation Officer and the Commission make decisions in accordance with the federal standards. The Historic Preservation Ordinance also has existing provisions to safeguard against undue economic hardship. For both certificates of appropriateness for demolition within a historic district under SMC 17D.100.220 and demolition permits for historic structures in the Downtown area and national register historic districts under SMC 17D.100.230, the property owner may apply for an economic hardship determination, which would allow owner to obtain a demolition permit without complying with the requirements of the ordinance.

In the opinion of this office, the proposed adoption of the Cannon Local Historic District Overlay Zone and accompanying Design Standards and Guidelines are consistent with the federal and state case law regarding historic preservation regulations and do not constitute an unconstitutional taking of private property.

Please let me know if you have any questions or would like to discuss these issues.

Michael J. Pericob

**Attachment #1:**  
**SMC 17D.100.290**  
**Cannon Streetcar Suburb**  
**Overlay Zone Ordinance**

ORDINANCE NO. C - \_\_\_\_\_

An ordinance relating to the adoption of the Cannon Streetcar Suburb Local Historic District Overlay Zone and Design Standards and Guidelines; adopting new SMC sections 17D.100.290.

WHEREAS, 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; and

WHEREAS, the City of Spokane Comprehensive Plan requires that the city utilize zoning provisions, building regulations, and design standards that are appropriate for historic districts, sites, and structures; and

WHEREAS, the Cliff-Cannon Neighborhood Council contacted the Spokane Historic Preservation Office requesting that a local historic district be formed in the neighborhood; and

WHEREAS, the Historic Preservation Office applied for and received a grant from the Department of Archaeology and Historic Preservation to create the documents required to form the Cannon Streetcar Suburb Historic District including the nomination document detailing the history and characteristics of the district, resource forms including specific information and photographs of every property within the district, and design standards and guidelines specific to the district; and

WHEREAS, the Spokane City/ County Historic Preservation Office conducted outreach efforts including a regularly updated website with all documents and information about the district, multiple presentations, three workshops, a survey, and direct feedback from property owners; and

WHEREAS, a committee of engaged property owners within the boundaries of the district came together to strategize their own outreach efforts, determined when the ballots should be sent to property owners, planned door-knocking campaigns, stayed in close contact with the Historic Preservation Office about the status of returned ballots, and led to the ultimate success of the property owner vote; and

WHEREAS, after conducting extensive historic research and engaging the community for input and feedback, a Cannon Streetcar Suburb Local Historic District Nomination form, Cannon Streetcar Suburb Local Historic District Inventory Resource Forms, and Cannon Streetcar Suburb Local Historic District Design Standards and Guidelines have been developed for adoption of the district to the Spokane Register of Historic Places and for the formation of the Cannon Streetcar Suburb Local Historic District Overlay Zone; and

WHEREAS, formation of a historic district provides numerous property owners with the financial benefit associated with historic preservation tax incentives when they invest substantially in their property as well as access to a Façade Improvement Grant available through the Historic Preservation Office without the requirement of having to individually list their home or building; and

WHEREAS, 56.1% of the owners of developable parcels within the district boundaries have voted in favor of forming the Cannon Streetcar Suburb Local Historic District Overlay Zone (324 “YES” votes out of 577 possible votes which exceeds the 50% +1 required by SMC17D.100.100B); and

The City of Spokane does ordain:

Section 1. That there is adopted a new section 17D.100.290 to Chapter 17D.100 SMC to read as follows:

**17D.100.290 Cannon Streetcar Suburb Local Historic District Overlay Zone**

**A. Purpose.**

This special overlay zone establishes a local historic district in Cliff-Cannon under section 17D.100.020. This overlay zone sets forth standards and guidelines that will maintain the historic character of the district through a landmark’s commission design review process.

**B. Designation of Districts.**

Along with individual properties, contiguous groups of properties can be designated as local historic districts on the Spokane Register of Historic Places.

1. The process for designation of local historic districts is detailed in Chapter 17D.100.
2. Local historic districts are displayed as an overlay zone on the official zoning map and its title and purpose are adopted as an ordinance under

Title 17C. See the Cannon Streetcar Suburb Local Historic District Overlay Zone Map 17D.100.290-M1.

C. Certificate of Appropriateness Review.

The certificate of appropriateness review process for the Cannon Streetcar Suburb Local Historic District helps ensure any alterations to a building do not adversely affect that building's historic character and appearance, or that of the historic district. The process is conducted by the Spokane Historic Landmarks Commission as detailed in "Cannon Streetcar Suburb Local Historic District Design Standards and Guidelines."

1. The District Design Standards and Guidelines assist property owners through the design review process by providing the following:
  - a. District-wide design standards and guidelines,
  - b. Specific design standards and guidelines for single-family contributing structures,
  - c. Specific design standards and guidelines for multi-family contributing structures,
  - d. Specific design standards and guidelines for non-contributing structures,
  - e. Design standards and guidelines for new construction, and
  - f. Demolition review criteria for properties within the district.
2. The Cannon Streetcar Suburb Local Historic District Design Standards and Guidelines require property owners to apply for and receive a Certificate of Appropriateness for proposed exterior changes to properties within the district as outlined in the Cannon Streetcar Suburb Local Historic District Design Standards and Guidelines and under sections 17D.100.200-220.

D. The Cannon Streetcar Suburb Local Historic District Design Standards and Guidelines are intended to provide guidance for decision making by both the property owner when undertaking work within the Cannon Streetcar Suburb Local Historic District and the historic preservation officer and commission when issuing certificates of appropriateness in the district. The Cannon Streetcar Suburb Local Historic District Design Standards and Guidelines are not development regulations but are instead used to assist the historic preservation officer and commission to make decisions in accordance with the Secretary of Interior's Standards Rehabilitation. Final decisions of the HPO or the commission are based on the Secretary of Interior Standards for Rehabilitation (Department of Interior regulations, 36 CFR 67). The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies for a certificate of appropriateness. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The following Standards are to be applied to specific

rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential



form and integrity of the historic property and its environment would be unimpaired.

- B. The Cannon Streetcar Suburb Local Historic District Design Standards and Guidelines, which are incorporated by reference and included as Appendix A are adopted.

PASSED BY THE CITY COUNCIL ON \_\_\_\_\_, 2023.

\_\_\_\_\_  
Council President

Attest:

Approved as to form:

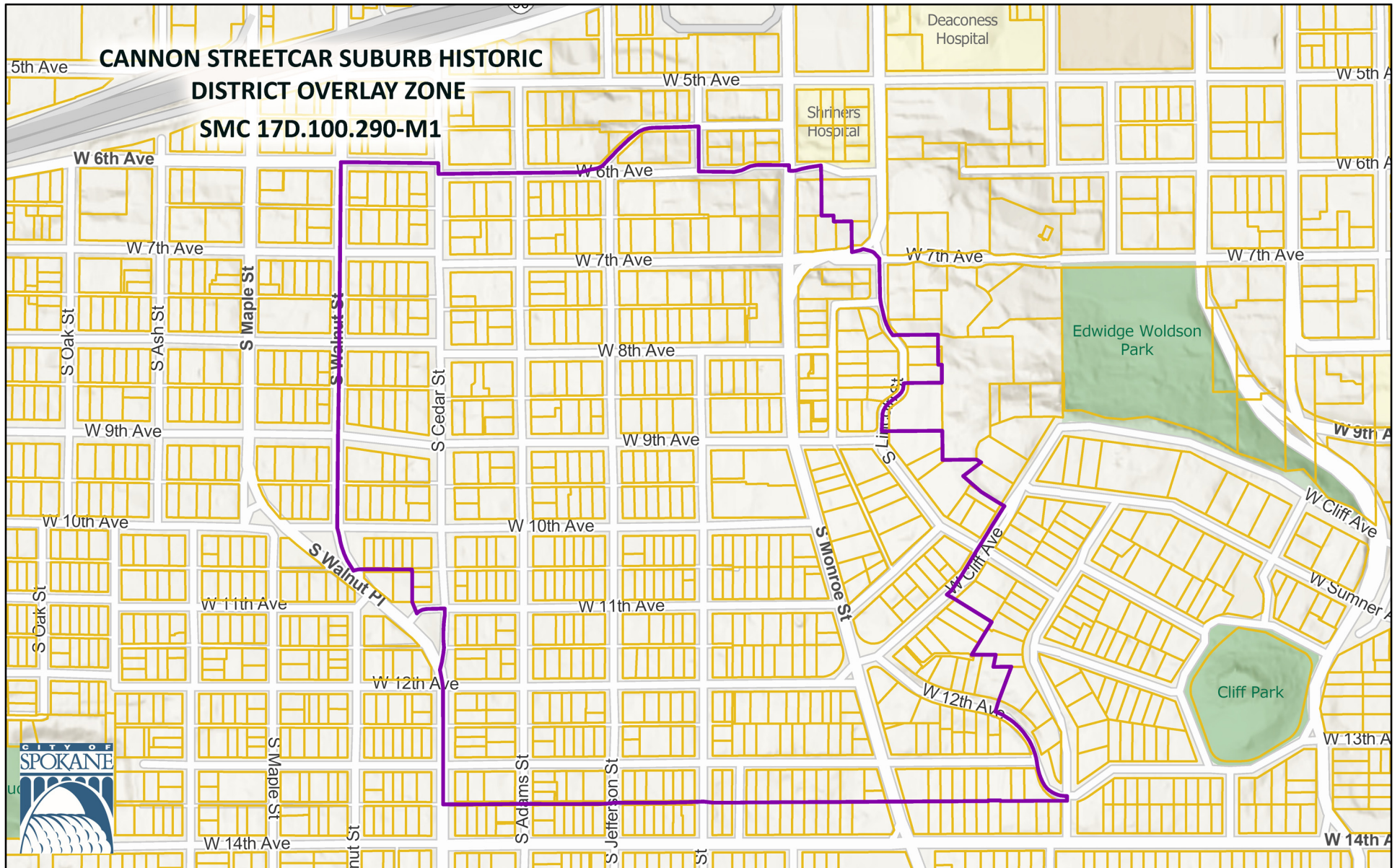
\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Assistant City Attorney

\_\_\_\_\_  
Mayor

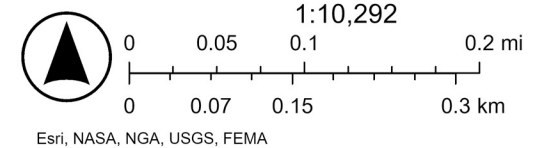
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Date

\_\_\_\_\_  
Effective Date



1/31/2023

- Cannon Streetcar Suburb Local Historic District Boundary
- Parcel Boundaries



**Attachment #2:**  
**SHLC Findings of Fact**  
**Cannon Streetcar Suburb**  
**Historic District**

# **Staff Report and Findings of Fact Nomination to the Spokane Register of Historic Places**

## **Cannon Streetcar Suburb Spokane Register Historic District Nomination, Resource Forms and Design Standards & Guidelines; Report of 60-Day Ballot Period**

### **FINDINGS OF FACT**

**1. SMC 17D.100.090: "Generally a building, structure, object, site, or district which is more than fifty years old may be designated an historic landmark or historic district if it has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, county, state, or nation."**

- The Period of Significance for the Cannon Streetcar Suburb Historic District is from 1883 when the district was first platted to 1955 with the conclusion of the post-WWII building boom; the last year that more than four buildings were constructed within the district within any calendar year; and additionally, 1955 was the last year when both multi-family and single family were built within the same year. 1955 was also the last year that a single family house was built until 2004, a 49-year gap.
- The Period of Significance of 1883 to 1955 meets the 50-year age requirement for listing.

**2. SMC 17D.100.090: The property must qualify under one or more categories for the Spokane Register (A, B, C, D, E).**

- The Cannon Streetcar Suburb Historic District is eligible for the Spokane Historic Register under Categories A and C.
- It is eligible under Category A for its association with the broad patterns of Spokane history in the fields of transportation and residential development.
- It is eligible under Category C for its architectural significance in the distinctiveness of some of its buildings and the wide array of building types and styles.

**3. SMC17D.100.020: "The property must also possess integrity of location, design, materials, workmanship, and association." From NPS Bulletin 15: "Integrity is the ability of a property to convey its significance...it is not necessary for a property to retain all its historic physical features...the property must retain, however, the essential physical features that enable it to convey its historic identity."**

- Many resources within the Cannon Streetcar Suburb Historic District have experienced some modification over time. A historic district is comprised of streetscapes, public spaces, and individual properties. Together, these elements form the collective identity and defining character of a historic district. However, not all properties within the boundary contribute meaningfully to the collective identity and defined character of the district. Some properties are non-contributing because they are new construction built outside the period of significance, and others are non-contributing because the exterior façade has been changed so substantially that the original form and style is not recognizable in its current form.
- Each resource within the Cannon Streetcar Suburb Historic District was evaluated for its ability to contribute to the significance and eligibility of the historic district. A determination of whether or not a property contributes to the district was based on its historic architectural features. Then a comparison is made between the historic context of the district and each individual property. If the comparison shows that the property possesses the identified characteristics, then it is evaluated as contributing to the district.
- Rather than give a "rating" of properties as Excellent, Good, Fair, or Poor, as was done in Browne's Addition, staff decided to only decide whether properties retained enough integrity to be "contributing" to the district, or "non-contributing" due to age or modifications.

- Breakdown of Contributing to Non-Contributing Resources – **475 TOTAL:**

Contributing Resources of the Cannon Streetcar Suburb Historic District		
Contributing	Non-Contributing	Out of Period
387 (81%)	43 (9%)	45 (10%)

4. **SMC17D.100.100 B.** The proposed management and design standards shall only be effective if a majority of the owners of properties located within the boundaries of the proposed historic district sign a petition, on a form prescribed by the HPO, seeking the formation of the proposed historic district, under the management standards applicable to the district as a whole, within the sixty (60) day consideration period. Following the expiration of the sixty (60) day consideration period, the HPO shall report to the commission concerning the number of properties within the proposed district and the number of signatures contained on the petition. If the HPO determines that the petition contains the requisite number of signatures, the commission shall set the property management and design standards for the district. For purposes of this requirement, “owners of property” includes owners of units within a condominium association.
- On September 14, 2022, official ballots/petitions with 577 “votes” were mailed to 493 property owners. As of 5:00 pm on Monday, November 14, 2022; 387 votes had been returned and included 324 votes of “YES” to form the historic district and 67 votes of “NO” to not form the district. 186 votes were not returned and are counted as “NO” votes.
  - The percentage of returned votes (391 of 577) was 68%.
  - Of those who returned ballots, 82.8% of the votes were in favor of the district’s creation.
  - Overall, 56.1% of the TOTAL property owners within the district boundaries were in favor, which exceeds the 50% +1 required by ordinance (289 votes minimum).
5. **Once listed, the “contributing” properties within the Cannon Streetcar Suburb Historic District will be eligible to apply for incentives, including:**  
Special Valuation (property tax abatement), Façade Improvement Grants, Spokane Register historic marker, and special code considerations.

## **STAFF RECOMMENDATION**

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The **Cannon Streetcar Suburb Historic District** qualifies for eligibility under Spokane Register Categories A & C. Final approval of the nomination document, resource forms and design standards is recommended. The report of ballots/voting confirms that property owners in the Cannon Streetcar Suburb Historic District are in favor of its formation. The proposed Cannon Streetcar Suburb Historic District Overlay Zone is recommended City Council consideration for placement on the official zoning map.

**Landmarks Commission Review:**      **Open Public Hearing: 11/16/2022**      **Final Hearing: 12/21/2022**

Jill-Lynn Nunemaker moved, based on the Findings of Fact, the Cannon Streetcar Suburb Historic Overlay Zone ordinance SMC 17D.100.290 which includes a map of the district boundary, nomination, resource forms, and design standards and guidelines is eligible under categories A and C, and recommend for approval by the City Council to be placed on the Spokane Register of Historic Places, adopted into the Spokane Municipal Code as SMC 17D.100.290, and placed on the official zoning map for the City of Spokane. Daniel Zapotocky seconded; Austin Dickey proposed a friendly amendment to the motion to modify the wording to clarify that staff has the authority to finalize the resource forms based on feedback from the commission. Amanda Paulson seconded the friendly amendment; motion carried. (7/7)

**Attachment #3:**  
**Plan Commission Finding and**  
**Recommendations - Cannon**  
**Streetcar Suburb Historic**  
**District Overlay Zone**

**Spokane City Plan Commission  
Findings of Fact, Conclusions, and Recommendation**

**Proposed Adoption of SMC 17D.100.290, Cannon Streetcar Suburb Local Historic District Overlay Zone and Design Standards and Guidelines**

A recommendation from the City Plan Commission to the City Council to approve the adoption of SMC 17D.100.290, Cannon Streetcar Suburb Local Historic District Overlay Zone and Design Standards and Guidelines. The proposal is related to the request from the Cliff-Cannon Neighborhood and the Cannon Historic District Subcommittee requesting the formation of a local historic district in the Cliff-Cannon Neighborhood, which would include the approval of the historic district formation through a balloting process and the legislative action to approve an overlay zone.

**Findings of Fact:**

- A. The City of Spokane's Comprehensive Plan 1) encourages the recognition and preservation of unique or outstanding landmark structures, buildings, and sites." (Goal DP 1.1), 2) establishes historic preservation as a high priority within city programs (Goal DP 3.1), 3) requires that the city identify historic resources to guide decision making in planning" (Goal DP 3.3) and 4) seeks to maintain and utilize the expertise of the Landmarks Commission in decision making by the City Council, City Plan Commission, City Parks Board, and other city agencies in matters of historic preservation. (Goal DP 3.5).
- B. The Comprehensive Plan also requires that the City 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 subarea or historic district. (Goal DP 2.7).
- C. To accomplish this, the City's Comprehensive Plan states as a goal to "provide incentives to property owners to encourage historic preservation" (Goal DP 3.9) and assist and cooperate with owners of historic properties to identify, recognize, and plan for the use of their property to ensure compatibility with preservation objectives (Goal DP 3.11) as well as encourage the deconstruction and reuse of historic materials and features when historic buildings are demolished. (Goal DP 3.12).
- D. The City's Comprehensive Plan recognizes our neighborhoods as one of our City's finest assets, and therefore requires that the City 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. (Goal DP 3.13).



- E. The City Council adopted Ordinance No. C-35580 on February 12, 2018 whereby the City Council recodified the City's Historic Preservation Ordinance. Part of that recodification included the process for the formation of local historic districts.
- F. The Cliff-Cannon Neighborhood Council contacted the Spokane Historic Preservation Office on October 7, 2016 requesting that a local historic district be formed in the neighborhood; and
- G. The Cliff-Cannon Neighborhood Council, the Cannon Historic District Subcommittee, and the Spokane City/ County Historic Preservation Office conducted outreach efforts including multiple presentations, three Plan Commission workshops, neighborhood workshops, websites with additional information, mailings, a survey, and direct feedback from property owners; and
- H. After conducting extensive historic research and engaging the community for input and feedback, a Cannon Streetcar Suburb Local Historic District Nomination document, Cannon Streetcar Suburb Local Historic District Resource Forms, and Cannon Streetcar Suburb Local Historic District Design Standards and Guidelines have been developed for adoption of the district to the Spokane Register of Historic Places and for the formation of the Cannon Streetcar Suburb Local Historic District Overlay Zone; and
- I. The adoption of the Cannon Streetcar Suburb Local Historic District Overlay Zone and Design Standards and Guidelines would be the final step in the formation of this local historic district.
- J. On July 22, and August 12, 2020, and December 14, 2022 the Spokane City Plan Commission held workshops to study the proposed ordinance, the formation of the Cannon Streetcar Suburb Local Historic District, and the adoption of the Design Standards and Guidelines.
- K. On July 8, 2020, pursuant to RCW 36.70A.106, the City notified the Washington State Department of Commerce of its intent to adopt this proposed ordinance. On July 8, 2020, the City received an acknowledgement letter from the Department of Commerce.
- L. Three public workshops in Cannon were held on May 12, 2022, June 14, 2022, and July 28, 2022 amongst regular check-ins with the Cliff-Cannon Neighborhood Council at their regular meetings. Additional neighborhood workshops were done virtually during the pandemic.
- M. As required by SMC 17D.100.030, a vote of the property owners within the district boundaries was conducted to determine support for the district. 493 ballots with 577 votes (1 vote per developable parcel within the boundary) were sent via USPS on September 14, 2022. 391 votes were returned by the deadline on November 14, 2022. The HPO received 324 "YES" votes to form the district, 67 "NO" votes were received; and 186 votes were not returned to the HPO office. Turnout was 68%. Of those who returned ballots, 83% were in favor of forming the district, and once the non-returned votes are accounted for, 56.1% of the TOTAL owners of



properties within the district boundaries were in favor, which exceeded the 50% +1 required by city ordinance (289 "YES" votes minimum).

- N. The City caused notice of the proposed ordinance and announcement of the Plan Commission's January 25, 2023 hearing to be published in the Spokesman Review on January 11, 2023 and again on January 18, 2023.
- O. On January 3, 2023, the responsible official issued a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance for the proposed ordinance. The public comment period for the SEPA determination ended on June 25, 2022 at 4:00 pm. No public comments were received.
- P. On January 4, 2023, the City mailed a Notice of Plan Commission Hearing and SEPA Determination to all residents, taxpayers and property owners in the proposed boundary of the Cannon Streetcar Suburb Historic District Overlay, as well as those within 400 feet of the proposed boundary, with information about the hearing on the overlay zone.
- Q. On January 25, 2023, the City Plan Commission held a public hearing on the proposed ordinance; public testimony was taken.

**Public Comment:**

- A. Written comments received by January 25, 2023 were provided to the Plan Commission prior to their deliberations on January 25, 2023, regarding the proposed ordinance: 23 in favor, 3 neutral, and 4 in opposition.
- B. During the hearing on January 25, 2023, the Plan Commission heard testimony from 5 individuals: all 5 were in favor of the proposed ordinance including the recommendation for the formation of the historic district and adoption of the design standards and guidelines.
- C. No other testimony was submitted.

**Plan Commission Deliberations:**

- A. During deliberations, the Plan Commission considered the proposed ordinance relating to the adoption of the Cannon Streetcar Suburb Local Historic District Overlay Zone and Design Standards and Guidelines.
- B. During deliberations, a motion was made to amend the proposal to exclude historic preservation design review of exterior changes to noncontributing structures and new construction within the district. Following discussion and a vote of 7-3, the motion failed.
- C. During deliberation, the Plan Commission expressed interest in having the City Council add an item to the Plan Commission's annual workplan calling for the Plan Commission to review and make recommendations to the City Council regarding

the consistency of the creation of historic districts with the need to create more housing opportunities in Spokane.

- D. During deliberations, Plan Commissioners concluded that the proposed ordinance, including the proposed formation of the Cannon Streetcar Suburb Local Historic District Overlay Zone and adoption of the design standards and guidelines (SMC 17D.100.290) was consistent with (i) Chapter 17D.100 SMC, (ii) applicable provisions of the Comprehensive Plan, and (iii) bears a substantial relation to public health, safety, welfare, and protection of the environment.
- E. The Plan Commission hereby incorporates and adopts the contents of the Staff Report, City of Spokane Plan Commission Hearing: Cannon Streetcar Suburb Historic District Overlay Zone (SMC 17D.100.290) January 25, 2023 in support of these findings and recommendations.

**Conclusions:**

The proposed adoption of SMC 17D.100.290, Cannon Streetcar Suburb Local Historic District Overlay Zone and Design Standards and Guidelines is fully consistent with applicable provisions of the City of Spokane Comprehensive Plan and bears a substantial relation to the public health, safety, welfare, and protection of the environment.

**Recommendation:**

By a vote of 9 – 1, the Plan Commission recommends that the City Council adopt the proposed ordinance relating to the adoption of SMC 17D.100.290 regarding the Cannon Streetcar Suburb Local Historic District Overlay Zone and Design Standards and Guidelines.

Greg Francis

Greg Francis (Jan 30, 2023 15:33 PST)

Greg Francis, President

Spokane Plan Commission

Jan 30, 2023

February 13, 2023

Todd Beyreuther  
Spokane Plan Commission  
tbeyreuther@spokanecity.org

To: Spokane City Council

Re: Dissenting Plan Commission Opinion for Cannon Streetcar Suburb Historic District

Distinguished City of Spokane Council Members;

### **Preserve what and for whom?**

I write to support historic preservation and the exceptional contributions to the community of the historic preservation staff, the Landmarks Commission, and stakeholders of the neighborhood and preservation discipline.

However, I also write to dissent on the Plan Commission's recommendation of January 25, 2023 regarding the Cannon Streetcar Suburb Historic District. Per Plan Commission [Rule 6.5.1](#), "Any dissenting Commission member may prepare a dissenting decision individually or together with other dissenting Commission members".

My concern for the proposal in front of you is one of authority. You, as city council members, are being asked with your local power granted by the power of the State Legislature to grant authority (under enforcement by police power) to an appointed citizen commission (the Historic Landmarks Commission) to make discretionary, quasi-judicial decisions related to structures and sites in the proposed district.

- The authority requested applies not only to contributing structures and sites, but also to non-contributing and new structures and sites within the proposed historic preservation zoning overlay.
- The authority requested bypasses the authority of the planning and economic development services director per [SMC 17C.110.015](#) to conduct an administrative design review process for non-contributing and new structures.
- The authority requested bypasses the design departure processes per [SMC 17G.030](#) for non-contributing and new structures.

- The authority granted in [SMC 17D.100.025](#) is not under consideration in this action (it was added to the PC [June 12, 2019](#) Browne's Addition Historic District Overlay Zone hearing without PC workshop), but is the basis for preemption of other development standards, design standards, and design guidelines.

[Title 17D City-wide Standards](#)

[Chapter 17D.100 Historic Preservation](#)

[Section 17D.100.025 Compatibility of Historic Standards with Title 17 Development Standards](#)

- A. All property designated by the City as a historic landmark or that is located within a historic district that has been designated by the City pursuant to this chapter, shall be subject to all of the controls, standards, and procedures set forth in Title 17 SMC, including those contained in this chapter, applicable to the area in which it is presently located, and the owners of the property shall comply with the mandates of this Title 17 SMC in addition to all other applicable Spokane Municipal Code requirements for the area in which such property is located. In the event of a conflict between the application of this chapter and other codes and ordinances of the City, the more restrictive shall govern, except where otherwise indicated.
- B. Coordination with Underlying Zoning. In certain cases, application of the development standards, including those for height, bulk, scale, and setbacks, may conflict with historic preservation standards or criteria and result in adverse effects to historic landmarks or properties located in historic districts. In such cases, properties subject to design review and approval by the Landmarks Commission shall be exempted from the standards that conflict with the Landmarks Commission's application of the historic preservation standards adopted in this chapter. The issuance of a certificate of appropriateness for final design by the Landmarks Commission shall include specific references to any conflicts between the historic standards and those in Title 17 SMC generally, and specifically request the appropriate exemptions.

Date Passed: Monday, September 16, 2019

Effective Date: Friday, November 1, 2019

ORD C35807 Section 1

- It is not clear to me if [SMC 17D.100.025](#) also preempts [SMC 17C.400](#) (Interim Housing Regulations Adopted to Implement RCW 36.70A.600(1)) development and design standards (or vice versa).

[Title 17C Land Use Standards](#)

[Chapter 17C.400 Interim Housing Regulations Adopted to Implement RCW 36.70A.600\(1\)](#)

[Section 17C.400.010 Pilot Low-Intensity Residential Development Standards](#)

A. Purpose.

Low-intensity residential buildings, including single-family residential buildings, duplexes, multi-family residential structures of three or four units, and attached houses, are all compatible building types within a neighborhood. The standards of this section allow for greater variety of housing and increased capacity for new housing.

B. Definitions

1. Low-intensity residential buildings include the following building types:
  - a. Detached single-family residential buildings;
  - b. Duplexes;
  - c. Multi-family residential structures of three or four units; and
  - d. Attached houses.
2. Major transit stop means:
  - a. A stop on a high-capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW;
  - b. A stop on bus rapid transit routes or routes that run on high occupancy vehicle lanes; or
  - c. A stop for a bus or other transit mode providing actual fixed route service at intervals of at least fifteen minutes for at least five hours during the peak hours of operation on weekdays.

C. Applicability.

1. In the event of a conflict, the provisions of this chapter supersede the standards and requirements of other sections of Title 17 SMC for residential zones RSF, RTF, RMF, and RHD, except that this chapter shall not supersede the provisions of Chapter 17C.180 SMC (Airfield Overlay Zones). Where this chapter does not provide a standard, the standards of applicable sections in Title 17 SMC shall govern, including but not limited to:
  - a. Engineering standards as described in [Title 17H SMC](#);
  - b. Environmental standards as described in [Title 17E SMC](#);
  - c. Off-street parking requirements as described in [chapter 17C.230 SMC](#);
  - d. Standards and regulations for an accessory dwelling unit per lot as described in [chapter 17C.300 SMC](#);
  - e. All other lot development standards given in Table 17C.110-3 unless provided in Table 17C.400-1 or other provisions of this section.
  - f. Airfield overlay zones as set forth in Chapter 17C.180 SMC and chapter 17C.182 SMC.
2. Developments approved under this chapter shall comply with all standards and regulations found herein. Developments may opt to adhere to all of the standards and requirements of the permanent sections of Title 17 SMC, in lieu of this section.
3. Notwithstanding other provisions of Title 17 SMC, a detached single-family residential building, a duplex, or an attached house shall be permitted on all lots in the RSF, RTF, RMF, and RHD zones.
4. Notwithstanding other provisions of Title 17 SMC multi-family residential structures of three or four units shall be permitted on all lots in the RSF, RTF, RMF, and RHD zones.
5. Notwithstanding maximum density standards in Table 17C.110-3, lots that conform to the applicable development standards of this section shall be considered to meet the maximum density requirements.

Attached are consistency notes and recommendations regarding a few comprehensive plan policies not considered in the current staff report or PC Findings of Fact.

Thank you for your consideration of these concerns.

Respectfully submitted,

Todd Beyreuther  
Spokane Plan Commissioner

#### **ED 1.4 Public-Private Partnerships (NOT CONSISTENT)**

*Continue to encourage public-private partnerships that advance economic development opportunities.*

*Discussion: Partner with the private sector to extend infrastructure for development; provide incentives; and support the creation of quality affordable housing for the workforce in proximity to areas targeted for economic growth.*

- To achieve consistency with ED 1.4 in the Comprehensive Plan, the proponents would have to demonstrate that an overlay restricting new design and construction adjacent to the City's largest economic growth area (the downtown core) accelerates the creation of workforce housing. Consistency is not demonstrated in the current proposal.
- Proposed amendment to improve consistency:
  - remove [SMC 17D.100.025](#) preemption of underlying [SMC 17C.110](#) development standards, design standards, and design guidelines for non-contributing structures and new construction.
  - maintain [SMC 17C.110.015](#) design standards administrative pathway by the planning director for non-contributing structures and new construction.
- Commentary:
  - Our community is attempting to address the housing and climate crises through robust public-private partnerships. Non-profit, for-profit, and public entities are investing in architecture, engineering, manufacturing, and construction designs and methods while collaborating with local jurisdictions (Spokane, Spokane Valley, Seattle, Portland) to establish preapproval pathways. These pathways are aligned with multiple housing bills proposed in Olympia. Jurisdictional stakeholders include building officials, fire officials, planning directors, economic directors, etc.
  - Adding neighborhood-level discretionary review based on federal-level preservation standards for non-contributing and new structures is not aligned with state-level housing and climate efforts in our development and life safety codes.

#### **H 1.4 Use of Existing Infrastructure (NOT CONSISTENT)**

*Direct new residential development into areas where community and human public services and facilities are available.*

- To achieve consistency with H1.4 (new development near existing infrastructure and services) in the Comprehensive Plan, the proponents would have to demonstrate that an overlay adjacent to the downtown core services, in one of the city neighborhoods with redundant electrical grid generation and distribution (resiliency to outages like downtown), and physically located over major infrastructure collectors such as sewer does not restrict 'new residential development'. Consistency is not demonstrated in the current proposal.
- Proposed amendments to achieve consistency (dissenting PC opinion):
  - remove [SMC 17D.100.025](#) preemption of underlying [SMC 17C.110](#) development standards, design standards, and design guidelines for non-contributing structures and new construction.
  - maintain [SMC 17C.110.015](#) design standards administrative pathway by the planning director for non-contributing structures and new construction.
- Commentary:
  - Our community is trying to create housing opportunities for ALL across our entire city, accessing ALL of our community assets. Create versus restrict.
  - Maintaining artificial scarcity of housing over existing infrastructure creates development pressure elsewhere within our growth boundary. Current debates of impact fees, wildlife urban interfaces, UGA adjustment, etc. are not unrelated to issues of underdevelopment in areas with high levels of service.

## H 1.7 Socioeconomic Integration (NOT CONSISTENT)

*Promote socioeconomic integration throughout the city.*

- To achieve consistency with H1.7, the proponents would have to demonstrate consistency with enhanced requirements in [RCW 36.70A.070\(2\)](#) passed in [E2SHB 1220](#) (2021). Our Planning Department is highly aware of these requirements and the recently released (February 2023) [Department of Commerce guidance](#) for GMA planning cities and counties to implement. Our Housing Action Plan (HAP) adopted in 2021 and authored by the Planning Department, addresses E2SHB 1220 concerns of ‘racially disparate impacts, displacement, and exclusion in housing policy’. Consistency is not demonstrated in the current proposal.
- Proposed amendment to achieve consistency (dissenting PC opinion):
  - remove [SMC 17D.100.025](#) preemption of underlying [SMC 17C.110](#) development standards, design standards, and design guidelines for non-contributing structures and new construction.
  - maintain [SMC 17C.110.015](#) design standards administrative pathway by the planning director for non-contributing structures and new construction.
- Commentary:
  - Our community has been through an extensive public process related to the Housing Action Plan (HAP). The HAP process was proposed in [ESHB 1923](#) (2019) by Rep. Fitzgibbons and others to fund and allow safe passage from growth management appeal for actions related to equity and growth. Bypassing authority and qualifications of the Planning Department to implement ESHB 1923 and E2SHB 1220 for non-contributing and new construction should cause concern.

Excerpt from E2SHB 1220 (2021):

32        (e) Identifies local policies and regulations that result in  
33        racially disparate impacts, displacement, and exclusion in housing,  
34        including:  
35        (i) Zoning that may have a discriminatory effect;  
36        (ii) Disinvestment; and  
37        (iii) Infrastructure availability;  
38        (f) Identifies and implements policies and regulations to address  
39        and begin to undo racially disparate impacts, displacement, and  
40        exclusion in housing caused by local policies, plans, and actions;

p. 4

E2SHB 1220.SL

1        (g) Identifies areas that may be at higher risk of displacement  
2        from market forces that occur with changes to zoning development  
3        regulations and capital investments; and  
4        (h) Establishes antidisplacement policies, with consideration  
5        given to the preservation of historical and cultural communities as  
6        well as investments in low, very low, extremely low, and moderate-  
7        income housing; equitable development initiatives; inclusionary  
8        zoning; community planning requirements; tenant protections; land  
9        disposition policies; and consideration of land that may be used for  
10       affordable housing.



## **ED 7.6 Development Standards and Permitting Process (NOT CONSISTENT)**

Periodically evaluate and improve the City of Spokane's development standards and permitting process to ensure that they are equitable, cost-effective, timely, and meet community needs and goals.

- To achieve consistency, the proponents would have to demonstrate that adding more restrictive development standards for new design and construction with quasi-judicial discretionary review by a citizen commission with public hearing reduces time and cost and addresses our community needs of new housing. Consistency is not demonstrated in the current proposal.
- Proposed amendment to achieve consistency:
  - remove [SMC 17D.100.025](#) preemption of underlying [SMC 17C.110](#) development standards, design standards, and design guidelines for non-contributing structures and new construction.
  - maintain [SMC 17C.110.015](#) design standards administrative pathway by the planning director for non-contributing structures and new construction.
- Commentary:
  - Note that as of issuance of this dissenting opinion, [SHB 1026](#) sits on the floor of the WA House regarding administrative design review vs. design review by an external board. External design review by an external board within preservation districts is being debated. The original intent of the bill focused on Seattle Design Review at neighborhood scale. Amendments related to historic preservation were raised after the Spokane PC debated in our housing subcommittee.
  - Regarding authority of the Landmarks Commission to preempt administrative review by the Planning Department for non-contributing and new structures, please consider the non-resident membership allowance on the Landmarks Commission in [SMC 04.35.020](#).
  - As a member of the WA State Building Code Council (SBCC) representing Manufacturers, the question of rulemaking authority granted by the power of the Legislature is frequently challenged. The defense of that authority often lies in the robust nomination and appointment process by the Governor's office.
  - While I of course appreciate and respect the expertise of all of our appointed members of Spokane's boards and commissions, the process of appointment is understandably not as robust. The Plan Commission's advisory role is appropriate. The Landmarks Commission's advisory role and quasi-judicial role over contributing structures and sites is appropriate.
  - The Landmarks Commission's quasi-judicial role over non-contributing and new structures reaches beyond their membership's qualifications and undermines licensed professionals of architecture, engineering, and planning in other city departments and in private practice that have actual liability and responsibility to meet the requirements of development, design, and life safety codes.



## SPOKANE CITY | COUNTY HISTORIC PRESERVATION OFFICE

*Providing historic property protection and development  
services to the City of Spokane and Spokane County.*

### Memo to Spokane City Council in Response to the Dissenting Opinion Submitted by One Member of the City of Spokane Plan Commission

#### **Preserving Spokane's Historic Neighborhoods for all Spokanites to Enjoy**

This memo is in response to the dissenting opinion submitted by one member of the Plan Commission. The first set of bullet points are in response to the bullet points on pages one and two of the dissenting opinion, followed by bullet points addressing the City of Spokane Comprehensive Plan goals mentioned in the dissenting opinion.

- Historic districts are not a new concept. They were included as a type of historic property listing when the National Historic Preservation Act was passed in 1966. The first Spokane historic district was listed on the National Register of Historic Places in 1974 and the first listed on the Spokane Register of Historic Places was in 1992. Districts are used to identify and protect a neighborhood or area that is historically connected and significant. Districts are more than a list of individually listed properties, but rather an area that has a collective significance and sense of place. Their significance is more than the sum of their parts. The Historic Preservation Office contends that review of changes to noncontributing structures and new construction within historic districts is integral to protecting the character defining features and sense of place of a historic district.
- The Historic Preservation Office is not requesting authority to bypass the authority of the planning and economic development director to conduct design review over non-contributing structures and new construction within historic districts. SMC 17D.100.025 states clearly that all properties in historic districts “shall be subject to all controls, standards, and procedures set forth in Title 17 SMC.” Completing the Certificate of Appropriateness process for changes to a property in a historic district DOES NOT exempt a proposal from navigating the regular permitting process. 17D.100.025 talks about “compatibility” and “coordination” not bypassing and preempting.
- Housekeeping changes to the HPO ordinance, including 17D.100.025, received a unanimous recommendation from the Plan Commission in June of 2019. The author of the dissenting opinion voted in favor of the changes and the author was the President of the Plan Commission at the time of the hearing for those changes. Contrary to the assertion in the dissenting opinion, Historic Preservation Office staff and Legal staff workshopped the aforementioned housekeeping changes on May 22, 2019. Historic Preservation Office was not asked to provide an additional workshop or clarification.
- Historic Districts do not impact upzones that allow fourplexes on all lots and more allowances for ADUs. Construction of ADUs will NOT be reviewed in the proposed district and the use of a property is not a primary consideration when conducting design review in a historic district.

Below is a goal by goal response to the goals in the City of Spokane Comprehensive Plan that the author of the dissenting opinion identified as being inconsistent with this proposal. It is also important to note that a written list of the goals that the author of the dissenting opinion thought the proposal was inconsistent with was not provided to Historic Preservation Office staff until **after the Plan Commission hearing** and were first verbally articulated at the hearing on January 25, 2023 but not at one of the preceding workshops.

ED 1.4 Public-Private Partnership:

- The proposed historic district creates an additional avenue for public-private partnership by extending Special Tax Valuation and Façade Improvement Grant incentives to owners of contributing properties, and to owners of noncontributing properties who endeavor to return their property to a contributing status.

H 1.4 Use of Existing Infrastructure:

- The proposed historic district does not direct residential development away from areas where community and human public services and facilities are available. Historic Preservation Office staff provided national and local examples in Plan Commission workshop of **historic districts serving as a catalyst to direct development into historic districts**.

H 1.7 Socioeconomic Integration:

- The proposed historic district is in one of the most socioeconomically diverse areas in the City of Spokane and this proposal **will help to ensure it remains that way into the future** by protecting the wide variety of property types that make the area accessible to all.

ED 7.6 Development Standards and Permitting Process:

- The author of the dissenting opinion contends that this proposal would need to “reduce” time and costs of the permitting process, but it actually only says that development standards and permitting processes must be “equitable, cost-effective, timely, and meet community goals and needs.” Historic Preservation Office staff contends that the proposed district creates a review process that is equitable, cost-effective, timely, and, importantly, that it meets community goals and needs as outlined in the City of Spokane Comprehensive Plan.
- House Bill 1026, which is currently awaiting action on the house floor, was passed out of committee with an amendment that clarifies that the provisions of the law “do not apply to development regulations that apply only to structures or districts listed on a local historic register through a local preservation ordinance, the Washington heritage register as described in RCW 27.34.220, or the national register of historic places as defined in the national historic preservation act of 1966 (Title 1, Sec. 101, Public Law 89-665; 80 Stat. 915; 16 U.S.C. Sec. 470) as now or hereafter amended.” House Bill 1042 passed the house with a similar amendment and House Bill 1110 has received a similar amendment on the house floor.

Thank you for your time and consideration,



Megan Duvall  
Historic Preservation Officer  
City|County of Spokane

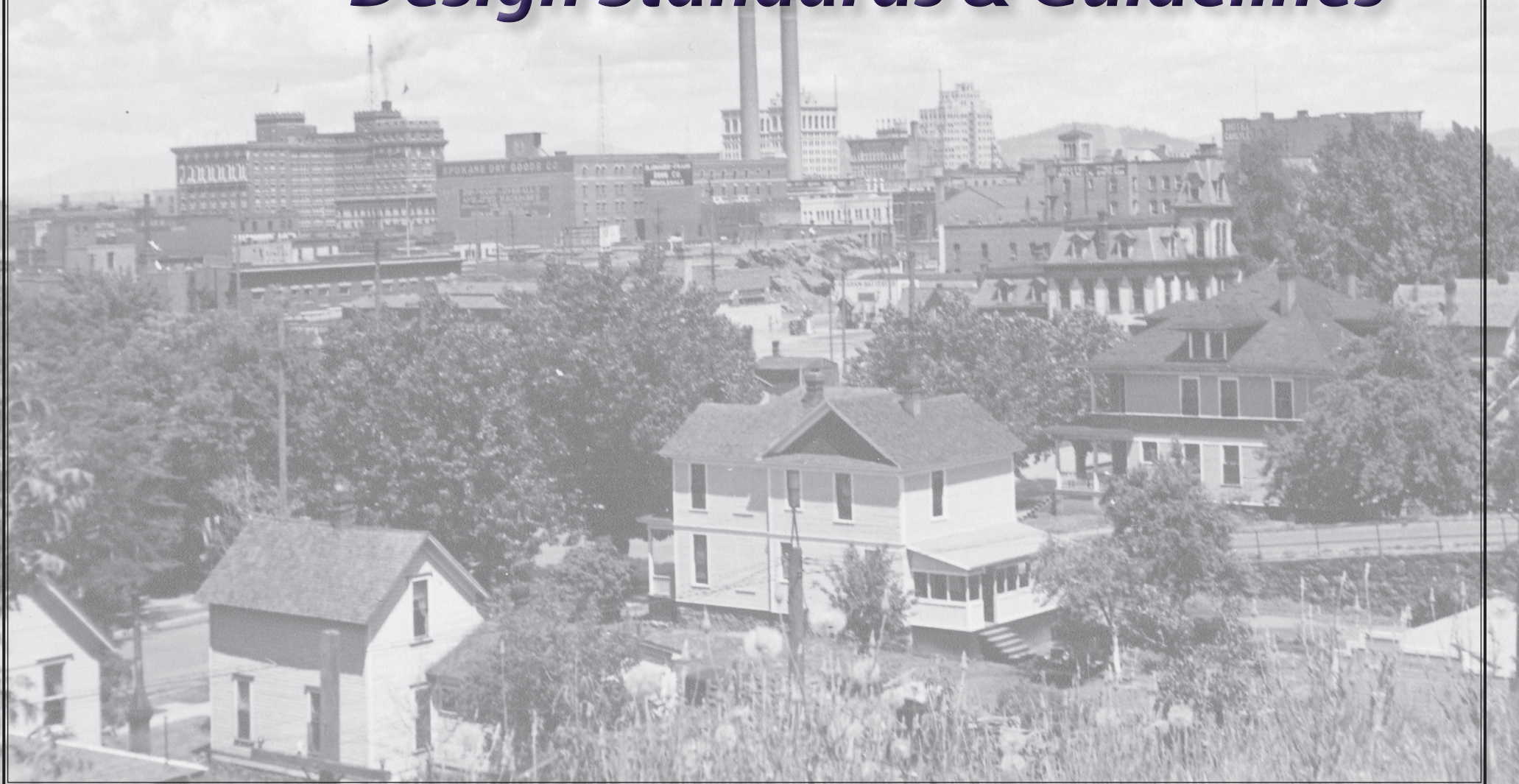
**Attachment #4:**  
**Cannon Streetcar Suburb Design**  
**Standards and Guidelines**




# **Cannon Streetcar Suburb**

## **Historic District**

### ***Design Standards & Guidelines***







# ***CANNON STREETCAR SUBURB HISTORIC DISTRICT DESIGN STANDARDS AND GUIDELINES***

**ADOPTED BY THE CITY OF SPOKANE  
ADD DATE**

Originally Authored by Borth Preservation Consultant, LLC and Betsy H. Bradley  
Adapted for the Cannon Streetcar Suburb Historic District by Megan Duvall, Historic Preservation Officer

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Intersection of Monroe and Fifth Streets, 1932 Libby Collection, L87-1.964-32

# **CHAPTER 1**

## ***INTRODUCTION***

### ***The Spokane Historic Preservation Program: Purposes and Incentives***

The City of Spokane (City) recognizes that the maintenance and preservation of historic landmarks and historic districts benefits all people in Spokane by preserving our City's history and unique culture. The City recognizes, protects, enhances and preserves 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 as a public necessity.

The intent of these efforts is – particularly in the Cannon Streetcar Suburb Historic District (shortened to “Cannon Historic District” at times in this document) – to keep historic buildings in use and the historic character of the district intact through listing on the Spokane Register of Historic Places; incentivize rehabilitation; and review changes to historic properties, as well as demolition and new construction.



## Spokane Register of Historic Places

The Spokane Register of Historic Places is our local government's official list of properties that have been designated as significant contributors to the historical development of Spokane. The Register was established by ordinance in both the City and County of Spokane in 1981 and 1982, respectively. These ordinances make the City/County Historic Landmarks Commission (SHLC) responsible for the stewardship of historically and architecturally significant properties.

Eligibility for the Spokane Register is determined by at least one of the following categories:

- **Category A:** Those structures that are associated with events that have made a significant contribution to the broad patterns of our local history; or
- **Category B:** That are associated with the lives of persons significant in our past; or
- **Category C:** That embody the distinctive characteristics of a type, period, or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- **Category D:** That have yielded, or may be likely to yield, information important to prehistory or history; or
- **Category E:** That represent the culture and heritage of the City of Spokane in ways not adequately addressed in the other criteria, as in its visual prominence, reference to intangible heritage, or any range of cultural practices.

An additional eligibility requirement is that the property is 50 years of age or older or have "exceptionally significant" qualities despite their age.



1103 W 12th Avenue

Nominations to the Spokane Register must be accompanied by owner consent. All property types listed in/on the Spokane Register are subject to design review.

## Spokane Register Historic Districts

Historic Districts are one of the property types that can be listed on the Spokane Register. Historic districts are generally areas of the city that residents clearly see represent a time and place of the past due to a concentration of buildings of the same type or from the same time period. Most districts have similar buildings forming consistent streetscapes and commercial buildings or houses built during period of time recognized as a "period of significance" or heyday period. This time period can vary in length from a few years to decades. The nomination of the Cannon Streetcar Suburb Historic District explains its history and period of significance.

The properties in Spokane Register Historic Districts are categorized as contributing or non-contributing to the significance established for the district in the nomination document.

Contributing properties within these districts shall follow all the required procedures [for an individually listed property on the Spokane Register]. Proposed work on these properties is covered in Chapters 4 and 5 of this document.

In the case of non-contributing properties, classified as such because of loss of historic

integrity, the guidance in Chapters 3, 4 and 5 can be used to reverse the loss of historic design elements of the building. If enough work is completed to restore the historic character of the building, it could move into the contributing category. A property owner should consider this possibility and the benefits of that change in status before planning major changes to a non-contributing property with loss of historic integrity.

In the case of non-contributing properties, classified as such because of age as they were built in the district after the end of the period of significance, 1955 – the Historic Preservation Office (HPO) will review work that occurs on the street facing façade of the non-contributing building. Part 6 provides guidance for such work.

All new construction within a Spokane Register Historic District will be reviewed by the SHLC, based on the standards presented in Chapter 7: New Construction.

The SHLC has the role of recommending these standards and guidelines to the City Council for adoption and then interpreting and applying them in a fair and consistent manner. The SHLC is committed to use them with flexibility, when warranted, and to make defensible judgments when reviewing applications in order to arrive at solutions that are appropriate for each individual instance. The SHLC has the opportunity, and responsibility, to consider exceptions to the standards. The SHLC has long held to the position that an approval of a proposal is building-specific only and that it is not establishing precedent when it approves an alternative solution for meeting the intent of rehabilitation.

Under the provisions of the Spokane Municipal Code 17D.100, the SHLC, through the HPO, is directed to issue Certificates of Appropriateness, or “COAs.” Design Review is the process through which the SHLC and HPO staff review proposed changes to Spokane’s listed historic resources and use standards and guidelines adopted by ordinance.

Under the same section of the Municipal Code, the SHLC and HPO staff are directed to review the proposed demolition of properties within the boundaries of Spokane Register Historic Districts. The code provides some criteria for consideration and Chapter 8 provides some additional factors to be considered in demolition review in the Cannon Streetcar Suburb Historic District.

Certificates of Appropriateness (COAs) are required for:

- Any work that affects the exterior of a historic, contributing property; or the street-facing side of a non-contributing property;
- New construction, alterations or additions; and
- Demolition.

### ***Incentives***

The City has available several incentives to recognize that investing in privately-owned historic buildings for heritage reasons has benefits for residents and visitors. These incentives are tied to a property being listed on the Spokane, or local, Register and available to owners of contributing properties in Cannon Streetcar Suburb Historic District.

### ***Special Valuation Program***

The Special Valuation Program is an important benefit of owning and rehabilitating a contributing property in the Cannon Historic District. The program provides a means to reduce property taxes for 10 years after rehabilitation work has been completed. The program has several requirements but can be successfully used through planning and communication with the HPO.

Carefully review the information at <http://www.historicspokane.org/incentives> and contact the Spokane Historic Preservation Office if you are interested in using this program.

***This document constitutes the standards for the Cannon Streetcar Suburb Historic District. It is based on the approaches used to review any work done on the exterior of the property within a Spokane Historic District although Standards may vary somewhat from district to district.***

## Program Basics

- The program includes a revision of the assessed value of a contributing property in the Spokane Register District that deducts, for ten years, approved rehabilitation costs.
- The reduction in property taxes appears two years after the approval of the application.
- Rehabilitation costs must total 25% or more of the assessed value of the structure (not the land) prior to rehabilitation.
- The issuance of a Certificate of Appropriateness (COA) means that the work meets the standards of review for the program.
- Work must be completed within the 24-month period prior to application to the County Assessor's Office.

## Other Historic District Benefits

More information on these programs can be found at: <http://www.historyspokane.org/incentives>.

- The HPO administers a grant program to provide matching funds for the improvement of the street-facing façades of contributing properties in historic districts. Grants are a maximum of \$5000 matching dollars.
- A permit allowing a non-conforming use may be granted to an historic property – a contributing property in a historic district – by the Hearing Examiner.

- Relief from building code requirements that affect historic features of a building may be granted to historic properties – contributing properties in a historic district – by local code enforcement officers.

Consult the HPO website [historyspokane.org/incentives](http://historyspokane.org/incentives) for up-to-date information on incentives for historic preservation.



1111 W 13th

## When work is reviewed

The property owner, and/or agent, is the only person that proposes work on buildings in the historic district. District designation is not a basis for the City or Spokane, Historic Preservation Office, Building Inspector, or neighborhood residents to ask or demand that an owner undertake work on a historic property.

**The owner proposes work and the Historic Preservation Office and Landmarks Commission reviews and issues a decision through a Certificate of Appropriateness process.**



# **CHAPTER 2**

## ***USING THESE STANDARDS & GUIDELINES***

The SHLC is mandated to use standards in its judgement in reviewing proposed work for COAs in accordance with the Secretary of Interior's Standards (SMC 17D.100.210.D-6). In summary, the Secretary of the Interior's Standards for Rehabilitation constitute the "standards" in this document, while the additional guidance represents the "guidelines" for decision making both by property owners when undertaking work within the district and the HPO and SHLC when issuing COAs in the district.

The Secretary of the Interior's Standards for Rehabilitation define what are considered to be "appropriate rehabilitation projects." The Cannon Streetcar Suburb Historic District Standards & Guidelines document expands and customizes these more general standards. The guidelines are the basis for evaluating applications for COAs, and assist applicants in understanding the Commission's decision-making process. All Certificate of Appropriateness decisions will reference both the corresponding Secretary's Standard(s) as well as the guidance under which the decision was made.

### **THE STANDARDS FOR REHABILITATION**

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*
- 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
- 5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
- 8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
- 9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

## ***What is Design Review?***

Design Review is the process that helps ensure any alterations to a building do not adversely affect that building's historic character and appearance, or that of an historic district. When property owners in the Cannon Streetcar Suburb Historic District propose exterior work and apply for a building permit they also apply for a Certificate of Appropriateness (COA). Review for a COA is done in terms of this document, the Cannon Streetcar Suburb Historic District Standards & Guidelines by the HPO and possibly the SHLC. A chart showing most types of work and the requirement for review is included as Appendix V: Design Review Chart.

## ***When is Design Review Required?***

As for all properties listed in the Spokane Register, design review is required for all exterior changes to properties within the historic district. This includes properties in both categories:

- **Contributing:** all exterior changes in terms of historic character
- **Non-Contributing:** all exterior changes on the street facing façade(s) in terms of avoiding intrusive changes

## ***Basics***

- Exterior changes may include some work that does not require a building permit, but still needs a COA.
- Exterior changes may include mostly interior work that has some exterior components.
- Work undertaken without a permit will be a violation.
- Violations must be cleared through review and receipt of a Certificate of Appropriateness, or COA.
- Work defined as maintenance does not require a COA.

Changes to the interiors of both contributing and non-contributing buildings will not be reviewed.



1102 W 6th Avenue, Studio Apartments

## ***Understanding the Guidelines***

The guidelines use a series of statements that indicate what is likely and not likely to be approved in a COA application.

- **Recognize** conveys approaches to understanding and keeping historic character.
- **Plan, Locate, Position, Design** mean use this guidance for work that is likely to be approved.
- **Keep, Retain, and Maintain** mean do not remove historic character features and materials.
- **Repair, Replicate and Replace** imply – if necessary – take such action.
- **Consider and Discuss** indicate that there is a range of solutions to give thought to and consult with the HPO.
- **Avoid** means that what is detailed is unlikely to be approved.



### ***Certificate of Appropriateness (COA)***

The Certificate of Appropriateness (COA) permit is used to both document the application for and approval of proposed work on properties. The name of this permit refers to compliance with historic district standards and guidelines or property management agreements by summarizing the nature of the work as appropriate.

- A COA must be received before a building permit can be issued.
- A COA must be issued before work is started.
- A COA must cover all proposed work.
- A COA approves specific materials and work, which will be documented on the permit and through associated plans and documents.

### ***Spokane Register Only Permits***

Some work that affects the historic character does not require a building permit in the City but may need a Certificate of Appropriateness.

This type of work includes (amongst others):

- Installing a front door
- Installing new porch railings
- Replacing historic features with replicas in composite materials

## ***TIPS FOR RECEIVING A COA***

- **Review the entire set of Cannon Streetcar Suburb Historic District Standards & Guidelines**
- **Understand the intent to maintain historic character and to avoid remodeling**
- **Plan a project with reference to the standards and guidelines**
- **Consult with the HPO about any clarity needed for the work to meet the standards**
- **Supply materials samples when needed**
- **Start work only after receipt of a COA**
- **Post the COA with other permits**
- **If project must be modified, consult with the HPO to see if a revised COA is needed**

### ***Preliminary Review Process: New Construction Only***

The HPO and SHLC offer the opportunity for a preliminary review of proposed new construction at a very early stage in project planning. A preliminary review approval indicates support for the project at the time it was presented. It is an introductory, or exploratory, review and approval of the parameters of the project, not its specific details. Even so, circumstances change that may alter the project and its context, or setting, that make that initial decision void. A preliminary review is a good-faith review and approval or denial of proposed new construction but does not ensure final project approval.

Preliminary review may be conducted when the proposed design is sufficiently developed so that the Commission has a specific proposal to review. Preliminary review should not be considered as part of a design-build process.

Preliminary review shall be based on:

- Site plans and elevations, showing setbacks, height of buildings of the setting or context;
- Proposed site plan for parcel, showing building footprint, access points, vehicle parking;
- Schematic elevations indicating number of stories;
- Schematic floor plans; and
- Material sample board only if final selection is proposed for review

If preliminary approval is withheld, the project must be revised sufficiently, as determined by the HPO, so that the SHLC could come to a different conclusion about its appropriateness as compatible new construction. Preliminary review for new construction is valid for two (2) years from the time that the SHLC grants preliminary approval. Preliminary review does not eliminate the need for further review that includes final plans and samples of all materials to be used on the exterior.

### ***Maintenance***

Property owners are encouraged to maintain buildings in good condition and can do such work without applying for a COA, but some work may require a City building permit:

- Tuck-pointing masonry,
- Repair or replacement of gutters or downspouts
- Painting of wood or metal elements and previously painted masonry,
- Repair, but not total replacement, of existing retaining walls, fences, steps, stoops, porches, decks or awnings, and
- Repair or replacement of a flat roof that cannot be seen from the street.



The following work is NOT considered to be maintenance and would require a COA:

- Installing new materials to conceal damage, such as using coil stock to cover deteriorated trim elements
- Extending or constructing new elements.

## SUMMARY OF NEED FOR A CERTIFICATE OF APPROPRIATENESS (COA)

Permit Needed:	See Chapter:
Changes affecting exterior of contributing buildings	Single Family, Chapter 3 (Pg. 22); Multi-Family, Chapter 4 (Pg. 39)
Changes affecting façade of non-contributing buildings	Chapter 6 (Pg. 60)
Paint non-painted exterior materials	District-wide Standards (Pg. 51)
Replace front door	Single Family, Chapter 3 (Pg. 33); Multi-Family, Chapter 4 (Pg. 46)
Replace windows	Single Family, Chapter 3 (Pg. 34); Multi-Family, Chapter 4 (Pg. 47)
Replace roof	Single Family, Chapter 3 (Pg. 26); Multi-Family, Chapter 4 (Pg. 43)
Replace siding	Single Family, Chapter 3 (Pg. 24); Multi-Family, Chapter 4 (Pg. 41)
Install fence in front yard	Chapter 5 (Pg. 53)
Construct addition	Chapter 5 (Pg. 56)
Construct or replace porch	Single Family, Chapter 3 (Pg. 29); Multi-Family, Chapter 4 (Pg. 45)
Remove any features, including historic landscape ones (stone retaining walls)	Single Family, Chapter 3 (Pg. 29); Multi-Family, Chapter 4 (Pg. 45)

## NO CERTIFICATE OF APPROPRIATENESS NEEDED

Work considered to be maintenance	Install vegetation
Paint already painted exterior materials	Install new sidewalk
Install sculpture, fountain, small artistic elements	Install porch lighting and fans
Install exterior lighting fixtures	Accessory dwelling units (ADUs) or garages (that do not attach to the house)

\*\*See Appendix V for the Design Review Chart which shows typical work on buildings in historic districts and type of review required.

## Enforcement and Violations

These standards and guidelines have been adopted as part of a City Ordinance. The Secretary of the Interior Standards for Rehabilitation have long been the SHLC's standards used for reviewing projects and issuing COAs. The guidelines in this document are intended to help expand and further articulate how the SHLC will use the standards when reviewing properties for COAs in the Cannon Historic District.

The Historic Preservation Office will issue a Stop Work Order when it becomes aware of (major) work being undertaken without a Certificate of Appropriateness. At that time, the property owner must submit an application for a COA. The HPO will issue a Violation Notice when it becomes aware of (major) work completed without a COA – even if the work meets the standards and guidelines. At that time, the property owner must submit an application for a COA.

## Goals Lists

The Historic District Standards & Guidelines for the Cannon Historic District are intended to provide a framework for making decisions that can be approved with COA. Overall, the Historic District Standards & Guidelines have the goal of maintaining the historic character features of the district and of the buildings that contribute to its historical and architectural significance.

Goals lists are included throughout the guidelines chapters to remind users of the most important factors to consider when planning and reviewing proposed changes, as not every type of project can be anticipated and covered in the standards and guidelines.

## In particular, the standards and guidelines should be used to:

- Make design decisions that reinforce, rather than diminish, the vibrant and varied character of the neighborhood that relies on the existence of historic buildings erected during the period 1881-1950;
- Plan work that includes rehabilitation and perhaps the restoration of missing components of historic buildings in order to maintain historic materials and design elements, yet affords a range of possibilities;
- Plan maintenance and repair work that prolongs the life of historic components of buildings;
- Plan re-investment in buildings built after 1950 so that they remain compatible elements in the district;
- Consider the design of new buildings that are compatible within the historic streetscapes of the district; and
- Consider the continued use, rehabilitation of, or demolition of a building in the district.



928 W 7th



## Key Terms and Definitions

### Historic Character Features

This term is used to refer to the district as an entity, as well as each property within it, as they contribute to the historic character of the Cannon Streetcar Suburb Historic District. This character is established by numerous small elements that convey authenticity, use of materials, building designs and adaptation to changing residential patterns. Together they establish a sense of place – a place different from nearby neighborhoods in the city and neighborhoods in other cities. As specific elements of a building's design convey its architectural and historical design, so too do the buildings convey the district's architectural and historical design as a neighborhood.

### Rehabilitation

Rehabilitation is a broad type of work that prepares a building for future use while maintaining its historic character. Work often incorporates updating of some interior components, correction of deferred maintenance conditions, and making small changes that increase the functionality and amenities of the property. Rehabilitation is a flexible and functional approach to work on contributing buildings in the Cannon Streetcar Suburb Historic District and provides the framework for these standards, which address the portions of a project on the exterior of a building.



### Restoration

Restoration means undoing changes, adding lost elements, and stabilizing a building to a former, historic appearance and condition. Some property owners combine quite a bit of restoration into a rehabilitation project. Other times restoration is more limited. There is no requirement to restore lost components of properties.

### Recreation

When porches or entrance components have been removed from a property, the owner may wish to recreate such elements. Recreation of the element does not require the exact replication of the historic design, which may not be known. Recreation can be based on a similar example in the district or be a simplified version of the element with typical components. When an element is well-documented and the new work will replicate the original, it is often referred to as reconstruction.

### Remodeling and Renovating

These approaches may be appropriate for only non-contributing buildings in the district as these interventions change the historic character features of buildings. Remodeling includes intentional changes of design and materials. Renovating is similar and may involve more changes to interior spaces and mechanical elements. When these approaches are proposed for non-contributing buildings, they must be undertaken so that the renovation is complete in visible areas in order to avoid introducing visually distracting and incompatible buildings. For instance, if new siding materials are applied, the project must include all visible areas, even those minimally visible.

### Residential Amenities

This term refers to a range of visible, permanent components of residential properties that are not the house or apartment building and include: fences, paving, outdoor spaces such as decks, secondary structures from garden sheds to chicken coops, and even solar energy panels. These amenities keep properties occupied and up-to-date and almost always can be placed on a property in a historic district.

### Visibility

Visibility is considered carefully in historic districts in terms of the effect and extent of what is visible.

***Minimally Visible:*** Elements that are technically visible – but seen from oblique angles or at a distance from the sidewalk – are minimally visible and do not affect the historic character of a property or the district. Often one cannot determine the material or details of a design of minimally visible elements. For these reasons, replacement materials and minor changes are appropriate at these locations.

***Highly Visible:*** Elements that are visible and easily seen from the sidewalk are highly visible. Highly visible elements establish character and distinguish one building from another. They are on street-facing façades and the front portion of side facades when there is a generous side yard.

***Visually Intrusive:*** Some elements are visually intrusive because they call undue attention to themselves, seem obviously added to a property, shift the emphasis of the visible character, or dominate views of buildings and streetscapes. One of the goals of these standards is to avoid the addition of visually intrusive elements in the district.

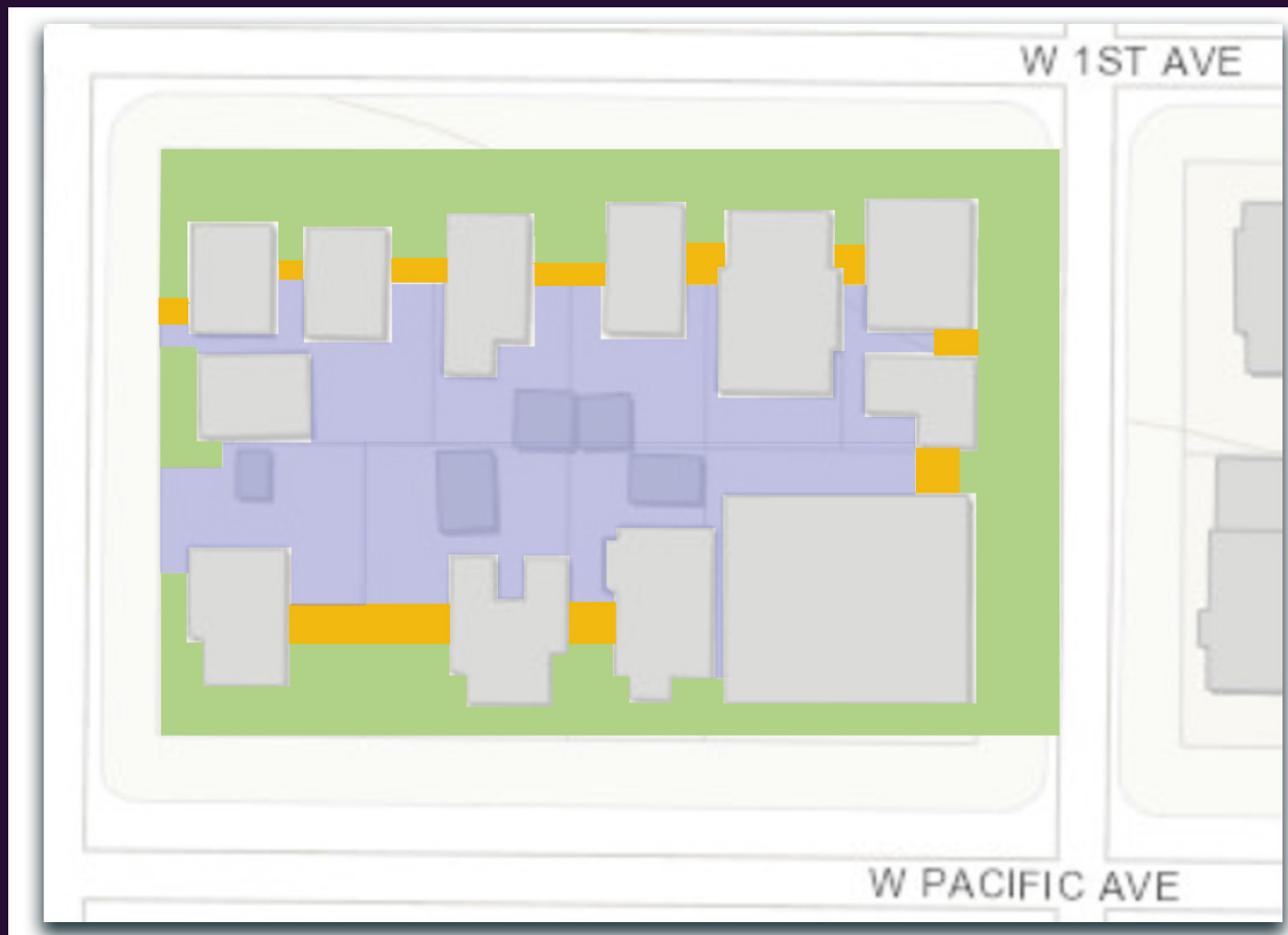
### ***Using Visibility in These Standards***

Visible areas of properties are addressed in two main ways. These diagrams show three common situations in the Cannon District and the visible areas of the properties that are addressed in the guidelines:




- Buildings close together with only the façades as highly visible.
- Building set far back from the street so side views are distant – façade and first third or so of elevations highly visible and visible.

- Corner building – two street facing sides are highly visible and the rear façade is visible.

The following figure provides a visual example of the three levels of visibility to be used to determine appropriate materials and options.



### ***KEY:***

	<b>PUBLIC</b>
	<b>SEMI-PUBLIC</b>
	<b>PRIVATE</b>

Corner and adjacent properties showing public, semi-public, and private areas of each property.



### ***Public and Private Areas in the District***

Properties in historic districts have public and private areas as well. Street-facing highly-visible portions of properties in historic districts contribute to the public perception of the district as a historic place and are thought of as “public.” Highly visible areas are seen from the streets and sidewalks (not alleys) and hence are available to the public. These areas contribute to the historic character of the district.

Thinking in these terms helps property owners plan for additions and changes to be in the less-visible and private portions of their property. These private areas form a U-shape around the building as the rear yard and some of the side yard.

For corner properties, there is usually one obviously “rear” side of the building. Even though it is visible from the street, this portion of the building and its yard would be a private portion of the property. The side yard not adjacent to the street may also be a private area.

### ***Historic Character Features of Cannon Historic District***

Cannon Historic District is an accumulation of various historic single- and multi-family residential building types from the 1890s through 1955; more multi-family residential buildings from 1950s and 1960s; and a small number of later ones.

Streetscapes in the district display an historic urban residential pattern with the positioning of buildings set back from the public sidewalk with front lawns and often relatively narrow side yards. The historic urban residential pattern incorporates a mature tree canopy and other plantings that provide variety in the vegetation and shade for people, and enhance the experience of walking in the neighborhood.

### ***Cannon Streetcar Suburb District Historic Character***

- Historic single-family dwellings of various sizes are oriented to the street with visible entrances and generous amounts of windows, and very often with front porches.
- Some historic single-family dwellings convey that they have been converted into multiple units and in that way, are clear signals of the change of residential patterns over time.
- Historic apartment buildings have single entrances and access to the outdoors via balconies or individual entrances to each unit.

***The main goal of historic district standards and guidelines is maintaining the historic character of the buildings and the district.***

***The Cannon Streetcar Suburb Historic District nomination describes the historic character of the buildings and district as a whole.***

***The character is summarized here.***

- The largest scale pre-1955 apartment buildings maintain the setbacks and sense of spatial organization dominant in the district. Many later apartment buildings do this also.
- Non-contributing multi-family buildings display various plans, entrance arrangements, and access to the outdoors.
- Properties provide for automobiles with curb cuts and garages on single-family properties and small on-site parking areas, often covered with carports, for apartment buildings and converted residences.

- There are no originally historic mixed-use buildings and residential use predominates.
- Commercial buildings are limited to Monroe Street. A few institutional buildings are scattered throughout the district.



### ***Basics for Compatibility: Contributing Buildings***

Proposed changes to historic buildings are compatible if they do not reduce the historic character of the buildings. Such changes include undoing non-historic changes to buildings, replacing building parts that are not repairable with “in-kind” replacements, such as deteriorated wood windows with contemporary wood windows of the same size, configuration and operation, and providing residential amenities such as decks and additions in the least visible areas.

### ***Basics for Compatibility: Non-Contributing Buildings***

Proposed changes to non-contributing historic buildings are compatible if they do not result in incompletely remodeled building façades, introduce elements that are visually intrusive, and provide residential amenities, such as decks and additions.

### ***Basics for Compatibility: New Construction***

Many types of residential buildings have been built in the historic district, and consequently a variety of residential building types are compatible in the historic district, depending on a site’s setting. New construction should maintain the street-orientation of residential units and continue the pattern of lawns and vegetation. The introduction of property types, including buildings set at the sidewalk as in central urban residential areas of a different type, have no precedence in the district.

### ***Use of Buildings in Historic Districts***

Design review in historic districts assesses physical changes made to buildings and – in general – does not address use. Design review may limit changes to public, character-defining areas of properties due to new uses.

The long-term preservation of buildings in historic districts requires that they be in use.

In recognition of this need, these standards and guidelines – and the Spokane Historic Preservation Program in general – supports the notion of adaptive re-use of historic buildings. The goal of historic

districts – to maintain the historic character of an area – is not meant to control or limit the use of those buildings. As a matter of fact, historic designation in Spokane can be a way for property owners to petition for a conditional use of a building that may otherwise not be an allowed use in the neighborhood if it helps to keep the building viable and in use.

### ***Adaptive Re-Use Basics***

- Retain historic use or adapt for a new use that is a good fit.
- Recognize that buildings adapted for a new use do not need all expected features of that property type. For instance, a small church building re-used as a store usually does not have a storefront.
- Design adaptive use projects so that they maintain historic character features and; add and alter areas that are at the minimally visible, private areas of properties.

## ***Adaptive Re-Use: Updating a building for new uses through rehabilitation***

### **Examples:**

- **Fire station at 804 S Monroe**
- **School adapted for residential use (1125 W 11th)**
- **Historic residences adapted for offices and restaurants**

# **CHAPTER 3: EXISTING SINGLE FAMILY RESIDENTIAL**

## ***EXTERIOR WALLS: FOUNDATIONS, WALLS, SMALLER ELEMENTS***

### ***Goals***

- Maintain historic character through exposed, well-maintained materials in highly-visible locations.
- Avoid coating of foundation materials rather than repairing and maintaining them.
- Repair and replace only damaged areas of exterior siding materials.
- Choose appropriate replacement materials and avoid imitative modern substitutes.
- Retain historic character of exterior elements, including chimneys.
- Avoid installation of intrusive elements.

### ***Historic Character Features***

- Above-grade foundation materials – basalt, granite or concrete – that convey times of construction and styles of buildings.
- Exterior wall materials that convey architectural style.
- Stone and brick masonry.
- Exterior portions of chimneys form and material.

### ***Exterior Basics***

- Retain historic materials, when present, particularly those in highly visible locations.
- Repair and replace only damaged or deteriorated elements, as their condition is often varied due to location and exposure.
- Keep protective coatings – paint and stain – intact and use caulking to keep water out.
- Avoid applying “technical fixes” or waterproofing coatings and masonry paint due to problems they can introduce; instead repair and maintain using traditional techniques.
- Avoid remodeling a building by replacing exterior wall materials with other kinds of materials and incompatible finishes.
- Consult the Paint and Color Section in Chapter 5 when planning to paint or stain exterior materials.

### ***Foundations***

- Maintain mortar to protect stone foundations.
- Repoint foundations as needed with mortar appropriate for that location and replicating the style, texture and color of the historic mortar.
- Avoid applying parging coats or swaths of mortar over masonry rather than repairing brick and stone.

**Refer to [Preservation Brief 8: Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings](#)**

- Maintain concrete foundations in their original conditions and unpainted.
- Address problems before applying a parging coat, if necessary, to a concrete foundation, and maintain the natural concrete color and texture to replicate its original character.
- Avoid introducing non-traditional stone and brick colors to foundations through parging and painting.

### ***Raised foundation/basement features***

- Maintain window openings and sash in raised basements.
- If desired, block windows from the interior of the basement.
- Avoid use of glass block in basement windows on public, highly-visible facades.
- Add egress windows at minimally visible locations.
- Design basement access stairs to be unobtrusive.
- Avoid re-grading to create a walk-out basement in a visible location.

### ***Exterior Wall Materials***

#### **Non-Masonry**

- Maintain exterior wall materials as historic character features, including trim elements: corner boards, fascia boards, trim pieces.
- Repair damaged sections of materials in-kind by replicating the dimensions, materials, and finish of the historic material.
- Consider in-kind replacement materials, if necessary.
- Replicate the dimensions, design and finish of materials.



1021 W 8th - This home includes deep eaves, columns, stucco, vertical wood siding, unusual wood baluster details on the balcony, parapets and cut basalt foundation.

- Avoid changing the reveal – how much you can see – of wood siding and shingles.
- Consider replicating the material, particularly at highly-visible and eye-level locations, where it is easy to see what the material is.
- Consider non-historic materials if they replicate dimensions and finish of the historic materials and, for wood alternatives, they can be painted.
- Select materials that do not attempt to imitate wood grain, as wood grain is usually concealed with finishes when applied to the exterior of buildings.
- Install replacement materials to maintain the same relationship to window frames and other trim elements to avoid non-historic appearing flat facades. This may require the removal of existing materials.

## *Masonry*

- Plan repointing projects to replicate the mortar in kind and not change character of the masonry.
- Use recommended mortar type for type of material and exposure.
- Avoid eye-catching repointing using poorly matched mortar.
- Employ experienced masons who can prepare joints, match and mix mortar, and replicate style of mortar placement.

### **MASONRY**

- **Masonry consists of solid units – brick, stone, or terra cotta – and mortar that joins the units.**
- **Mortar is both a technical and design element of a masonry wall.**
- **Mortar is the weaker, more porous component and allows moisture to move out of the building.**
- **The color, texture, and placement, the style of the mortar, are part of the historic character of masonry.**
- **Portland cement mortar is not appropriate for historic masonry elements because it is too hard and may damage the structure over time.**

Refer to **Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings** for technical guidance

## *Chimneys*

- Recognize that exterior chimneys are historic character features of exterior walls.
- Maintain materials of exterior chimneys as other masonry elements, exposed and in good condition.

## *Half-Timbering*

- Recognize half-timbered walls as assemblies of wood boards embedded into stucco areas that may require frequent maintenance.
- Maintain the historic pattern and dimensions of wood elements and perhaps uneven surface.
- Maintain historic texture and color of stucco.
- Replicate in-kind if necessary, in materials, design, dimensions, color and finish.

## *Non-Historic and Replacement Materials*

- Avoid installation of non-historic materials that would be considered remodeling.
- Maintain authenticity by avoiding installation of other historic materials that might have been used when the house was built – but were not.
- Avoid using replacement materials that attempt to imitate traditional ones and that have non-traditional textures.
- Use materials that can be sized to replicate historic materials dimensions and that can be painted.
- Select materials for the public, highly-visible façade and all visible and minimally-visible facades that are not vinyl or applied in the manner that vinyl siding is applied with moldings that keep the siding in place.



## Wall Elements

- Recognize that small elements attached to walls, such as lighting fixtures, may not be historic character features but can be intrusive if not traditional in design and materials.
- Mount lighting fixtures in ways that limits damage to exterior wall material.
- Use traditional gutters and downspouts to convey water from the roof.
- Locate downspouts in their original locations or around the corner from the street-facing façade on the side wall.

## EXTERIOR ASBESTOS SHINGLES

- **Asbestos is a material that must be handled with care.**
- **The standard advice for asbestos shingles on the exterior of buildings is to leave them in place.**
- **Asbestos shingles can be painted.**
- **Fiber-cement shingles have a very similar appearance to asbestos shingles and are an appropriate replacement material.**



# CHAPTER 3: EXISTING SINGLE FAMILY RESIDENTIAL

## ROOFS

### Goals

- Maintain of historic character features of the original roof forms and materials.
- Avoid remodeling buildings with the use of roof materials different than those of the original.
- Preserve historic character chimneys.
- Provide framework for recreation of missing tower roofs.
- Retain historic character of smaller roof elements, including exposed rafters and purlins, braces, cornices, and treatment of overhanging eaves.
- Avoid installation of intrusive roof elements such as skylights, on other than flat roofs in highly visible areas.

### Historic Character Features

- Roof shape, pitch and materials reflect the building type, time of construction and style of a residence.
- Complex roof forms generally are covered with one consistent roof material.
- Tower roofs with conical or dome shapes are often covered with a different material from the rest of the roof.
- Chimneys often have design features: corbeling, panels and decorative “chimney pots.”
- Parapets edging flat roofs often have elements conveying the style of the building.

### Roof Basics

- When present, retain the historic materials, particularly those on highly visible locations.
- Repair and replace only damaged elements of unusual roofing materials, including clay tile, metal, and slate.
- Avoid remodeling residences with the installation of novelty or brightly colored roof coverings.



1034 W Eighth Ave: This house has a steeply pitched cross gable roof.

- Plan to use Architectural Shingles with more depth and texture similar to historic wood and slate shingles on roofs with large expanses of roof that are part of the character of the house if those materials were used historically.
- Plan to use conventional asphalt shingles in a neutral color on roofs whose surfaces are not important design elements.
- Maintain and repair roof edging and eave elements and replace any missing elements in-kind.

### Roof Chimneys

- Recognize that some chimneys that rise from the roof are historic character features.

**Refer to Preservation Brief 4:  
Roofing for Historic Buildings**



- Maintain materials of chimneys as other masonry elements, exposed and in good condition.
- When repair and limited reconstruction is necessary, recreate the form, height, corbeling, paneling and other character features of roof chimneys.
- Treat standard chimneys in minimally visible locations as important functional elements and maintain in good condition.

### ***Recreation of tower roofs***

- Consider the design and cost of any recreation of a tower roof project carefully.
- Use historic photographs of the house or similar houses in the district to plan the design of the tower and select traditional exterior materials.
- Avoid planning a “reinterpretation” of a tower roof as a remodeling of a historic character feature rather than base the new design on historic evidence found in the district.

### ***Eaves of Sloped Roofs***

- Retain all combined functional and ornamental elements of the eaves area: the underside of overhanging roofs, exposed rafter tails and purlin ends, brackets, assembly of trim boards called an entablature, and projecting elements as components of architectural style and historic character features.

- Avoid concealing deteriorated elements with thin sheet metal called “panning” or aluminum stock coil material. Instead, address deteriorated material and the cause of deterioration.
- Use existing elements as the sources for replacing missing ones in design, dimensions, and likely in material, although cast composite elements might be appropriate to use at the second story and above.
- Avoid redesigning architectural elements in these areas with the use of mass-produced elements that are not near replicas to historic elements.



The house at 1323 W Eighth Avenue: the house is capped with a complex roof composed of a gambrel roof with tower, hipped and shed dormer roofs.

### ***Cornices***

- Retain projecting cornices and all of their elements as important components of architectural style.
- Use existing elements as the sources for replacing missing ones in design, dimensions, and likely in material, although cast composite elements might be appropriate to use at the second story and above.

## Dormers

### Existing Dormers

- Retain visible components of dormers: walls, windows, small architectural elements and roofing as historic character.
- Retain contrasting wall material for dormer walls, if present in the historic building, and avoid applying roofing materials to dormer walls.
- Retain dormer roof shape and eave design.
- Retain any special windows in dormers.
- Follow guidance for windows replacement standards (see below) for dormer windows.
- Discuss whether dormer windows above the second story may be classified as not highly visible, depending on the distance from the street.
- Consider dormer windows in non-street-facing facades as minimally-visible or not-visible.
- Select dormer windows for conversion to egress points in least visible areas of the building and make minimal changes needed for egress.



### New Dormers

- Plan to add new dormers to the uppermost story in non-visible and minimally-visible areas.
- Avoid planning new dormers for street-facing, highly visible roof slopes.
- Position new dormers towards the rear of the house on side-slopes of roofs.
- Select dormer siding and roofing materials to allow them to blend in with the historic elements of the house.
- Select window shapes and configurations that are traditionally used in dormers and that fill most of the dormer outward-facing.



Top: 1039 W Tenth Ave: Polygonal bay dormer on a hip roof.

Left: 1005 W Twelfth Ave: House has a hip dormer with decorative brackets and deep eaves.



# CHAPTER 3: EXISTING SINGLE FAMILY RESIDENTIAL

## PORCHES AND ENTRANCES

### Goals

- Maintain all intact historic porches and entrances as they are historic character features.
- Consider recreating as open porches those that have been removed or enclosed, as open porches were quite common in the district.
- Maintain historic materials at this highly-visible portion of houses.
- Avoid the remodeling of entrances and porches by removing them, enclosing them, or adding them where they did not historically exist.

**P**orches have a standard set of features that determine their character and should not be altered:

- Depth, width and height of the covered area
- Location of steps
- Foundation material supporting the floor
- Elements between the floor and the roof: posts and railings
- Porch roof shape and materials

### Historic Character Features

The entrance to a residential property is always a historic character feature. It establishes or reinforces the style of the building and often uses high-quality materials that are experienced at and near eye level.

The entrance sequence for single-family houses in the Cannon Street-car Suburb Historic District often includes a porch and an entrance.

- The porch, like a stoop, provides physical access to the entrance. **Porch** features include the design and materials of: steps, foundation, floor, balustrades, posts or columns; frieze below porch roof edge; and porch roof shape and materials.
- The entrance is where one enters the house. **Entrance** features include: surround (framing) design and materials; side and upper windows design and materials, and door design and materials.

### Porch Basics

- Retain the historic components and materials of a porch, when present, if at all possible.
- Repair and replace only very deteriorated and damaged elements, retaining historic material when possible as condition is often varied due to location and exposure.
- Keep porch elements protective coatings – paint and stain – intact and use caulking to keep water out.
- Avoid the permanent installation of vinyl panels – solid or with clear panels – to enclose a porch unless the panels can be rolled and stored in a not-visible position

Refer to **Preservation Brief 45:**  
**Preserving Historic Wooden Porches**

### *Reopening an enclosed porch*

- Reopening an enclosed porch can be a rewarding way to restore the historic character of the property.
- Consider carefully how much of the porch to reopen and, if possible, return it to its historic configuration.
- For completely enclosed porches, determine if historic posts and other elements were left in place when the porch was enclosed and look for elements that may remain on the property. Reuse any remaining elements or use them as guides for replacement elements.
- For partially enclosed porches, use posts, brackets, railings and other elements in the open porch area as basis for the design of replacement elements.



1417 W Tenth: Porch is made up of starburst balusters and simple columns.

### *PORCH RAILINGS*

- **Porch railings were common in some porch designs and were omitted in others. Historic porch railings were lower than modern, pre-fabricated ones that are often 36" in height.**
- **Substitute materials may be acceptable in porch railings if the dimensions and design are appropriate for the building**
- **Porch Railing Building Code Requirements:**
- **When the porch floor is less than 30" above grade, there is no requirement for a handrail or a handrail of a specific height.**
- **If a handrail is required, consider how to maintain historic handrail height and add an additional, little-noticed railing above it to meet code requirements or contact the SHPO to see if code relief may be obtained.**

### *Recreating a Porch*

When there is no evidence of an historic porch design, use one of these approaches:

1. Copy a porch design from a nearby house that has the same style and size of porch.
2. Use available millwork components or brick masonry to complete a simplified version of a porch appropriate for, and of the same size as, the historic porch.
3. Create a porch space of the historic size with neutral, unobtrusive components with the emphasis on recreating the porch, rather than its design.
4. Recreate a porch floor at its original height, if it has been removed, by using evidence on the building
5. Use tongue-and-groove flooring to help a recreated porch to complement the historic house.

### ***Porch Floor and Steps***

- Maintain traditional material in place for porch steps: stone, brick and concrete.
- Replace irreparable stone steps in kind or with neutral concrete steps.
- Maintain the historic configuration of steps.
- Maintain the handrail location or add handrails at the sides of steps.
- Maintain slight slope of porch floors for water runoff.
- Replace partial or entire individual pieces of tongue-and-groove porch flooring as needed and maintain as much historic material as possible.
- Keep wood floor and steps painted and use sand in paint or non-slip material on steps.
- Keep concrete flooring uncoated to avoid trapping moisture under waterproof coatings.

### ***Porch posts***

Wood porch elements are often original character-defining features but are also exposed to the elements. When maintenance has been intermittent, changes throughout Cannon Streetcar Suburb Historic District have included replacement with masonry, other wood elements, boxed-in square columns, or columns of composite materials.

- Repair wood porch posts or columns with small wood Dutchmen repairs and use epoxy to strengthen wood material, as appropriate, and keep painted.
- Select replacement posts or columns to replicate height, use of bases and caps, as well as form and style of original posts, if possible.

### ***Masonry posts and post bases***

- Keep original materials in place and repoint as needed.
- Maintain original aesthetic and technical components of mortar.
- Keep masonry unpainted to maintain and expose historic character materials in highly visible areas.

### ***Porch Railings***

- Porch railings historically were wood, stone or cast stone, and porch walls at railing height were brick or stone.



919 W Twelfth: Partial width front porch with nearly solid decorative balustrade, shingled columns and deep eaves accentuate this attractive home.



- Maintain the original design of porch railings as they were integral to the porch design.
- Consider using cast stone porch balusters to replace deteriorated stone balusters of similar design and the same dimensions.
- Consider using composite materials to replace wood porch railings if they will receive paint.
- Avoid taller porch railings as they alter the proportions of the design.
- Delay purchasing mass-produced railings and columns until after the issuance of a Certificate of Appropriateness.

### **Porch Ceiling**

- Keep wood ceilings, often tongue-and-groove, painted or varnished.
- Maintain moldings and decorative trim elements at ceiling and entablature areas to keep historic materials exposed near eye level.
- Avoid installing overlay materials (metal or vinyl) that conceal historic materials and trap moisture.

### **Porch Amenities**

Porch lighting and fans do not require review or issuance of a Certificate of Appropriateness.

### **T**ips for planning a porch re-creation:

- Historic Sanborn fire insurance maps show the size of historic porches.
- Be restrained with the use of millwork on a new porch as it will all have to be painted.



907 W Twelfth Avenue: Craftsman style columns and masonry foundation



2927 S Adams Street: The full-width front porch is constructed with masonry columns and solid brick walls with drainage openings.

## Sun Porches and Second-Story Sleeping Porches

- Consider retaining portions of porches enclosed with windows as sun porches as an historic alteration.
- Select replacement windows for sun and sleeping porches that are appropriate for the style of the house and nature of the porch, using the **Windows** section of this document.
- Retain the traditional design of sun porches that have windows that are entire or partial window walls: use sash of one size; use a combination of operable and fixed units if desired; and avoid calling undue attention to the area.
- Retain the traditional design of sleeping porches on second stories that usually have consistent windows filling the upper walls above a low solid wall.

## Entrance Basics

- Retain all historic elements of an entrance – framing and decorative components, windows if any, and door – as historic character features.
- Select a replacement door, if needed, in the appropriate style and with the appropriate extent of glazing for the age and style of the building.
- Retain historic doors, refinished if necessary, and re-glazed with clear glass if necessary.
- Retain decorative narrow side windows and transom or fan windows above doors as the framing, size, and decorative glazing are difficult to replicate.

## ENTRANCE PITFALLS:

- **Doors of different style than the building.**
- **Purchase of mass-produced door or pre-hung door that cannot be used in historic opening.**
- **Removal of decorative wood framing elements and side windows.**
- **Not refinishing historic door for continued use.**
- **Failure to receive a building permit for replacing a front door and jamb.**

- Keep all entrance elements rather than remove some, or add some, for a door of a different size.

- Select storm and screen doors to be appropriate for the style and age of the house and door.

- Avoid use of glass blocks in an entrance assembly to replace window sash.

This home at 1201 S Adams retains excellent integrity in terms of the recessed entry and original front door.





# CHAPTER 3: EXISTING SINGLE FAMILY RESIDENTIAL WINDOWS

## Goals

- Recognize that windows are one of the most important architectural features of a building and are a character element.
- Maintain the historic character of all windows in historic contributing buildings, particularly those in the special window category due to their distinct historic design and materials.
- Avoid replacing windows for energy conservation, as that is not necessary to control heat loss and there are other, more effective means to control heat loss.
- Avoid diminishing historic character and authenticity through the use of non-traditional window materials and windows of the wrong size for the opening.
- Maintain building fenestration, pattern of windows, with no additions or subtractions, except in minimally-visible and private locations.

## Historic Character Features

Windows have several characteristics:

- Windows are openings of particular size and orientation vertically or horizontally.
- Window openings have frames that hold the sash in position and moldings that conceal the joints between sash and siding.
  - Frames have dimensions relating to the size of the opening and operation of the sash.
  - Moldings, including wood “brick molding,” have profiles that add shadows, depth, and interest to historic façades.

- Window sash has various characteristics:
  - Material
  - Dimensions and amount of glazing
  - Configuration (number of sash in an opening and divisions in the glass)
  - Operation: hung, casement, fixed, awning



Original wood windows at the home at 1106 W Ninth Avenue.

**Refer to Preservation Brief 9:  
The Repair of Historic Wood Windows**



## Window Basics

- Retain historic wood sash windows as a high-quality, well-performing material that cannot be replaced in kind as new wood is not as strong and durable.
- Repair damaged sections of window sash and framing elements.
- Consider the use of storm windows for heat retention.
- Avoid remodeling by changing major characteristics of windows.
- Plan to replicate any special window through custom fabrication.
- Avoid converting a door to a window or a window to a door in highly visible locations as this alters historic character.

## TRUE DIVIDED LIGHTS

- Windows are divided into small sections of panes – lights – by wood or metal muntins.
- Specific patterns of muntins are closely aligned with some architectural styles and are hence design elements.
- Windows with decorative muntin designs are “special windows” and should be retained as they are difficult and expensive to replicate.
- Muntins provide depth of profiles and shadow lines: historic character.
- Simulated divided lights with snap-in or sandwiched grids do not replicate the character of historic sash and do NOT look the same.
- Sash with simulated divided lights is not appropriate in historic buildings in highly visible locations.

## Ways to reduce heat loss at windows:

- Use storm windows on the outside
- Seal all cracks around window frames that allow air and heat to leak out with caulking and weather-stripping
- Use interior curtains or install interior storm windows
- Explore whether double-glazed standard sash could be installed in existing window frames

### Other ways to reduce heat loss

- Install insulation above ceilings in attic spaces and below floors in basements to provide barriers between heated and unheated spaces. Be sure to install insulation in the correct locations.
- Insulate exterior walls
- Improve efficiency of the heating system



## WINDOW TERMINOLOGY

- Special window: units that have decorative muntin patterns; leaded glass; etched, opaque and colored glass; curved glass.
- Standard window: units that are common, basic glass held in a simple wood frame.
- Muntins: narrow strips of wood that hold small panes of glass that may be decorative or simple.
- Mullions: wider divisions, usually wood, that separate each sash in a grouped sash assembly.
- Light: the pane of glass held by muntins that are often counted do describe windows, as in one-over-one (lights) or six-over-one (lights)
- Operation: refers to various ways to open windows, as in sliding up a hung sash, pushing casement sash out to the side, and pushing out a lever to open awning sash.



### *Planning a window replacement project:*

- Consider sash replacement only and retain and reuse window frames and any brick molding.
- Select replacement windows as you would any expensive item: compare companies, windows and prices.
- Retain and replicate the historic character features of the entire window and its sash.
  - Retain historic size and shape of the opening.
  - Select windows that fill the opening without making it smaller.
  - Select windows that do not require a second set of framing elements as this reduces glazed area.
  - Retain window moldings as significant historic character features that can be repaired.
- Replicate any wood brick molding that covers the joint between the window and wall with millwork that replicates the historic molding on the building or is a reasonably close alternative design suitable for the style of the building.
- Select window sash that replicate the characteristics of the historic:
  - Very similar size of the overall window as well as components: top rail, bottom rail, side rails and muntins so that glazed area is very close to what it was historically.
  - Select sash that has the frame dimension patterns of historic sash, such as taller bottom rails for hung windows and casement sash.
  - Select sash with the same configuration: number of sash in a group and number of lights in a sash.
  - Select sash that has the same operation – how a window is opened – or, if fixed, appears to have the same operation.

## VISIBILITY MATTERS:

- Windows are important building elements positioned at and near eye-level.
- When windows are highly visible, as on a public street-facing façade, the material of the windows can be perceived: replicate the material of the historic sash as well as other design elements.
- When windows are visible on side elevations and are standard sash, alternative materials can be used if desired if all other aspects of the sash replicate the historic sash.
- When windows are minimally visible and standard in design, replicate the size, operation and configuration of historic sash; alternative materials can be used, and dimensions do not have to be as close to the original.

### **Use Visibility and Location to Determine Materials**

At **highly visible** and **visible locations**, plan to replicate material or its character:

#### **For wood windows use:**

- Wood
- Metal clad wood
- Composite materials that replicate historic sash and can be painted

#### **For metal windows use:**

- Iron or aluminum

Replicate any special window that must be replaced with custom mill-work so that it matches the historic window in design, size, operation, configuration, materials, and dimensions.

At **minimally visible** and **not visible** locations of the building:

For wood windows use:

- Wood
- Metal clad wood
- Composite materials that can be painted
- Vinyl

At **private, not visible** locations:

- Windows can be of any material, configuration, and operation.
- Windows can be replaced and are not reviewed for appropriateness.
- Openings may be enlarged; openings may be blocked.
- Doors may be converted to windows and windows to doors.

*KEEP IN MIND: Historic houses were built with one type of window sash and therefore materials were consistent from room to room. While these standards allow for the use of sash of replacement materials in minimally visible areas, seeing different kinds of window materials on the interior may not be visually pleasing.*

### **Storm Windows**

New and replacement storm windows:

- Consider retaining existing storm sash.
- Select wood or metal storm windows.
- Select configurations of storm sash that replicate that of the window sash – with a framing element in the location of a meeting rail or mullion of casement sash.
- Consider using removable interior storm sash for casement windows.



### ***New Windows in Highly-Visible and Visible Locations***

- Avoid disrupting historic fenestration with the addition of new windows.
- In some cases, a new window can be added to appear to be part of the historic arrangement of openings on a side elevation.

### ***Blocking and Changing Window Openings***

- Plan to maintain all window openings and sash in highly visible and visible areas.
- Windows in visible areas may be shortened in height from the bottom to accommodate a kitchen layout.
- Plan blocking window openings and changing the size of windows carefully in minimally visible areas

### ***Skylights***

- Avoid adding skylight openings in street-facing sloped roofs, both main and secondary roofs.
- Position skylights in minimally visible or not visible portions of the main roof.



## ***Highly visible locations: avoid the selection of vinyl windows.***

### **The limitations of vinyl windows in meeting historic district standards:**

- **Vinyl sash may not be available in historic dimensions and reducing the size of an opening to hold narrower or shorter sash is not appropriate.**
- **Vinyl sash does not replicate the dimensions of the taller bottom rail, has a flat appearance, often has meeting rails that do not meet, and true divided light designs are not available.**
- **Simulated muntins placed on the interior of the glass are not appropriate as they do not have the same appearance.**

Left: This home at 1425 W. Eighth Avenue has had significant window replacement work on the primary facade. Changes appear to include internal vinyl grid windows on the second floor and what was more than likely a full width front porch that was enclosed at some point in the past and also includes vinyl windows.

# **CHAPTER 4: EXISTING MULTI-FAMILY RESIDENTIAL**

## ***EXTERIOR WALLS: FOUNDATIONS, WALLS, SMALLER ELEMENTS***

### ***Goals***

- Maintain the historic character through exposed, well-maintained materials that are historic character features in highly-visible locations.
- Avoid coating of foundation materials rather than repair and maintenance.
- Repair and replace damaged areas of exterior siding materials.
- Guide selection of replacement materials and avoid use of non-appropriate imitative materials.

### ***Historic Character Features***

- Above-grade foundation materials related to time of construction and style of buildings.
- Exterior wall materials related to architectural style.
- Relationship between stone and brick masonry and mortar.

### ***Exterior Basics***

- Retain the historic materials, when present, particularly those on highly visible locations.
- Repair and replace only very deteriorated and damaged elements, as condition is often varied due to location and exposure.
- Avoid applying “technical fixes” or waterproofing coatings and masonry paint due to problems they can introduce; instead repair and maintain masonry using traditional techniques.
- Avoid remodeling a building by replacing exterior wall materials with other kinds of materials and characteristics.

### ***Foundations***

- Maintain mortar in good condition to protect stone foundations.
- Repoint foundations as needed with appropriate mortar that replicates the style, texture and color of historic mortar.
- Avoid applying parging coats or swaths of mortar rather than repairing or replacing brick and stone.
- Maintain concrete foundations in their original conditions and unpainted.
- Address problems before applying a parging coat if necessary, to a concrete foundation, maintaining the natural concrete color and texture to replicate its original character.
- Avoid introducing non-traditional stone and brick colors to foundations through parging and painting.

### ***Raised foundation/basement features***

- Maintain window openings and sash in raised basements.
- Avoid use of glass block in basement windows on public, highly-visible facades.
- Avoid re-grading to create a walkout basement in a visible location.

**Refer to [Preservation Brief 8: Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings](#)**

## Exterior Wall Materials

### Non-Masonry

- Maintain exterior wall materials as historic character features, including trim elements: corner boards, fascia boards and trim pieces.
- Repair damaged sections of materials in-kind – replicating the dimensions, materials, and finish of the historic material.
- Consider in-kind replacement materials, if necessary.
  - Replicate the dimensions, design and finish of materials.
  - Avoid changing the reveal – how much you can see – of wood siding and shingles.
  - Consider replicating the material, particularly at highly-visible and eye-level locations, where it is easy to see what the material is.



## EXTERIOR ASBESTOS SHINGLES

- **Asbestos is a material that must be handled with care.**
- **The standard advice for asbestos shingles on the exterior of buildings is to leave them in place.**
- **Asbestos shingles can be painted.**
- **Fiber-cement shingles have a very similar appearance to asbestos shingles and are an appropriate replacement material.**

- Consider non-historic materials if they replicate dimensions and finish of the historic materials. Finish means materials that accept paint for wood alternatives.
- Select materials that do not attempt to imitate wood grain, as wood grain is usually concealed with finishes when applied to the exterior of buildings.
- Apply replacement materials to maintain the same relationship to window frames and other trim elements to avoid non-historic appearing flat facades. This may require the removal of existing materials.

The apartment building at 612 S Cedar retains wood clapboard siding and sits on a raised stone foundation. This type of multi-family building would have originally been known as a “double-house,” but over the years has been further separated internally to include at least four units.



## ***Masonry***

- Plan repointing projects to replicate mortar in-kind and not change character of the masonry.
- Use recommended mortar for type of material and exposure.
- Avoid eye-catching repointing using poorly matched mortar.
- Employ experienced masons who can prepare joints, match and mix mortar, and replicate style of mortar placement.

## ***Chimneys***

- Recognize that exterior chimneys are historic character features of exterior walls.
- Maintain materials of exterior chimneys as other masonry elements, exposed and in good condition.
- Recognize that some chimneys that project through the roof convey architectural style and maintain as historic character features.
- Treat standard chimneys in minimally visible locations as important functional elements and maintain in good condition

## ***Half-Timbering***

- Recognize half-timbered walls as assemblies of wood boards embedded into stucco areas that may require frequent maintenance.
- Maintain historic pattern and dimensions of wood elements, and perhaps uneven surface.
- Maintain historic texture and color of stucco.
- Replicate in-kind if necessary, in materials, design, dimensions, color and finish.

## ***Non-Historic and Replacement Materials***

- Avoid installation of non-historic materials that would be considered remodeling.
- Maintain authenticity of the historic design by avoiding installation of other historic materials that might have been used when the house was built – but were not.
- Avoid using replacement materials that imitate traditional ones and that have non-traditional textures.
- Use materials that can be sized to replicate historic materials dimensions and that can be painted.
- Select materials for the public, highly-visible façade and all visible and minimally-visible facades that are not vinyl or applied in the manner that vinyl siding is applied with moldings that keep the siding in place.



This multi-family apartment building at 1212 W Seventh originally had open or sleeping porches on the second and third floor. Although those features have been lost, the building still conveys its historic use and much of the original material remains.

## Wall Elements

- Recognize that small elements attached to walls such as lighting fixtures may not be historic character features but can be intrusive if now traditional in design and materials.
- Use traditional gutters and downspouts to convey water from the roof.
- Locate downspouts in their original locations or adjacent to the street-facing façade on the side wall.
- Mount lighting fixtures in ways that limit damage to exterior wall material.

**Refer to Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings for technical guidance**



The small apartment building at 1023 S Monroe retains very good integrity except for the replacement of windows on the main facade. Right: The building in 1940, photo courtesy of the NWMAC L87-1.19183-40.

## MASONRY

- **Masonry consists of solid units – brick, stone, or terra cotta – and mortar that joins the units.**
- **Mortar is both a technical and design element of a masonry wall.**
- **Mortar is the weaker, more porous component and allows moisture to move out of the building.**
- **The color, texture, and placement, the style of the mortar, are part of the historic character of masonry.**
- **Portland cement mortar is not appropriate for historic masonry elements because it is too hard and may damage the structure over time.**





# CHAPTER 4: EXISTING MULTI-FAMILY RESIDENTIAL

## ROOFS

### Goals

- Maintain the historic character of original roof forms and materials.
- Avoid remodeling buildings with the use of roof materials different than those of the original.
- Retain parapets surrounding flat roofs in original dimensions, configuration and materials.
- Retain smaller roof elements on pitched roofs.
- Avoid installation of intrusive roof elements such as skylights, decks on other than flat roofs.

### Historic Character Features

- Roof shape, pitch and materials reflect the building type, time of construction and style of a residence.
- Parapets edging flat and low-pitched roofs serve as visual terminations of the façade and protect flat roofs.

### Roof Basics

- When present, retain the historic materials, particularly those on highly visible locations.
- Repair and replace only damaged elements of unusual roofing materials, including clay tile and slates.

- Plan to use conventional asphalt shingles in a neutral color on roofs whose surfaces are not important design elements.
- Maintain and repair roof edging elements and replace any missing elements.
- Recognize that parapets are both wall and roof elements, as they are the termination of the walls that edge flat roofs.
- Retain historic configuration of parapets as they have important functional and aesthetic functions.



The Italian Renaissance style apartment building at 2306 W Pacific Avenue stands three stories tall in a rectangular plan that is capped with a flat roof edged with parapets exhibiting a dentilated cornice

### Eaves of Sloped Roofs

- Retain all combined functional and ornamental elements of the eaves area: the underside of overhanging roofs, exposed rafter tails and purlin ends, brackets, assembly of trim boards called an entablature, and projecting cornice elements as components of architectural style and historic character features.
- Avoid concealing deteriorated elements with “panning” or aluminum stock coil material rather than addressing deteriorated material and the cause of deterioration.
- Use existing elements to replace missing ones in design, dimensions, and likely in material, although cast composite elements might be appropriate to use at the third-story and above

- Avoid redesigning architectural elements in these areas with the use of mass-produced elements that are not near replicas to historic elements.

### **Parapets**

- Retain all parapets, the low walls rising above flat or nearly flat areas of roofs as architectural features.
- Rebuild any missing areas of parapets to the original height using in-kind materials.
- Maintain a water-shedding terminating element at the top edge – a coping – and replace in-kind with masonry or other material.
- Avoid replacing parapet coping with sheet-metal bent to fit the wall.
- Avoid redesigning parapets with the use of additional materials, decorative elements, or change in height.

### **Cornices**

- Retain projecting cornices and all of their elements as important components of architectural style.
- Use existing elements to replace missing ones in design, dimensions, and likely in material, although cast composite elements might be available and appropriate to use at the third-story and above.

### **Flat Roof Elements**

- Retain roofline with no upward projecting elements if possible as many apartment buildings do not have elevators and shaft enclosures rising above flat roofs.
- Position any new equipment or shaft enclosures in not-visible or minimally-visible locations.
- Plan any roof amenities, as decks with lighting, to be minimally-visible or not-visible from adjacent sidewalks.

- See Additions (Chapter 5) for standards for adding usable space on the roof.

### **Dormers**

See Single-Family Residence (Chapter 3) Roof Section for Standards for Dormers



The Renaissance Revival style Elm Apartments at 1905 W Second Avenue stands three stories tall and is capped with a flat roof with projecting eaves and a prominent stone cornice.



# CHAPTER 4: EXISTING MULTI-FAMILY RESIDENTIAL ENTRANCES

## Goals

- Maintain the historic character of all entrances.
- Maintain historic materials at this highly-visible portion of buildings.
- Avoid the remodeling of entrances.
- Provide guidance for designing increasing accessibility at an entrance.

## Historic Character Features

The entrance to an apartment building is always a historic character feature. It establishes or reinforces the style of the building and often uses high-quality materials that are experienced at and near eye level.

- Apartment building entrances are often recessed with an exterior vestibule rather than a porch to shelter the entrance and may have steps and a handrail.
- Often, entrances exhibit high-quality materials for wall materials, doors, hardware, signs and mailboxes.
- The entrance likely consists of a surround (framing) with character-defining design and materials, including side and upper windows and doors.
- When there are steps to the entrance, their design and material are historic character-defining features.

## Entrance Basics

- When present, retain the historic components of the entrance if at all possible.
- Repair and replace only deteriorated or damaged elements, retaining historic material when possible, as condition is often varied due to location and exposure.

- Retain exposed exterior vestibule walls and maintain them as exterior materials.
- Retain exterior vestibule flooring, which likely is historic masonry material.
- Retain exterior vestibule ceiling as historic material and without lowering its height.
- Retain historic lighting fixtures, signs, mailboxes, even if not in use.



The apartments at 801 S Monroe retain their configuration of stoops and full width porch.

## Entrances and Doors

- Retain all elements of the entrance – framing and decorative components, windows if any, and doors – as historic character features.
- Retain doors and replace in kind – materials, extent of glazing, configuration – if necessary.
- Retain historic doors, refinished if necessary, and re-glazed with clear glass if necessary.
- Retain decorative narrow side windows and transom or fan windows above doors as the framing, size, and decorative glazing are difficult to replicate.
- Keep all entrance elements rather than remove some, or add some, for a door of a different size.
- Select storm and screen doors appropriate for the style of the building and door.
- Install awnings appropriate in scale, made of canvas, and traditional in design with a front slope and avoid newer forms and materials and designs that are overly conspicuous.
- Install entrance canopies of traditional design and materials, in a pleasing scale for the entrance.

## Guidance for Creating Accessibility

- Plan accessibility projects with a professional knowledge about the range of solutions so that the design of the project considers alternatives.
- Consider changing grade of pavement to eliminate one step.
- Design any ramp to be as integrated into the design of the entrance and its landscaping as possible.

- Select ramp railings to coordinate with the style of the building and materials of the entrance.
- Redesign entrance configuration to provide a wider opening, while retaining as much of the historic configuration as possible.



The apartments at 820 S Monroe have had their entry doors altered at some point in the past.

Right: The same building in 1940 showing original doors. Photo courtesy of the NWMAC L87-1.17685-40





# CHAPTER 4: EXISTING MULTI-FAMILY RESIDENTIAL

## WINDOWS

### Goals

- Recognize that windows are one of the most important architectural features of a building and are a defining element of historic buildings.
- Recognize that in some styles of apartment buildings, including Minimal Traditional, windows contribute significantly to historic character as there are few other architectural elements.
- Maintain the historic character of all windows in historic contributing buildings, particularly those in the special window category due to their distinct historic design and materials.
- Avoid replacing windows for energy conservation, as there are other, more effective means to control heat loss.
- Avoid diminishing historic character and authenticity through the use of non-traditional window materials and windows of the wrong size for the opening.
- Maintain building fenestration with no additions or subtractions, except in minimally-visible and private locations.

### Historic Character Features

- Apartment buildings are more likely to have fenestration patterns related to the interior layout of units and perhaps a special, larger stair-hall window.
- Windows are likely to be uniform throughout the building in material, design, and operation, per location in the unit and hence uniformity is a historic character feature.

- Windows have several characteristics:

- Windows are openings of particular size and orientation vertically/horizontally.
- Window openings have frames that hold the sash in position and moldings that conceal the joints between sash and siding.
- Frames have dimensions relating to the size of the opening and operation of the sash.
- Moldings have profiles that add shadows, depth, and interest to the historic façade.



The small apartment building at 814 S Lincoln Place shows a tripartite window configuration.

- Window sash has various characteristics:
  - Material
  - Dimensions and amount of glazing
  - Configuration (number of sash in an opening and divisions in the glass)
  - Operation: hung, casement, fixed, awning

See Chapter 3: Single Family Residential Windows for more information on windows.

### ***Window Basics***

- Retain historic wood sash windows as a high-quality, well-performing material that cannot be replaced in kind as new wood is not as strong and durable.
- Repair damaged sections of window sash and assemblies.
- Consider the use of storm windows for heat retention.
- Avoid remodeling by changing major characteristics of windows.
- Plan to replicate any special window through custom fabrication.
- Avoid converting a door to a window or a window to a door as this alters the historic character.

### ***Planning a window replacement project:***

- Consider sash replacement only and retaining and re-using window frames and brick molding.
- Consider more than one vendor for the specific characteristics necessary in replacement windows.
- Retain and replicate the historic character features of the entire window and its sash.
  - Retain historic size and shape of the opening.

- Select windows that fill the opening without any blocking down at the top, bottom or sides.
- Select windows that do not require a second set of framing as this reduces the glazed area.



Windows at the small apartment building at 820 S Monroe are intact and include a decorative leaded glass transom.

### ***Use Visibility and Location to Determine Materials***

At highly visible and visible locations, plan to replicate material or its character:

#### **For wood windows use:**

- Wood
- Metal clad wood
- Composite materials that replicate historic sash and can be painted



### For metal windows use:

- Iron and aluminum

Replicate any special window that must be replaced with custom millwork so that it replicates the historic window in design, size, operation, configuration, materials, and dimensions.

At **minimally visible** and **not visible** locations of the building:

### For wood windows use:

- Wood
- Metal clad wood
- Composite materials that can be painted
- Vinyl



The apartment building at 823 S Monroe appears to have had open porches enclosed quite some time ago as is evidenced by the wood 6:9 paned windows.

At **private, not visible** locations:

- Windows can be of any material, configuration, and operation.
- Windows can be replaced and are not reviewed for appropriateness.
- Openings may be enlarged; openings may be blocked.
- Doors may be converted to windows and windows to doors.
- Select window sash that replicate the characteristics of the historic:
  - Very similar size of the overall window as well as components: top rail, bottom rail, side rails and muntins so that percent glazing is very close to the historic amount.
  - Select sash that has the frame dimension patterns of historic sash, such as taller bottom rails for hung windows and casement sash.
  - Select sash with the same configuration: number of sash in a group and number of lights in a sash.
  - Select sash that has the same operation or – if fixed – appears to have the same operation.

Fenestration in **private, not visible** facades:

- Windows can be replaced and are not reviewed for appropriateness.
- Openings may be enlarged; openings may be blocked.
- Doors may be converted to windows and windows to doors.

## ***Storm Windows***

New and replacement storm windows:

- Select wood or metal storm windows.
- Select configurations that replicate that of the window sash – with a framing element in the location of a meeting rail or mullion of casement sash.
- Consider using interior storm sash for casement windows.

## ***Consider Balcony Doors as Windows***

- Recognize that multiple doors and door and window combination that provide access to private balconies are historic character features similar to windows on public street-facing facades.
- Consider the visibility of balcony doors on other visible facades in terms of consistency.
- Retain design, materials and configuration of doors, if replaced, at public-street-facing façades.
- Maintain uniformity of balcony doors at all visible locations.



This apartment building at 805 S Adams was constructed in 1947 . Photo courtesy of the NWMAC L87-1.69575-52.

## ***Window plans for condominiums or large apartment buildings***

- Plan a major window replacement project with pre-approval of identical sash and balcony doors, if present, for each unit to maintain uniformity in apartment building sash, particularly on public, street-facing façades.
- Obtain approval for the window replacement project and make sure the replacement plan is followed.

## ***New Windows in Highly-Visible and Visible Locations***

- Avoid disrupting historic fenestration with the addition of new windows.
- In some cases, a new window can be added to appear to be part of the historic arrangement of openings.
- In some cases, new windows can be added on an elevation to light a stair hall or similar area.

## ***Blocking Window Openings***

- Plan to maintain all window openings in highly visible and visible areas.
- Windows in visible areas may be shortened in height from the bottom to accommodate a kitchen layout.
- Plan blocking window openings and changing the size of windows carefully in minimally visible areas.

## ***Skylights***

- Avoid installing skylight openings in street-facing sloped roofs: main or secondary roofs.
- Position skylights in minimally visible or not visible portions of the main roof.

# **CHAPTER 5: DISTRICT-WIDE GUIDELINES**

## **PAINT AND USE OF COLOR**

### **Goals**

- Allow property owners to paint traditionally-painted materials in colors they select.
- Avoid visually disruptive use of color by providing some guidelines.
- Retain the inherent original color in all masonry materials.
- Avoid the painting of masonry materials – brick, stone, terra cotta, cast stone – that should not be painted for both technical and historic character reasons.

### **Paint and Color Basics**

- Historically, paint color was derived from mineral pigments and these natural, earth-toned colors remained in common use in the built environment.
- Many cities do not review and approve paint colors used for painted portions of buildings. The HPO is adopting this practice for the Cannon Streetcar Suburb Historic District, although individually listed properties on the Spokane Register do go through paint color review.
- The fact that paint is a relatively short-term presence in the historic district supports this approach to not approve the color of paint.
- Retaining the inherent color of masonry materials exposed and unpainted is critical as they are historic character features and can be harmed by the application of paint and other coatings.
- Use the correct type of exterior paint for the material to be painted.

### **USING TRADITIONAL PAINT COLORS**

- **Traditional paint colors are derived from mineral pigments, natural materials.**
- **These same colors appear in the various shades of brick.**
- **Historic paint catalogs present small samples of these colors and are good references. The Northwest Museum of Arts and Culture archives has a set of historic paint color samples in a Dutch Boy Paint publication (ca. 1929).**
- **The Sherwin Williams Company's Exterior Historic Colors are appropriate for many buildings, particularly those built in the 1910s-1930s.**

### **Paint, Stain and Coating Review**

- Apply for a COA for the application of paint if a property owner desires to paint an unpainted surface such as masonry or stone.
- Select and apply paint or stain without applying for a COA on traditionally coated materials:
  - wood;
  - substitute materials that receive paint;
  - stucco;
  - some metal elements, such as porch railings.



- Consider using consolidating materials such as epoxy and water-proofing coatings only on material that is in active deterioration, and then, with caution, as such coatings can trap moisture and create laminated sections of materials and cause more damage.
- Plan to repair cracks and apply paint on stucco rather than an additional layer of plaster or mortar, called parging.



## ***USING PAINT TO HIGHLIGHT THE DETAILS ON QUEEN ANNE HOUSES***

- After a period when many Queen Anne Houses were painted white or one color, the use of several colors to accentuate ornamental details began in San Francisco during the 1960s, popularized by the term “Painted Ladies.”
- Some property owners have used paint to highlight architectural details in Cannon Streetcar Suburb HD and these standards support the freedom to select paint colors and design color schemes.

## ***Paint color selection tips:***

- **Traditional paint colors are derived from mineral pigments, natural materials.**
- **These same colors appear in the various shades of brick.**
- **Historic paint catalogs present small samples of these colors and are good references. The Northwest Museum of Arts and Culture archives has a set of historic paint color samples in a Dutch Boy Paint publication (ca. 1929).**
- **The Sherwin Williams Company’s Exterior Historic Colors are appropriate for many buildings, particularly those built in the 1910s-1930s.**

## ***Colors to avoid on the exterior:***

- **Black as it absorbs heat and will fade.**
- **Bright tropical colors that don’t seem to fit in Spokane.**
- **Pastel colors that don’t fit with the medium to dark values and saturated colors of traditional masonry colors.**
- **Colors that are inharmonious with existing masonry colors.**

# CHAPTER 5: DISTRICT-WIDE GUIDELINES

## SITE AND LANDSCAPING

### Goals

- Maintain the historic character of the district with traditional landscape elements and do not introduce intrusive elements.
- Maintain the historic pattern of curb cuts and driveways as secondary elements of residential properties and streetscapes.
- Maintain traditional ratios of vegetation and buildings and paved areas.

### Historic Character Features

- The historic urban residential pattern incorporates a mature tree canopy and other plantings that provide variety in the vegetation and shade for people and enhance the experience of walking in the neighborhood.
- Concrete on-premises walks connect public sidewalks and entrances of both houses and apartment buildings.
- Buildings built as single-family houses provide for automobiles with curb cuts, narrow driveways and garages.
- Apartments provide for automobiles with curb cuts and parking lots, carports, and garages.
- Few fences divide the front and side lawns of properties in the district.
- The remaining brick streets in the district document the appearance of historic streets.

### Fences

- Recognize the historic pattern of few fences separating front yards in the historic district.
- Plan fence projects in compliance with the City of Spokane's Fences Residential Zoning guide.
- Plan open fencing at the 42" height in front of the building.
- Plan for 6-foot privacy fencing at lot perimeter behind the public façade of the house.
- Avoid using fencing to recast the character of the property, as in adding a grand masonry pier-framed front gate.
- Consider traditional materials for walls and fencing in the historic district: masonry walls; masonry pier and metal panel fences; metal fences; and wood privacy fencing.
- Avoid use of imitative materials such as shiny vinyl as inauthentic components of the historic district in highly-visible, public areas and limit their use to minimally visible and not visible locations.
- Avoid use of chain-link fencing as open fencing in front yards it was not used historically in that location.

### Hardscape

- Keep and maintain historic hardscape features in highly-visible areas, in particular stone retaining walls
- Keep and maintain the traditional ratio of paved on-premises paths and building to lawn and vegetated areas.



- Use traditional materials for on-premises sidewalks and hardscape. Use concrete unless there is evidence of brick or stone paving.
- Plan new exterior hardscape amenities, such as patios, water features, pergolas, and gazebos in minimally visible, private locations of the property.
- Avoid using hardscape design to suggest an inauthentic historic feature or changing the character of the historic setting.

### **Small Lawn Features**

- Install sculpture, fountains, and other artistic elements without review for a Certificate of Appropriateness.

### **Vegetation**

- Maintain approximately 70-80 percent of the area of the property not covered by the building as vegetation to approximate traditional patterns.
- Carefully select areas for Xeriscaping that mostly maintains historic district lawn patterns.
- Install all vegetation without review for a Certificate of Appropriateness.
- Consider maintaining the historic urban canopy of the Cannon Streetcar Suburb Historic District by maintaining trees on each property and planting new ones.



Above: The home at 1323 W Eighth includes impressive hardscaping that ties directly into the design of the house with cut stone lining the walkway.



Bottom: The original carriage house to the home above, this house contains a rough basalt columned gazebo in the yard.

# **CHAPTER 5: DISTRICT-WIDE GUIDELINES**

## ***NEW ELEMENTS: ENERGY GENERATION, COMMUNICATIONS EQUIPMENT, TRANSPORTATION ACCESS***

### ***Goals***

- Afford possibilities for incorporating elements necessary and desired for urban life into the district.
- Recognize that features such as solar panels communication and utility elements can be technically visible in historic districts without altering its overall historic character but cannot be visually intrusive.
- As a historic transit-oriented neighborhood, allow for the presence of public transportation and access facilities in the district without design review by the HPO.
- Balance competing goals of retaining historic character with the presence of features that represent other environmental interests.

### ***New Element Basics***

- Consider the degree of visibility and placement when planning to install new elements in historic districts.
- New types of installations shall not be considered to be intrusive in the historic district unless they constitute a dominant pattern of conspicuous elements.

### ***Solar Panels***

- Plan a solar panel installation that minimizes visibility of the panels by:
- Using rear-sloping roofs and garage roofs if possible;
- Using the rear portion of side-facing roofs;

- Avoiding street-sloping roofs;
- Avoiding placement on porch and dormer roofs;
- Placing panels on flat roofs.

Plan a solar panel installation that minimizes visual intrusion by:

- Using regular rectangular forms for grouped panels;
- Installing panels as close to and parallel to a roof slope;
- Avoid considering new properties devoted to solar generation, such as a lot-sized solar panel installation.



An example of solar panel placement on an historic house in San Francisco.



# CHAPTER 5: DISTRICT-WIDE GUIDELINES

## ADDITIONS

### Goals

- Maintain the historic character of the building by ensuring that its original plan and massing are evident.
- Maintain the historic portion of the building as dominant in perceptions of the property through the use of secondary additions.
- Provide guidance for the design of additions that balance both compatibility and differentiation.
- Provide guidance for the design of replacement or new exterior access staircases.
- Provide guidance for the siting and design of new garages.

### Additions Basics

- Plan additions to be not highly-visible changes to a contributing property.
- Consider the most important determinations of appropriateness for new additions to be location and scale.
- Design and materials can increase or decrease the appropriateness of an addition.

### Location and Scale for Additions

- Plan an addition to be located adjacent to a rear, private elevation or the rear of a visible side elevation and to be minimally visible in the district.

- Locate an addition on a side elevation at the rear of the building, leaving the front third of the original wall exposed.
- Design an addition at a scale that is secondary to the historic building so it would be slightly lower in height and smaller in footprint.



This house at 1117 W Tenth Avenue had a large, incompatible addition added in the 1950s when it functioned as a nursing facility.

- Plan an addition's massing to avoid significant contrast.
- Avoid introducing non-traditional materials in visible areas of the addition.
- Consider common traditional extensions of historic residences, such as sun porches and sleeping porches on the second story, as the inspiration for the design of additions.

### Materials and Design for Additions

- Design an addition that is more compatible than differentiated in design if most of it is visible in the historic district.
- Design an addition in materials that replicate, or are quite similar to, those of the historic building, considering slight differences, such as in the exposure of lapped siding or brick color or texture.

- Consider using a simplified version of the style of the historic building for an addition.
- Consider varying the grouping of windows of similar scale to provide compatibility but not introducing significantly different fenestration in visible areas.
- Avoid introducing non-traditional materials in visible areas of the addition.

### **Exterior space additions**

- Plan for new decks, porches, balconies, pools, and other amenities to be located in private and the least visible portion of the property.
- Plan for these types of additions to be not visible in the district to avoid the need for design and materials review.



Above: The garage at 903 S Adams Street was designed by Kirtland Cutter for the Woldson family not long after the home was constructed.

Right: This garage on Lincoln Street was completed in 2019 and is located behind and lower than the historic home.



- Plan for the review of exterior additions that are minimally visible in terms of scale, location and materials.

### **Exterior Stairs**

- Maintain existing exterior access stairs to upper floor rental units if needed; remove stairs if no longer used.
- Plan to replace access stairs in ways that minimize their visual presence through location, scale and materials.
- Place stairs in locations that minimize their visibility.
- Design stairs to be steps and landings only and do not incorporate any exterior amenity space, if not located on a private, rear facade.
- Use materials and color to help the stairs not stand out against the building to which they are adjacent.

### **Garages**

- Maintain historic garages that contribute to the historic character of the property.
- Site new free-standing garages at the rear of the property or at least behind the residence.
- Site attached garages to the rear, non-visible portion of the historic building. Garages that are attached to a contributing historic building will be treated as an addition.
- Site a garage so that no more than two garage bays are visible from the street.
- Design a garage as a traditional, one-story non-intrusive building with a gable roof, single siding material, garage doors, people door, and windows.



- Design a garage with occupiable space on the upper level to be in scale with lot, sited as other garages, and compatible with the primary residential building on the property.
- Use one of these approaches:
  - Maintain height and scale of an historic two-story carriage house but avoid replicating aspects of the main building
  - Design the building to be perceived as a contemporary garage with apartment above.
- Consider using a simplified treatment of the historic style of the main house using roof type, materials and color to minimize intrusiveness.
- After careful consideration with property owners in the proposed district, a free-standing garage construction in the Cannon Streetcar Suburb will NOT require a COA. However, if the garage touches the house, a COA will be required.

### ***Storage Sheds, Chicken Coops and Other Sheds***

Select a location in a place that is not visible or minimally visible.

### ***Secondary Living Units***

- Site new building at the least visible portion of the property to not significantly impact the historic building or streetscape.
- Design the building to be in scale with the lot and compatible with, yet secondary to, the primary residential building on the property.
- Accessory dwelling units (ADUs) will not require a COA in the Cannon Streetcar Suburb Historic District.



The carriage house at 801 S Lincoln is an early example of an accessory dwelling. It originally belonged to the house at 811 S Lincoln, but somehow became associated with the house at 801 over the years. The design certainly makes more sense with the house to the south (below):



# CHAPTER 5: DISTRICT-WIDE GUIDELINES

## USE OF COMPOSITE BUILDING MATERIALS

### Basics

- Composite building material are those that are engineered for performance in exterior applications and often comprised of several materials.
- The composite building materials field is dynamic and will offer new products over time that property owners will want to consider as appropriate for use in historic districts.
- Composite materials have many attributes as exterior building materials – lightweight and durable, for instance. While those attributes may be good, they do not outweigh other considerations for use on historic buildings.

For many years, the use of molded fiberglass or other polymer materials for small elements of – and even sections of – cornices have been acceptable as the design and dimensions of the pieces are “in-kind.”

When considered for use on historic buildings, composite materials of various types must be evaluated in terms of:

- Ability to be cast, extruded, and stamped to replicate historic elements in design and dimensions
- Ability to have a finish that does not have a shine, false grain or other texture, or other characteristics that readily identify it as a non-traditional material
  - Historically all exterior wood elements were finished with an opaque stain or paint.
  - Both finishes conceal the presence of wood graining and have a smooth, not-textured finish.
  - Any original sheen on exterior paint and opaque stain quickly weathers to a less shiny state.

Avoid the use of composite materials used for elements of porches that must be installed with visible brackets, rather than by the traditional inset joints of wood elements.

Consider composite materials only if they can be painted with exterior or house paint and installed without visible joints, are of appropriate design and dimensions, and in consultation with HPO staff.

**Refer to Preservation Brief 16:  
The Use of Substitute Materials on Historic Building Exteriors**



Notice what some composite siding materials look like (above). The false graining is not historically appropriate. The house below has wood clapboard siding which would have originally been sanded smooth and painted, concealing the grain.



# CHAPTER 6: NON-CONTRIBUTING BUILDINGS

## Goals

- Keep non-contributing buildings as compatible elements in the historic district.
- Provide owners of non-contributing buildings a range of options for building management without increasing the visual presence of such buildings in the district.
- Avoid the partial remodeling of non-contributing buildings.



The building at 1119 W 11th was constructed in 1984, outside of the period of significance and therefore is considered “non-contributing.”

## Compatibility Basics: Non-Contributing Buildings Built after 1955

- Proposed changes to non-contributing buildings will be compatible if they do not result in incompletely remodeled buildings or introduce elements that are visually intrusive.
- Non-contributing buildings in the Cannon Streetcar Suburb Historic District in 2020 tend to be in their original conditions in terms of design and materials, although some buildings have replacement siding and windows.
- These buildings are coherent designs representing residential preferences, primarily of the 1950s through the 1970s.
- These buildings tend to be compatible with the historic, contributing buildings in the district due to their siting, scale and materials.
- Owners can choose to retain these buildings as designed, update them, or replace them as they do not contribute to the historic significance of the district.

That said, they should not be altered in ways that make them less compatible and more intrusive in the district.

## Project Planning

- Consider retaining the original design intact as it is likely compatible with its surrounding environment in the district.
- Consider a renovation:
  - Complete repainting or residing of the exterior walls for a new exterior appearance
  - Updating amenities: i.e., new balcony railings and access doors; or

- Replacing all window sash.
- Consider a featured update:
  - New enhanced shelter or updated design for the main entrance.
  - Better shelter between parking and rear entrances.
  - Landscaping.
- Review the Standards for New Construction so that renovating and updating projects maintain the goals of visual compatibility and contemporary design.

### ***Compatibility Basics: Non-Contributing Historic Buildings Due to Loss of Integrity***

- Proposed changes to non-contributing historic buildings due to loss of historic character should not further their incompatibility in the historic district. On the other hand, changes that reverse loss of historic character elements are welcome to enhance the sense of compatibility.
- Proposed changes are compatible if they are grounded in the architectural vocabulary of the historic district and do not introduce a false sense of history through redesign.

### ***Project Planning***

- Use the guidance in Chapters 3 and 4 to design elements and select materials that are appropriate for the building type and district.
- Plan on working within the original building type and style of the building and avoid remodeling the building.



Although this house was built in 1902 and is within the period of significance, changes over the years have made it “non-contributing” to the district.

- Use well-planned exterior changes to correct loss of historic character to the building plan, exterior materials and windows.
- If desired, improve exterior historic integrity to the point where a building can be categorized as contributing and use incentives programs.

# CHAPTER 7: NEW CONSTRUCTION

Design review of new construction in historic districts has a particular goal: new buildings designed to fit into – or are compatible with – the historic streetscapes of the district. Because the “sense of place” is a characteristic of an historic district, how that environment changes with new construction matters because it is a permanent change in the district.

## *Compatibility Basics: Context Sensitive Design*

The field of historic preservation has long used the concept of “context sensitive design” but uses the term “compatible.” Designing for a specific site within the historic district allows for compatible new construction in one spot that may not be suitable for another site within the district. Architects will need to think carefully about how the new building fits in with the immediate surroundings as well as the neighborhood as a whole.

This concept of compatibility is spelled out in the National Park Service’s Secretary of Interior’s Standards for the Treatment of Historic Properties. That set of standards includes The Standards for Rehabilitation that are the basis for the Cannon Streetcar Suburb Historic District Design Standards and Guidelines. This guidance uses the term “compatible” in both the technical sense – as in not introducing incompatible materials – as well as in the visual terms like massing, scale and set back. The guidance notes that compatibility can be achieved with various design solutions.

It is important to note that “compatibility” is not “comparability.” Compatibility can be defined in terms of the absence of conflict; in more casual and visual terms, it can mean being a good neighbor in that a building “fits in.” Comparability is a very close state of compatibility, in that the two things have enough in common that they

can be compared meaningfully. The common phrase “don’t compare apples to oranges” refers to real differences. Apples are not oranges, but they are compatible in the fruit bowl. Compatibility may incorporate comparability – which in the built environment can include some form of replication.

Approximately 25% of the properties within the Cannon Streetcar Suburb Historic District are non-contributing and these properties

could be redeveloped. The built environment in the historic district will change over time, but the historic, contributing buildings will continue to provide the underlying historic character for the residential area.

In order to encourage creative design solutions within the Cannon Historic District, a design framework and compatibility scoresheet were

## **ZONING IN CANNON STREETCAR SUBURB HISTORIC DISTRICT**

**Design review in historic districts does not address land use. The Cannon Streetcar Suburb Historic District has a mix of zoning. The southern portion contains Single Family Residential while the central area contains Residential Multi-family. The northern part of the district includes Residential High Density and even Office Retail with a height limit of 150 feet.**

created. This approach is open ended rather than prescriptive. In a nutshell, we are not going to tell you how to design a building for the district. There are no requirements for flat roofs or pitched roofs – but if the surrounding buildings all have pitched roofs, the new building will score higher if a pitched roof is incorporated into the design. The framework for context-sensitive new construction is firmly grounded in compatible contemporary design: design that is clearly of





the 21st century and doesn't try to fool the viewer into thinking that it might be historic, but at the same time, it still fits into the historic district as compatible design.

This is how it will work: architects propose new designs. The Design Review Committee of the Spokane Historic Landmarks Commission will use the compatible design framework and scoresheet to determine how compatible the project is. That will then shape the conversations about the appropriateness of that design for a specific site in the historic district. The framework is intended to not favor any particular era or style of design – but it does rely on long-held principles of building design.

The overarching goal of this framework for new construction is that new buildings in the district will not diminish the historic character of the neighborhood, or district, as a whole. Compatible, context-sensitive design avoids that effect. In this way, the changing residential patterns of Spokane's residents will continue to be met.

This framework – which constitutes the standards for **new** construction – has a different format and way of use than traditional historic district standards and guidelines.

#### ***Important tips for success:***

- Be sure to read the introductory material to understand the open-ended nature of this framework and the various opportunities to achieve compatible new design.



This new construction apartment building in the district replaced three historic homes that had been converted to multi-family use.

- Note that some aspects of new designs are incentivized with additional points in the scoring of compatible design.
- Be prepared to discuss your project with the Historic Preservation Officer and Landmarks Commission members in terms of this framework.

#### ***New Construction Design Review Basics***

This section of the Cannon Historic District Standards and Guidelines introduces this type of design review, the concepts that it was based on, as well as the approach the residents of the district decided to take.

The consideration of compatible new construction is based on these concepts:

- The streetscapes of the historic district are the main resource that will be considered, and no building will be approved that is visually intrusive.

- Contemporary design can be compatible within a historic district.

- While energy conservation and durability attributes are important to consider for materials used for new construction, these reasons alone will not likely be reasons for finding materials compatible.

**The importance of insuring new construction in a historic district is compatible means that the SHLC will review and approve proposals at a monthly commission meeting with a public hearing where members of the public will be able to comment on proposals.**



## Individual Review and No Standard Solutions

The very nature of context-sensitive, compatible design in the Cannon Historic District where streetscapes and residential building types are varied, means that a proposal approved for one location would not automatically be compatible and appropriate in another location.

Each proposal will be considered for its specific location only. There should be no expectation that a proposal approved for one location will be approved for another site in the district.

## Design Strategies

There are several broad strategies for the design of infill buildings, or new construction, in historic districts:

1. **Replication** of historic buildings in design and materials is one approach. This strategy has been popular because people enjoy, for instance, Queen Anne houses and Craftsman bungalows. And using replica design avoids the discussion of contemporary designs as compatible. Criticism of replication, or copying, include creating a false sense of historic with replica buildings, keeping costs reasonable and appearance of the replicas in the streetscape. With the use of modern construction methods and the high cost of construction, property owners of-



A newer, Craftsman-style bungalow in the Inman Park Historic District in Atlanta. This would fall into the “replication” strategy for designing new buildings within the district.

ten select a simple example to copy. Decisions based on cost and simplification diminish the ability of a new building to appear “historic” in design. Even so, there are instances where a replica design strategy is appropriate, perhaps in an intact historic streetscape with only one location available for new construction.

2. The strategy of making an **abstract reference** to historic examples, or context, in the design of a new building can result in a range of solutions. A new building could



A house at Shoshone Place, 1998, is an example of abstract reference and invention within a form on a block of varied Early-20th Century houses

have an abstract, yet obvious visual reference to buildings in the setting. Sometimes the reference is so abstract that it must be explained and visually, it seems like a design with no contextual references. Buildings with abstract references to a historic context may be appropriate in a streetscape with several non-contributing buildings or for a relatively small building.

3. **Juxtaposition** as a design strategy results in buildings that are intended to have little relationship with their historic context and stand out noticeably in a streetscape. This is the most difficult strategy to be successful with in historic districts because it is difficult to see the new building as visually compatible with historic buildings. Even so, a small building in a location that has buildings of various ages and sizes may be an appropriate place to use design juxtaposition.



4. A fourth design strategy is recommended for most new buildings in the Cannon Historic District. This is an “***invention within***” approach – one that clearly references common building types and/or building types in the district without replicating them. Instead, these designs incorporate historic forms and details and “reinvents” them to seem more contemporary. Another way to think about this type of design is “traditional with a twist,” to be “of its time” rather than a replica or standard design. An example is a porch on a new building that had a slightly different form than was common historically and perhaps modern posts and railing designs. Another type of reinvention would be to use the massing of a large single-family home for a duplex or triplex and reinvent porch and entrance location and detailing to indicate the number of units within. Criticisms of this design approach come from some district residents who favor replica design.



The condominium complex at 2205-13 W. Fourth Avenue in Browne's Addition would fall into the category of “invention within” - they are not copies of historic buildings, but the general form is compatible with nearby historic homes.



(Left) The house at 1909 S Stevens (1985) is an example of juxtaposition in form, materials, and fenestration on a block of varied Early-20th Century houses.



(Below) The East 500 block of 7th Avenue is an example of the juxtaposition in scale and materials in a neighborhood of small single-family houses.

For more information on these design strategies, see:

*Sense of Place: Design Guidelines for Historic Districts* (2007) Philadelphia. [http://www.preservationalliance.com/publications/Senseof-Place\\_final.pdf](http://www.preservationalliance.com/publications/Senseof-Place_final.pdf)

Steven W. Semes, *The Future of the Past: A Conservation Ethic for Architecture, Urbanism and Historic Preservation*. 2009.



## ***Recommended Design Strategy: Invention within a building type or style***

The “***invention within***” approach is recommended for new buildings in historic districts for several reasons. “Invention within” can and should be a coherent approach to design, not a jumble of various elements from building types and styles. Reinvention allows for various building forms and styles in the district to be used as inspiration and will result in buildings that would come under the broad umbrella of compatible contemporary construction.

Other approaches to design are possible even though the result must be considered compatible design per these standards.

The encouragement of the “invention within” approach to design and the open-endedness of the framework and compatibility scoresheet allow the architect to decide where to make strong references to the underlying type or style – and where to include more contemporary expression. The results of this approach have the visual references necessary for compatibility but avoid attempts to copy the past and the urge to draw from several styles.

Utilizing abstract reference and juxtaposition as a component of a compatible design – rather than the design strategy itself –incorporates more opportunities for variety into the framework for design and achieves compatibility.



The house at 2108 Cherrytree Lane is an example of invention within the bungalow form and detailing with the garage forward, no porch, roof over the walkway to a recessed entrance, and large-scale details.



The house at 1826 E Pinecrest is an example of replication of a traditional Early-20th Century house with a porch.



The house at 1925 S. Stevens is a 2018 remodel of 1940 house (above is the before). It is an example of invention within a side-gabled house with addition of a larger porch and second-story deck and additions to the rear.



### ***Cannon Streetcar Suburb Historic District Overlay***

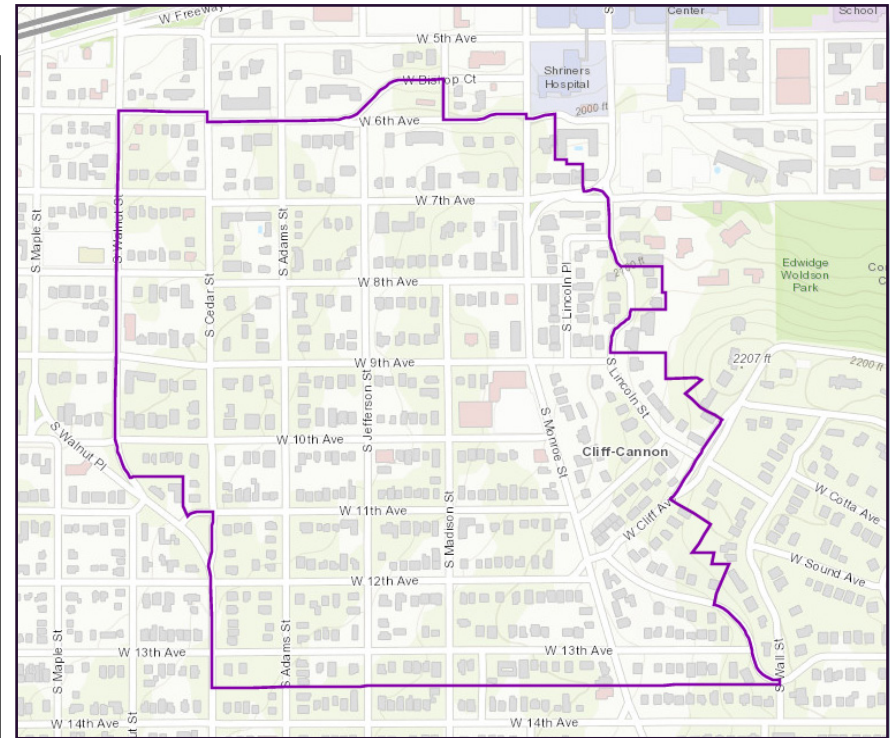
The City has identified a need for more housing and increased density of development in areas zoned RHD, which is the zoning of a small parth of the Cliff-Cannon neighborhood (smaller areas are zoned office retail and neighborhood retail). A fairly large area of the Cannon Historic District is zoned RSF (Residential Single Family). Through the creation of the historic district and by providing these standards and guidelines, the Cannon Historic District is positioned to allow development to occur within its boundaries with the understanding that new construction must be compatible with the neighborhood's existing resources. Infill developments will be reviewed through a public process of the SHLC. The creation of an overlay zone does not change the underlying zoning.

**In the Cannon Streetcar Suburb HD, the Local Historic District Overlay Zone provides the standards and guidelines for new construction. Because these guidelines state expectation for compatibility, rather than include dimensions and requirements, and require site-specific design, they do not include a maximum height for new construction defined in number of feet because each site will be reviewed for compatibility of surrounding buildings.**

**The standards for new construction in this document work in conjunction with the general development standards adopted for multi-family buildings.**

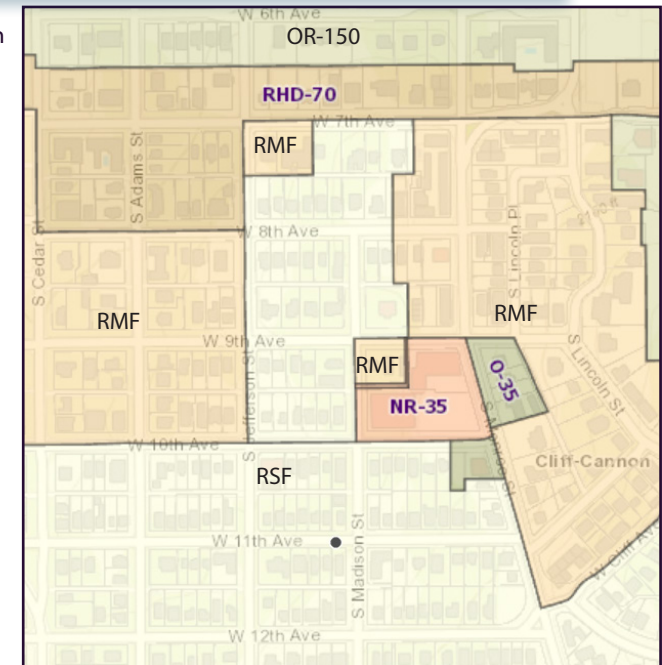
### ***Precedent and Patterns in Cannon Streetcar Suburb HD***

The Cannon Streetcar Suburb Historic District has some of the most varied streetscapes found in areas protected as historic districts. While this variety allows for a somewhat wide range of compatible new construction, there are strong patterns in scale, siting, design, and use of materials that provide context for the design of new buildings. This variety does mean that several types of multi-family buildings are appropriate in the district, including duplexes, tri-plexes, buildings appearing as attached rowhouses and apartment buildings of various sizes.



Above: This map of the Cannon Streetcar Suburb Historic District shows the proposed boundaries of the district.

Right: Zoning for the area shown - a mix of single family, multi-family, residential high-density, and even office and retail exist within the boundaries of the district.





# CHAPTER 7: NEW CONSTRUCTION

## FRAMEWORK FOR COMPATIBLE DESIGN

### *Using the Framework*

The following sets of directives under each section of the Framework for Compatible Design correspond directly with the Compatibility of Design Scoresheet that Commission members and others will use to assess the compatibility of the proposed design.

Rather than be stated requirements, these directives suggest ways that compatible, context-sensitive design can be achieved. The directives are not a checklist or prescriptive set of standards to be met with each project. The architect is free to choose from among the elements that will ensure compatibility while introducing some differentiation.

Hence, the directives about compatibility are not requirements for each design. Instead, they should be understood as part of a set of framework and assessment tools, rather than requirements.

### *Using the Scoresheet*

Values signifying the importance of the factor in achieving a compatible design have been assigned.

Scorers should enter a low value, zero or one, if the goal is not met and one of the higher values to indicate that the designer has used this factor successfully in the design.

The right column is a place to indicate the total points the scorer gave to a section of the scoresheet in contrast to the total amount possible. For instance, in the Context Compatibility section, one could score a 3 for the Character Area, 2 for Facing Blockfronts and 2 for Adjacent Buildings to indicate that the building does not have the strongest sense of compatibility for its location. A total of 7 out of 15 possible points indicates that this aspect of context sensitive design has not been a focus for the designer.

Once all the sections are scored, totals for Parts I and II can be compared. One proposal may score higher in context and urban form than

in design components, and vice versa. Each total can be categorized as highly compatible, compatible, or incompatible.

Finally, the overall score assigned by the scorer is compared with the three categories of overall compatibility. A careful review of the score will indicate areas where a design could be altered to be more compatible.

### *A Process: Using the Framework and Scoresheet to Consider New Construction*

Several, if not all, members of the commission and the HPO staff will score proposed buildings and the scores will be compared. The HPO will use this feedback in conversations about the project with applicants, who will alter the design to increase its compatibility score as they see fit. A subsequent design will then be scored and discussed.

The HPO and the applicant will determine when a project is ready to be presented to the Commission for a public hearing and approval. The HPO's report on the proposed building will include information on how it was scored. Members of the public will be expected to make comments about the appropriateness of the project in its location in terms of the Framework for Compatible Design.

The goals of this process include:

- Keeping the design of the project on the desk of the designer and avoiding design by committee;
- Providing broad categories of urban design and design factors for comment and review; and
- Providing a transparent evaluation process for applicants and residents of the district as projects are considered.

## TIPS FOR SUCCESS

- Do not disregard any aspect of this framework, as such an approach may delay your project or introduce expectations for approval of new construction that cannot be realized.
- Do not search for uncommon elements to justify what is proposed.
- Use the request for compatible design as one that spurs creativity rather than one with limitations.
- Propose new construction that you can discuss in terms of this framework and compatibility.
- Respect the efforts of the residents of Cannon Streetcar Suburb neighborhood who worked to establish the historic district and the design review it includes.



Left: The apartments at 815 S Lincoln are a contemporary addition to the district.

## Cannon Streetcar Suburb Historic District Framework for Compatible Design

### District Basics

The district is the resource and new buildings must not have a negative effect on the historic character of the district. The streetscape is the experienced historic character and the basis of compatibility. For this reason, emphasis will be placed on the public, visible portions of new buildings.

Compatibility in design is a visual characteristic. Compatible design is an achievable design challenge that requires some comparability. Height, color, materials, and use of materials all matter and shall be carefully considered.

The analysis of the context includes the blockfront in which the building site is located and the one across the street. One experiences the district while moving through the facing blockfronts and they provide both the variety and continuity of the historic district.



# SCORESHEET

Address: \_\_\_\_\_

## 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 Cannon Streetcar Suburb|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

#### Section1: Context Sensitive Design and Urban Form

##### Context compatibility with:

Historic character of the 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 occupiable space	0-2	

###### Height

Avoids difference in height of more than two stories	0-4	
Uses floor heights to further height compatibility	0-4	

Provision for automobiles: Maintains patterns	0-4	___/18
		___/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 (\_\_\_%)



# FRAMEWORK FOR COMPATIBLE DESIGN

## Section 1: Context and Urban Form Analysis

### Project Location Analysis

Use three tiers for the context analysis for new construction:

- The character-defining aspects of the historic district:
  - Analyze patterns and unifying aspects
  - Note how diversity is present and absent
- Facing blockfronts of building site:
  - Analyze building types and patterns of location on both blockfronts
  - Diagram setbacks and spacing to insure compatibility
  - Depict streetscapes as elevations and in plan to note height, materials, and site access for vehicles
- Adjacent buildings:
  - Establish compatible setback and height
  - With elevations indicate floor heights and entrances and window placement

This Minimal Traditional style apartment building at 1013 W Eighth has a similar setback to neighboring properties along Eighth Avenue, but the entrances do not face the street.



### Urban Form Analysis

Compatibility in the urban form and design of a new building within the Cannon Streetcar Suburb Historic District relies primarily on the following factors. Design choices to provide compatibility are listed for each factor.

#### Streetscape factors: siting and setback

- Site buildings to hold common set-backs from the public sidewalks to maintain the historic urban form of the district.
- Avoid encroachment on the public sidewalk with a shallow front lawn or no lawn.

- Use similar relationships between a building and a lot size, known as lot coverage
- Keep a common rhythm of building placement and distance between buildings, at least on one side
- Place the ground story at an elevation common for the blockfront
- Do not use unnecessary terraces to raise the lawn above adjacent ones or excavation to create walk-out basements
- Minimize the visibility of underground and interior parking access points and other modern elements of multi-family buildings, such as an outdoor deck for recreation above ground level
- Orient buildings and human access to the street while providing provision for automobiles at the rear of the property.



## Scale, Massing and Height

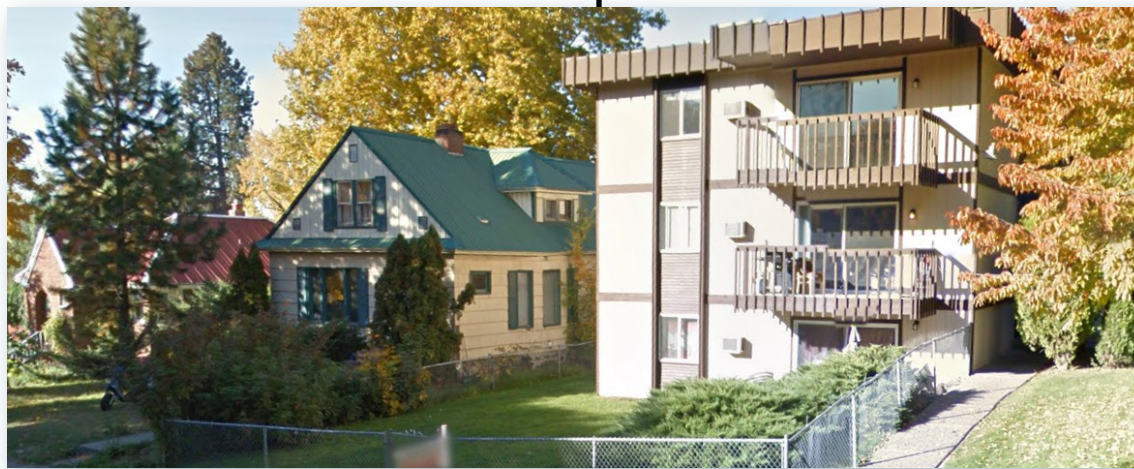
### Scale

- Design to maintain compatibility in scale – the combined effects of footprint and height, as compared to buildings in the facing blockfronts.
- Both the height and the footprint of new buildings are important for compatibility in scale.
- Design for comfortable scale with the human body.

### Massing

- Refer to the massing of historic apartment buildings and multi-family buildings that are relatively simple arrangements of volumes with rectangular footprints for new multi-family buildings.

- Recognize that the complexity of massing and use of materials for historic Queen Anne style residences is particular to that building type.



The house at 1118 W 10th is somewhat dwarfed by the three story apartment building adjacent. Lack of traditional front entrances to the apartment building also detracts from its compatibility in the district.

- Incorporate vertical and horizontal plane breaks in massing as the means for subtle modulation of form, minimize scale and as the point for a change in materials.
- Use inset and projecting balconies and porches to provide semi-private exterior space.
- Use massing that finds a balance between an unmodulated box and too much variation.

- Use pitched roofs over usable space, not only as false fronts or accent points.
- Use flat roofs to minimize scale and massing.

### Height

- Recent changes to RHD zones have allowed for higher structures within those zones, however, new construction heights in the Cannon Streetcar Suburb district will be reviewed for compatibility based on the specific site.

- Avoid significant difference in height of closely positioned buildings by proposing no more than a two-story difference.

- Use some stepping up to the maximum height to limit the visual and privacy effects of a two-story

height difference.

- Avoid proposing large, one-story buildings.
- Consider the effects of hillside locations and height on down-hill sites.
- Use comparable floor heights so that windows and other horizontal elements on all stories have some visual consistency in the streetscape.

## Provision for automobiles

- On street parking may be an issue for the Cannon Streetcar Suburb Historic District and projects that incorporate parking on-site will be scored higher based on the impacts to the neighborhood.
- Provide access via minimal curb access and narrow driveways to parking at the rear or side of the lot.
- Incorporate parking into the rear lower story of a building.
- Limit paved areas to minimum required for access and parking.
- Limit interaction between vehicles and pedestrians in a walkable neighborhood.



This example from Browne's Addition show how parking can be incorporated into the design of buildings. Above: This 1939 apartment building was constructed with onsite parking underneath the structure. New construction projects which incorporate parking will be scored higher on the Urban Design section of the framework scoresheet.

Left: The duplex at 803 W 13th shows parking integrated into the overall design of the building.



## Section 2. Design Component Analysis

### General: Orientation, Design Quality, Presence

- Orient the building to the street with visible human entrances and windows facing the street or near the façade if it is a side entrance.
- Consider the overall presence of the building in the streetscape and its balance of compatibility and differentiation.
- Design a building based on intended use to avoid a false sense of history, i.e. new residential buildings should appear as such and not new converted industrial lofts on the exterior.
- Ensure a building does not use differentiation or overly complex design to call undue attention to itself and create a lack of visual harmony in the streetscape.
- Use a level of detail in massing, façade design, and use of color comparable to nearby historic buildings.
- Pay sufficient attention to 360-degree design beyond the façade by continuing use of materials or introducing complementing materials, continuing some design element, and avoiding blank or barely developed highly-visible walls.

### Use of façade materials:

- Use the same materials as the historic buildings in the district.
- Use material of similar perceived quality as historic materials and avoid low-cost imitative materials that lack quality and endurance.

- Use materials in the same manner as used on historic buildings, i.e. place wood siding in a traditional horizontal position rather than on the diagonal.
- Maintain a hierarchy of primary and secondary materials with primary material consisting of 70% of the façade.
- Use constructional logic in use of materials with lighter materials above heavier ones.
- Change materials only at vertical plane breaks or horizontal story breaks, or for projecting bays.
- Use materials with small variations, such as siding width.
- Use primary materials on all facades of a building or follow the historic pattern of brick buildings that have less expensive brick on the elevations and rear facades than the face brick on the façade.
- Avoid materials traditionally not used on residential buildings, such as those considered to be appropriate for industrial or commercial building use.

### Use of secondary façade materials and accent materials:

- Use the “rule of five” to avoid too many materials and visual clutter.
- Start with three materials found in walls, windows and roof.
- Use no more than two additional ones: a second wall material or accent material in railings or porch elements.

### TRADITIONAL BUILDING MATERIALS:

- Brick veneer
- Lapped siding

- Stucco

### TRADITIONAL ACCENT MATERIALS:

- Limestone, basalt, granite
- Brick
- Textured and colored stucco
- Architectural metals

- Use the same materials as the historic buildings in the district
- Limit total number of materials to no more than five.
- Use vertical plane and story breaks as locations for material changes.
- Use high-quality accent materials.
- Use traditional window materials: wood and metal.

### Use of Color

- Use primary materials with traditional mineral-based colors.
- Use color in the manner used in historic buildings:
  - with non-traditional colors used primarily as accents
  - with one dominant color, or with carefully selected colors as seen in some brick buildings
- Use color of similar value and saturation of permanent materials (brick and stone)

### Façade design

- Use elements of similar scale as buildings in facing blockfronts context.
- Use level of detail similar to buildings in facing blockfronts context.
- Avoid copying historic styles.
- Avoid combining elements from different styles and creating a collage effect.
- Use constructional logic in dimensions of elements.
- Using fenestration logic based on the interior plan.
- Avoid eccentricity in fenestration.
- Use traditional approach to entrance design:
  - Place individual entrances in multi-family buildings oriented to the street and clearly evident as the main entrance to each unit.

## PLANE BREAKS

**This term refers to shifts in the planes of wall surfaces.**

**A vertical plane break occurs when a vertical element is introduced. Examples include a bay window projecting from the main wall and vertical elements used to break up a long facade.**

**A horizontal plane break occurs when the plane is broken parallel to the ground. An example is when a second story overhangs the lower one slightly.**

### District patterns:

**Several Arts and Crafts style homes include horizontal plane breaks with materials and textures.**

**The long facades of apartment buildings are visually broken up with changes in materials and vertical plane breaks.**



Vertical Plane Breaks at  
909 W Thirteenth



Horizontal Plane Breaks at 1014 W Twelfth



- Place entrances into a building with multiple units oriented to the street and be clearly evident as the main entrance for residents and visitors.
- Use design principles to keep entrances in scale with the human body and the building.

### Basics: Architectural Design

- Incorporate traditional architectural design principles.
- Design with order and unity in visual aspects of the design.
  - Use proportion and rhythm to establish pleasing relationships.
  - Design with visual hierarchy in massing and fenestration.
  - Use symmetry or asymmetry to establish balance
- Consider proportions
  - Design with consideration to relationships of the parts to each other and to the whole.
  - Design so the visual relationship between all parts is harmonious and in scale.
- Consider proximity
  - Design so that building elements that are close together complement each other rather than compete for attention.
- Strive for Coherence
  - Design to avoid too many textures, shapes, colors and other characteristics that are perceived as non-similar and introduce jarring visual clutter or “busy-ness.”

### Recognizing the Effort to Provide Compatibility

The Compatibility of Design Scoresheet includes opportunities to score additional points for compatibility:

- Some designs convey extra attention to the immediate context yet are contemporary in design.

- Sometimes a design does not meet all expectations, but feels “right” for the location. It is very difficult to articulate all of the possible ways a proposed design may be appropriate for the district - so the option is left open for something that had not been considered at the time these guidelines were created to meet compatibility.
- Use of historic window materials – wood and metal – to increase compatibility.



Add new example from Cannon

# CHAPTER 8: DEMOLITION REVIEW CRITERIA

## DEMOLITION OF ENTIRE BUILDINGS OR SIGNIFICANT FEATURES

City of Spokane SMC 17D.100.220 requires the SHLC to consider the following factors when reviewing an application for demolition. This section expands on the criteria in terms of the historic character and significance of the Cannon Streetcar Suburb Historic District.

### ***1. The historic importance of the property***

The Cannon Streetcar Suburb Historic District nomination states that the district is eligible under Criteria A, History, and C, Architecture. The nomination categorizes properties as contributing and non-contributing in terms of their ability to convey one or both of these aspects of significance. The broad categories of Contributing and Non-Contributing are the starting points for the consideration of the importance of each property.

Contributing properties should be protected, in general, from demolition as they are part of the district's historic character and importance.

Non-Contributing properties are not protected from demolition because they are not part of the district's historic character and importance.

An individual contributing property was built during the period of significance and has the historic integrity to convey historic and/or architectural significance. While architectural significance – particularly when related to impressive buildings with high-style design – is easier

to see and perhaps understand, historical significance allows the more everyday buildings belonging to less influential persons in the neighborhood to contribute due to how they illustrate the changes in living in the Cannon Streetcar Suburb over time.

It is difficult to develop a credible argument that any of the contributing buildings in the historic district are not important to the historic resource. Any statements in support of additional significance

or against the importance of the property will be considered in written form. Authenticity and historic character in the district is in danger of being lost, one building at a time as a result of demolition. The point of the historic district designation is to limit this type of loss.

### ***2. The nature of the redevelopment which is planned for the property***

While each contributing building has comparable historic significance in terms of demolition, this criterion requires the consideration of the subsequent use of the property

if a contributing building would be demolished. The changing nature of residential buildings and occupancy in the Cannon Streetcar Suburb HD suggests that replacement residential buildings may need to be considered, sometimes at the expense of a contributing one.

If redevelopment of the site is proposed, that development project should be presented prior to or at the same time as approval of demolition is requested. The replacement building must be in the high-





ly-compatible category (as determined by consensus through the Compatibility in Design Scorecard in Chapter 7, in order to minimize the loss of historic character in the district as a whole). When a project is rated only as compatible, the redevelopment project may not be as likely to be supported and justify approval of demolition.

The 2018 historic preservation ordinance revision removed the provision that allowed for demolition of a contributing building for a parking lot. The proposal of a temporary parking lot will not be considered in the spirit of meeting that intent of the ordinance.

### ***3. The condition of the existing structure***

The difference between deferred exterior maintenance and structural soundness that will be considered. While the City identifies several conditions for Substandard Buildings, that code enforcement program notes conditions to be addressed but is not evidence that a contributing building must be demolished. There is always the option to rehabilitate a substandard building.

Historic integrity – authenticity – was assessed in 2020 when the district was documented, but neither the condition nor the structural



soundness of buildings was formally assessed. While many buildings have deferred maintenance, the measure of the continued existence of the building in the district should be soundness, rather than minor damage or deterioration.

As many historic buildings with deferred maintenance exhibit mold and have asbestos components, these conditions, in themselves, do not justify demolition. On the other hand, loss of soundness – structural stability – is grounded in years of water damage, settlement, and other conditions that threaten the structural soundness of the building, not just its finishes.

Conditions that merit serious consideration for the demolition of contributing buildings in Cannon’s Streetcar Suburb Historic District include damage by fire, damage due to storm and tree damage, ground shifting and collapse, and similar unexpected circumstances.

When a building is determined to be a threat to life and safety, the Building Official or Fire Marshall will order demolition, no matter the status of the building in the historic district.

### ***4. The effect on the surrounding neighborhood of the planned replacement use***

Some contributing buildings are highly-visible, iconic, well-known “landmark-like” properties that, if demolished, would introduce a sense of loss that cannot adequately be replaced by the new development. The demolition of such buildings would have a significant adverse effect on the historic character and identity of the Cannon Streetcar Suburb Historic District.

Some historic buildings do not have such qualities that bring them to the attention of the community. Their loss would be mainly noticed by those who frequent the facing blockfronts. They may be replaced with highly compatible new construction without the overall effect of loss.



### ***5. The overall effect of the proposed redevelopment on the neighborhood character and the elements of the neighborhood's urban design***

As previously noted, redevelopment that is not highly compatible with the district at all levels of analysis, would not contribute or maintain the historic character of the historic district.

Other aspects of redevelopment would also affect the larger patterns of the district and should be avoided. These include street vacations, the assembly of significantly larger parcels than found within the district, any type of variance in terms of Residential High Density zoning.

### ***6. Any proposed mitigation measures under which the owner would salvage significant architectural features of the structure after properly documenting the building before demolition***

The SHLC will take into consideration any mitigation measures proposed by the applicant.

## **PARTIAL DEMOLITION**

### ***Goals***

- Avoid the demolition of historic character features of contributing buildings.
- Avoid changing the historic footprint and mass of contributing buildings.

### ***Basics***

- Avoid demolishing any portion of a contributing building in the highly-visible, public area.
- Avoid planning for partial demolition in order to upgrade or improve secondary areas of a building unless they are not visible.
- Limit partial demolition to small, non-historic character elements, such as non-historic additions.
- Limit partial demolition to the minimum area necessary when planning an addition per Chapter 5.

# APPENDIX I

## GLOSSARY OF TERMS

**Balustrade:** a railing supported by balusters, especially an ornamental parapet on a balcony, bridge, or terrace.

**Band Board:** a set of boards (in wood frame houses), or blocks (in a brick house) that sit on top of the foundation wall and run in a band around the building.

**Barge Board:** a board fastened to the projecting gables of a roof to give them strength, protection, and to conceal the otherwise exposed end of the horizontal timbers or purlins of the roof to which they were attached.

**Belt Course:** also called a string course or sill course, is a continuous row or layer of stones or brick set in a wall.



Brackets on the house at  
1010 W Thirteenth

**Brackets:** structural or decorative members that project from a wall to support or decorate the roofline.

**Casement Window:** a window that is attached to its frame by one or more hinges at the side. They are used singly or in pairs within a common frame, in which case they are hinged on the outside

**Clapboard:** one of a series of boards used for siding. It is usually installed horizontally and the board is most often tapered in cross-section.

**Column:** used to support beams or arches on which the upper parts of walls or ceilings rest.

**Cornice:** the projecting moldings that form the top band of an entablature or wall.

**Dentil:** a small, square bracket, typical in Colonial architectural styles

**Eave:** the projecting overhang at the lower edge of a roof.

**Façade:** the exterior faces of a building, often used to refer to the wall in which the building entry is located.



This home at 1034 W 7th Avenue has many architectural features including arched lintels, multiple mullion and muntins on the windows and a clipped gable roof.

**Fascia Board:** mounted at the point where the roof meets the outer walls of the house.

**Fenestration:** the arrangement of windows and doors on the elevations of a building.

**Frieze Board:** the flat, middle portion of an entablature (sometimes decorated).

**Gable:** the wall that encloses the end of a gable roof; triangular gable end below a roof overhand.

**Gambrel:** a roof shape characterized by a pair of shallow pitch slopes above a steeply pitched slope on each side of a center ridge.

**Hip:** a roof that slopes inward from all four exterior walls.

**Lintel:** a horizontal support of timber, stone, concrete, or steel across the top of a door or window.

**Maintenance:** the process of keeping a building in good condition by regularly checking and repairing it when necessary.

**Modillion:** a projecting bracket under the corona of a cornice in the Corinthian and other orders.

**Mullion:** a vertical member separating window sash.

**Muntin:** a bar or rigid supporting strip between adjacent panes of glass.

**Parging:** cover (a part of a building, especially an external brick wall) with plaster or mortar that typically bears an ornamental pattern.

**Pilaster:** a rectangular column, especially one projecting from a wall.

**Pediment:** the triangular gable end of a classical building, or the same form used elsewhere in the building.

**Portico:** a structure consisting of a roof supported by columns at regular intervals, typically attached as a porch to a building.



**Quoin:** a large rectangular block of stone or brick (sometimes wood) used to accentuate an outside corner of a building; typically in a toothed form with alternate quoins projecting and receding from the corner.

**Sash:** the part of a window frame that holds the glazing, usually movable or fixed.

**Shed roof:** a roof with a single slope and rafters spanning from one wall to the other.

**Sidelight:** narrow windows flanking an entry door.

**Sill:** a shelf or slab of stone, wood, or metal at the foot of a window or doorway.

**Soffit:** the underside of an architectural structure such as an arch, a balcony, or overhanging eaves.

**Transom:** a small window placed above a door or window.

**Turret:** a small tower at the corner of a building.

**Veneer:** a thin decorative finish typically made of brick, stone or stucco.



The house at 1014 W Twelfth Ave has shingle siding and interesting stick detailing on the gable ends.



The house at 1026 W Twelfth Avenue has a masonry chimney with clinker bricks as texture.



The house at 1432 W Seventh has interesting cut stone columns and first floor; a side gable front porch and deeply overhanging eaves with exposed rafter tails.

A barge board hides the eaves of this home at 1207 W Ninth. Also note the string course that acts as a lintel above the windows and visually separates floors. The house has clapboard siding on the main floor and rough stucco on the second floor.



The house at 1128 W Eighth Avenue shows a hip roof, exposed eaves, and a mission style parapet.



# APPENDIX II

## SECRETARY OF THE INTERIOR'S STANDARDS

The Secretary of the Interior's Standards are common sense historic preservation principles in non-technical language. They promote historic preservation best practices that will help to protect our nation's irreplaceable cultural resources.

The Standards for Rehabilitation are used during the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values.

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.

The Standards and Guidelines can be applied to historic properties of all types, materials, construction, sizes, and use. They include both the exterior and the interior and extend to a property's landscape features, site, environment, as well as related new construction.

Federal agencies use the Standards and Guidelines in carrying out their historic preservation responsibilities. State and local officials use them in reviewing both Federal and nonfederal rehabilitation proposals. Historic district and planning commissions across the country use the Standards and Guidelines to guide their design review processes.

The Standards offer four distinct approaches to the treatment of historic properties—preservation, rehabilitation, restoration, and reconstruction with Guidelines for each. The Standards for the Treatment of Historic Properties are regulatory for all grant-in-aid projects assisted through the national Historic Preservation Fund. The Standards for Rehabilitation, codified in 36 CFR 67, are regulatory for the review of rehabilitation work in the Historic Preservation Tax Incentives program.

### THE STANDARDS FOR REHABILITATION

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*
2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*
3. *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
5. *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
8. *Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
9. *New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

# **APPENDIX III**

## **PRESERVATION BRIEFS**

Preservation Briefs provide guidance on preserving, rehabilitating, and restoring historic buildings. These NPS Publications help historic building owners recognize and resolve common problems prior to work. The briefs are especially useful to Historic Preservation Tax Incentives Program applicants because they recommend methods and approaches for rehabilitating historic buildings that are consistent with their historic character.

Some of the web versions of the Preservation Briefs differ somewhat from the printed versions. Many illustrations are new and in color rather than black and white; captions are simplified and some complex charts are omitted.

1. [Cleaning and Water-Repellent Treatments for Historic Masonry Buildings](#)
2. [Repointing Mortar Joints in Historic Masonry Buildings](#)
3. [Improving Energy Efficiency in Historic Buildings](#)
4. [Roofing for Historic Buildings](#)
5. [The Preservation of Historic Adobe Buildings](#)
6. [Dangers of Abrasive Cleaning to Historic Buildings](#)
7. [The Preservation of Historic Glazed Architectural Terra-Cotta](#)
8. [Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings](#)
9. [The Repair of Historic Wooden Windows](#)
10. [Exterior Paint Problems on Historic Woodwork](#)
11. [Rehabilitating Historic Storefronts](#)
12. [The Preservation of Historic Pigmented Structural Glass \(Vitrolite and Carrara Glass\)](#)
13. [The Repair and Thermal Upgrading of Historic Steel Windows](#)
14. [New Exterior Additions to Historic Buildings: Preservation Concerns](#)
15. [Preservation of Historic Concrete](#)
16. [The Use of Substitute Materials on Historic Building Exteriors](#)
17. [Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character](#)
18. [Rehabilitating Interiors in Historic Buildings—Identifying Character-Defining Elements](#)
19. [The Repair and Replacement of Historic Wooden Shingle Roofs](#)
20. [The Preservation of Historic Barns](#)
21. [Repairing Historic Flat Plaster—Walls and Ceilings](#)
22. [The Preservation and Repair of Historic Stucco](#)
23. [Preserving Historic Ornamental Plaster](#)
24. [Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches](#)
25. [The Preservation of Historic Signs](#)
26. [The Preservation and Repair of Historic Log Buildings](#)

# ***PRESERVATION BRIEFS***

27. [The Maintenance and Repair of Architectural Cast Iron](#)
28. [Painting Historic Interiors](#)
29. [The Repair, Replacement, and Maintenance of Historic Slate Roofs](#)
30. [The Preservation and Repair of Historic Clay Tile Roofs](#)
31. [Mothballing Historic Buildings](#)
32. [Making Historic Properties Accessible](#)
33. [The Preservation and Repair of Historic Stained and Leaded Glass](#)
34. [Applied Decoration for Historic Interiors: Preserving Historic Composition Ornament](#)
35. [Understanding Old Buildings: The Process of Architectural Investigation](#)
36. [Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes](#)
37. [Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing](#)
38. [Removing Graffiti from Historic Masonry](#)
39. [Holding the Line: Controlling Unwanted Moisture in Historic Buildings](#)
40. [Preserving Historic Ceramic Tile Floors](#)
41. [The Seismic Rehabilitation of Historic Buildings](#)
42. [The Maintenance, Repair and Replacement of Historic Cast Stone](#)
43. [The Preparation and Use of Historic Structure Reports](#)
44. [The Use of Awnings on Historic Buildings: Repair, Replacement and New Design](#)
45. [Preserving Historic Wooden Porches](#)
46. [The Preservation and Reuse of Historic Gas Stations](#)
47. [Maintaining the Exterior of Small and Medium Size Historic Buildings](#)
48. [Preserving Grave Markers in Historic Cemeteries](#)
49. [Historic Decorative Metal Ceilings and Walls: Use, Repair, and Replacement](#)
50. [Lightning Protection for Historic Buildings](#)



# **APPENDIX IV**

## ***HISTORIC PRESERVATION INFORMATION AND CONTACTS***

### **Megan Duvall, Historic Preservation Officer**

City Hall, Third Floor  
808 W Spokane Falls Boulevard  
Spokane, Washington 99201  
Phone: (509) 625-6543  
Fax: (509) 625-6013  
Email: [mduvall@spokanecity.org](mailto:mduvall@spokanecity.org)

### **Logan Camporeale, Historic Preservation Specialist**

City/County of Spokane  
808 W Spokane Falls Boulevard  
Phone: (509) 625-6634  
Spokane, WA 99201-3329  
Email: [lcamporeale@spokanecity.org](mailto:lcamporeale@spokanecity.org)

### **Ryan Benzie, Clerk III**

City Hall, Sixth Floor  
808 W Spokane Falls Boulevard  
Spokane, Washington 99201  
Phone: (509) 625-6863  
Fax: (509) 625-6013  
Email: [rbenzie@spokanecity.org](mailto:rbenzie@spokanecity.org)

### **Local Resources:**

- [City of Spokane Official Website](#)
- [Northwest Museum of Arts & Culture \(MAC\)](#)
- [Spokane Valley Heritage Museum](#)
- [Spokane County Official Website](#)
- [Spokane Preservation Advocates](#)
- [Spokane Public Library – Northwest Room](#)

### **Statewide and National Historic Preservation Organizations:**

- [National Trust for Historic Preservation](#)
- [Washington State Department of Archaeology and Historic Preservation \(DAHP\)](#)
- [Washington Trust for Historic Preservation](#)
- [National Main Street Program](#)
- [Washington Trust Consultant Directory](#)
- [Washington State Digital Archives](#)

### **National Park Service Links**

- [National Park Service](#)
- [National Register of Historic Places](#)
- [Secretary of the Interior's Standards for Rehabilitation](#)
- [Preservation Briefs](#)
- [Technical Preservation Services](#)
- [Federal Tax Credit Incentives](#)
- [CLG Program](#)

# APPENDIX V

## DESIGN REVIEW CHART: TYPES OF WORK AND REVIEW REQUIRED\*

Type of Work	No Review	Staff Review	Commission Review
<b>Awnings</b>			
Awning - change of color		X	
Awning - change of style		X	
Awning - new			X
<b>Paint</b>			
Paint with same color	X		
Paint unpainted masonry, including murals			X
Paint with non-historic color			X
Paint with new historic color		X	
Remove paint from masonry		X	
<b>Browne's Addition HD:</b> Paint previously painted surface	X		
<b>Landscaping</b>			
Install garden or landscaping structures	X		
Remove historic landscape features such as rock walls or structure noted in nomination			X
Install new fence (except in Corbin Park)	X		
Install paved walkway	X		
<b>Corbin Park HD:</b> tree removal 6" or larger		X	
<b>Corbin Park HD:</b> install new fence		X	
<b>Windows and Doors</b>			
Replace windows			X
Replace doors - street-facing façade			X
Replace doors - secondary elevation		X	
Changing window openings - primary façade			X
Changing window openings - secondary elevation		X	X
Create new opening for window/door - primary façade			X
Create new opening for window/door - secondary elevation/rear		X	

# DESIGN REVIEW CHART: TYPES OF WORK AND REVIEW REQUIRED\*

Type of Work	No Review	Staff Review	Commission Review
<b>Porch</b>			
Repair porch	X		
Replace porch in kind		X	
Enclose porch - street-facing façade			X
Enclose porch - secondary elevation		X	
Build new porch			X
<b>Siding</b>			
Repair siding	X		
Install new siding			X
<b>Garage</b>			
Demolish historic garage			X
Demolish non-historic garage	X		
<b>Browne's Addition HD:</b> Construct detached garage			X
Construct detached garage	X		
Construct attached garage			X
<b>Roof</b>			
New roofing with like materials		X	
New roofing with new materials			X
Replace/remove sheet-metal cornice on commercial building			X
Remove or alter prominent chimney			X
Change roofline			X
<b>Other Exterior Renovations</b>			
Install mechanical and utility equipment - if NOT visible from street	X		
Install mechanical and utility equipment - if visible from street		X	
Install fire exits			X
ADA accessibility - street-facing façade			X
ADA accessibility - secondary elevation		X	
<b>New Construction</b>			
Build new addition			X
Build new deck		X	
Move a building			X
Minor construction not seen from street		X	

\*This is part of the Spokane Municipal Code - if the CSSHD passes, changes will be made to this master list to include specific exclusions in the district such as non-attached garages and ADUs not requiring review and paint of previously painted surfaces.



**Attachment #5:**  
**Public Comment**

**Comments Received on the  
Cannon Streetcar Suburb  
Historic District Proposal  
between 9/1/2022 and 1/25/2023  
as presented to the Plan  
Commission**

April & Baran Thompson - Nine Mile Falls, WA  
Lincoln View Apartments  
814 S. Lincoln Street  
Spokane, Wash. 99204

We both support the historic district where we currently own a rental property. We moved to Spokane in 1992. I, April, personally have lived on the lower S. Hill, Browne's Addition, and near G.U. District. We made Spokane our home and decided it was time to invest in our community, so we bought a rental property. Our property is a house built in 1910, converted to a 7-unit apartment house in the 1950's, and we are currently in the process of rebuilding after a fire in 2021. We have tried our best to replicate and replace 'like build' of our units. Yes, this is a rental, but we believe it is our job to be stewards of this home, of history, by maintaining and preserving a house that represents Spokane's history. Preserving historic homes and neighborhoods is also preserving a form of art through craftsmanship and architecture.

We have friends that live on Tekoa Street and have had to watch a beautiful home be torn down along Manito Blvd. Many people moving to Spokane may not appreciate the beauty as many of us locals, it is important to protect these neighborhoods. Protecting them not only protects the homes but also helps build community and preserve a sense of place. Please approve the Cannon Streetcar Suburb Historic District.

-April Thompson 12/20/22



## Camporeale, Logan

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**From:** Natalie Marr <natalietmarr@gmail.com>  
**Sent:** Monday, October 24, 2022 9:06 AM  
**To:** Historic Preservation  
**Subject:** Cliff Cannon Historic District Registration

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello,

I've noticed the Cliff Cannon Historic Preservation Signs around our neighborhood and looked up the boundaries of the district and saw that our house is not included. Just wondering if it could be? Our address is 519 S Madison St Spokane 99204. Our house is over 100 years old and is one of the historic craftsman style homes.

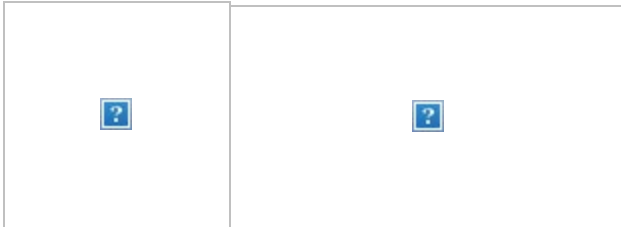
Thanks!

Natalie Marr

**From:** [Duvall, Megan](#)  
**To:** [Camporeale, Logan](#)  
**Subject:** FW: Historic District Overlay-Cannon Street car Historic District  
**Date:** Wednesday, December 21, 2022 10:48:17 AM  
**Attachments:** [image001.png](#)  
[image002.jpg](#)  
[image003.png](#)

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Cannon comment.



**Megan Duvall**

Historic Preservation Officer  
City/County of Spokane  
808 W. Spokane Falls Boulevard  
Spokane, WA 99201-3329  
509.625.6543 Office Cell Phone: 509.435.8260  
[mduvall@spokanecity.org](mailto:mduvall@spokanecity.org) | [www.historicspokane.org](http://www.historicspokane.org)

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**From:** Loveland, Carla <Carla.Loveland@sysco.com>  
**Sent:** Wednesday, December 21, 2022 10:45 AM  
**To:** Duvall, Megan <mduvall@spokanecity.org>; Ian.d.white@shell.com  
**Subject:** Historic District Overlay-Cannon Street car Historic District

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Landmarks Commission,

As a resident of the Cannon Streetcar Historic District, I am writing to show my support for the preservation of our community on the South Hill. I am asking that you would align with the voters and adopt the Historic District Overlay. I live at 824 s Lincoln Street in a house that was built in 1912 and the reason purchased the house in 2018 was because I love living in a historic community. The community on the South Hill and the historic neighborhoods is the draw to the area and it's what makes everyone who lives here feel like they are part of that community. The preservation of these homes and the area is vital to the heritage of Spokane and its history. I feel like we must do everything possible to prevent what has happened in communities like the Sander's Beach Area in Coeur d' Alene as well as Bend, Oregon where developers have bought up houses only to tear them down and replace them with garish, modern, multiunit complexes.

Funding these essential historic preservation programs represents a true investment in America's legacy multiplied many times over.

**Carla Loveland** | New Business Developer

**Sysco - Pacific Northwest**

22820 54th Ave S, Kent, WA 98032, USA

c. 208.786.2205

[carla.loveland@sysco.com](mailto:carla.loveland@sysco.com)



**From:** [Steve Blaska](#)  
**To:** [Steve Blaska](#); [machinemanjr@gmail.com](mailto:machinemanjr@gmail.com); [abil.bradshaw@gmail.com](mailto:abil.bradshaw@gmail.com); [tmwiseman@earthlink.net](mailto:tmwiseman@earthlink.net); [rogertak@earthlink.net](mailto:rogertak@earthlink.net); [wailandry@msn.com](mailto:wailandry@msn.com); [glenlandry888@msn.com](mailto:glenlandry888@msn.com); [Melissa Flynn](#); [Nicholas Reynolds](#); [Judy\\_madden@hotmail.com](mailto:Judy_madden@hotmail.com)  
**Cc:** [Duvall, Megan](#); [Camporeale, Logan](#)  
**Subject:** My Draft Public Comments for Landmark Council Meeting  
**Date:** Monday, December 19, 2022 4:13:49 PM  
**Attachments:** [Historic District Testimony.docx](#)

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**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

See my attached script for my personal testimony during public comment at this week's meeting. I'll hopefully be able to talk fast enough to get it in 3 minutes.  
I am testing a couple points which might also work for the Plan Commission testimony.

Clearly the Plan Commission got off track at the workshop by questioning the overall rationale for the existing historic district ordinance. That is not our fight. If the Plan Commission wants to change the current City ordinance passed by Council and Mayor, then that is a much bigger issue than our nomination. Megan and Logan can do battle on the value of historic districts (in general) and the logic of current City policy going forward.. However..... our position is that we have complied and surpassed all requirements under the existing ordinance. Plan Commission is to make a recommendation on our specific request based on the current law.

What I heard as the biggest valid concern is whether our specific district would somehow sidetrack other City initiatives for affordable housing and increased density. I believe our strongest argument is that our neighborhood is already the second most dense neighborhood in the entire City. We have a large number of multi-family and apartment residences. In many respects we already achieved what they want other parts of the city to strive to replicate. (see the zip code analysis link in my remarks for some interesting data).

A second Plan Commission concern was whether the design standards would disincentivize further infill/development. I argue that decisions on the marketability of properties for development are best made by the people who own those properties. That is why we had a vote. Clearly, our property owners (investors and home-owners) are advocating that the design standards will not adversely affect their ability to develop THEIR properties. A Plan Commission no-vote would in effect say, "We disagree with the assessment of the property owners of this neighborhood and think our non-concurrence will support new, less regulated infill that is more desirable than development that retains the character of the neighborhood" *(Personal view: Seems like bureaucratic, government overreach to me)*

At least a couple of the Plan Commissioners seemed to have the right idea and were focused on the decision at hand and not reopening the whole idea of historic districts in general.

Fodder for discussion at our meeting after the New Year

Merry Christmas if I don't see you at Wed meeting.

Steve.

(comments follow)



## Two points

Historic Office makes the case as to why this project qualifies for a historic designation. I have two points to provide insight as a resident of the neighborhood. First some observations from neighborhood outreach and second – personal view of why this is important to be recognized as a historic district

### First -- Neighborhood Outreach

- Lessons learned.
  - o The outreach effort took some analysis of the neighborhood. Most folks were surprised that 283 of the 577 properties were investor owned rather than owner occupied. There are a large number of apartments and multi-family residences that count as one property. This is consistent with the distribution in the zip code that approx. 63% of households are renters. (<https://www.unitedstateszipcodes.org/99204/>)
  - o Both renters and owners overwhelmingly shared that they live here because of the character of the neighborhood.
- Neighborhood outreach. In addition to the mailer and ballot sent by Spokane Historic Preservation Office, Neighbors did the following Spokane Preservation Assoc.
  - o Distributed 100 yard signs and delivered door hangers to individual owner-occupied residences (using Spokane Preservation Association contribution and personal funds)
  - o Hosted two community information open houses
  - o Staffed an information booth at annual Neighborhood Fair
  - o Sent follow up mailings to all investor owners (twice)
  - o Sent follow up mailings to all condominium owners
  - o Door knocking campaign to all residences that did not respond to initial mailings or first door hanger outreach
  - o During my 14 years, and many public information efforts at Spokane Transit... the effort of these neighbors was the most intense I have witnessed. Literally no one in the neighborhood has an excuse that they did not know about this important neighborhood decision.
- Overwhelming response, surpassed Yes vote objective. Received insight from some investors -- Karl Zacher -- once its gone, its gone forever

### Second -- Personal view of why this is important to the neighborhood and the City to recognize this historic neighborhood

- Alluded to by including streetcar in the title. This neighborhood was a turn of the century urban planning success.
- For the first 50 years of the last century, Spokane faced a growing population and need for housing, this neighborhood was a solution
- Created a neighborhood with a sense of place. Most of it has survived for over a century.
- High density was needed then.... and it continues to contribute today ... Today it is the second highest density neighborhood in Spokane
- As we look to the future, replicate the successes of the past. As we look for how we contribute to our great city, we need to do it intelligently. The historic district design standards do not conflict with our need for opportunities for growth, the standards simply shape that

development to retain the sense of place and recognize the wisdom and craftsmanship of the past.

Please support the voice of these neighbors who feel it is not only our privilege to live here, but also of property owners who accept the responsibility to be good stewards of what we inherited so the next generations will also have that privilege. This district will serve as an example of how a community can grow without sacrificing its identity.

Spokane Historic Preservation Office  
Spokane City Hall  
808 West Spokane Falls Blvd.  
Spokane, WA 99201

Ian White & Dustin Hall  
808 S. Lincoln Street  
Spokane, WA 99204

20 December 2022

PO Box 8545  
Spokane, WA 99203

Support the Cannon Streetcar Suburb Local Historic District overlay

To Whom It May Concern:

My partner and I own the Dr. Hans and Rosaleen Moldenhauer house within the proposed Cannon Streetcar Suburb Historic District. In 2016, we sought out this house, in this neighborhood on purpose—Cannon is diverse, dense, has green space and a wide variety of architectural styles. Naturally, being the history geeks we both are, we volunteered alongside other neighbors to inform our friends and neighbors in Cannon about the opportunity for property owners to advise, via a vote, whether the historic district designation – with its plusses and minuses, was of interest.

The results of the public vote—where 58% percent of all property owners voted in the affirmative—demonstrates there is widespread support for the historic district while following established procedure under the Spokane City Code. *Res ipsa loquitur*.

We believe designation effectively balances preserving the unique personality of the Cannon neighborhood with efforts to promote development and increase density. These concepts are not at odds; rather the designation can support and enhance the neighborhood while increasing density. In addition, the proposed overlay has a light touch: --paint colors are not subject to review, --detached structures/garages are not subject to review, --fences, landscaping etc. are not subject to review, and finally auxiliary dwelling units (ADUs) are not subject to review. Of the 485 properties in the district, 182 (38%) are non-contributing structures which can easily be demolished, thus allowing construction of denser infill. It is disingenuous to suggest this effort would block infill – it will not; instead, adopting the overlay will enhance infill by providing a unique sense of place.

In the words Karl Zacher, a supporter of the Cannon Historic District designation and local real estate investor – “once it’s gone, it’s gone”. We respectfully request regulators follow the will of the neighborhood by approving the Cannon Streetcar Suburb Historic District overlay.

Respectfully,



Ian D White

## Camporeale, Logan

---

**From:** James Bergdahl <jcbergdahl@gmail.com>  
**Sent:** Monday, November 14, 2022 12:11 AM  
**To:** Duvall, Megan; Camporeale, Logan; Ian White; Nicholas Reynolds; cannonhistoric@gmail.com; Melissa Flynn; Spokane Preservation  
**Subject:** Cannon StreetCar Neighborhood\_Landmark Commission public hearing

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Dear Megan and Logan,

Is the public hearing with the Spokane Historic Landmarks Commission regarding the final public vote of the Cannon StreetCar Suburb Local Historic District still scheduled for 3pm on 16 Nov 2022?

Apparently, there are enough votes now to pass the Petition. Therefore, I will postmarking my ballot tomorrow for my two properties in the Neighborhood *against* the petition.

I have expressed my specific objections against various line items in the proposed Code at many public hearings that both of you have attended. As you will recall, my objections focus on and suggest changes to make the property tax and other financial benefits more equitable for the poor, low and middle income, and elderly homeowners in the proposed District. I have not been able to get any of them changed by your office, nor the Cliff-Cannon Neighborhood Council board members have been ineffectual in this regard, over many years the proposal has been under consideration

The Landmark Commission public hearing is apparently my next, perhaps the last, opportunity to express *support.....with objections* to certain Codes that are basically an exclusive tax subsidy for those "privileged few with access to big investment capital". My experience on this has been refreshed by three, 2022 home mortgages refinance events. My list of objectives includes five items. What is the best way for me to formally present them to the Commission?



As you are aware, the Code regarding the "Special Valuation" property tax subsidy was written many decades ago and is due for an adjustment.

I have many examples of this. For instance, why have my neighbors been able write off the cost of a new crystal chandeliers in the kitchen in their Listed Historic home towards to Special Property tax subsidy, but City of Spokane does not require them to repair the decrepit 110 yr old sidewalks in front of their house (which they are required by law maintain to a basic standard)?

--

James Bergdahl  
**Conservation Biology Center**  
919 S. Adams St.  
Spokane, WA, USA, 99204  
[jcbergdahl@gmail.com](mailto:jcbergdahl@gmail.com)  
Office: 509.835.5233 (no texts)  
**Some recent, online, open-access (free) publications -**

Carabid beetles of Puget Sound lowland *Sphagnum* bogs:  
[http://odonata.bogfoot.net/oes/OES\\_Bulletin\\_2020\\_Winter.pdf](http://odonata.bogfoot.net/oes/OES_Bulletin_2020_Winter.pdf)  
Review of geography and ecology of *Scaphinotus* subgenus  
*Pseudonomaretus*, and the Clearwater Refugium (pp. 8-26):

[http://odonata.bogfoot.net/oes/OES\\_Bulletin\\_2020\\_Winter.pdf](http://odonata.bogfoot.net/oes/OES_Bulletin_2020_Winter.pdf)

*Grylloblatta*, ice crawlers *species incognitus*

[http://odonata.bogfoot.net/oes/OES\\_Bulletin\\_2013\\_Winter.pdf](http://odonata.bogfoot.net/oes/OES_Bulletin_2013_Winter.pdf)

*Nebria gouleti* (Carabidae): significant range extension into Montana,

with comments about Canada:

[http://odonata.bogfoot.net/oes/OES\\_Bulletin\\_2019\\_Winter.pdf](http://odonata.bogfoot.net/oes/OES_Bulletin_2019_Winter.pdf)  
Two new *Pterostichus* (Coleoptera, Carabidae) species from Idaho (click on "pdf"):  
<http://www.pensoft.net/journals/zookeys/issue/104/>

Carabid beetles of Oregon (pp. 1-4):

[http://odonata.bogfoot.net/oes/OES\\_Bulletin\\_2012\\_Winter.pdf](http://odonata.bogfoot.net/oes/OES_Bulletin_2012_Winter.pdf)  
Carabid beetles of the Pacific Northwest: *Scaphinotus mannii* (pp. 1-12):  
[http://odonata.bogfoot.net/oes/OES\\_Bulletin\\_2014\\_Winter.pdf](http://odonata.bogfoot.net/oes/OES_Bulletin_2014_Winter.pdf)

Reward, wanted: *Pterostichus (Orsonjohnsonus) johnsoni* (p. 3)  
[http://odonata.bogfoot.net/oes/OES\\_Bulletin\\_2013\\_Spring.pdf](http://odonata.bogfoot.net/oes/OES_Bulletin_2013_Spring.pdf)

Systematic account and bibliography of Notoptera:  
[http://odonata.bogfoot.net/oes/OES\\_Spring\\_2014\\_Bergdahl.pdf](http://odonata.bogfoot.net/oes/OES_Spring_2014_Bergdahl.pdf)  
Pacific Northwest inland temperate rainforest biogeography:

<http://wetbelt.unbc.ca/2008-conference.html>

Bergdahl insect boxes and metal cabinets (go to page 61):

<http://esc-sec.ca/wp/wp-content/uploads/2017/03/Bulletin-Volume41-number2-june2009.pdf>

**Bergdahl 2021.** Cracking ice crawler myths: first discovery of *Grylloblatta* in the Canadian Alps—one of North America's most famous bugs. (*in review*)

**Bergdahl & McIntyre 2021.** Seven new flightless carabid beetle species (Carabidae) from the Inland Temperate Rainforest region of Idaho. (*in review*)

**Schoville et al. 2015.** Conserved and narrow temperature limits in alpine insects: thermal tolerance and supercooling of the ice-crawlers, *Grylloblatta* (Insecta: Grylloblattodea: Grylloblattidae). *Journal of Insect Physiology* 2015: 55-61.

**Bergdahl 1990.** Nori (*Porphyra* C. Ag.: Rhodophyta) mariculture research and technology transfer along the northeast Pacific Coast. In Akatsuka, I. (ed.), *Introduction to Applied Phycology*. SPB Academic Press, The Hague: 519-551.

20 December 2022

Support Cannon Streetcar Suburb Local Historic District

To whom it may concern:

Respecting the past while allowing room for community enhancements is a delicate balance. I support the local historic district designation because I believe that balance has been found.

Jason Stratton  
801 S Lincoln Street  
Spokane, WA 99204

**From:** [Duvall, Megan](#)  
**To:** [Churchill, Jackie](#)  
**Cc:** [Camporeale, Logan](#)  
**Subject:** Re: Cliff / Cannon historic district  
**Date:** Thursday, August 13, 2020 8:25:34 AM

---

Thanks, Jackie - we'll keep this in our record of comments.

> On Aug 13, 2020, at 8:11 AM, Churchill, Jackie <jchurchill@spokanecity.org> wrote:

>

>

> -----Original Message-----

> From: Robert Horrocks <bhorrocks065@gmail.com>

> Sent: Wednesday, August 12, 2020 4:33 PM

> To: Plan Commission <eraplanc@spokanecity.org>

> Cc: Robert Horrocks <bhorrocks065@gmail.com>

> Subject: Cliff / Cannon historic district

>

> [CAUTION - EXTERNAL EMAIL - Verify Sender]

>

> My concern to the proposed historic district is the reduction in property taxes.

> The South Hill is a wealthy section of the city, and the citizens living there that decide to remodel, etc can also afford to pay the increased taxes from their improvements. Reducing property taxes is another example of the rich getting richer and the poor getting poorer. The wealthy can lobby for these advantages under the guise of historic preservation.

> How about reducing property taxes city wide for anyone improving their homes, except then there won't be enough tax revenue for local government.

> Create a historic area if you want but no to reducing the property taxes.

> Sincerely,

> Bob Horrocks

>

> Sent from my iPhone



To Whom It May Concern:

I believe we need to save our historic homes, structures and areas. The architecture present in our neighborhood is unique and represents different eras of Spokane history. I am fortunate my home is listed on the historic register as it could not be replicated. Please approve the historic district given the results of the vote neighborhood property owners.

Joan Reuthinger

731 S Lincoln Street  
Spokane, WA 99204

## Camporeale, Logan

---

**From:** James Bergdahl <jcbergdahl@gmail.com>  
**Sent:** Wednesday, December 21, 2022 10:52 AM  
**To:** Duvall, Megan; Camporeale, Logan; Benzie, Ryan  
**Cc:** Spokane Preservation  
**Subject:** Landmarks Commission meeting today

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Dear Megn and Logan,

I was hoping to have finished a letter by yesterday to the Landmarks Commission about my general support, **but with some significant objections**, for the Cannon Streetcar Neighborhood designation, but unfortunately other work obligations have prevented me from doing so.

Since I have outlined in some detail to you two previously my objection to the 25% threshold for the Special Valuation Incentive, will you please mention my concern to the Commission today?

The Special Valuation Property Tax Incentive in its current form substantially favors the wealthy or financially well-connected, and works against the low and middle income people. It is therefore a regressive property tax subsidy that is quite clearly socially inequitable. Furthermore, many low- and middle-income people in the Cliff streetcar Neighborhood own contributing houses than have just as high a need for substantial restoration as wealthy homeowners.

A progressive, socially equitable, Special Valuation Tax Incentive should be focused on the contributing homeowners who need it the most. As it is now, it is basically a property tax loophole that significantly benefits wealthy, or financially well connected, homeowners, the one who need it the least.

Background: am a 69 year old Spokane native who has actively participated in historic preservation of historic homes on the South Hill since 2000 – as both a homeowner and as a journeyman carpenter. I own a small 1910, Kirtland Cutter craftsman "bungalow" (Jasper House), the 1905 Reba Hurn House, and a 1923 Pacific Ready-Cut craftsman bungalow....all on Spokane's South Hill. During much of this period I have also supported the Spokane Preservation

Advocates in a number of ways. I also attended almost every public meeting about the Cannon Streetcar historic designation before the actual vote, where I regularly expressed my concerns. However, the only significant change in the rules and regulation regarding formal designation is that now, apparently, the Landmark Commission will ***not*** be required to approve of the colors a homeowner decides to paint their house.

Thank you

Sincerely,

James

--

James Bergdahl  
***Conservation Biology Center***  
919 S. Adams St.  
Spokane, WA, USA, 99204  
[jcbergdahl@gmail.com](mailto:jcbergdahl@gmail.com)  
Office: 509.835.5233 (no texts)

Phil and Rosemary Small  
1412 W 7<sup>th</sup> Avenue  
Spokane, WA 99204

12/21/2022

Comments in support of adopting the Cannon Streetcar Suburb Local Historic District overlay

Members of the Spokane Historic Landmarks Commission, Planning Commission and City Council:

I am fascinated by the history of my block, which is where the first house was built in the neighborhood in 1895, with its own well and outhouse. My house was next in 1903, connected to water, sewer, gas, and electricity! One home on my block has the seventh generation of the same family living in it. Our house (1412 W 7<sup>th</sup>) was owned by Gladys Hays from 1916-1998. She was the first female real estate appraiser in Washington State. I recommend adoption of the historic district overlay.

Rosemary Small



## Camporeale, Logan

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**From:** Patricia Hansen <patricia@pahansen.com>  
**Sent:** Wednesday, December 21, 2022 12:37 AM  
**To:** Duvall, Megan  
**Cc:** Camporeale, Logan; Ian White  
**Subject:** Re: Cannon Streetcar Suburb Historic District

**Importance:** High

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

To whom it may concern,

As property owner of 1104 W. 8<sup>th</sup> Avenue, I support the public process to establish the Cannon Streetcar Suburb Historic District per SMC 17D.100.100

I was informed of the number of affirmative votes needed from property owners within the proposed Historic District as required by SMC 17D.100.100. The proposed boundaries were drawn by the Office of Historic Preservation in consultation with the Neighborhood. November 14 marked the end of the 60-day voting period. Property owners within the proposed Historic District boundaries exceeded the requirement of 50% + 1 votes in the affirmative.

SMC 17D.100.100 was passed on Monday, September 16, 2019 with an effective date of Friday, November 1, 2019. There are no amendments. Therefore, as a property owner, I can find no reason that the Cannon Streetcar Suburb Historic District should not be recommended by the Spokane Historic Landmarks Commission to the Plan Commission and, ultimately, to the City Council for final approval.

For reference, SMC 17D.100.100

- B. *In the case of a historic district, the proposed design standards and guidelines shall only be effective if a majority of the owners of properties located within the boundaries of the proposed historic district sign a petition, on a form prescribed by the HPO, seeking the formation of the proposed historic district, under the management standards applicable to the district as a whole, within the sixty (60) day consideration period. Following the expiration of the sixty (60) day consideration period, the HPO shall report to the commission concerning the number of properties within the proposed district and the number of signatures contained on the petition. If the HPO determines that the petition contains the requisite number of signatures, the commission shall set the property management and design standards for the district. For purposes of this requirement, "owners of property" includes owners of units within a condominium association.*
- C. *If the commission finds that both the requisite number of signatures are present on the petition and that the design standards and guidelines should be set for the district, the historic district shall be designated as such on the official City zoning map by the use of an historic district overlay zone. The Commission shall, pursuant to SMC 17D.100.050, forward its findings to the City Council for*

*adoption of the appropriate legislation to adopt the historic district overlay zone as part of the official zoning map. Non-contributing resources within the overlay zone are subject to administrative or commission review for significant alterations and demolition, including the resulting replacement structures, consistent with the requirements of the design standards and guidelines. No less than every five (5) years, the commission shall review and consider amendments to the design standards and guidelines for each district established under this section and forward its findings and recommendations to the City Council for adoption.*

Respectfully.

Patricia Hansen, Ed.D.

Patricia Hansen, Ed.D.

208-755-1925 cell

[patricia@pahansen.com](mailto:patricia@pahansen.com)

**From:** [Nicholas Reynolds](#)  
**To:** [Duvall, Megan](#); [Camporeale, Logan](#)  
**Subject:** Request to Add Attachments to the Public Comment Section and Historic Record in Support of Cannon Streetcar Suburb Historic District  
**Date:** Wednesday, November 16, 2022 8:40:17 PM  
**Attachments:** [2022.09.27, Neighbors want to designate the Cannon Streetcar Suburb - The Spokesman-Review.pdf](#)  
[2022.09.28, Spokane neighborhood could become new historical district - KREM2.pdf](#)  
[2022.10.13, The Cliff-Cannon neighborhood on Spokane's lower South Hill could get historic protections - if homeowners want it - Inlander.pdf](#)

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[CAUTION - EXTERNAL EMAIL - Verify Sender]

Megan and Logan,

My name is Nick Reynolds and I live at 1220 W 11<sup>th</sup> AVE, within the proposed Cannon Streetcar Suburb Historic District.

I would like to submit the attached PDF items that I would like to have added to the public comment section and historic record in support of the proposed historic district:

- 2022.09.27, Neighbors want to designate the Cannon Streetcar Suburb as a historic district, with ballots due Nov 11 - The Spokesman-Review
- 2022.09.28, Spokane neighborhood could become new historical district - KREM2
- 2022.10.13, The Cliff-Cannon neighborhood on Spokane's lower South Hill could get historic protections - if homeowners want it - Inlander

Thanks,

Nick Reynolds  
509-863-7520

**From:** [Nicholas Reynolds](#)  
**To:** [Duvall, Megan](#); [Camporeale, Logan](#)  
**Subject:** Request to Include Additional Attachments to the Public Comment Section and Historic Record in Support of Cannon Streetcar Suburb Historic District  
**Date:** Tuesday, December 13, 2022 10:41:26 PM  
**Attachments:** [2022.09.19, Same feeling when they walk through the neighborhood - Cannon Hill neighbors to vote on historic district - KXLY.pdf](#)  
[2022.11.29, Neighbors vote in favor of Cannon Streetcar Historic District - The Spokesman-Review.pdf](#)

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**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Megan and Logan,

My name is Nick Reynolds and I live at 1220 W 11<sup>th</sup> AVE, within the proposed Cannon Streetcar Suburb Historic District.

I would like to submit the attached PDF items that I would like to have added to the public comment section and historic record in support of the proposed historic district:

- 2022.09.19, Same feeling when they walk through the neighborhood - Cannon Hill neighbors to vote on historic district - KXLY
- 2022.11.29, Neighbors vote in favor of Cannon Streetcar Historic District

Thanks,

Nick Reynolds  
509-863-7520



**From:** [Camporeale, Logan](#)  
**To:** "Kris Hansen"  
**Cc:** [Benzie, Ryan](#); [Duvall, Megan](#)  
**Subject:** RE: "Education and advocacy" for the Cannon Streetcar District  
**Date:** Tuesday, October 18, 2022 3:03:00 PM  
**Attachments:** [image010.png](#)  
[image011.jpg](#)  
[image012.png](#)  
[Cannon Master Sheet 9-8-22.xlsx](#)  
[image002.jpg](#)  
[image004.png](#)

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Good afternoon Kris,

Sorry to be delayed in responding to your follow up questions. Hopefully Megan's answers helped. Here is the vote status info you asked for:

As of 10/18/2022:

206 yes votes

51 no votes

6 improperly completed votes

I have also attached the spreadsheet that we use for tracking which ballots have been returned to our office.

Best,

**Logan Camporeale**

Historic Preservation Specialist  
City/County of Spokane  
808 W. Spokane Falls Boulevard  
Spokane, WA 99201-3329  
509-625-6634

[lcamporeale@spokanecity.org](mailto:lcamporeale@spokanecity.org) | [www.historicspokane.org](http://www.historicspokane.org)

HPO Logo SMALL

FB graphic



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**From:** Duvall, Megan <mduvall@spokanecity.org>  
**Sent:** Monday, October 17, 2022 4:06 PM  
**To:** 'Kris Hansen' <hansenmba@hotmail.com>  
**Cc:** Benzie, Ryan <rbenzie@spokanecity.org>; Camporeale, Logan <lcamporeale@spokanecity.org>  
**Subject:** RE: 'Education and advocacy' for the Cannon Streetcar District

Hello Mr. Hansen,

I apologize for the delay in responding. Logan was on vacation last week. I will answer your questions below.

**Megan Duvall**

Historic Preservation Officer  
City/County of Spokane  
808 W. Spokane Falls Boulevard  
Spokane, WA 99201-3329  
509.625.6543 Office Cell Phone: 509.435.8260  
[mduvall@spokanecity.org](mailto:mduvall@spokanecity.org) | [www.historicspokane.org](http://www.historicspokane.org)

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**From:** Kris Hansen <[hansenmba@hotmail.com](mailto:hansenmba@hotmail.com)>  
**Sent:** Monday, October 17, 2022 3:39 PM  
**To:** My 311 <[my311@spokanecity.org](mailto:my311@spokanecity.org)>  
**Cc:** Duvall, Megan <[mduvall@spokanecity.org](mailto:mduvall@spokanecity.org)>; Benzie, Ryan <[rbenzie@spokanecity.org](mailto:rbenzie@spokanecity.org)>; Camporeale, Logan <[lcamporeale@spokanecity.org](mailto:lcamporeale@spokanecity.org)>  
**Subject:** Re: 'Education and advocacy' for the Cannon Streetcar District

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Good afternoon, 311,

Please document the questions submitted last week. I look forward to a response to the questions and voting summary.

Thank you,

Kris Hansen

Sent from my T-Mobile 5G Device  
Get [Outlook for Android](#)

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**From:** Kris Hansen <[hansenmba@hotmail.com](mailto:hansenmba@hotmail.com)>  
**Sent:** Monday, October 10, 2022, 9:57 PM  
**To:** Camporeale, Logan <[lcamporeale@spokanecity.org](mailto:lcamporeale@spokanecity.org)>  
**Cc:** Duvall, Megan <[mduvall@spokanecity.org](mailto:mduvall@spokanecity.org)>; Benzie, Ryan <[rbenzie@spokanecity.org](mailto:rbenzie@spokanecity.org)>  
**Subject:** Re: 'Education and advocacy' for the Cannon Streetcar District

Thank you, Logan,

Confirming that if this passes, the 81% of homes do not have to pay the \$250+ fee for the Spokane historic home registry, do not have a public review and do not need to hire a historic consultant for the application because you

have already completed the nomination process for them.

That is correct.

Since this is taxpayer funded, once the Federal money runs out, how is this program funded? Since there is no assessment for this district, does it fall on local residents to pay for the review and management of shutters, gutters and shingles for these private homes? Certainly, the certificate of approval fees do not cover the City and County costs of the program.

The federal money was only for preparation of the documents needed for the creation of the district. That money has been spent. Residents who apply for building permits within the district will have to pay either a \$25 (administrative) or \$75 (full Landmarks Commission) review when they seek a building permit. The Historic Preservation Office has always been funded by the general fund as well as county funding (currently \$40,000/year).

What is the current fee structure for the district certificate of approval for alterations, new front doors, etc? What is the timeline for approvals of homeowner submissions for certificates of approvals? Will your department be expanding to cover the additional time needed to manage new historic districts?

See above for fees. Administrative review is generally no more than 1 day. CoAs that need to go to the full Commission will be heard at the next monthly meeting being held (3<sup>rd</sup> Wednesday of every month). We don't anticipate needing additional staff.

Why do the streetcar signs mention managing growth and density? The district area is predominantly RSF – the historic district doesn't change that. Any house in that district could be converted to apartments and this historic district does not limit this. The whole vote about the façade of the home and there are zero zoning changes in the documents I saw.

There are no changes to zoning. The Historic Preservation Office did not create the yard signs, but our interpretation of that language is that there will be review of the design of new construction (ie: growth).

I appreciate your help in finding the facts.

Best,

Kris Hansen

**From:** Camporeale, Logan <[lcamporeale@spokanecity.org](mailto:lcamporeale@spokanecity.org)>

**Sent:** Wednesday, October 5, 2022, 2:45 PM

**To:** Kris Hansen <[HansenMBA@hotmail.com](mailto:HansenMBA@hotmail.com)>

**Cc:** Duvall, Megan <[mduvall@spokanecity.org](mailto:mduvall@spokanecity.org)>; Benzie, Ryan <[rbenzie@spokanecity.org](mailto:rbenzie@spokanecity.org)>

**Subject:** RE: 'Education and advocacy' for the Cannon Streetcar District

Kris,

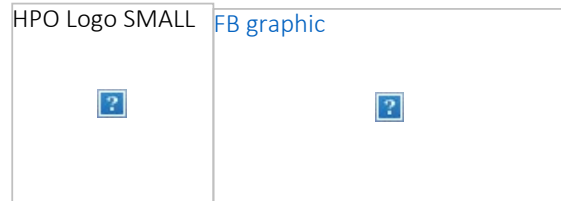
Please see some responses and answers to your questions/comments in blue text below. Don't hesitate to follow up with any additional questions.

Best,

## Logan Camporeale

Historic Preservation Specialist  
City/County of Spokane  
808 W. Spokane Falls Boulevard  
Spokane, WA 99201-3329  
509-625-6634

[lcamporeale@spokanecity.org](mailto:lcamporeale@spokanecity.org) | [www.historicspokane.org](http://www.historicspokane.org)



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**From:** Kris Hansen <[HansenMBA@hotmail.com](mailto:HansenMBA@hotmail.com)>  
**Sent:** Wednesday, October 5, 2022 11:49 AM  
**To:** Duvall, Megan <[mduvall@spokanecity.org](mailto:mduvall@spokanecity.org)>  
**Cc:** Bishop, Stephanie <[sbishop@spokanecity.org](mailto:sbishop@spokanecity.org)>; Camporeale, Logan <[lcamporeale@spokanecity.org](mailto:lcamporeale@spokanecity.org)>  
**Subject:** 'Education and advocacy' for the Cannon Streetcar District

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Good morning,

At last night's Cannon neighborhood meeting, two presenters provided what they considered education and advocacy for the Cannon Streetcar District proposal. The sales pitch included automatic eligibility for facade grants, property tax reductions and Spokane Historic home registration for all homes built before 1955.

What these 'educators' are not saying is that the facade and property tax incentives are available to anyone who obtains a Spokane Historic home designation. They also don't have information on how to register a home for Spokane's Historic designation. Apparently, you have to vote YES for the newly created brand, 'Cannon Streetcar District', or you don't get a Spokane Historic home designation.

If the proposed district receives the required number of votes, the way any individual property owner voted will have no bearing on their eligibility to take advantage of the incentives or on their ability to individually list their property on the Spokane Register of Historic Places.

It's this style of partial information that has finally encouraged me to reach out to the community with facts. Please confirm the following to ensure I provide actual, truthful information:

\*The two reps marketing the brand name 'Cannon Streetcar District' did not know the Cannon streetcar went down 10th just short of Cannon, through an area this brand does not include. Confirming the route of the actual Cannon Streetcar turnaround at W 10th Ave and S Elm.

The first streetcar to service the neighborhood was the Spokane Cable Railway which opened in 1890 and went up Monroe Street to 14<sup>th</sup> Avenue. The second streetcar line, the 1899 Cannon Hill Line went up Bishop Court and 6<sup>th</sup> Avenue to Adams Street before turning south and heading to 10<sup>th</sup> Avenue where it turned west and headed down 10<sup>th</sup> until it terminated at 10<sup>th</sup> and Elm. I don't know if there was some sort



of turnaround infrastructure at that intersection or if the car just began moving the opposite direction. The Spokane Traction Company and another WWP line also went through the proposed district. I have attached a map which shows the different streetcar lines and the boundary of the proposed district. As you can see, we endeavored to draw the boundary in a way that would include the vast majority of streets that contained streetcar lines in the neighborhood. In the proposed district there were streetcar lines on Walnut, Cedar, Adams, Jefferson, Madison, Monroe, 6<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup>, and 12<sup>th</sup>. Comparatively, the area to the west of the proposed district only contained street car lines on Maple and 10<sup>th</sup>. Don't get me wrong, the streetcar had some impact on the development of the area to the west of the proposed district, but it is clear that development within the boundary of the proposed district was more impacted by the presence of the streetcar.

\*The reps from last night seemed confused; I am confirming the Spokane Historic homes list does NOT include all current Nationally recognized contributing homes. The Spokane Historic homes list is another layer of government that requires a separate application process and no Nationally recognized contributing properties were grandfathered into Spokane Historic home designation.

The Spokane Register of Historic Places (SRHP) only includes properties that are individually listed on the local register or that are contributing properties to a local district. Our office does keep track of the properties within Spokane that are listed on the National Register of Historic Places individually or as part of a district, but we have only limited review over demolition to those properties and we cannot offer them local incentive programs unless they are also listed on the SRHP. I am not sure what you mean by grandfathered in. The SRHP was formed in 1981 and only a handful of properties had been listed on the NRHP when the SRHP was created. They are two different registers with two different focuses. When the Ninth Avenue National Register Historic District was formed in 1994 the proponents could have pursued a local designation like their counterparts in Corbin Park did in 1991-1992, but for some reason they chose not to. (Also, it is relevant to note that the National Park Service advises that local governments should limit their review over NRHP properties since their listing is honorary.)

\*Homes built before 1955 AND are within the boundaries of marketed 'Cannon Streetcar District' or the Brown Addition District are automatically registered as Spokane Historic properties.

Properties built in 1955 or earlier and within the boundary of the proposed district are deemed contributing properties to the district **only if** they retain sufficient integrity to convey their historic character. Approximately 81% of the properties within the proposed district are considered contributing. Contributing properties in a local historic district are treated similarly to properties that are individually listed on the SRHP, they are subject to design review and are eligible for local incentives.

To ensure I provide accurate information;

\* Please provide details as to the cost and application process for registering a home on the Spokane Historic homes list for regular homeowners (those outside of the special Browns District and 'Cannon Streetcar District').

The application fee to list a property individually on the SRHP is as follows:

Residential property: \$50 Nomination Fee + \$203.50 County Auditor Filing Fee = \$253.50 Total Due

Commercial property: \$100 Nomination Fee + \$203.50 County Auditor Filing Fee = \$303.50 Total Due

Property owners may prepare the nomination themselves or they may hire a consultant to do that work which may incur additional costs. That is between the property owner and consultant. You can learn more about the nomination process [on our website](#).

\*Please confirm the costs for operating the potential Cannon Streetcar District are not funded via a 'District' assessment. Services of reviewing shutters and gutter placement are paid for by all taxpayers in perpetuity.

There is no assessment that will be charged to all property owners in the district to administer the proposed Cannon Historic District and federal grant funds were used to help cover the costs of preparing the district nomination and other documents. Review of changes to properties in the proposed district will be conducted by the Historic Preservation Office and the Landmarks Commission. There is a design review fee charged at the time of application for a Certificate of Appropriateness for any proposed changes. Those fees, paid by the applicant for work on their property, help to offset the cost of staff time to conduct design review.

\*At the neighborhood meeting I attended several months ago, either you or Logan, had said addresses that had not voted were available to the public. Please include the current list of non-responding addresses.

I have not yet updated the list of returned ballots with the most recently returned, but I will follow up with you in the next week with that information.

I choose to live in South Hill because I love the old architecture. I love the true history of the neighborhood and support Spokane's historical homes. Spokane historic homes are not located in a small District- property owners throughout Spokane should receive accurate information on the Spokane Historic homes registry process.

Information on the listing process, the design review process, and our incentive programs are detailed [on our website](#). All nominations that come before the Spokane Historic Landmarks Commission are presented in a PUBLIC HEARING at city hall where public comment is accepted. All properties that have been listed on the SRHP have a landing page on our website with information about the property and the documents related to the listing.

As for sharing information on the proposed Cannon Historic District. We have had a project webpage since early 2020. We have presented at no less than three Cliff-Cannon Neighborhood Council meetings starting in 2020. We have conducted at least 3 in-person workshops specifically focused on the district and hosted at a location within the proposed district. We have conducted at least one virtual workshop. We held a popup information table over two days in multiple different locations of the neighborhood where we provided information and answered questions. And, we have spoken to the press about the project. We have been endeavoring to share accurate information on the project since its inception, but we are open to ideas on how we might reach more people with our outreach efforts.

Thank you for your assistance in helping advance facts.

Best,

Kris Hansen

Sent from phone ~ please forgive spelling errors

**From:** [tina](#)  
**To:** [Historic Preservation](#)  
**Subject:** Cannon Streetcar Suburb Historic Dist support letter  
**Date:** Wednesday, January 18, 2023 12:39:07 PM

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[CAUTION - EXTERNAL EMAIL - Verify Sender]

January 18, 2023

To Whom It May Concern:

I want to start off by saying how proud I am to live in a city and neighborhood that honors historic homes/buildings. This was proven with receiving the amount of votes we received from the neighborhood, many owners are for this.

Growing up in Spokane's Indian Trail neighborhood, I always loved the neighborhood, which we now own a house in, the Cliff Cannon Neighborhood.

I left Spokane in 1979 after graduating high school, during a huge recession; I got a job in Alaska. I then stayed away for 35 years. Seattle was my home for close to 20 years, after that I called San Francisco my home.

In 2011 we bought a historic house built in 1907 in the Cliff Cannon neighborhood moving back to Spokane to be closer to friends and aging family. We love the house, the neighborhood, and our neighbors. There is a real sense of pride and community amongst our neighbors. We look out for each other, we help each other, and we know we can ask for help at anytime.

I go back to Seattle or San Francisco now not recognizing it. The cities I once loved have changed so much. Tearing down beautiful houses and buildings to replace them with new cookie cutter apartments and office buildings that are proving to not stand up to the test of time. Many times we do not realize what we want until it is too late and everything has changed. These are the things we do not give a thought about until we are older, seeing all the changes, and longing for the memories. The sense that Spokane hadn't change that much over the thirty-five years I was away, was reassuring for me. One new area that I love is Kendall Yards. I'm glad they are doing something there because nothing was there.

I am for adding density to any existing neighborhood. Two homes in our neighborhood have recently added new garages with second floors. These neighbors have kept the same look as their house and hence the neighborhood. They are attractive and fit in. Another neighbor/builder built a brand new house that is beautiful and fits in with the feel of the neighborhood. This isn't the cheapest way but it is the right way to maintain the feel and pride of the neighborhood.

Instead of following the trend of so many other cities, why don't we set a precedent that the old and new can coexist? Let's be the model for other cities to follow. These historic homes have stood the test of time.

I hope that the people involved, at the city level, will realize this and pass our status as a historic neighborhood.

Thank you for listening,  
Tina Wiseman  
1129 W 9th Ave  
Spokane, WA 99204  
415-279-3063

**From:** [eileen\\_martin2002](#)  
**To:** [Historic Preservation](#)  
**Subject:** Yes  
**Date:** Thursday, January 12, 2023 5:45:09 PM

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**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

I live on 10th Avenue on South Hill and I want to see it become historic district thank you  
Eileen Martin

Sent from my T-Mobile 5G Device



**From:** [melissa flynn](#)  
**To:** [Duvall, Megan](#)  
**Subject:** Yes for the Cannon Street Car Suburb Historic District  
**Date:** Tuesday, January 17, 2023 2:29:03 PM

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**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Dear Ms. Duvall,

Thank you for all you do to respect, educate and help preserve historic Spokane. I live in the Cliff-Cannon neighborhood. The Cannon Streetcar Suburb Historic District vote was tallied on November 15, 2022 and the neighborhood voted yes with a super majority. Hurrah! My wife and I were voters and very pleased with the positive outcome. Now we join other existing historic districts including Browne's Addition, Corbin Park, Hillyard, Comstock-Shadle and Boogie's Addition. What an honor. This opportunity allows our neighborhood to preserve a look and feel of yesterday, a hundred plus years ago, and also today, with various modern mainstays and diverse domiciles. We love the eclectic, historic look and feel of our unique area.

My wife and I got the keys to our home in this neighborhood on February 1, 2020. We were so excited to buy a house that was 117 years old! We didn't know it then, but we bought a vintage beauty that was destined to shine. We carefully restored and remodeled the 1909 Queen Anne Freestyle home to follow the original character and also support our modern lifestyle. Recently we nominated and achieved Spokane historic designation and preservation in perpetuity of the "Marcus and Augusta Elias Home". We know we are doing our part in preserving the character of the neighborhood with our historic home investment.

Historic district designation encourages some people to buy and rehabilitate properties because they know their investment is protected over time. The Special Valuation Program is an important benefit of owning and rehabilitating a contributing property. The Cannon Streetcar Suburb Historic District has 588 properties and more than half are more than 100 years old. For those property owners who participate, the beneficial program provides a means to reduce property taxes for 10 years after rehabilitation work has been completed. We just completed that program, as well. We know many neighbors in contributing properties could also benefit. We see no down sides to this historic district designation. We support it 100%.

Finally, another important aspect of our neighborhood is the beautiful tree canopy that has matured over 100 years. It is a stunning part of what makes the neighborhood special. Our corner property has the distinction of being framed by seven mature maple trees. The trees belong to the city, but we care for them. In our first year of ownership we paid a tree surgeon and crew to prune, shape and stabilize them for their longevity. It was important to us as stewards of our property and the trees who are our in our care, by default. This too, is a benefit for all neighbors who enjoy their beauty and shade. Property owners invest in more than just the homes and foot prints of their property. Yet one more positive outcome by encouragement for care and restoration.

We hope the city will follow through on this proposal and pass it to help us preserve this beautiful and unique part of Spokane's history.

Thank you, Melissa Flynn

*Melissa Flynn, Costumer/Consultant/Private Chef*  
*"Friday Night Date"*  
*206-708-3526*

*"One cannot think well, love well, sleep well, if one has not dined well." –Virginia Woolf*

**From:** [Donna Ballou](#)  
**To:** [Duvall, Megan](#)  
**Cc:** [balloudj@comcast.net](mailto:balloudj@comcast.net)  
**Subject:** Support of Cannon Street Initiative  
**Date:** Monday, January 9, 2023 10:57:21 AM

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[CAUTION - EXTERNAL EMAIL - Verify Sender]

Greetings Spokane Historic Preservation Society

This letter is in support of the Cannon Streetcar Initiative. I have been a resident of this area for 47 years and a property owner for 23 years.

The architecture, history and beauty are priceless. This neighborhood is witness to the aesthetic and cultural history of Spokane and provides a unique connection to the past. These gifts of beauty, history and knowledge provide citizens a strong sense of belonging and pride. These are the traits that will support the growth and development of Spokane.

We are truly blessed to live in a city with a rich and colorful past. It is our responsibility to protect the treasures that bless our lives and protect these important gifts for future generations. As Joni sang "Don't it always seem to go that you don't know what you've got till it's gone".

This initiative allows for growth but also has the needed guidelines to protect the wonderful treasures of this neighborhood.

I encourage the continued support of the protection of our priceless gifts.

Sincerely yours  
Donna Ballou

Sent from my iPad

**From:** [Jake Mouser](#)  
**To:** [Historic Preservation](#)  
**Subject:** Cannon Street Car Historic District  
**Date:** Monday, January 16, 2023 6:36:31 PM

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**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Hello Spokane Historic Preservation Commission,

I am Jacob Mouser, the landowner at 1307 S Adams St, Spokane, WA 99204 with my wife Madison Silver. I am writing to echo my support for the recommendation to approve my neighborhood as a historic district! I am proud of my neighborhood for mobilising an overwhelming vote in support of this, this fall!

Thank you for continuing to support this recommendation to the Mayor!

Best regards,

--

-Jake Mouser  
[jwmouser@gmail.com](mailto:jwmouser@gmail.com)

**From:** [Scott Herrick](#)  
**To:** [Duvall, Megan](#)  
**Subject:** Re: A modest proposal  
**Date:** Monday, January 9, 2023 9:45:25 AM  
**Attachments:** [image001.jpg](#)  
[image002.png](#)

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**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Thanks for the quick reply! I'm heartened by the thoughtfulness and thoroughness of your response—it makes more sense now. Hopefully at some point the powers that be might consider extending the southern boundary a few blocks but again, thanks for your work on this and please keep me on the mailing list for updates and such.

Thanks again!  
Scott

On Mon, Jan 9, 2023 at 9:36 AM Duvall, Megan <[mduvall@spokanecity.org](mailto:mduvall@spokanecity.org)> wrote:

Good morning, Scott –

Thanks for reaching out about the boundaries of the Cannon Streetcar Suburb Historic District. Obviously, we had to create boundaries that made sense in terms of the Period of Significance for the district which are associated with early transportation in the area. As you probably know, the streetcars went much further up the South Hill too. The reason that we had to make the decision to cut off the boundary at 13<sup>th</sup> was two-fold. One – our office is very small – only two full-time people. As such, we had a rather small grant (in the scheme of things) to work with in terms of creating a local historic district and everything that goes with it. Our grant application was supported by the state agency who administers those grants due mainly to the development pressures and variety of zoning that is in place within the boundaries that were drawn for this grant/project. As you extend further south in the neighborhood, there is less development pressure and therefore less protection needed for the neighborhood. We, as a small department, had to also consider how we would be able to adequately manage the district in the future – keeping design review times as short as possible for the bulk of reviews which would be administered by staff. If we had added another 100-200 properties, it would really push the limits of our capacity to have gotten this project as far as it is now. As it is, the district includes almost 500 properties. Along with the 300 or so properties that were included in the Browne's Addition effort in 2019 and the existing nearly 550 individually and smaller districts we already have on the Spokane Register, we have more than doubled the amount of properties listed on the Register in a short time (if the Cannon Streetcar District passes City Council).

If there is a desire in the future to expand the district, that is something that can be considered. The wonderful folks who staffed the table at the neighborhood block party were owners who volunteered to help get the word out about the vote, so I can see why they would not have been able to answer the questions about the boundaries and what went into setting those originally.

I hope that explains where we were at in terms of having to create both a manageable size and boundaries that made sense for the transportation history that made it significant.



Here is the boundary justification from the nomination itself:

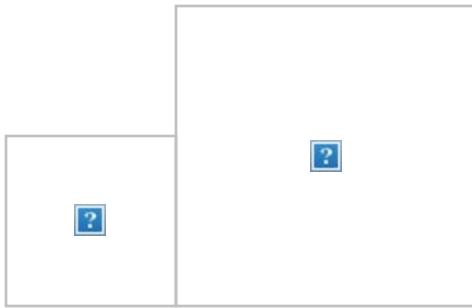
### **Cannon Streetcar Suburb Historic District Boundary Justification**

The district is roughly bound by Walnut Street and Cedar Street on the west; 6th Avenue and Bishop Court on the north; Lincoln Street, Cliff Avenue, and 12th Avenue on the east, and 13th Avenue on the south. Drawing historic district boundaries can be challenging as there are a number of careful

considerations that must be weighed in order to include the most contributing properties that tell the story of the district. In the Cannon Streetcar Suburb Historic District a number of factors were considered as the boundary was drawn:

- The boundary was drawn in order to include a large portion of the former streetcar and public transportation infrastructure that catalyzed residential development in the Cannon Streetcar Suburb Historic District. Two particular areas that were included in the boundary specifically to help tell the public transportation story are Bishop Court between Monroe Street and 6th Avenue, and 12th Avenue where it bends eastward from Monroe Street toward Wall Street. Both of these curvilinear roads were part of the streetcar route.
- The boundary was guided by distinct topographic changes. This is most obvious on the north boundary where 6th Avenue sits atop a bluff overlooking downtown and on the east end where the grade rises rapidly toward Marycliff-Cliff Park.
- The boundary was drawn to encompass a large number of properties that were already recognized as historic through individual listing on the Spokane Register of Historic Places.
- The boundary was drawn to include a large portion of the Ninth Avenue National Register Historic District and the entirety of two small Spokane Register Historic Districts: Booge's Addition and Comstock-Shadle historic districts.
- The boundary was drawn to encompass the historically significant properties that are at the highest risk for demolition.
- In the future, the borders of the boundary on the south and west could be expanded as these areas fit within the scope of this nomination and maintain a similar district feel. The Spokane Historic Preservation Office had to limit the size of the district to approximately 500 properties due to the minimal
- staff and limited resources available to create a local historic district.
- The area to the east of the district was not included in the boundary because, although it is a historic neighborhood, Marycliff-Cliff Park is a distinct area that makes the most sense as a separate historic district.

- The area to the north of the district was not included in the boundary because there is not sufficient intact historic resources to justify inclusion.



**Megan Duvall**

Historic Preservation Officer

City/[County of Spokane](#)

[808 W. Spokane Falls Boulevard](#)

[Spokane, WA 99201-3329](#)

509.625.6543 Office Cell Phone: 509.435.8260

[mduvall@spokanecity.org](mailto:mduvall@spokanecity.org) | [www.historicspokane.org](http://www.historicspokane.org)

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**From:** Scott Herrick <[scottherrick36@gmail.com](mailto:scottherrick36@gmail.com)>

**Sent:** Sunday, January 8, 2023 5:25 PM

**To:** Historic Preservation <[preservation@spokanecity.org](mailto:preservation@spokanecity.org)>

**Subject:** A modest proposal

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Looking at the proposed boundaries of the Cannon Streetcar Historic District, I am struck by the omission of 14th Ave West which is crossed by existing streetcar tracks going south on Madison! Why exclude 14th? The corner of Adams and 14th has a Kirtland Cutter home, and the homes immediately south of 14th on Jefferson, Madison, Monroe and Adams are of the same vintage of those on 13th and north.... It seems arbitrary, without logic or sense to bisect the EXISTING old streetcar track itself (on 14th, 15th and 16th ...!) I asked about this earlier this summer at your information booth at the neighborhood street fair and nobody could explain this. A boon for the neighborhood would be to include the Rocket Bakery location on 14th and Adams (the gathering place for locals) and by moving the southern boundary just 2-3 blocks further south would encourage neighborhood support, collaboration, enthusiasm and just make a lot more sense! Maybe someone can explain any downside to this idea—I'd be curious. It's an absolutely wonderful idea, don't get me wrong, to designate the neighborhood as historically significant and worth preserving but by very modestly extending the boundary a couple blocks further south, there are several obvious advantages and I'm stuck trying to imagine a downside. I'd love to hear back from someone regarding this!! Thanks very much.

**From:** [Duvall, Megan](#)  
**To:** "Melissa Flynn"  
**Cc:** [Historic Preservation](#)  
**Subject:** RE: Homeowner wants the historic district  
**Date:** Tuesday, January 17, 2023 10:03:47 AM  
**Attachments:** [image002.png](#)

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Thanks so much for your comments, Abil – we will include it in our packet of information provided to the Plan Commission and City Council for upcoming hearings.



**Megan Duvall**

Historic Preservation Officer  
City/County of Spokane  
808 W. Spokane Falls Boulevard  
Spokane, WA 99201-3329  
509.625.6543 Office Cell Phone: 509.435.8260  
[mduvall@spokanecity.org](mailto:mduvall@spokanecity.org) | [www.historicspokane.org](http://www.historicspokane.org)

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**From:** Melissa Flynn <bedbakedandbeyond@gmail.com>  
**Sent:** Saturday, January 14, 2023 7:57 PM  
**To:** Duvall, Megan <mduvall@spokanecity.org>; Camporeale, Logan <lcamporeale@spokanecity.org>  
**Subject:** Homeowner wants the historic district

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Dear SHPO,

My wife and I moved to Spokane for a few important reasons. One of them was for its historic architecture. Whenever we visited Spokane, we loved walking downtown, stopping to appreciate the beautiful old buildings, still intact and still full of businesses and people. We moved here from Seattle, so we know the difference between a city that embraces its past and one that doesn't. This love of historic architecture extends to Spokane's historic neighborhoods, which are stunning and tell the stories, not only of the people who lived in these houses, but also about the people who live in them now. I am one of these people, and I want all the stories to be remembered and told and learned from. When these houses are gone, we lose more than an Arts and Crafts beauty, we lose our own context.

The Cannon Streetcar Suburb Historic District is a neighborhood full of historic homes, as well as some multi-family buildings that are not aging well. This neighborhood feels fragile. It is ripe for the picking by developers who might not have the interests of the people who live here at heart. Already, houses are being sold and bought. We, currently, have no control over what might be built to replace them. It could be a beautiful, well-constructed house or a cheap, quick apartment building that will not age well. This neighborhood needs to have oversight in building practices, and as soon as possible.

Please approve this important city ordinance.

Sincerely,

Abil Bradshaw



Glen & Wai Landry  
1011 S Jefferson St  
Spokane WA 99204  
509-455-5924

January 11, 2023

Plan Commission  
City Council  
City of Spokane

RE: Cannon Streetcar Historic District

Dear Council Members,

We have lived in the proposed Cannon Streetcar Historic District for over 30 years. We have worked toward and voted for the new designation as did the majority of the property owners. We would like to see the Cannon Streetcar Historic District become a reality.

As with most of our neighbors, we like the look and feel of the neighborhood, with quaint turn-of-the-century to mid-century homes along tree lined streets. We have seen incredible investment into the existing homes in this area. This is a testament to the way people feel about this neighborhood.

With new developments around the city, the Cannon Streetcar neighborhood has become a rarity and we must preserve it or risk losing it forever.

We believe the property owners have spoken with the majority "yes" votes. We want to preserve the Cannon Streetcar neighborhood so we can continue to live in a truly special place.

Respectfully,

Glen & Wai Landry

**From:** [Steve Blaska](#)  
**To:** [Historic Preservation](#)  
**Subject:** Request for Plan Commission and City Council Support  
**Date:** Sunday, January 1, 2023 2:33:40 PM

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**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

We request your support to the creation of the Cannon Streetcar Suburb Historic District

It is important for the City to recognize this historic neighborhood. As alluded to by including 'streetcar' in the title, this neighborhood was a turn of the century urban planning success.

For the first 50 years of the last century, when Spokane faced a growing population and need for housing, this neighborhood was a solution. Developers created a housing solution with a sense of place. Most of this housing has survived for over a century.

High density was needed then.... and this neighborhood continues to contribute to this objective today. This neighborhood remains the second highest density neighborhood in Spokane.

As we look to the future, we should replicate successes of the past. When we find solutions that contribute to our great city, we need to do it intelligently. The property owners in the proposed district overwhelmingly voted in support of design standards to preserve the character of this important neighborhood. The historic district design standards do not conflict with our need for opportunities for growth. The standards simply shape that development to retain the sense of place by honoring the wisdom and craftsmanship of the past.

Please support the voice of these neighbors who feel it is our privilege to live here and accept the responsibility to be good stewards of what we inherited so the next generations will also have that privilege. This district will serve as an example of how a community can grow without sacrificing its identity.

Thank you

Steve & Dianna Blaska

1211 W 13th Ave

Spokane, WA 99204

**From:** [Nicholas Reynolds](#)  
**To:** [Duvall, Megan](#); [Camporeale, Logan](#)  
**Subject:** Request to Include to the Public Comment Section and Historic Record in Support of Cannon Streetcar Suburb Historic District  
**Date:** Monday, January 23, 2023 11:15:49 AM

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**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Megan and Logan,

My name is Nick Reynolds and I live at 1220 W 11<sup>th</sup> AVE, within the proposed Cannon Streetcar Suburb Historic District. I have lived in the Cliff-Cannon neighborhood since March 2007.

I am writing today as representative of a group of neighbors that worked to support the Cannon Streetcar Suburb Historic District: the Cannon Streetcar Suburb Historic District Subcommittee. This group came together to organize, inform, conduct door-knocking, and support the property owner vote to approve the proposed historic district. In my opinion, there is no reason anyone living in the neighborhood was not fully informed of this important vote. As such, we believe the Spokane Plan Commission, Spokane City Council, and the Honorable Mayor Nadine Woodward should vote to approve the formation of the Cannon Streetcar Suburb Historic District.

In addition to the mailer and ballot sent by Spokane Historic Preservation Office, the Cannon Streetcar Suburb Historic District Subcommittee completed the following outreach in an effort to fully inform our neighbors:

1. Staffed an informational booth at the annual Neighborhood Fair
2. Distributed 100 yard signs and delivered door hangers to individual owner-occupied residences (using Spokane Preservation Advocates contribution and personal funds)
3. Sent mailings to all investors (twice), reflecting 284 votes, or about 49.2% of the neighborhood. We also attempted to phone these individuals, where possible.
4. Sent mailings to all condominium owners (twice), reflecting 92 votes.
5. Went door to door and visited as many of these homeowners as we could, in varying weather conditions. There were 293 homeowners, or 50.8% of the neighborhood.
6. Hosted two community information open houses

We are thrilled the vote was so successful and recorded a 68% voter turnout! 391 of 577 eligible votes were returned which included 324 votes of "YES" to form the District and 67 votes of "NO" against forming the District. 186 of 577 votes were not returned and are therefore counted as "NO" votes.

Given the extensive outreach efforts undertaken by the Cannon Streetcar Suburb Historic District Subcommittee to fully inform our neighbors, and the significant results of this important democratic

vote, I can find no reason that the Cannon Streetcar Suburb Historic District should not be recommended for final approval by the Spokane Plan Commission as well as the Spokane City Council.

Regards,

Nick Reynolds  
509-863-7520



**From:** [JULIE BIGGERSTAFF](#)  
**To:** [Duvall, Megan](#); [Camporeale, Logan](#)  
**Cc:** [Nicholas Reynolds](#)  
**Subject:** Letter of support for Cannon Streetcar Suburb Local Historic District for 1-25-23 meeting  
**Date:** Monday, January 23, 2023 10:58:19 AM

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[CAUTION - EXTERNAL EMAIL - Verify Sender]

To: Megan Duval and Logan Camporeale  
Re: Support for Cannon Streetcar Suburb Local Historic District

We, the executive committee of the Browne's Addition Neighborhood Council, on behalf of the larger Browne's Addition Neighborhood Council, write in full support of establishment of the Cannon Streetcar Suburb Local Historic District. Since Browne's Addition Neighborhood achieved this status as a local historic district, we have seen multiple positive impacts on our neighborhood and feel that designation of our neighborhood as a local historic district has been a net positive change. Positive activities include facade improvements on multiple properties that prior to the Historic District designation, had languished. We have also had no further development or construction of new, 'out of scale' properties within the neighborhood; several large projects were constructed prior to our historic district designation and those have negatively impacted adjoining properties due to minimal setbacks, inappropriate building height and lack of on-site parking in what is already the most densely populated neighborhood in Spokane. We know for a fact that several significantly historic properties on the west end of our neighborhood, eyed for demolition and development, have been saved.

Most importantly, we feel that the historical character of our neighborhood has been maintained and that it continues to be reflected in the wishes and subsequent votes of the people who currently reside and own property in our neighborhood, rather than reflective of the wishes and money of outside developers. Additionally, historical tourism is an important economic driver in the City of Spokane and our older neighborhoods, with the vast historic housing stock that we still have, are an important part of the tours that occur. We encourage the members of the City of Spokane's Planning Commission to please vote 'yes' to establish the Cannon Streetcar Suburb Local Historic District.

Browne's Addition Neighborhood Council Executive Committee

Chair: Tiffany Picotte

Vice-Chair: Dave Williams

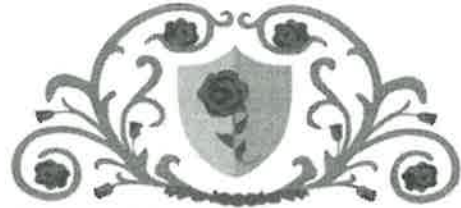
Treasurer/Secretary: Julie Biggerstaff

Communications: Louie Flores

Gillian Cranehahn

Members at Large: Lee Williams

Rick Biggerstaff



WOMAN'S CLUB SPOKANE  
*Gather • Empower • Inspire*

1428 W. 9<sup>th</sup> Avenue Spokane WA 99204

Megan Duvall  
Logan Comporeal  
Spokane Historic Preservation Office  
808 W Spokane Falls Blvd.  
Spokane WA 99201

January 16, 2023

Dear Megan and Logan,

The Woman's Club of Spokane supports the adoption of the Cannon Streetcar Suburb Local Historic District. The membership is comprised of women and men who live in the neighborhood as well through-out the city. The club's mission is to support the community through volunteer service while preserving the clubhouse built in 1909. The club membership is dedicated to the preservation of the clubhouse and extends the desire to protect and enhance the unique historic character of the neighborhood and support our neighbors who share this goal. The club's support is reflected in our providing meeting space for the historic preservation office and to the neighborhood groups that lead the effort.

The Woman's Club was founded by women who worked to make Spokane a better place to live. Our current membership continues this tradition. Please convey the Woman's Club support of this effort to the elected leaders who will make the decision to make this beautiful and valued neighborhood a local historic district.

Sincerely,

Susan Kuhner, president  
Woman's Club of Spokane,  
Affiliate of the General Federation of Women's Clubs

**From:** [eileen\\_martin2002](#)  
**To:** [Historic Preservation](#)  
**Subject:** Canon historic district  
**Date:** Thursday, January 19, 2023 3:40:23 PM

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**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

My home on 10th street is a small brick house built in the 1930s. I'm guessing it was owned by people who worked for the residents of the larger homes in the neighborhood. I love feeling like I live near history and it's disappearing all too fast. Spokane has these special little Historical neighborhoods and they need to be protected in any way shape or form. Thank you for your consideration. Eileen Martin, 1124 w 10th.

Sent from my T-Mobile 5G Device

**From:** [Birgitta Hendron](#)  
**To:** [Historic Preservation](#)  
**Subject:** In support of the Cannon Streetcar Suburb Historic District  
**Date:** Friday, January 20, 2023 11:36:39 AM

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**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

To whom it may concern:

My name is Sarah Birgitta Hendron, and I am writing in support of the proposed Cannon Streetcar Suburb Historic District.

As the owner of the Shadle-Veasey House at 1118 W 9th, I live in a home that is individually listed on both the Spokane and National Registers of Historic Places. The historical value of the house was a major selling point for me. When I moved back to Spokane after a decade in New England and abroad, I knew I wanted to live in a place that reflected the best of my hometown: Abundant trees, turn-of-the-century architecture, and a community of people who felt a sense of pride in their neighborhood. Cliff-Cannon was the obvious choice.

Having also lived in Browne's Addition, I see significant parallels. Like Browne's Addition, Cliff-Cannon boasts leafy streets shaded by mature trees. Like Browne's Addition, we're walkable to downtown. Like Browne's Addition, we offer a lower barrier to entry than Rockwood or Manito Boulevard, making life in an historic neighborhood feasible for a wider swath of the socioeconomic spectrum. But unlike Browne's Addition, Cliff-Cannon is not yet protected from development that would undermine the character of our neighborhood.

November's vote on the proposed historic district confirmed what I already knew from conversations with my neighbors: Cliff-Cannon residents didn't move here by accident. The neighborhood's history — reflected in its houses, its trees, and its streets — brought us here. If we'd wanted beautiful historic homes with fewer trees, we would've moved to the North Side. If we'd wanted new homes, we would've moved to the Valley. But we wanted well-maintained old houses under a canopy of green. It's a classic Spokane combination, but as a third-generation Spokaneite, I've seen it grow harder to find with each passing year.

The Cannon Streetcar Suburb Historic District doesn't stand in opposition to Spokane's growth — quite the contrary. It enables the city to evolve without losing sight of itself. We're not asking for our neighborhood to be preserved in amber. We're asking for assurance that longtime residents, newcomers, and visitors will continue to enjoy the privilege of seeing Spokane's heritage alive and thriving.

Best,

Sarah Birgitta Hendron  
(509)842-8435



Agency Comments  
Received on the SEPA  
Checklist Cannon Streetcar  
Suburb Historic District  
Proposal

## Benzie, Ryan

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**From:** Johnson, Erik D.  
**Sent:** Wednesday, November 23, 2022 3:33 PM  
**To:** Benzie, Ryan  
**Cc:** Nilsson, Mike  
**Subject:** RE: Cannon Streetcar Suburb Historic District SEPA - REVISED Request for Comments DUE December 2, 2022

No Engineering concerns.

Thanks,  
Erik

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**From:** Benzie, Ryan <rbenzie@spokanecity.org>  
**Sent:** Friday, November 18, 2022 11:53 AM  
**To:** Cortright, Carly <XXXccortright@spokanecity.org>; Melvin, Val <XXXvmelvin@spokanecity.org>; Abrahamson, Randy <randya@spokanetribe.com>; Development Services Center Addressing <eradsca@spokanecity.org>; Allenton, Steven <sallenton@spokanecity.org>; Anderson, Cindy <CYAN461@ECY.WA.GOV>; Tagnani, Angela <atagnani@spokanecity.org>; Averyt, Chris <caveryt@spokanecity.org>; Ibarlow <Ibarlow@spokanevalley.org>; mbasinger <mbasinger@spokanevalley.org>; zbecker <zbecker@cawh.org>; Black, Tirrell <tblack@spokanecity.org>; Brecto, Jason <jason.brecto@us.af.mil>; Brown, Eldon <ebrown@spokanecity.org>; Buller, Dan <dbuller@spokanecity.org>; Byus, Dave <dave.byus@avistacorp.com>; Cannon, Mike <mcannon@spokanecity.org>; Carson, Barb <BarbCa@spokaneschools.org>; Chanse, Andrew <achanse@spokanelibrary.org>; Chesney, Scott <schesney@spokanecounty.org>; Chouinard, Sonya <SonyaC@spokaneschools.org>; David Moore <David.J.Moore@usace.army.mil>; Davis, Marcia <mdavis@spokanecity.org>; Deatrich, Kerry <kdeatrich@spokanecity.org>; Dept. of Archaeology and Historic Preservation <sepa@dahp.wa.gov>; distrate (dcistrate@spokanecounty.org) <dcistrate@spokanecounty.org>; DNR Aquatics <dnrreaqualeasingrivers@dnr.wa.gov>; Duvall, Megan <mduvall@spokanecity.org>; Eliason, Joelie <jeliason@spokanecity.org>; Engineering Admin <eraea@spokanecity.org>; Eugene Aushev <Eugene.Aushev@avistacorp.com>; Eveland, Marcus <meveland@spokanecity.org>; Feist, Marlene <mfeist@spokanecity.org>; Figg, Greg <figgg@wsdot.wa.gov>; Fisher, Matt <MFIS461@ecy.wa.gov>; Forsyth, Greg <GregoryF@spokaneschools.org>; Gardner, Spencer <sgardner@spokanecity.org>; Gennett, Raylene <rgennett@spokanecity.org>; Graff, Joel <jgraff@spokanecity.org>; Greene, Barry <BGreene@spokanecounty.org>; Halbig, Bobby <bhalbig@spokanecity.org>; Hamad, Nicholas <nhamad@spokanecity.org>; Hanson, Rich <rahanson@spokanecity.org>; Hanson, Tonilee <sajbinfo@gmail.com>; Harris, Clint E. <ceharris@spokanecity.org>; Harshman, Shauna <XXXsharshman@spokanecity.org>; Hayden, Adam <ahayden@spokanecity.org>; Hughes, Rick <rhughes@spokanecity.org>; Jeff Lawlor <jeffrey.lawlor@dfw.wa.gov>; John Conklin <jconklin@spokanecleanair.org>; Johnson, Erik D. <edjohnson@spokanecity.org>; Johnson, Jeffrey <jeffrey.johnson.64@us.af.mil>; Jones, Garrett <gjones@spokanecity.org>; Jones, Tammy <TMJones@spokanecounty.org>; Jordan, Jess <dale.j.jordan@usace.army.mil>; kayc <kayc@wsdot.wa.gov>; Keller, Kevin <kkeller@spokanepolice.org>; Kells, Patty <pkells@spokanecity.org>; Kincheloe, Melanie <meki461@ecy.wa.gov>; Kokot, Dave <dkokot@spokanecity.org>; tlimon <tlimon@spokanetransit.com>; Lisa Corcoran <lcorcoran@spokaneairports.net>; Main, Steve <smain@srhd.org>; Marsh, Denise <Denise.Marsh@avistacorp.com>; McClure, Jeff <Jmccclure@cheneysd.org>; Meyer, Eric <emeyer@srhd.org>; Miller, Katherine E <kemiller@spokanecity.org>; Moore, James <JMOORE@spokanecounty.org>; Moore, Michael <michael.s.moore@williams.com>; Morris, Mike <mmorris@spokanecity.org>; Murphy, Dermott G. <dgmurphy@spokanecity.org>; Neighborhood Services <Neigh.Svcs@SpokaneCity.org>; Neiman, Saegen M <SNeiman@SpokaneCounty.org>; Nelson, Connie <connien@inlandpower.com>; Nilsson, Mike <mnilsson@spokanecity.org>; Note, Inga <inote@spokanecity.org>; Nyberg, Gary <GNYBERG@spokanecounty.org>; Okihara, Gerald <gokihara@spokanecity.org>; Owen, Melissa <mowen@spokanecity.org>; Palmquist, Tami

<tpalmquist@spokanecity.org>; Perkins, Johnnie <jperkins@spokanecity.org>; Development Services Center Planning Plan Review <eradscppr@spokanecity.org>; Pruitt, Larissa <larissa.pruitt@avistacorp.com>; Quinn-Hurst, Colin <cquinnhurst@spokanecity.org>; Raymond, Amanda <arraymond@bpa.gov>; Rehfeldt, Melissa <mrehfeldt@spokanetransit.com>; Renee Kinnick <Renee.Kinnick@dfw.wa.gov>; Richman, James <jrichman@spokanecity.org>; Robertson, Renee <rrobertson@spokanecity.org>; Ryan Sheehan, COO Spokane Airports <rshiehan@spokaneairports.net>; Sakamoto, James <jsakamoto@spokanecity.org>; Saywers, John <jsaywers@spokanecity.org>; Searl, Loren <lsearl@spokanecity.org>; Steele, David <dsteele@spokanecity.org>; Ryan Stewart <rstewart@src.org>; Studer, Duane <dstuder@spokanecity.org>; Taylor, Dannette <Dannette.a.taylor@usps.gov>; Taylor, Joel <jtaylor@spokanecity.org>; htrautman <htrautman@cawh.org>; Treasury Accounting <treasuryaccounting@spokanecity.org>; Turner, Bob <RobertTu@spokaneschools.org>; Weinand, Kathleen <kweinand@spokanetransit.com>; Weingart, LuAnn <luann.weingart@avistacorp.com>; Wendle, Ned <ned.wendle@mead354.org>; Westby, April <awestby@spokanecleanair.org>; Westerman, Kile <Kile.Westerman@dfw.wa.gov>; White, Jerry <jerry@spokaneriverkeeper.org>

**Subject:** Cannon Streetcar Suburb Historic District SEPA - REVISED Request for Comments DUE December 2, 2022

Good morning,

Please find the attached SEPA checklist, request for comments, and **revised** draft ordinance for the Cannon Streetcar Suburb Historic District proposed non-project action.

**Proposal:** This proposed ordinance would form the Cannon Streetcar Suburb Local Historic District and Overlay Zone. This proposal is adopting a new chapter 17D.100.290 Cannon Streetcar Suburb Local Historic District Overlay Zone to Title 17 of the Spokane Municipal Code which would form the Cannon Streetcar Suburb Local Historic District Overlay Zone in the Cliff-Cannon neighborhood of Spokane, Washington.

The intent of these efforts is to keep historic buildings in use and the historic character of the district intact by listing on the Spokane Register of Historic Places through the formation of an overlay zone; incentivizing rehabilitation; and reviewing changes to historic properties, demolitions, and new construction within the district.

Please direct any comments or questions to Ryan Benzie at [rbenzie@spokanecity.org](mailto:rbenzie@spokanecity.org) by **December 2, 2022 at 5PM.**

Thank you,



**Ryan Benzie** | Clerk III | Planning & Economic Development  
509.625.6863 | [my.spokanecity.org](http://my.spokanecity.org)





**Spokane Tribe of Indians**  
**Tribal Historic Preservation Office**  
PO Box 100 Wellpinit WA 99040

November 21, 2022

**To: Ryan Benzie City Dept.**

**RE: Ordinance 17.D.100.290**

Mr. Benzie,

Thank you for contacting the Tribe's Historic Preservation Office, we appreciate the opportunity to provide a cultural consult for your project. The intent of this process is to preserve and protect all cultural resources whenever protection is feasible.

As you already know this area is sacred, religious and cultural significance to the Spokane Tribe, these sites are very limited and irreplaceable.

While surface evidence or artifacts and human remains may be sparse after years of non-Indian occupation and development, evidence below the surface may still be in place and artifacts and human remains may be entering the site through hydrological processes and other means.

**RE:** Case by case review on each project and may require cultural surveys and monitoring on these projects

We are looking forward to working with you and your staff.

Again, thank you for this opportunity to comment and consider this a positive action that will assist in protecting our shared heritage.

If questions arise, please contact me at (509) 258 4222.

Sincerely,

Randy Abrahamson  
Tribal Historic Preservation Officer (T.H.P.O.)





December 2, 2022

Ryan Benzie  
City of Spokane  
808 W Spokane Falls Boulevard  
Spokane, WA 99201

**RE: SEPA DNS – CANNON STREETCAR SUBURB LOCAL HISTORIC DISTRICT AND OVERLAY ZONE SMC  
CHAPTER 17D.100.020**

Dear Mr. Benzie,

Spokane Transit is in receipt of the SEPA checklist and associated documents for the above referenced project. Spokane Transit commends the City of Spokane on their efforts to distinguish this neighborhood and recognize the historical presence of transit service in the neighborhood.

As you know, Spokane Transit provides transit service to the Cannon neighborhood, providing amenities at busy stops such as passenger shelters, trash cans, benches, and signage.

In October 2017, Spokane Transit coordinated with the City of Spokane on proposed chapter 17D.100 Historic Preservation related to the Browne's Addition historical district. At the time, Spokane Transit was assured the historical design standards established by the Historic Landmarks Commission and agreed to by the property owners of the proposed district only apply to properties in the district. Objects in the right-of-way would not be governed by these design standards (please see attached email).

Consistent with previous determinations, Spokane Transit requests such items placed in the right of way or placed adjacent to the right of way for transit use, are not subject to the Cannon Streetcar Suburb Local Historic District Overlay Zone and Design Standards and Guidelines.

Thank you for considering STA's feedback in finalizing the proposed ordinance.

Regards,

A handwritten signature in blue ink, appearing to read 'K. Otterstrom', written over a blue line.

Karl Otterstrom, AICP  
Chief Planning and Development Officer

cc:

E. Susan Meyer, CEO, Spokane Transit  
Megan Duvall, City of Spokane

Comments Received on the  
Cannon Streetcar Suburb  
Historic District Proposal  
before 9/1/2022

**From:** [Donna Ballou](#)  
**To:** [Camporeale, Logan](#)  
**Subject:** 1016 S Cedar St. 1889  
**Date:** Saturday, July 30, 2022 5:14:03 PM

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[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hi Logan

First of all...thanks for the information and history share during the Cannon Historical District meeting at the Womens Club- Thursday. You both are so knowledgeable and organized. It was the first time I was able to attend and plan on support of this very worthwhile project.

I have lived at 1016 S Cedar since 1979. I spend leisure time with history and research and have enjoyed learning about my house and the other neighboring properties in this area. My house is the Rugge house, 1889 and I have quite a file on the Henry Rugge family. My sources have been ancestry, newspaper.com, the Ferris Room at the MAC and the NW Room at the public library.

My earliest picture of the house is around late 1930's. I do know that Henry Rugge owned the 2 lots on Cedar St between 10th/11th.

An early structure was built on the N lot soon after 1889....then he sold the 11th/Cedar lot (which became the Ellis House) and built next door at 1016 S Cedar. He also opened a small business on N Howard St at this time.

My neighbor was able to attend one of your earlier meetings and shared with me that there was a picture in the presentation that showed this early (barn like structure) which I believe was the first build of Henry Rugge before he sold the lot.

Is there a possibility that I might view that picture? How complete that would be!

I was fascinated with the content of history that you shared. In your busy schedule...do you ever have time to take a visit to discuss yours and my findings of this neighborhood?

Thank you for taking the time with my lengthy email. Thank you both for your enthusiasm with this Cannon Historic Project.

Donna Ballou  
1016 S Cedar  
[Balloudj@comcast.net](mailto:Balloudj@comcast.net)

Sent from my iPad

## Camporeale, Logan

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**From:** Dustin Hall <dustin.e.hall@gmail.com>  
**Sent:** Wednesday, June 22, 2022 10:09 AM  
**To:** Duvall, Megan; Camporeale, Logan  
**Subject:** Cannon Streetcar Suburb Historic District

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello,

My husband and I live at 808 S Lincoln St, Spokane, WA 99204, and are interested in knowing what we might be able to do to get out the vote for the coming historic district decision?

Do you have any events coming up and when is the ballot going to be going to homeowners?

I haven't seen any yard or window signs or things along those lines, so I was wondering if I could help with getting those designed? Or Maybe a flyer or door hanger?

I talked with a couple of neighbors in our area who are very interested. One of them owns 12 properties and plans on voting yes, but wasn't sure how the ballot works for them. The other couple is interested in doing door-knocking or other volunteer work to help spread the word.

Thanks,

Dustin Hall



## Camporeale, Logan

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**From:** Jenna Borovansky <jsb1708@gmail.com>  
**Sent:** Saturday, May 21, 2022 4:17 PM  
**To:** Historic Preservation  
**Subject:** Cliff-Cannon Neighborhood historic district

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Dear Ms. Duvall:

As a homeowner at 1019 W 6<sup>th</sup> Ave, I recently received an informational mailing from the City regarding the proposed Cannon Streetcar Suburb Historic District area. I am familiar with the purpose of historic districts and am very concerned that the City is supporting the boundary as proposed. We purchased our home on 6<sup>th</sup> specifically because it was within the OR-150 zoning classification. This is an urban area bordering the hospital complex, and it is not residential; the current zoning is designed to support increased growth and density. Application of historic design standards targeted at preserving historic residential characteristics would be in direct conflict with the underlying zoning on our parcel, and at the very least would create an unnecessary additional burden for any remodel of our 1910 home or additional new construction on the parcel.

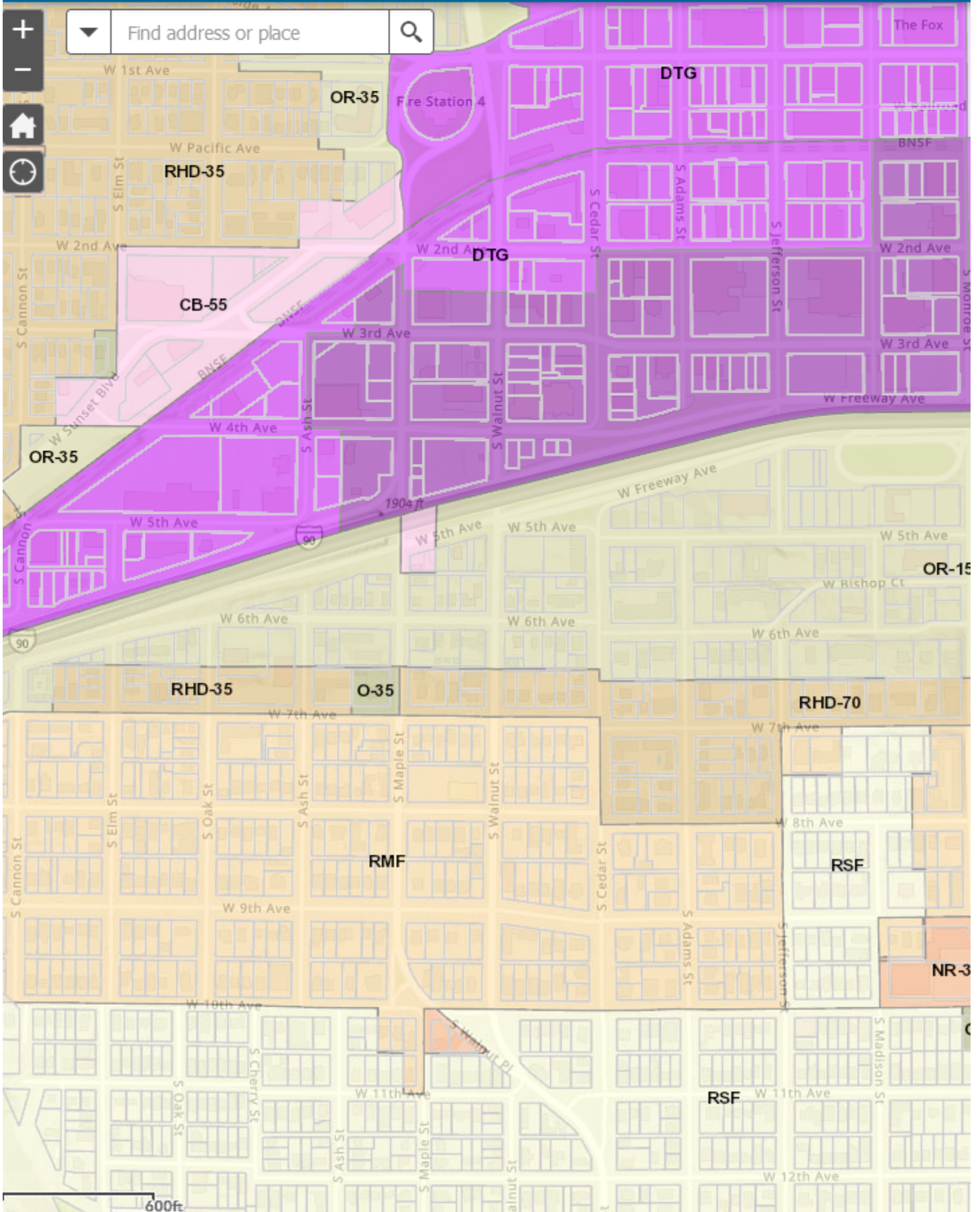
If the boundaries remain as proposed, I will vote no, and encourage my neighbors along 6<sup>th</sup> Avenue to do the same as it is incompatible with current zoning.

I highly recommend that the City review the proposed boundaries related to its existing zoning, and reduce the boundaries of the proposed Historic District to exclude OR-150, and high density residential zoning (e.g., RHD-70), as well as other non-residential zoned areas. I have included a screenshot from the City's zoning map.

I also recommend that during the continued public planning process much more legible maps, inclusive of existing zoning, be provided so that the neighborhood is fully informed.

Thank you, Jenna Borovansky

<https://spokane.maps.arcgis.com/apps/webappviewer/index.html?id=3bd21df38df54be58870e0d66c80d6ae>



## Camporeale, Logan

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**From:** Melissa Flynn <bedbakedandbeyond@gmail.com>  
**Sent:** Saturday, May 14, 2022 11:17 AM  
**To:** Camporeale, Logan  
**Cc:** Duvall, Megan  
**Subject:** Re: Cannon Local Historic District

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello Logan,

Sorry we had a conflicting meeting with this last Historic District meeting. We are all in support of this endeavor and really want to do all possible to help it pass. Please keep us in the loop and let me know how I might also involve the Woman's Club in the effort. We are both new members and consider the relic building a wonderful assets and jewel in our Cannon Neighborhood.

Best,

Melissa Flynn and Abil Bradshaw  
925 South Cedar St.

On Thu, May 12, 2022 at 3:01 PM Camporeale, Logan <[lcamporeale@spokanecity.org](mailto:lcamporeale@spokanecity.org)> wrote:

Good afternoon!

We are looking forward to the first Cannon Local Historic District workshop tonight. The workshop will take place on the main floor of the Woman's Club in the Northwest Room and it will start at 6:30PM. To access the room, please use the main entrance on Ninth Avenue. Walk through the ballroom to the double doors, stay to the left, and continue to the end of the hallway to the Northwest room.

Please let me know if you have any questions!

Best,

**Logan Camporeale**

Historic Preservation Specialist

City/[County of Spokane](#)

[808 W. Spokane Falls Boulevard](#)

[Spokane, WA 99201-3329](#)

509-625-6634

[lcamporeale@spokanecity.org](mailto:lcamporeale@spokanecity.org) | [www.historicspokane.org](http://www.historicspokane.org)



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**From:** Camporeale, Logan  
**Sent:** Friday, April 1, 2022 6:10 PM  
**To:** Camporeale, Logan <[lcamporeale@spokanecity.org](mailto:lcamporeale@spokanecity.org)>  
**Cc:** Duvall, Megan <[mduvall@spokanecity.org](mailto:mduvall@spokanecity.org)>  
**Subject:** Cannon Local Historic District

Good afternoon and happy Friday!

As we return to some semblance of normalcy, the Spokane Historic Preservation Office is eager to resume work on the Cannon Streetcar Suburb Local Historic District! Our office will provide a brief update on the status of the project and answer any questions at the April Cliff-Cannon Neighborhood Council Meeting on April 5<sup>th</sup> at 7:00pm. Then we are planning to pick up where we left off when the pandemic started by scheduling a series of **in-person** workshops starting in May to share the district documents and seek feedback. We look forward to seeing you on April 5<sup>th</sup>!

We have not yet received a Zoom link for the council meeting, so watch out for an email from the neighborhood council or reach out the council officers for more information.

*Check out this then and now of 911 S Monroe Street! 2021 on the left and 1950 on the right.*



Please do not hesitate to follow up with any questions!

Best,

**Logan Camporeale**

Historic Preservation Specialist

City/[County of Spokane](#)

[808 W. Spokane Falls Boulevard](#)

[Spokane, WA 99201-3329](#)

509-625-6634

[lcamporeale@spokanecity.org](mailto:lcamporeale@spokanecity.org) | [www.historicspokane.org](http://www.historicspokane.org)





## Camporeale, Logan

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**From:** Steve Blaska <blaskas6@gmail.com>  
**Sent:** Saturday, May 7, 2022 9:20 PM  
**To:** Historic Preservation  
**Subject:** Canon Historic District Meetings

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

We live in the proposed boundary of the historic district. We fully support the project. Unfortunately we will be out of town for the June and July meetings and we have Hamilton tickets for the night of the May meeting. We attended several of the meetings prior to Covid, so we are aware of much of the information. Please put us on an email or contact list as we would like to help with this process.

Steve & Dianna Blaska  
1211 W 13th Ave, Spokane, WA 99204  
509 710 9474.

**From:** [lsan](#)  
**To:** [Camporeale, Logan](#)  
**Cc:** [Duvall, Megan](#)  
**Subject:** Re: Local Historic District  
**Date:** Tuesday, July 21, 2020 5:00:12 PM  
**Attachments:** [image002.png](#)

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**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Hi Logan-- thanks for the update. Is the name of the district completely settled? the word suburb is a modern term and seems out of sorts with a historic district. **Cannon Streetcar Historic District** would be easier to say and more authentic. Just a thought...

Lynda Sanders  
Strategic Marketing Solutions  
713 820 8010  
[lsan@att.net](mailto:lsan@att.net)

On Tuesday, July 21, 2020, 03:40:00 PM PDT, Camporeale, Logan <[lcamporeale@spokanecity.org](mailto:lcamporeale@spokanecity.org)> wrote:

Good afternoon residents and property owners,

The Historic Preservation Office is close to completing drafts of the documents for the local historic district! We have posted a draft of the district nomination and the proposed historic district ordinance on [the project webpage](#). On Wednesday we reviewed the draft nomination with the Spokane Historic Landmarks Commission Nominations Committee, and with their guidance we choose an expanded formal name for the local historic district, the **Cannon Streetcar Suburb Historic District** (or Cannon Historic District for short). This name effectively describes the area as the residential suburb that rapidly developed outside downtown Spokane in the early 1900s along the newly constructed Cannon Hill Streetcar Line which travelled through the proposed district along Bishop Court, 6<sup>th</sup> Avenue, Adams Street, Jefferson Street, and 10<sup>th</sup> Ave.

We are also moving forward with our first Plan Commission workshop which will be held tomorrow, Wednesday, July 22<sup>nd</sup> at 2:00PM. I will be giving a presentation to the Plan Commission about the district and the process going forward. It is a virtual public meeting and you are [welcome to attend](#), although there will not be public comment on the district proposal during this workshop. Public comment will be taken on the district when we have a Plan Commission hearing, likely sometime in September. I will let you know once the date is scheduled.

We made another decision, again with the consultation of the nominations committee, to delay the beginning of the voting period (originally scheduled to begin in late August) until we can more meaningfully engage with the neighborhood to incorporate feedback and listen. We do not want to short the neighborhood on engagement opportunities because of the COVID-19 situation. We are hopeful that

in the next few months we might be able to resume in-person meetings. So, our plan is to complete all drafts of the documents and make them available for review. We also want to complete as much of the other process like Plan Commission and SEPA requirements. Then we plan to send another direct mailing to all property owners to announce a series of workshops, hopefully in-person but if that still is not possible we will schedule a series of interactive Zoom style meetings. We will not begin the voting period until those workshops have happened.

We hope that you understand our reasoning behind these decisions. Please don't hesitate to reach out with any questions.

Best,

## **Logan Camporeale**

Historic Preservation Specialist

City/County of Spokane

808 W. Spokane Falls Boulevard

Spokane, WA 99201-3329

509-625-6634

[lcamporeale@spokanecity.org](mailto:lcamporeale@spokanecity.org) | [www.historicspokane.org](http://www.historicspokane.org)



## Camporeale, Logan

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**From:** Carmela Conroy <carmelaconroy@yahoo.com>  
**Sent:** Friday, January 1, 2021 2:50 PM  
**To:** Historic Preservation  
**Subject:** Re: Interest in Cannon Historic District

[CAUTION - EXTERNAL EMAIL - Verify Sender]

P.S. I just took a closer look at the map and realized that I'm on the wrong side of Cedar St to make it into the district. Darn! I imagine that that rules out participation, but do let me know if there's a way to ask to be included.

best regards,  
Carmela

Carmela Conroy  
1-571-276-4238

On Friday, January 1, 2021, 02:44:36 PM PST, Carmela Conroy <carmelaconroy@yahoo.com> wrote:

Dear Neighbors:  
Happy new year! I came across Megan and Lucas's presentation about the new Cannon Historic District. I'm interested in the effort. Please add me to your distribution list, if I'm not too late.

very best regards,  
Carmela

Carmela Conroy  
1-571-276-4238

## Camporeale, Logan

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**From:** Mitch Swenson <mswenson@naiblack.com>  
**Sent:** Monday, March 2, 2020 8:49 AM  
**To:** Historic Preservation  
**Subject:** Fwd: W 1016 and W 1026 6th Ave , Spokane WA

[CAUTION - EXTERNAL EMAIL - Verify Sender]

----- Forwarded message -----

From: **Mitch Swenson** <[mswenson@naiblack.com](mailto:mswenson@naiblack.com)>  
Date: Mon, Mar 2, 2020 at 8:46 AM  
Subject: W 1016 and W 1026 6th Ave , Spokane WA  
To: <[presevation@spokanecity.org](mailto:presevation@spokanecity.org)>

Dear Megan

I just received the notice of the proposed Cannon Historic District.

I would like to formally request that my 2 properties be excluded from this district. I would propose that the north boundary be 6th Ave.

THANK YOU

*Mitch*

Mitch Swenson, CCIM  
NAI Black Commercial Real Estate  
Senior Apartment Managing Broker  
Investment Sales Division  
801 W Riverside  
Suite 300  
Spokane, WA 99201  
509-623-1000  
509-622-3500 fax

--  
THANK YOU

*Mitch*



Mitch Swenson, CCIM  
NAI Black Commercial Real Estate  
Senior Apartment Managing Broker  
Investment Sales Division  
801 W Riverside  
Suite 300  
Spokane, WA 99201  
509-623-1000  
509-622-3500 fax

**From:** [Patricia Hansen](#)  
**To:** [Duvall, Megan](#)  
**Subject:** Re: comments on proposed Cliff-Cannon LHD  
**Date:** Wednesday, February 6, 2019 9:00:00 PM

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Hi Megan,

Thank you again for presenting at our Neighborhood meeting last night. Your information was so valuable for Cliff Cannon to understand the support they'd receive and how much work is involved. Now that they understand the structure, there were several who signed up at the end of the evening.

Thank you also for bringing Logan. It helps people become more comfortable when they start a new project. I hope the grant funding is received so we'll be able to work with Logan.

This morning, I received the following email from James Bergdahl who lives in Cliff Cannon. The questions seemed more appropriate for your Office because of program policy implications. Please let me know if your answers should also be shared with the Neighborhood.

Stay warm,

Patricia

*Patricia Hansen, Ed.D.*  
*208-755-1925 cell*  
*[patricia@pahansen.com](mailto:patricia@pahansen.com)*

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**From:** James Bergdahl <jcbergdahl@gmail.com>  
**Sent:** Wednesday, February 6, 2019 12:27 PM  
**To:** cclocalhistdist@aol.com; Patricia Hansen; mduvall@spokanecity.org; annp62@gmail.com  
**Subject:** comments on proposed Cliff-Cannon LHD

After last night's meeting, I offer the following comments about a local historic district in Cliff Cannon neighborhood:

1. The new district under discussion needs a name besides "9th Ave." or "Cliff Cannon", because, presumably, it will be much larger than 9th Ave. and much smaller than the Cliff-Cannon area. The only one I can think of now is "Northwest Cliff-Cannon" LHD.

2. Megan's map of the 9th Ave. Natn. Hist. Dist. showed the 12th & Adams cluster of

4 historically-listed homes (Putney/True/Mack homes). This outlier could easily be connected with the 9th Ave NHD because most of the homes between the two are old and fairly original. However, it begs the questions: May a historic district be slightly fragmented (not continuous)?, and: If not, why not? If some fragmentation was allowed, the cost of getting new LHDs officially listed could be easier and cheaper by reducing some paperwork and fees. Can the City Council modify this requirement via CODE changes, or is it a requirement dictated by Federal agencies? I myself do not see any obvious physical reason why a HD needs to be 100% contiguous.

James Bergdahl

***Conservation Biology Center***

Spokane, WA, USA, 99204

Office: 509-835-5233

[jcbergdahl@gmail.com](mailto:jcbergdahl@gmail.com)

**From:** [Duvall, Megan](#)  
**To:** ["Houser, Michael \(DAHP\)"](#)  
**Subject:** FW: From Dan and Angie Freerksen/ More information.  
**Date:** Wednesday, August 30, 2017 11:17:36 AM  
**Attachments:** [image001.jpg](#)  
[image002.png](#)

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**Megan Duvall**

Historic Preservation Officer  
City/County of Spokane  
808 W. Spokane Falls Boulevard  
Spokane, WA 99201-3329  
509.625.6543  
[mduvall@spokanecity.org](mailto:mduvall@spokanecity.org) | [www.historicspokane.org](http://www.historicspokane.org)

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**From:** Dan Freerksen [<mailto:Morningstar.42@hotmail.com>]  
**Sent:** Monday, August 28, 2017 1:13 PM  
**To:** Kinnear, Lori; Duvall, Megan; Beggs, Breean; Stuckart, Ben; Glenn Tanner; Patricia Hansen; [lindayeomans@comcast.net](mailto:lindayeomans@comcast.net); [terrynteri@yahoo.com](mailto:terrynteri@yahoo.com); [allyson.Brooks@dahp.wa.gov](mailto:allyson.Brooks@dahp.wa.gov); [Greg.Griffith@dahp.wa.gov](mailto:Greg.Griffith@dahp.wa.gov); [Nicholas.Vann@dahp.wa.gov](mailto:Nicholas.Vann@dahp.wa.gov)  
**Subject:** Re: From Dan and Angie Freerksen/ More information.

Dear Councilperson Kinnear:

Thank you for your hard work on the up-dated demolition Ordinance.

We want to talk to you (in this e-mail) about the Ninth Avenue National Historic District, and the changes to the "National Historic Preservation Act/ as amended on December 16th, 2016 and codified in title 54 of the United States Code."

We are referring to Section 1 of the National Historic Preservation Act, PUB. p NO. 89-665. This addresses many of the issues facing our Nation with regards to losing our historic buildings and landmarks to

development.

That the United States Congress finds and declares that:

" In the face of ever increasing extensions of urban centers, highways, and residential, commercial, and industrial developments, the present governmental and nongovernmental historic preservation programs and activities are inadequate to insure future generations a genuine opportunity to appreciate and enjoy the rich heritage of our Nation."

### **§ 300305. Historic District**

In this division, the term "historic district" means an area that contains.

- 1) Historic property.
- 2) Buildings having similar or related architectural characteristics
- 3) Culture cohesiveness.
- 4) Any combination of the above.

### **§ 302108. Review of threats to historic property**

At least once every 4 years, the Secretary, in consultation with the Council and with State Historic

Preservation Officers , shall review significant threats to historic property to:

- 1) determine the kinds of historic property that may be threatened;
- 2) ascertain the causes of the threats ;

3) **Develop and submit to the President and Congress recommendations for appropriate action.**

**The National Historic Preservation Act recognizes that Historic Properties are being destroyed by the ever increasing demand for available land to develop Residential housing and re-develop property**



**for commercial use. Within the Act is a "Protection Clause" that stop this from happening, with reviews and accountability standards set by Congress.**

**These Three Properties that are being threatened with demolition are Historically Significant, and are named properties in the National Registered Ninth Avenue Historic District.**

**The House at 1021 West Ninth is called the Morton/Graybill house, Vernacular Craftsman 1906**

**The House at 1025 West Ninth is called the Hollway house, Bungalow 1907**

**The house at 1029 West Ninth is called the Fisher house, Dutch Colonial 1906**

**Each of these houses represent a time in our history that not only needs our protection, but under the National Preservation Act, as amended on December 16th, 2016, requires that the City of Spokane and the Historic Preservation office use whatever means is necessary to protect and preserve for all future generations these Historic properties, intact.**

**National Historic Districts use to be mere plaques of recognition , until Congress reviewed last year that this was not enough and change the Act to protect and preserve for all future generations National registered properties within Historic Districts. The is your Job to Protect and fulfill these requirements, and/or find people who will.**

**Thank you,**

**Dan and Angie Freerksen  
509-270-7806**

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**From:** Kinnear, Lori <[lkinnear@spokanecity.org](mailto:lkinnear@spokanecity.org)>

**Sent:** Friday, August 25, 2017 3:45 PM

**To:** Dan Freerksen

**Cc:** Stuckart, Ben; Beggs, Breean; Glenn Tanner

**Subject:** RE: From Dan and Angie Freerksen/ More information.

I am aware of some of the history of these houses. I know that the land they are on is zoned multifamily. I have been on council a little over a year and a half and started working on an updated demolition ordinance late last year. It is a complicated update requiring lots of public process and input from a variety of stakeholders. It also has federal requirements of notification which stretch out the process even more.

I understand that for the neighborhood this is a stressful and frustrating situation.

I will continue to work with CM Beggs and CP Stuckart on this.

Lori Kinnear

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From: Dan Freerksen [Morningstar.42@hotmail.com]

Sent: Thursday, August 24, 2017 10:52 PM

To: Kinnear, Lori

Cc: Christine Belfiori; Glenn Tanner; Beggs, Breean; Stuckart, Ben

Subject: From Dan and Angie Freerksen/ More information.

Dear Councilperson Kinnear:

Angie and I are writing a response to your letter to Glenn, as we are retired and Glenn's caseload is heavy.

These 3 houses are in sub-standard condition because the owner, Robyn Rosauers made that choice. He vacated them 8 years ago and has tried many times to replace them with a commercial parking lot. He was stopped from doing so because of their Historic designation. The actual loss of rental income for the last eight years is about \$288,000. We do not understand how there could be any claim of economic hardship, the Rosauer's family does not seem to be lacking in monetary funds.

Over a year ago, Wag Architecture was hired by the Rosauer's family to design replacement, comparable structures that would be historically correct to the period of the three houses, time built (1906) and the neighborhood. We had a community meeting held at the Woman's Club, where Russ Wolfe presented his drawings for three townhouses, which were to replace the three historic 1906 houses. The Townhouses all looked the same, no backyards, 100 % paved, and the appearance was a re-make of Kendall Yards. At this meeting, attended by about 40 neighbors, we were SHOCKED by how inappropriate and insensitive to the Ninth Avenue Historic District the design of these buildings were. Well, as Russ said, the owners do not live in Spokane any more, and this is what they have to offer. He also stated that money was no object for them and that he was confident that they would build them.

Russ Wolfe still applied for a building permit, it was approved, and a demo permit was issued. We waited...

Now, over a year has gone by, Demo permit expired, no townhouses, no parking lot, historic houses in tougher shape, and Russ Wolfe is at it again. Now with a Nine unit Apartment Building, and a Commercial Parking lot behind the apartment building. He has stated that he will have no further contact with the neighbors, so we are unable to discuss his plans with him.

You, and all the Counsel members are hearing from the neighborhood because we are tired of being taken advantage of by outside financial investors who do not live in our community and are not effected by the decisions they make. If Robyn Rosauers had this neighborhoods best interest at heart, these three darling bungalow homes would be in pristine condition. Especially since they back up to the property line of Huckleberrys and the Ace Hardware business, of which he owns the land and the buildings. We feel that a switch up has occurred as our understanding was for the townhouses and not a 9 unit apartment. This all started over a premise of wearing down the neighborhood to get the parking lot he desired. This is not new news. Our city has known about these issues for a long time. Where is the supposed new demolition ordinance? This protection has been too long in the works. We would not be facing these issues currently if this ordinance had been placed in an expedited fashion.

We do not want a Moratorium on just these three homes, but on the whole of the Ninth Avenue Historic District, and we would encourage a Moratorium on all The Historic Districts in Spokane. When we did a brief survey of some of the neighbors, all thought the Historic Districts protected this type of carnage. Neighbors moved and bought homes in the Historic Districts because of this protection. Everyone we talked to were in disbelief that there really is none. We encourage you to ask around yourself, you will be surprised.

We would ask you to put yourself in our shoes, what other recourse is there to prevent this from happening? Would you want to sit on your front porch and look at a 9 unit apartment building? Honestly? We ask again, please put the rhetoric aside, place an urgent moratorium on all the historic districts in Spokane until you can finish the demolition ordinance. Lets get protection to the areas where it is needed, before it is too late.

Sincerely,

Dan and Angie Freerksen

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From: Glenn Tanner <[getlaw2001@yahoo.com](mailto:getlaw2001@yahoo.com)>  
Sent: Thursday, August 24, 2017 8:14 PM  
To: Dan Freerksen  
Cc: Christine Belfiori  
Subject: More from Kinnear

see below-glenn

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Spokane Washington Attorney Collaborative and Traditional ...<<http://www.thecollaborativedivorce.com/>>  
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Attorney at Law

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To: Glenn Tanner <[getlaw2001@yahoo.com](mailto:getlaw2001@yahoo.com)>  
Cc: "Fraleley, Jacob" <[jfraley@spokanecity.org](mailto:jfraley@spokanecity.org)>; "Beggs, Breean" <[bbeggs@spokanecity.org](mailto:bbeggs@spokanecity.org)>  
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I would be happy to further discuss this so that we can reach an agreement.

Sincerely,

Lori Kinnear

Spokane City Council

District Two

509-625-6261

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Sent: Thursday, August 24, 2017 10:55 AM  
To: Kinnear, Lori; Beggs, Breean; Mumm, Candace; Stuckart, Ben; Waldref, Amber  
Cc: Dan Freerksen; Christine Belfiori  
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Cc: "Beggs, Breean" <[bbeggs@spokanecity.org](mailto:bbeggs@spokanecity.org)<<mailto:bbeggs@spokanecity.org>>>

>>; "Stuckart, Ben" <[bstuckart@spokanecity.org](mailto:bstuckart@spokanecity.org)<<mailto:bstuckart@spokanecity.org>>>

>>; "McDaniel, Adam" <[amcdaniel@spokanecity.org](mailto:amcdaniel@spokanecity.org)<<mailto:amcdaniel@spokanecity.org>>>

>>; "Allers, Hannahlee" <[hallers@spokanecity.org](mailto:hallers@spokanecity.org)<<mailto:hallers@spokanecity.org>>>

>>; "morningstar.42@hotmail.com" <[morningstar.42@hotmail.com](mailto:morningstar.42@hotmail.com)<<mailto:morningstar.42@hotmail.com>>>

>>; "christinebelfio@yahoo.com" <[christinebelfio@yahoo.com](mailto:christinebelfio@yahoo.com)<<mailto:christinebelfio@yahoo.com>>>

>>; "Fraley, Jacob" <[jfraley@spokanecity.org](mailto:jfraley@spokanecity.org)<<mailto:jfraley@spokanecity.org>>>

>>; "ttrent@efulcrum.net" <[ttrent@efulcrum.net](mailto:ttrent@efulcrum.net)<<mailto:ttrent@efulcrum.net>>>

>>; "patricia@phahansen.com" <[patricia@phahansen.com](mailto:patricia@phahansen.com)<<mailto:patricia@phahansen.com>>>

>>; "McClatchey, Brian" <[bmcclatchey@spokanecity.org](mailto:bmcclatchey@spokanecity.org)<<mailto:bmcclatchey@spokanecity.org>>>

Sent: Tuesday, August 22, 2017 5:10 PM

Subject: 9th Ave Houses

Hi Glenn,

I wanted to take the chance to recap our conversation and add some additional information. As we discussed, passing an emergency demolition moratorium for a small area like the three parcels you are concerned about is a difficult task. For starters, this is unlike the situation in Browne's Addition, in which concerned neighbors coordinated their efforts with their neighborhood council members and our Historic Preservation Officer to create a historic overlay for the entire neighborhood. In doing that, the neighbors began an inventory of the historic properties in that neighborhood. That action, in conjunction with a request for a moratorium by the Neighborhood Council, made it possible for our historic preservation officer to apply for a grant to move the survey process along quicker.

Additionally, the Browne's Addition process involved the entire neighborhood, rather than just a handful of parcels as you are proposing. In my view, historic preservation issues like demolition moratoria need to be addressed at a larger scale, so that we can take a full assessment of the entire fabric of the proposed historic district and be efficient with the use of our city resources, which includes staffing time and possible outside consultant work.

Finally, we do not know whether the properties you are concerned about are historically significant. Again – this is a resource allocation issue, and our historic preservation staff is fully utilized at this time.

Council Member Beggs, Council President Stuckart and I have been discussing the issue you raised with other council members regarding a three-parcel moratorium, but we believe we would need to get support for an entire neighborhood in order to take a fairly drastic step like an emergency moratorium.

At the same time, I am working on an overall demolition and historic preservation ordinance update which would apply city-wide and that would likely address the concern you have. I hope to have the demolition ordinance update before council for a vote by the end of November. Once that is done, I would be happy to work with you to get Cliff Cannon on the same track as the Browne's Addition neighborhood's process.

Thank you for talking with me. We can discuss further at any time at your request.

Lori Kinnear

Spokane City Council District Two

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