RIVERSIDE AVENUE
HISTORIC DISTRICT EXPLORATION

Protection of historic district through preservation methods
Riverside Avenue became a National Register Historic District in 1976.

Even though no governmental buildings were constructed here, it was known as the Civic Center for its array of monumental buildings:
- 23 properties total when listed:
  - 9 “primary”
  - 7 “secondary”
  - 8 “intrusions”
NATIONAL REGISTER OF HISTORIC PLACES

- Honorary designation
- No regulations associated with listing (in Spokane we do have some regulation in NRHDs – more about that in a minute!)
- Little to no protection
- Federal involvement
Local historic district overlay zone is different from a National Register district in several ways:

- Nomination is made to the local government – Spokane Historic Landmarks Commission, Plan Commission and City Council
- In Spokane, a simple majority of property owners must agree to listing for district to be created (owner consent)
  - This is achieved through a balloting process – each parcel gets a vote – if an owner has several parcels within the district, they get a vote for each parcel
- Protection of the historic character is achieved through a fair, predictable design review process
WHAT ARE THE BENEFITS OF LOCAL DESIGNATION?

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

- All properties within the district subject to design review of street-facing exterior changes
- Demolition
- Review kicks in with building permit application
- Requires a Certificate of Appropriateness (COA) – may be administrative or need to be heard at a public hearing in front of SHLC
Examples of things that need **NO** review by SHLC or Staff:

- Paint with the same color
- Landscaping
- Garden structures
- General repairs or maintenance (siding, porches, etc.)
- Install sidewalks
Examples of Administrative Certificates of Appropriateness:

- Change of paint color to “historic” color
- Change of color or style of existing awning
- “In kind” roofing replacement
- Installation of mechanical and utility equipment
- Minor construction not easily seen from the street
- Installation of shutters (not original)
CoA’s that require **SHLC** Review:

- New awnings
- Painting unpainted brick, stone, stucco
- Paint with non-historic color
- Replacing windows or doors
- New replacement siding
- New roofing with new material
- Change in roofline
- Install exterior fire exits
- New additions/entries
- New porch or deck
DEMOLITION IN SPOKANE: DOWNTOWN BOUNDARY AREA OR NR DISTRICT

Section 17D.100.230 - M1

[Map of Spokane downtown area with highlighted sections]
The Riverside District is in both the downtown boundary zone as well as covered by the National Register Historic District.
For the National Register Historic District and the downtown boundary area, the only review the Spokane Historic Landmarks Commission has is when a building is proposed for demolition.
The Spokane Historic Landmarks Commission can deny the demolition of a Spokane Register property or contributing resource in a Spokane Register Historic District IF it meets one or more of these criteria:

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

- Special tax valuation
- Federal tax credits
- Façade grants
- Code relief
- Urban Utility installation
Enabling legislation passed in 1985

Local government implements the law through ordinance

Local government determines which property types are eligible
- In Spokane, only locally listed properties are eligible – NOT National Register listed

Can be used for a substantial rehabilitation (25% of structure value) for either residential or commercial property – condos too

24 month period prior to application

Amount of rehab subtracted from property value for a period of ten years
Building Value (2016) = $4,243,100
25% = $1,060,750 (minimum)
Actual amount spent on rehab = $10,678,234
Building reassessed on normal schedule (2018) = $11,503,100
Subtract “special valuation” of $10,678,234
Taxed on = $824,866

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INCENTIVES
FEDERAL TAX CREDITS

- A one-time 20% Federal Tax Credit
- Based on rehabilitation expenses
- Not locally administered
- Review by the State DAHP and National Park Service
- Very stringent interpretation
- Only income producing properties are eligible
Owners of locally listed properties can apply for façade improvement grants up to $5000.

Grants can provide up to 50% of the projects, owners must match with 50% or more.

Funding is from demolition fees in the City of Spokane.

This was also part of the 2018 revision of the SMC.
- Available to properties listed on the National or Spokane Register (or a contributing resource in a NR district)
- Property owner or proponent describes the historic elements that they are trying to preserve and the specific code relief that they seek
- HPO works with Building Official/Plans Examiners to see if a solution can be found
INCENTIVES

URBAN UTILITY INSTALLATION PROGRAM FOR HISTORIC PROPERTIES

- Available to properties listed on the Spokane Register (or a contributing resource in a district)
- Helps with costs of utility installation – used to only be for commercial properties, now locally listed properties can apply for funds
WHO FUNDS/IS THE PROPONEENT FOR A LOCAL HISTORIC DISTRICT?

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