

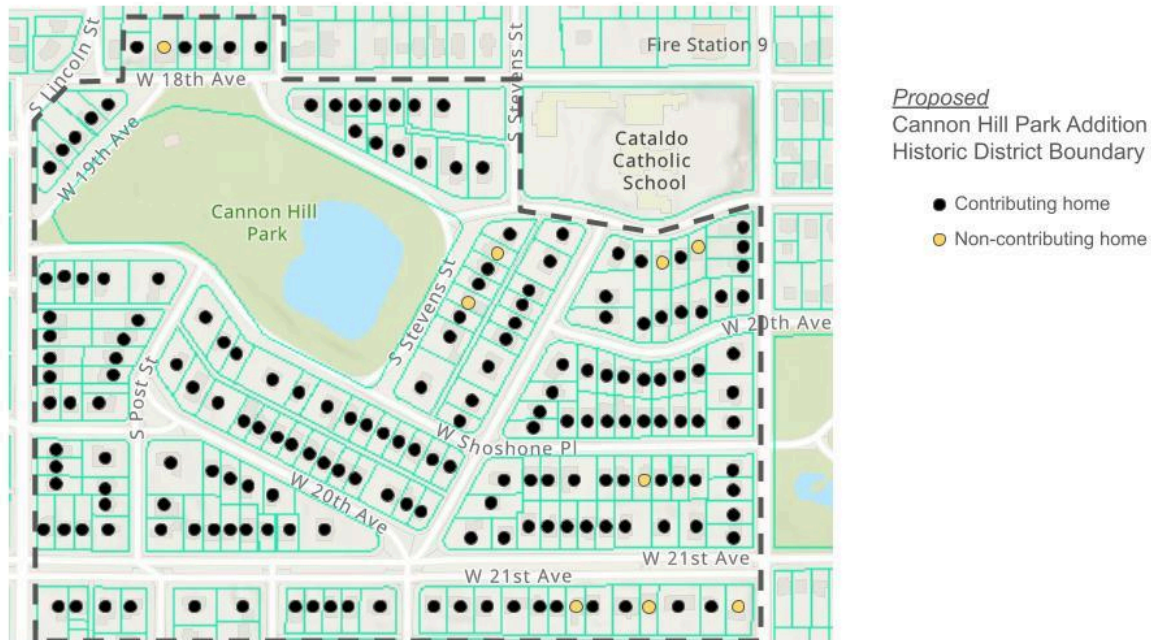
Cannon Hill Park Addition Historic District (CHPA HD) Frequently Asked Questions (FAQ)

1. What is meant by a Historic District?

- a. A historic district is an area which is associated with significant historical events in the development of Spokane. CHPA has the historic claim as one of the earliest neighborhoods planned to have a park-like environment with a grand boulevard (21st Avenue), streets surrounding Cannon Hill Park and linking to Manito Park, significant planting of trees along streets, and homes of similar scale and set-backs (distance from the street).
- b. Changes to the street facing exteriors of “contributing” homes and new construction within a Historic District must follow [Design Standards and Guidelines](#) and require a Certificate of Approval from the Spokane Historic Preservation Office.
- c. You can read the Cannon Hill Park Addition Historic District nomination document here: <https://www.historicspokane.org/cannon-hill-park-addition>

2. What are the boundaries of the proposed Cannon Hill Park Addition Historic District?

- a. It is the area surrounding Cannon Hill Park, south to both sides of W 21st Avenue, from Lincoln to Bernard Streets.
- b. There are 184 homes that “contribute” to the historic district and 9 “non-contributing” homes.



3. What are the benefits of a historic district?

- a. It helps keep our beautiful neighborhood beautiful!
- b. Limited big picture change: It is unlikely that any of the 184 contributing homes will be demolished as the Historic Landmarks Commission has to approve demolition of contributing buildings in historic districts. The historic district designation will maintain the streetscape (views from the street) of the neighborhood. Any new construction will have to be compatible with (i.e. “fit”) the neighborhood. Owners of contributing homes may make changes, but the changes will need to meet design standards and guidelines meant to maintain the historic character of the neighborhood.
 - i. For example, the new duplex on Manito Boulevard would not meet the design guidelines.
- c. Contributing homes automatically qualify for application to the “Special Valuation Program” where major rehabilitation projects (interior and/or exterior) may be deducted from the property’s assessed value for 10 years, which can significantly lower your property taxes. Historic homes not within a historic district must pay several thousand dollars for a historical assessment to list their homes on Spokane’s Register of historic places prior to applying for the Special Valuation Program. Eligible expenses are those spent during the two years immediately prior to application to the Assessor's Office.

4. How does the historic district affect me as a homeowner?

- a. Major street-facing exterior projects will require a Certificate of Approval from the Spokane Historic Preservation Office prior to the commencement of work and/or issuance of a building permit. The approval is based on the Historic District Design Standards and Guidelines.

- i. Note that most major projects require a City Building Permit.
- b. Interior projects, exterior maintenance and painting, projects behind the house or to the rear, and other minor exterior projects do not need approval.
- c. Owners may not be able to do everything they want with the front of the house (e.g. no RV garage in the front yard) and new structures and/or additions may not exceed certain size or setback guidelines.

5. Is this like a Home Owners Association (HOA)?

- a. No. The city in conjunction with the Spokane Historic Landmarks Commission oversees the historic district, not your neighbors.

6. Who developed the Design Guidelines?

- a. The Cannon Hill Park Addition Historic District will adopt Design Standards and Guidelines similar to the other Spokane Historic Districts. Property owners in the district will decide on some matters, including whether to review paint colors and garage construction. We will also decide how to evaluate proposed new construction.
- b. You can review the draft design standards and guidelines here:
<https://www.historicspokane.org/cannon-hill-park-addition>

7. Will this increase my property taxes?

- a. No. There is no data that shows historic districts increase property taxes. Spokane already has several historic districts (including Corbin Park, Browne's Addition and Cannon Streetcar) and the property values in those areas changed at the same pace as surrounding areas.

8. Can I put solar on my roof or xeriscape my front yard?

- a. Yes! Go for it. If solar panels are proposed for street facing roof, then it will require a Certificate of Approval from the Spokane Historic Preservation Office.

9. Are all structures in the historic district considered historic?

- a. The 184 homes built before 1958 are considered "contributing" historic homes. The 9 other houses are considered "non-contributing".

10. Does this limit our ability to create new housing to alleviate the lack of housing and homelessness?

- a. No. You may still add an Accessory Dwelling Unit (ADU) to your property or create a duplex, triplex or quadplex. Other new housing is likely only if it does not require demolition and meets the design guidelines.

11. What are the next steps?

- a. All homeowners will be asked to vote in Spring 2025. A simple majority of homeowners must vote "Yes" for the creation of the historic district. If you don't vote, then that is considered a "No" vote. Assuming at least 51% vote "Yes", then

the Spokane Historic Landmarks Commission, Plan Commission and City Council need to approve the historic district designation.

12. Who can I contact if I have additional questions or concerns?

- a. Contact the neighborhood volunteers at cannonhillpa@gmail.com
- b. You can also contact the Spokane Preservation Office for questions about the process and administration of a historic district: preservation@spokanecity.org

13. How can I help? Are there volunteer opportunities?

- a. Yes! We'd love to hear from you at cannonhillpa@gmail.com