

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

Cannon Hill Park Spokane Register Historic District Nomination, Resource Forms and Design Standards & Guidelines

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 of 1909 to 1958 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 Hill Park Addition Historic District is eligible for the Spokane Historic Register under Category A.
- It is eligible under Category A for its association with the broad patterns of Spokane history in the area of a planned residential development as a designed and developer-shaped residential neighborhood.
- The Period of Significance for the Cannon Hill Park Historic District is from 1909 when the district was first platted to 1958 with the conclusion of the post-WWII building boom; and 96 percent of the residential lots already built on.

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."

- The Cannon Hill Park Historic District contains 191 properties and the vast majority of properties are considered to be "contributing" to the district. Only 11 of the 191 properties (6%) of the properties were built outside of the period of significance for the district (1909-1958) or have been changed significantly from the original construction. Therefore, the Cannon Hill Park Historic District contains a very high degree of integrity.
- Each resource within the Cannon Hill Park 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 the intactness of the property in terms of year of construction, materials, style and building scale as it fits into its immediate surroundings and the planned landscape of the area. If those aspects were met, the property was considered to be contributing to the district.
- All properties within the proposed district boundaries that retained enough integrity as described above were considered to be "contributing" to the district, or "non-contributing" due to age or modifications.
- Breakdown of Contributing to Non-Contributing Resources – **191 TOTAL (193 parcels):**

Contributing Resources of the Cannon Hill Park Historic District		
Contributing	Non-Contributing (alteration)	Out of Period/Age
180 (94%)	4 (2%)	7 (4%)

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. A noticing error extended the voting period from July 10, 2025 to August 18, 2025 in order to give all property owners a full 60-days to vote.

- On May 8, 2025 official ballots/petitions with 193 “votes” were mailed to 191 property owners. As of 5:00 pm on Monday, August 18, 2025; 153 votes had been returned and included 134 votes of “YES” to form the historic district and 17 votes of “NO” to not form the district, 2 voters returned ballots as “neutral” which will be tallied as “NO” votes. 41 votes were not returned and are counted as "NO" votes.
- The percentage of returned votes (153 of 193) was 79%.
- Of those who returned ballots, 88% of the votes were in favor of the district’s creation.
- Overall, 69% of the TOTAL property owners within the district boundaries were in favor, which exceeds the 50% +1 required by ordinance (97 votes minimum).

5. Once listed, the “contributing” properties within the Cannon Hill Park 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

The **Cannon Hill Park Historic District** qualifies for eligibility under Spokane Register Category A. Final approval of the nomination document, resource forms and design standards & guidelines is recommended. The report of ballots/voting confirms that property owners in the Cannon Hill Park Historic District are in favor of its formation. This confirms owner consent to the listing. The proposed Cannon Hill Park Historic District Overlay Zone should move forward for City Council consideration to be placed on the official zoning map.

Preservation Officer Review: Megan Duvall
Landmarks Commission Review: Pending

Report: 8/14/2025
Hearing: 8/20/2025