

# 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.

Preservation Officer Review: Megan Duvall  
 Landmarks Commission Review: Pending\*\*

Report: 11/14/2022  
 Hearing: 11/16/2022

Report: 11/14/2022  
 Hearing: 12/21/2022

*\*\*Due to the resource forms not being completed in time to have a vote on 11/16/2022, the hearing will be continued to the December 21, 2022 meeting for a final recommendation to City Council.*