



# Spokane Plan Commission Agenda

Regular Meeting  
Wednesday, July 23, 2025  
2:00 PM

Hybrid - Council Briefing Center / Teams  
808 W Spokane Falls Blvd, Spokane, WA 99201

**Virtual Meeting Link - See Below for Information**

**TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE**

## Public Comment Period:

3 minutes each	Citizens are invited to address the Plan Commission on any topic not on the agenda.
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## Commission Briefing Session:

2:00 – 2:20	<ol style="list-style-type: none"><li>1. Roll Call</li><li>2. Approve <a href="#">7/9/2025</a> meeting minutes</li><li>3. City Council Liaison Report</li><li>4. Community Assembly Liaison Report</li><li>5. President Report</li><li>6. Transportation Commission Liaison Report</li><li>7. Secretary Report</li><li>8. Approval of current agenda</li></ol>	Planning Staff All CM Kitty Klitzke Mary Winkes Jesse Bank Ryan Patterson Spencer Gardner
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## Workshop(s):

2:20 – 3:00	1. <a href="#">Racially Disparate Impacts and Housing (PlanSpokane 2046)</a>	Maren Murphy & Brandon Whitmarsh
3:00 – 3:30	2. <a href="#">Cannon Hill Park Addition Historic District</a>	Megan Duvall/Nathan South
3:30 – 3:45	3. <a href="#">Off-Premises Signs</a>	Adam McDaniel
3:45 – 4:00	4. Transition to Chambers	

## Hearing(s): (All times below are approximate)

4:00 - TBD	1. <a href="#">*Addressing Code Revisions</a>	Spencer Gardner
TBD	2. <a href="#">*Streets, Alleys, and Driveway Adjustments</a>	Spencer Gardner

**Adjournment: The next PC meeting will be held on Wednesday, August 13, 2025**

\*Items denoted with an asterisk may include final action taken by the Commission. Written public comments will be accepted on these items up to one hour prior to the start of the meeting. Verbal testimony may also be accepted during the meeting.

**AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION:** The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6373, 808 W. Spokane Falls Blvd., Spokane, WA, 99201; or [ddecorde@spokanecity.org](mailto:ddecorde@spokanecity.org). Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

# Fourth Wednesday - Plan Commission Meeting Information

Wednesday, July 23, 2025

Plan Commission will be held in a hybrid in-person / virtual format. Members of the public are welcome to attend in person at City Hall or online using the following information.

Meeting ID: 224 747 524 410  Passcode: 697m6DR7	<b>Microsoft Teams</b> <a href="#">Need help?</a>
	<b><u><a href="#">4th Wednesday Plan Commission</a></u></b>
	Meeting ID: 224 747 524 410  Passcode: 697m6DR7
	<b>Join on a video conferencing device</b>  Tenant key: <a href="mailto:cityofspokane@m.webex.com">cityofspokane@m.webex.com</a>  Video ID: 112 253 098 1

## How to participate in virtual public testimony:

**Sign up to give testimony by clicking on the button below. This will take you to an online google form where you can select the hearing item on which you wish to give testimony.**

**[SIGN UP](#)**

The form will be **open from 8:00am on 7/16/2025, until 1:00 p.m. on 7/23/2025**. Hearings begin at 4:00 p.m. When it is your turn to testify, Plan Commission President will call your name, and you can begin your testimony. You will have 3 minutes to speak.

Please note that public comments will be taken during the meeting, but the public is encouraged to continue to submit their comments or questions in writing to: [plancommission@spokanecity.org](mailto:plancommission@spokanecity.org). Written public comments will be accepted on these items up to one hour prior to the start of the meeting.

**The audio proceedings of the Plan Commission meetings will be recorded and are available online.**

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# Plan Commission

## Upcoming Agenda Items (All items are subject to change)

August 13, 2025 - Plan Commission (90 minutes available) Hybrid		
Workshop		
Time	Item	Presenter
2:00 – 2:20	Meeting Briefing	Plan Commission
2:20 - 3:20	<a href="#">PlanSpokane 2046</a> : Chapter Review	Staff
3:20 – 3:45	Noticing Requirement Updates SMC <a href="#">17G.020.070</a> , <a href="#">17G.025.010</a> , <a href="#">17G.061.210</a>	Spencer Gardner
3:45 – 4:00	Transition to Chambers	
Hearing Items		
4:00 - TBD	Excelsior Wellness Development Agreement	Kevin Freibott

August 27, 2025 - Plan Commission (90 minutes available) Hybrid **(Cancelled for Summer Break)**

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# Spokane Plan Commission - Draft Minutes

Wednesday, July 9, 2025

Hybrid Meeting in Council Briefing Center & Microsoft Teams Teleconference

Meeting Minutes: Plan Commission Workshop called to order at 2:02 pm by President Jesse Bank.

**Public Comment:** Citizens are invited to address the Plan Commission on any topic not on the agenda. 3 Minutes each.

- None

## **Attendance for Plan Commission Workshop:**

- Commission Members Present: President Jesse Bank, VP Ryan Patterson, David Edwards, Greg Francis, Amber Lenhart, Carole Shook, Tyler Tamoush, Tim Williams, Jill Yotz
- Commission Members Not Present: None
- *Quorum Present:* Yes
- Non-Voting Members Present: Kitty Klitzke (Council Member Liaison), Mary Winkes (Community Assembly Liaison)
- Non-Voting Members Not present: None
- Staff Members Present: Angie McCall, Spencer Gardner, Kevin Freibott, Tim Thompson, KayCee Downey, Tirrell Black, Maren Murphy, Brandon Whitmarsh, Sarah Sirott

**Minutes:** Minutes from 6/25/2025 approved unanimously.

## **Briefing Session:**

- **Commission President Report - Jesse Bank**
  - Jesse stated that they [Plan Commission] are continuing to move through the chapter review process and wanted to thank everyone for this heavy lift. He looks forward to the final meeting of the subcommittee next Thursday at 10:30am in Conference Room 3B in City Hall.
  - He also mentioned that he has been discussing the interview committee for the Plan Commissioner vacancy with Spencer. He looks forward to getting those underway in the relatively near future so that they can get that vacancy filled.
- **Transportation Commission Liaison Report - Ryan Patterson**
  - Ryan stated that there was no report as there has not been a meeting since the last Plan Commission. The next meeting next week is cancelled for their summer break therefore, there will not be an update until September.
- **City Council Liaison Report - Kitty Klitzke**
  - CM Klitzke mentioned that there is a Growth Management Steering Committee meeting coming up. Also, the Washington State Traffic Safety Summit is next week in Spokane as well. If you are interested in the intersection of land use and transportation you may want to consider attending the summit. She will report back to the Plan Commission what she learned from these two meetings/summits.
- **Community Assembly Liaison Report - Mary Winkes**
  - Mary stated that their meeting was postponed for the 4<sup>th</sup> of July holiday therefore, there is no report.
- **Secretary Report - Spencer Gardner**
  - Spencer stated that at a previous meeting they voted to move some items to hearings. These hearings are not today but will be held at the next Plan Commission meeting on July 23, 2025.

- Plan Commission Chapter Review Subcommittee meeting location on July 17, 2025, has been moved from the Tribal Conference Room to Conference Room 3B in the Development Services Center (in City Hall).
- Commissioner Francis asked Spencer whether the Plan Commission was going to have a meeting the 4<sup>th</sup> Wednesday in August or not. He replied with the August 27<sup>th</sup> meeting is confirmed as cancelled for a summer break.

**Current Agenda:** The current agenda was approved unanimously.

**Workshop(s):**

- Excelsior Wellness Development Agreement Workshop, Request for Hearing
  - Presentation provided by staff member Kevin Freibott.
  - Questions asked and answered.
  - Discussion ensued.
  - **Motion: [Commissioner Francis] Motion to move Excelsior Wellness Development Agreement to hearing. Seconded by Vice President Patterson.**  
Questions asked and answered.  
Discussion ensued.  
**Motion fails, 1-8-0.**

Upon being asked questions by the Plan Commission, the applicant clarified some of the discussion items and answered said questions.

**Motion 2: I'll [Ryan Patterson] move it [Excelsior Wellness Development Agreement] this time to send it to hearing. Seconded by Greg Francis.**  
Questions asked and answered.  
Discussion ensued.  
**Motion passes unanimously, 9-0-0.**

- Housing by Income Bracket ([PlanSpokane 2046](#))
  - Presentation provided by Planning Director Kevin Freibott.
  - Questions asked and answered.
  - Discussion ensued.

Workshops Adjourned at 4:03 PM.

The next regularly scheduled Plan Commission meeting is scheduled for Wednesday, July 23, 2025.

**BRIEFING PAPER**  
**City of Spokane**  
**Plan Commission**  
**July 23, 2025 - Workshop**

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**Comprehensive Plan Update: HB 1220 Racially Disparate Impacts Analysis**

**Subject**

HB 1220 requires local jurisdictions to examine racially disparate impacts (RDI), displacement, exclusion and displacement risk in housing policies and regulations and adopt policies to begin to undo the impacts. This is part of the requirements for the City of Spokane's Comprehensive Plan Periodic Update, due in 2026.

WA State Department of Commerce provides guidance to address racially disparate impacts and displacement risk for updating the City's housing element to address new requirements:

- Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing.
- Establish policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by policies, plans, and actions.
- Identification of areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments, and establish anti-displacement policies.
- Commerce Guidance to Address Racially Disparate Impacts in Housing:  
<https://deptofcommerce.box.com/s/11217198jattb87qobtw63pkplzhxege>

Planning Services is developing a draft report to review housing data, understand displacement risk, and evaluate the Housing Element goals and policies. This workshop will provide an overview of disparate impacts and displacement methodology, as well as discussion on example policy evaluation.

**Background:**

The City of Spokane has made considerable progress on addressing zoning that has had racially disparate or exclusionary effects on housing. The Spokane Housing Action Plan (HAP), adopted in 2021, laid the foundation for the City's zoning reform under the Building Opportunity and Choice for All (BOCA) code changes and Building Opportunity for Housing (BOH) land use changes in 2023 to allow for more housing options throughout Spokane.

**Impact:**

Under HB 1220, the City is required to address policies, programs, and regulations that may have a racially disparate or exclusionary effect and address patterns of disinvestment. The City must also identify displacement risk and establish policies to prevent displacement or reduce the hardships caused by displacement.

**Action:**

The Plan Commission will be engaged throughout the process in discussion of analyses and policies, and integration into the comprehensive plan throughout 2025 and 2026.

**BRIEFING PAPER**  
**City of Spokane**  
**Plan Commission Briefing**  
**July 23, 2025**

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**Subject**

*Cannon Hill Park Addition Historic District Overlay Zone*

**Background**

In mid-2024, a group of property owners within a portion of the Cannon Hill Park Addition neighborhood contacted the Historic Preservation Office to discuss creating a local Spokane Register Historic District (Overlay Zone). The property owners wanted 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.

The proposed district includes 191 properties (with two properties consisting of two parcels for a total of 193 parcels) from 21<sup>st</sup> Avenue on the south to 18<sup>th</sup> Avenue on the north and from Bernard to Lincoln streets on the east and west. The district does not encompass the entirety of the Cannon Hill Park Addition, but is focused on the areas surrounding Cannon Hill Park itself and the boulevard on 21<sup>st</sup> Avenue.

This project has been solely a grassroots effort from the neighborhood, and they have created and submitted the following documents required for the formation of a local historic district – a nomination form, resource forms for each property within the district, and design standards and guidelines for the district. The documents are currently in final draft form and are hosted on the Historic Preservation website here: <https://www.historicspokane.org/cannon-hill-park-addition>.

- Cannon Hill Park Addition Local Historic District Spokane Register Nomination Form
- Cannon Hill Park Addition Local Historic District Resource Forms
- Cannon Hill Park Addition Local Historic District Design Standards and Guidelines

Drafts have been available for the property owners in the proposed district to review since April of 2025. We have not received any comments specifically concerning the draft documents, but have continued to work with the nomination author to identify edits and clarifications that have been made, submitted and reposted for the public.

The neighborhood leaders have engaged the property owners in a number of ways:

- October 16, 2024: Project proponents presented to the Spokane Historic Landmarks Commission about the possibility of a district in the Cannon Hill Park Neighborhood;

- February 26, 2025: a public workshop with a presentation by Historic Preservation Office staff was held at Wilson Elementary. Approximately 30 property owners were in attendance;
- March 12, 2025: Project proponent Nathan South and Historic Preservation Officer Megan Duvall made a preliminary introduction to the Plan Commission about the creation of the district;
- April 16, 2025: Spokane Historic Landmarks Commission hearing to approve preliminary documents in order to move forward with the property owner vote;
- April 23, 2025: a public workshop with a presentation by Historic Preservation Office staff on design standards and guidelines was held at Roosevelt Elementary. Approximately 25 property owners were in attendance;
- Throughout the spring, district proponents knocked on doors of neighbors to discuss the district, placed door hangers reminding neighbors to vote; and posted yard signs encouraging neighbor participation;
- May 8, 2025: Ballots were mailed to all property owners in the district and the 60-day voting period was initiated (due on July 10<sup>th</sup>). Five properties along 18<sup>th</sup> Avenue were erroneously omitted from the initial mailing list which was discovered on June 16<sup>th</sup>. On the advice of our City Attorney, ballots were mailed to those properties that had been missed and postcards with a new ballot due date of August 18<sup>th</sup> were sent to all property owners within the boundaries of the proposed district;
- June 23, 2025 SEPA sign installed in Cannon Hill Park;
- July 3, 2025 SEPA Checklist Request for Comments was emailed to agencies;
- July 3, 2025 Notice of Intent to Adopt an Amendment to the Unified Development Code was sent to Commerce;
- July 23, 2025 – Plan Commission Workshop, we would request a Plan Commission Hearing at the September 10, 2025 meeting if possible;
- August 20, 2025 – Spokane Historic Landmarks Commission Public Hearing;
- September 8, 2025 – Urban Experience meeting presentation to City Council;
- City Council process to follow Plan Commission recommendation.

The neighborhood driven creation of the historic district will allow for:

- Regulation of changes to the street facing exteriors of existing properties when a building permit is sought through the Certificate of Appropriateness (CoA) application process by the HPO and/or the Spokane Historic Landmarks Commission (SHLC)
  - Most decisions can be made at the staff level based on the design standards and guidelines, but larger projects with more extensive changes would be heard at a public hearing by the SHLC
- Regulation of demolitions of “contributing” structures within the district through a CoA application
  - Requires a public hearing of the SHLC
- Design review of new construction within the district based on a framework created for compatibility in the district (included within the Design Standards and Guidelines document)

The district is not a tool to limit growth in this residential neighborhood, rather, it is a way that the neighborhood can participate in a public process geared toward appropriate changes as well as new construction within the district. The Design Standards and Guidelines are extensive and meant to provide clear direction to both property owners and developers as they approach rehabilitation of historic resources or consider building something new in the neighborhood. There are very few developable lots within the proposed district, however the design standards and guidelines do not limit ADU development or require their review if they are free-standing and are not attached to the main residence. By providing an avenue for public process and review of substantial changes to the neighborhood, the historic district designation gives citizens an opportunity to express their thoughts on proposals, but ultimately, decisions will be made by the Spokane Historic Landmarks Commission based on Standards.

This proposal is directly in line with the City of Spokane Comprehensive Plan Chapter 8: Urban Design and Historic Preservation. Pertinent sections include:

***DP 1.1: Landmark Structures, Buildings, and Sites***

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

***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.*

***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.*

***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.*

**Action**

The SHLC will review the final documents after the balloting is complete in August. As of today (7/14/2025), the voting stands at 118 yes votes for forming the district; 16 no votes against forming the district; and 2 “neutral” votes. As it stands, 61% of property owners are in favor of forming the district, with a return rate of 70% of ballots. The district vote has yielded the required amount of “yes” votes to move forward to the SHLC, Plan Commission, and City Council according to the Spokane Municipal Code 17D.100.100 which calls for 50% plus 1 owner to be considered as consent to form the district.

The Plan Commission also has a role as a recommending body to City Council since this is a land use action with the creation of the overlay zone in Chapter 17 of the

SMC. The HPO seeks a recommendation from the Plan Commission that the *Cannon Hill Park Addition Historic District Overlay Zone* be recommended for passage to City Council after a Plan Commission hearing.



# PRELIMINARY DRAFT 4-30-2025

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

An ordinance relating to the adoption of the Cannon Hill Park Local Historic District Overlay Zone and Design Standards and Guidelines; adopting new SMC sections 17D.100.285.

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, property owners within the proposed district contacted the Spokane Historic Preservation Office requesting that a local historic district be formed in the neighborhood; and

WHEREAS, the Cannon Hill Park Addition Historic District Committee formed to lead the process of district formation. They fundraised and pooled their skills and resources to create the documents required to form the Cannon Hill Park 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 Cannon Hill Park Addition Historic District Committee strategized their own outreach efforts, determined when the ballots should be sent to property owners, planned door-knocking campaigns, hosted neighborhood workshops, presented at a neighborhood council meeting, 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, the Spokane City / County Historic Preservation Office attended and participated in two workshops and direct feedback from property owners; and

# PRELIMINARY DRAFT 4-30-2025

WHEREAS, after conducting extensive historic research and engaging the community for input and feedback, a Cannon Hill Park Local Historic District Nomination form, Cannon Hill Park Local Historic District Inventory Resource Forms, and Cannon Hill Park 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 Hill Park 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, \_\_\_\_\_ of the owners of developable parcels within the district boundaries have voted in favor of forming the Cannon Hill Park Local Historic District Overlay Zone (\_\_\_\_ “YES” votes out of 188 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.100.285 to Chapter 17D.100 SMC to read as follows:

## **17D.100.285 Cannon Hill Park Local Historic District Overlay Zone**

### **A. Purpose.**

This special overlay zone establishes a local historic district in Manito/Cannon Hill 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 Hill Park Local Historic District Overlay Zone Map 17D.100.285-M1.

# PRELIMINARY DRAFT 4-30-2025

## C. Certificate of Appropriateness Review.

The certificate of appropriateness review process for the Cannon Hill Park 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 Hill Park 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 Hill Park 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 Hill Park Local Historic District Design Standards and Guidelines and under sections 17D.100.200-220.

## D. The Cannon Hill Park 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 Hill Park Local Historic District and the historic preservation officer and commission when issuing certificates of appropriateness in the district. The Cannon Hill Park 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.

## PRELIMINARY DRAFT 4-30-2025

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.

# PRELIMINARY DRAFT 4-30-2025

- B. The Cannon Hill Park 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 \_\_\_\_\_, 2025.

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

Attest:

Approved as to form:

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

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

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

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

**State Environmental Policy Act (SEPA)  
ENVIRONMENTAL CHECKLIST**

File No. \_\_\_\_\_

**PLEASE READ CAREFULLY BEFORE COMPLETING THE CHECKLIST!**

**Purpose of Checklist:**

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

**Instructions for Applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

**Use of checklist for nonproject proposals:**

Complete this checklist for nonproject proposals, even though questions may be answered "*does not apply*."

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

## A. BACKGROUND

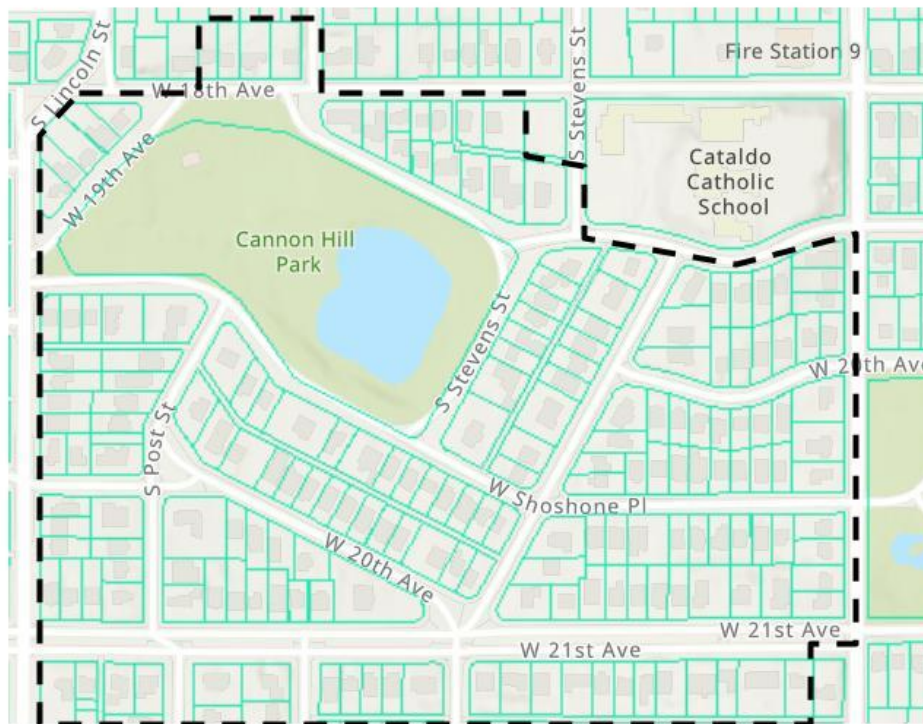
1. Name of proposed project: Cannon Hill Park Addition (CHPA) Local Historic District and Overlay Zone formation pursuant to SMC chapter 17D.100.020
2. Applicant: Nathan South, neighborhood lead
3. Address: 451 W Shoshone Place City/State/Zip: Spokane, WA 99203 Phone: 720.440.0044  
Agent or Primary Contact: Nathan South  
Location of Project: A portion of the Cannon Hill Neighborhood (see below map in Section 12)  
  
Section: 30 Quarter: All Township: 25 Range: 43  
Tax Parcel Number(s) The district includes 194 parcels – full list available on the project website
4. Date checklist prepared: July 3, 2025
5. Agency requesting checklist: Spokane City | County Historic Preservation Office
6. Proposed timing or schedule (including phasing, if applicable):  
**May 10, 2025 – Neighborhood voting begins**  
**August 18, 2025 – Voting period ends**  
**August 20, 2025 – Spokane Historic Landmarks Commission hearing**  
**July 23, 2025 – Spokane City Plan Commission workshop**  
**September 2025 – Spokane Plan Commission Hearing**  
**October 2025 – City Council action**
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No**  
  
b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. **No**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **None**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. **None**
10. List any government approvals or permits that will be needed for your proposal, if known. **Spokane City Council will be needed to provide final approval for the formation of the district and overlay zone.**
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain

aspects of your proposal. You do not need to repeat those answers on this page.

**This proposal is adopting a new chapter to Title 17C of the Spokane Municipal Code which would form the Cannon Hill Park Addition Local Historic District and Overlay Zone in the Cannon Hill Neighborhood of Spokane, Washington by ordinance of the Spokane City Council. The intent of these efforts are to keep historic buildings in use and the historic character of the district intact through listing on the Spokane Register of Historic Places and forming an overlay zone; incentivizing rehabilitation; and reviewing changes to historic properties, demolitions, and new construction.**

12. Location of the proposal: Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist.

**The proposed historic district is located within the Cannon Hill Park neighborhood in Spokane. The dashed line shows the historic district boundary.**



13. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? The City of Spokane? (See: Spokane County's ASA Overlay



Zone Atlas for boundaries.) **Yes**

14. The following questions supplement Part A.

a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)

- i. Describe any systems, other than those designed for the disposal of sanitary waste installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities). **Not applicable due to non-project action**

- ii. Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or underground storage tanks? If so, what types and quantities of material will be stored?  
**Not applicable due to non-project action**

- iii. What protective measures will be taken to ensure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater. This includes measures to keep chemicals out of disposal systems. **Not applicable due to non-project action**

- iv. Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater? **Not applicable due to non-project action**

b. Stormwater

- i. What are the depths on the site to groundwater and to bedrock (if known)? **Not known**
- ii. Will stormwater be discharged into the ground? If so, describe any potential impacts.  
**Not applicable due to non-project action**

**B. ENVIRONMENTAL ELEMENTS**

1. **Earth**

a. General description of the site (check one):

☐ Flat   ☐ Rolling   ☒ Hilly   ☐ Steep slopes   ☐ Mountainous

Other: \_\_\_\_\_

- b. What is the steepest slope on the site (approximate percent slope)?

**Not applicable due to non-project action**

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

**Not applicable due to non-project action**

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

**Not applicable due to non-project action**

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill:

**Not applicable due to non-project action**

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

**Not applicable due to non-project action**

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)? **Not applicable due to non-project action**

- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any:

**Not applicable due to non-project action**

## 2. Air

- a. What type of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **Not applicable due to non-project action**

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **Not applicable due to non-project action**

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

**Not applicable due to non-project action**

### 3. Water

#### a. SURFACE WATER:

- i. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

**Cannon Hill Park contains a manmade pond**

- ii. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. **Not applicable due to non-project action**
- iii. Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **Not applicable due to non-project action**
- iv. Will the proposal require surface water withdrawals or diversions? If yes, give general description, purpose, and approximate quantities if known.  
**Not applicable due to non-project action**
- v. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.  
**Not applicable due to non-project action**
- vi. Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.  
**Not applicable due to non-project action**

#### b. GROUNDWATER:

- i. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. **Not applicable due to non-project action**
- ii. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s)

are expected to serve. **Not applicable due to non-project action**

c. WATER RUNOFF (INCLUDING STORMWATER):

- i. Describe the source of runoff (including stormwater) and method of collection and disposal if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. **Not applicable due to non-project action**
- ii. Could waste materials enter ground or surface waters? If so, generally describe. **Not applicable due to non-project action**
- iii. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **Not applicable due to non-project action**

d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any. **Not applicable due to non-project action**

4. **Plants**

a. Check the type of vegetation found on the site:

Deciduous tree: ☒ alder ☐ maple ☐

aspen

Other: \_\_\_\_\_

Evergreen tree: ☐ fir ☒ cedar ☒ pine

Other: \_\_\_\_\_

☒ Shrubs ☒ Grass ☐ Pasture ☐ Crop or grain

☐ Orchards, vineyards or other permanent crops

Wet soil plants: ☐ cattail ☐ buttercup ☐ bullrush ☐ skunk cabbage

Other: \_\_\_\_\_

Water plants: ☐ water lily ☐ eelgrass ☐ milfoil

Other: \_\_\_\_\_

Other types of vegetation: \_\_\_\_\_

- b. What kind and amount of vegetation will be removed or altered?

**Not applicable due to non-project action**

- c. List threatened and endangered species known to be on or near the site.

**Not applicable due to non-project action**

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **Not applicable due to non-project action**

- e. List all noxious weeds and invasive species known to be on or near the site.

**Not applicable due to non-project action**

## 5. Animals

- a. Check and List any birds and other animals which have been observed on or near the site or are known to be on or near the site:

Birds: ☐ hawk ☐ heron ☐ eagle ☐ songbirds

Other: \_\_\_\_\_

Mammals: ☐ deer ☐ bear ☐ elk ☐ beaver

Other: \_\_\_\_\_

Fish: ☐ bass ☐ salmon ☐ trout ☐ herring ☐ shellfish

Other: \_\_\_\_\_

Other (not listed in above categories): \_\_\_\_\_

- b. List any threatened or endangered animal species known to be on or near the site.

**Not applicable due to non-project action**

- c. Is the site part of a migration route? If so, explain. **Not applicable due to non-project action**

- d. Proposed measures to preserve or enhance wildlife, if any: **Not applicable due to non-project action**

- e. List any invasive animal species known to be on or near the site.

**Not applicable due to non-project action**

## 6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

**Not applicable due to non-project action**

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **Not applicable due to non-project action**

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

**Not applicable due to non-project action**

## 7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

**Not applicable due to non-project action**

- i. Describe any known or possible contamination at the site from present or past uses.  
**No known or possible contamination on the site**
- ii. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **Not applicable due to non-project action**
- iii. Describe any toxic or hazardous chemicals/conditions that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. **Not applicable due to non-project action**
- iv. Describe special emergency services that might be required.  
**Not applicable due to non-project action**
- v. Proposed measures to reduce or control environmental health hazards, if any:  
**Not applicable due to non-project action**

## b. NOISE:

- i. What types of noise exist in the area which may affect your project (for example: traffic,

equipment, operation, other)? **Not applicable due to non-project action**

- ii. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. **Not applicable due to non-project action**
- iii. Proposed measure to reduce or control noise impacts, if any:  
**Not applicable due to non-project action**

## 8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. **The site is currently used as a residential neighborhood and this proposal will not affect current land uses on nearby or adjacent properties**
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?  
**No. Not applicable due to non-project action**
- i. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: **Not applicable due to non-project action**
- c. Describe any structures on the site. **The structures on the site are described in detail in the Cannon Hill Park Addition Local Historic District Resource Forms. The resource forms will be made available at [historicspokane.org/cannon-hill-park-addition](http://historicspokane.org/cannon-hill-park-addition)**
- d. Will any structures be demolished? If so, which? **Not applicable due to non-project action**
- e. What is the current zoning classification of the site? **The entire district is zoned as R-1**
- f. What is the current comprehensive plan designation of the site?  
**The comp plan designation is Residential Low**

- g. If applicable, what is the current shoreline master program designation of the site?  
**Not applicable due to non-project action, but this is not within the shoreline area.**
- h. Has any part of the site been classified as a critical area by the city or the county? If so, specify.  
**The area is classified as a Critical Aquifer Recharge Area.**
- i. Approximately how many people would reside or work in the completed project?  
**Not applicable due to non-project action**
- j. Approximately how many people would the completed project displace?  
**The proposal is not anticipated to displace any people.**
- k. Proposed measures to avoid or reduce displacement impacts, if any:  
**The proposal is not anticipated to displace any people.**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **The intent of this neighborhood generated proposal is to encourage historic preservation in the Cannon Hill Neighborhood. Historic preservation is identified as an important planning goal in Chapter 8 of the Spokane Comprehensive Plan.**
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: **Not applicable due to non-project action**

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **Not applicable due to non-project action.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. **Not applicable due to non-project action.**
- c. Proposed measures to reduce or control housing impacts, if any: **There are no anticipated housing impacts from the formation of the proposed district and overlay zone.**

## 10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **Not applicable due to non-project action.**



- b. What views in the immediate vicinity would be altered or obstructed?  
**Not applicable due to non-project action.**
- c. Proposed measures to reduce or control aesthetic impacts, if any: **The proposed Cannon Hill Park Addition Local Historic District and Overlay Zone will use the proposed Cannon Hill Park Addition Design Standards and Guidelines to maintain the historic character of the district through a design review process as outlined in Spokane Municipal Code section 17D.100.100.**

#### 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
**Not applicable due to non-project action.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
**Not applicable due to non-project action.**
- c. What existing off-site sources of light or glare may affect your proposal?  
**Not applicable due to non-project action.**
- d. Proposed measures to reduce or control light and glare impacts, if any:  
**Not applicable due to non-project action.**

#### 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
**Cannon Hill Park, a Spokane City Park, is located within the proposed historic district.**
- b. Would the proposed project displace any existing recreational uses? If so, describe. **No**
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **Not applicable due to non-project action.**

#### 13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the sited that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.  
**Yes. Please see the Cannon Hill Park Addition Local Historic District Nomination and Resource Forms located at [historicspokane.org/cannon-hill-park-addition](http://historicspokane.org/cannon-hill-park-addition)**
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to

identify such resources. **The proposal used a 2008 survey of historic properties in the neighborhood as well as consultation with the Spokane Historic Preservation Office.**

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

**Not applicable due to non-project action**

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

**Major changes to the exterior and demolition of contributing resources within the district will require a Certificate of Appropriateness (COA) from the Spokane Historic Preservation Office as explained in Spokane Municipal Code section 17D.100.200-220. The need for a COA will be triggered when building permit applications are processed by the City of Spokane.**

#### 14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

**Not applicable due to non-project action**

- b. Is site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? **Two bus routes service the area - one running on South Lincoln and the other on South Bernard**

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **Not applicable due to non-project action**

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). **Not applicable due to non-project action**

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. **Not applicable due to non-project action**

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known,

indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? **Not applicable due to non-project action**

*(Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).)*

- g. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, general describe.

**Not applicable due to non-project action**

- h. Proposed measures to reduce or control transportation impacts, if any:

**Not applicable due to non-project action**

#### 15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

**Not applicable due to non-project action**

- b. Proposed measures to reduce or control direct impacts on public services, if any:

**Not applicable due to non-project action**

#### 16. Utilities

- a. Check utilities currently available at the site:



electricity



natural gas



water



refuse service



telephone



sanitary sewer



septic system

Other: \_\_\_\_\_


- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed:

**Not applicable due to non-project action**

**C. SIGNATURE**

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the *agency* must withdraw any determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: 07/03/2025

Signature: 

***Please Print or Type:***

Proponent: Nathan South

Address: 451 W Shoshone Place, Spokane, WA 99203

Phone: 720.440.0044

Person completing form (if different from proponent): n/a

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

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: \_\_\_\_\_

Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:

A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.

B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.

C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.

#### D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

*(Do not use this sheet for project actions)*

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

**The proposal will not increase pollution, if anything, it will discourage demolition of historic buildings that are composed of irreplaceable, but also sometimes toxic, materials which often end up in landfills as the result of a demolition.**

Proposed measures to avoid or reduce such increases are: **There are no proposed measures.**

2. How would the proposal be likely to affect plants, animals, fish or marine life?

**The proposal is not likely to have an effect on plants, animals, fish, or marine life.**

Proposed measures to protect or conserve plants, animals, fish or marine life are:

**There are no proposed measures.**

3. How would the proposal be likely to deplete energy or natural resources?

**The proposal is not likely to deplete energy or natural resources. This proposal will ensure that the embodied energy in existing historic buildings will not be lost in demolition. This adage seems appropriate here: "The greenest building is the one already built, and the greenest brick is the one already laid."**

Proposed measures to protect or conserve energy and natural resources are:

**There are no proposed measures.**

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or

prime farmlands?

**The proposal will protect historic resources including houses and the district as a whole.**

Proposed measures to protect such resources or to avoid or reduce impacts are:

**The proposal's intent is to protect historic resources.**

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

**The proposal is not within a shoreline area.**

Proposed measures to avoid or reduce shoreline and land use impacts are: **n/a**

6. How would the proposal be likely to increase demands on transportation or public services and utilities? **The proposal is unlikely to increase demands on transportation or public services and utilities.**

Proposed measures to reduce or respond to such demand(s) are:

**There are no proposed measures.**

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.

**There are no known conflicts with local, state, or federal laws.**

C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the *agency* may withdraw any Determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: 07/03/2025 Signature: 

***Please Print or Type:***

Proponent: Nathan South

Address: 451 W Shoshone Place, Spokane, WA 99203

Phone: 720.440.0044

Person completing form (if different from proponent): n/a

Phone: Address:

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:

☐ there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.

☐ probable significant adverse impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.

☐ there are probable significant adverse environmental impacts and recommends a Determination of Significance.



SPOKANE CITY|COUNTY  
HISTORIC PRESERVATION OFFICE

**REQUEST FOR COMMENTS ON SEPA CHECKLIST  
FOR NON-PROJECT ACTION**

**Project Name:** Cannon Hill Park Addition Local Historic District

**File Number:** ORDINANCE 17D.100.285

**Date:** July 3, 2025

**To:** Interested Parties, City Departments and Agencies with Jurisdiction. (Distribution list attached)

**From:** Logan Camporeale, Historic Preservation Specialist  
City of Spokane Historic Preservation Department  
808 West Spokane Falls Boulevard, Spokane, WA 99201  
[lcamporeale@spokanecity.org](mailto:lcamporeale@spokanecity.org) - (509) 625-6634

**Subject:** SEPA Checklist for the proposed Cannon Hill Park Addition Local Historic District and Overlay Zone pursuant to SMC chapter 17D.100.020

**Applicant/Agent:** Nathan South, proposal lead and district resident  
451 W Shoshone Place, Spokane, WA 99203 – (720) 440-0044

**Owner:** 194 parcels with various ownership. Ownership details are available in the Historic Preservation Office.

**Location:** The proposal is located within the Manito/Cannon Hill Neighborhood, roughly bound by Lincoln Street on the west, 18<sup>th</sup> Avenue on the north, Bernard Street on the east, and the 21<sup>st</sup>-22<sup>nd</sup> Alley on the south. A map showing all impacted parcels can be found on the project webpage:  
<https://www.historicspokane.org/cannon-hill-park-addition>

**Proposal:** This proposal is adopting a new section 17D.100.285 Cannon Hill Park Addition Local Historic District Overlay Zone to Title 17 of the Spokane Municipal Code which would form the Cannon Hill Park Addition Local Historic District and Overlay Zone in the Manito/Cannon Hill Neighborhood of Spokane, Washington. A draft of the proposed ordinance and all project documents can be accessed at the project webpage linked above.

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 forming of an overlay zone; incentivizing rehabilitation; and reviewing changes to historic properties, demolitions, and new construction within the district.

**Legislative Process:** This proposal will come before Plan Commission (workshop on 7/23/2025, hearing TBD) and the Spokane Historic Landmarks Commission (hearing on 8/20/2025) who will both send recommendations to the City Council. The City Council will vote on this matter. Additionally, property owners within the proposed district will vote on this proposal through a separate process as outlined in SMC 17D.100.100.

**Report Needed By:** July 18, 2025 end of day. A copy of the Environmental Checklist is attached for your review and comment. If additional information is required in order for your department or agency to comment on



this proposal, please notify the Historic Preservation Department as soon as possible so that the application processing can be suspended while the necessary information is being prepared.

Under the procedures of SMC 17G.061, this referral to affected Departments and Agencies is to provide notice of a pending action. THIS WILL BE THE LAST NOTICE PROVIDED TO REFERRAL DEPARTMENTS AND AGENCIES UNLESS WARRANTED. If there are materials that the reviewing Departments and Agencies need to comment on this proposal, notice of such must be provided to the Applicant. The lack of comment by any referral agency will be considered to be acceptance of this application as Technically Complete.

**ENVIRONMENTAL REVIEW/ SEPA:** The City of Spokane Historic Preservation Department is the Lead Agency for this proposal pursuant to SMC 17E.050.030. Megan Duvall, Historic Preservation Officer, is the responsible official. A threshold determination has not yet been made. This non-project proposal will be reviewed for compliance with SEPA Regulations, Spokane Municipal Code 17E.050. See attached SEPA Checklist.

# Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, Third Floor  
808 Spokane Falls Boulevard, Spokane, Washington 99201-3337*

## 1. Name of Property

Historic Name: Historic Name of Property: Cannon Hill Park Addition  
And/Or Common Name: Cannon Hill Park Addition Historic District

## 2. Location

Street & Number: Enter street address  
City, State, Zip Code: Enter city, state and zip code  
Parcel Number: Enter parcel number

## 3. Classification

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>	
<input type="checkbox"/> building	<input type="checkbox"/> public <input type="checkbox"/> both	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input type="checkbox"/> work in progress	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure			<input type="checkbox"/> educational	<input checked="" type="checkbox"/> residential
<input type="checkbox"/> object				
X district	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
	<input type="checkbox"/> in process	<input type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other

## 4. Owner of Property

Name: various  
Street & Number: Enter property owner's street address  
City, State, Zip Code: Enter property owner's city, state and zip code  
Telephone Number/E-mail: Enter property owner's telephone number and email

## 5. Location of Legal Description

Courthouse, Registry of Deeds	Spokane County Courthouse
Street Number:	1116 West Broadway
City, State, Zip Code:	Spokane, WA 99260
County:	Spokane

## 6. Representation in Existing Surveys

Title: An Historic Property Inventory of Selected Properties Within the Cannon Hill Park Addition, Spokane County, WA  
Date: 2008 ☐ Federal ☐ State ☐ County ☒ Local  
Depository for Survey Records: Spokane Historic Preservation Office

## 7. Description

### Architectural Classification

### Condition

☒ excellent

☐ good

☐ fair

☐ deteriorated

☐ ruins

☐ unexposed

### Check One

☐ unaltered

☒ altered

### Check One

☐ original site

☐ moved & date \_\_\_\_\_

*Narrative statement of description is found on one or more continuation sheets.*

## 8. Spokane Register Categories and Statement of Significance

**Applicable Spokane Register of Historic Places category: Mark "x" on one or more for the categories that qualify the property for the Spokane Register listing:**

☒ A Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.

☐ B Property is associated with the lives of persons significant in our past.

☐ C Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ D Property has yielded, or is likely to yield, information important in prehistory history.

☐ E Property represents 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.

*Narrative statement of significance is found on one or more continuation sheets.*

## 9. Major Bibliographical References

*Bibliography is found on one or more continuation sheets.*

## 10. Geographical Data

Acreage of Property:

Enter acreage of property

Verbal Boundary Description:

The boundary of the district is from Lincoln Street on the west and Bernard Street on the east, the lots on the south side of W. 21st Avenue and lots on the south side of 19th Avenue, lots on the south side of 18th Avenue, and lots on the north side of 18th Avenue.

Verbal Boundary Justification:

Boundary justification provided on P. ADD.

## 11. Form Prepared By

Name and Title: Betsy H. Bradley, Ph.D. Historian

Organization: representing a group of residents

Street, City, State, Zip Code: 417 W 20<sup>th</sup> Avenue, Spokane, WA 99203

Telephone Number: 509.822.0300

E-mail Address: betsy.bradley1@gmail.com  
Date Final Nomination Heard:

**12. Additional Documentation**

*Additional documentation is found on one or more continuation sheets.*

**13. Signature of Owner(s)**

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**14. For Official Use Only:**

Date nomination application filed: \_\_\_\_\_

Date of Landmarks Commission Hearing: \_\_\_\_\_

Landmarks Commission decision: \_\_\_\_\_

Date of City Council/Board of County Commissioners' hearing: \_\_\_\_\_

**I hereby certify that this property has been listed in the Spokane Register of Historic Places based upon the action of either the City Council or the Board of County Commissioners as set forth above.**

**Megan Duvall**  
**City/County Historic Preservation Officer**  
City/County Historic Preservation Office  
Third Floor – City Hall  
808 W. Spokane Falls Blvd.  
Spokane, WA 99201

**Date**

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

## Section 7: Description

The area in the Cannon Hill Park Addition (CHPA) Historic District (Fig. 1) includes most of the plat for the CHPA laid out in 1909. It encompasses the residential area that surrounds Cannon Hill Park and is bounded on the east and west by Bernard and Lincoln streets. The lots on the south side of W. 21<sup>st</sup> Avenue form its southern boundary; the northern boundary includes houses on the south side of W. 18<sup>th</sup> Avenue as well as the lots on the north side of 18th that directly face the park, and on the south side of W. 19<sup>th</sup> Avenue. The St. Augustine Parish purchased a block originally part of the CHPA in 1914. This non-residential use separated it from the residential neighborhood, and it is excluded from the district. 191 residential properties, which technically include 193 parcels, comprise the district. While the CHPA originally extended further to the south, the Arthur D. Jones Company (Jones Co) marketed its southern portion – 22nd to 25th avenues – as the Highlands of Cannon Hill Park. Since this area has a related but slightly different historic identity, it is not included in the district.<sup>1</sup>

The CHPA is several blocks south of the basalt cliffs adjacent to Cliff Drive that form one of the edges of South Hill above downtown Spokane. An advertisement noted that it was 500 feet above downtown's Riverside Avenue.<sup>2</sup> It has a gently rolling topography with some steep grades on the north and east portions, including the W. 19th Avenue hill between S. Sherman and Bernard streets and the hill on W. 21<sup>st</sup> Street between S. Howard and S. Bernard streets. The avenues gain elevation as they move to the south.<sup>3</sup> The extent to which the Jones Co. team altered the topography during the regrading of the area is unknown. The residential blocks surround Cannon Hill Park, which was the site of a brickyard quarry. A newspaper story noted that some 150 laborers were completing significant cutting and filling of the land and had moved thousands of cubic yards of earth, "preserving and enhancing all the natural wild beauty of the landscape by fitting it into a setting of winding streets, driveways, and boulevards."<sup>4</sup> This work included grading the lots surrounding Cannon Hill Park as "an amphitheater of view lots rising on three sides around a sunken lake."<sup>5</sup> The resulting landscape has become naturalized over time with mature plantings and many of the street trees planted in 1909 still remain.

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<sup>1</sup> "Sale Opens Tomorrow, Highlands of Cannon Hill Park" *Spokane Chronicle* 30 September 1911. About half of the 164 lots were placed on the market at this time, This closely related area could be included in a larger or separate historic district as it bears the marks of the Arthur D. Jones & Co. vision for the addition.

<sup>2</sup> "Sale Opens Today, Highlands of Cannon Hill Park" *Spokesman Review* 1 October 1911.

<sup>3</sup> HOLC description of area 1938. Mapping Inequality website: [https://dsl.richmond.edu/panorama/redlining/map/WA/Spokane/area descriptions/A7#loc=12/47.668/-117.3898](https://dsl.richmond.edu/panorama/redlining/map/WA/Spokane/area%20descriptions/A7#loc=12/47.668/-117.3898).

<sup>4</sup> "Developing Cannon Hill Park as High-Class Residence District" *Spokesman Review* 20 Jun3 1909, pp. Part 4, p. 1.

<sup>5</sup> Ibid.

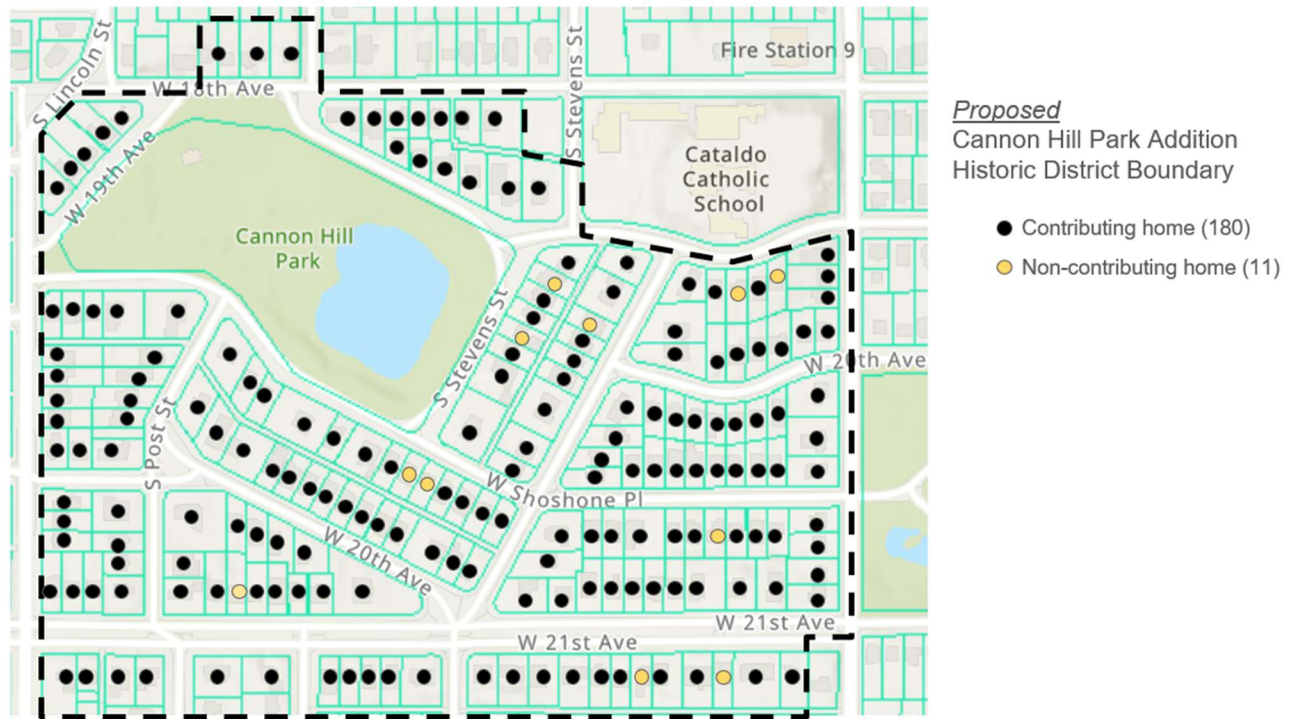


Fig. 1. Cannon Hill Park Addition Historic District boundary, based on the original plat and dominance of Cannon Hill Park. Black dots indicate the 180 contributing properties; yellow dots indicate 11 non-contributing properties.

## Landscape Characteristics

The CHPA is a designed landscape with both the framework and many elements designed and implemented by two related development companies, the Arthur D. Jones & Company (Jones Co.) and Cannon Hill Company. Arthur D. Jones oversaw both entities as president.

Jones and his team established a residential area with streets determined by the irregular form of Cannon Hill Park. Particularly between Cannon Hill Park and Manito Park, the street layout is a variation on the standard grid of streets west of S. Bernard Street. The plan for the plat was based on the form of the park, accessed by “driveways” (Fig. 2).<sup>6</sup> This arrangement allowed the Jones Co. to state that these lots “front directly on the park instead of on a street.”<sup>7</sup> Later, the street names adjacent to the park were extended to these drives.

<sup>6</sup> The park was described as surrounded by a single “driveway.” “Convert Rugged Hillside into High-Class Residential District,” *The Spokesman-Review* 17 October 1909, p. 1.

<sup>7</sup> Arthur D. Jones Company advertisement, *The Spokesman-Review* 7 March 1909.

To meet the desire to have lots directly facing the park, developers created alleys for rear access to these lots on three sides of the park. This decision created the need for a street – S. Oneida Place – between the park and S. Bernard Street. This street, in turn, is the reason for the one-block-long W. 20<sup>th</sup> Avenue between Bernard Street and S. Oneida Place. The similar curved forms of W. 19<sup>th</sup> and W. 20<sup>th</sup> avenues just west of Bernard may have been inspired by the grade, curved drives around the park, or perhaps the picturesque, curving streets of the Rockwood neighborhood further to the east. The location of W. 21<sup>st</sup> Avenue adheres to the regular grid of streets to the east and west of the addition, and hence the need for Shoshone Place between 20<sup>th</sup> and 21<sup>st</sup> avenues. In a similar manner, the long dog-leg shaped block facing the south edge of Cannon Hill Park disrupted the east-west grid of avenues and W. 20<sup>th</sup> Avenue on the south side of that block is separated from its portion to the east (see Fig. 2). When presented with this plat, the Spokane City Council approved it, noting that due to the “broken condition” of the land, it would be hard to change for the better.<sup>8</sup>

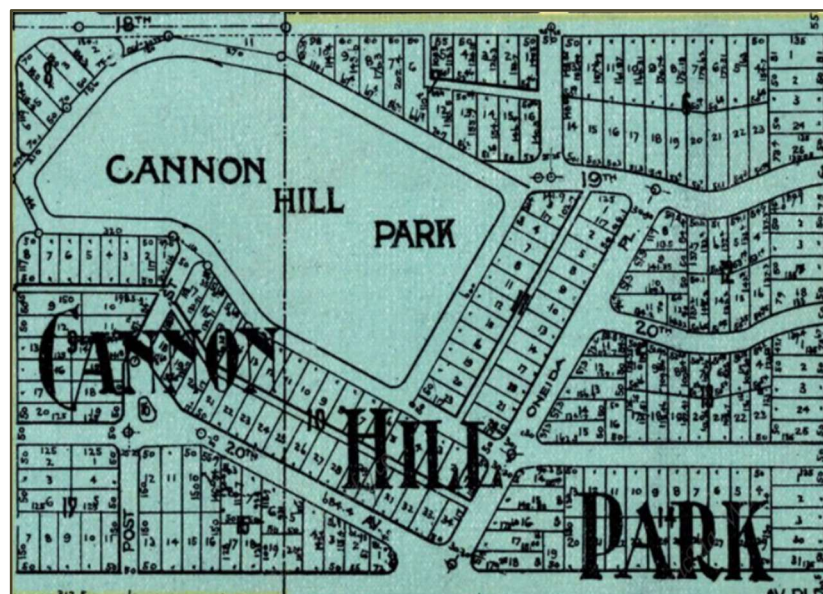


Fig. 2., *Spokane County* 1912. Geo A. Ogle. P.52.

The Olmsted Brothers Plan for Spokane parks included a system of boulevards to connect parks and extend through residential areas. The plan included W. 21<sup>st</sup> Avenue, from S. Bernard Street to S. High Drive at the edge of the bluff. Although this boulevard runs one block south of Cannon Hill Park, Jones Co. promotional material described it as connecting this park to the overall system, also stating that it would be the “finest street on Cannon Hill” with its wide tree lawns (parking strips) and central lawn, planted with shade trees.<sup>9</sup>

The topography between the parks has grade changes but does not include many of the outcroppings of basalt that are seen throughout the South Hill. Retaining walls edge properties where the lot is above that of the street and sidewalk, specifically just west of Bernard on W. 21<sup>st</sup> Avenue. Broad

<sup>8</sup> “Cannon Hill Park Plat Accepted,” *Spokane Press* 10 March 1909.

<sup>9</sup> Arthur D. Jones Company advertisement, *The Spokesman-Review* 7 March 1909.

paving characterizes the complex intersection of W. 21<sup>st</sup> Avenue, W. 20<sup>th</sup> Avenue and S. Oneida Place. In contrast, a curbed lawn area fills some of the space at the obtuse angle of W. 20<sup>th</sup> Avenue and Post Street (Fig. 3).



Fig. 3. Intersection of W. 20<sup>th</sup> Avenue and Post Street. Source: Arthur D. Jones & Co. advertisement, *The Spokesman-Review* 16 October 1910.

A consistently planted canopy of trees on “parking strips,” the grassy area between the street and public sidewalk referred to as tree lawns, and on the boulevards extended the park-like setting throughout the addition. Early descriptions of the CHPA note that identical five-year-old shade trees would line every street, the W. 21<sup>st</sup> Avenue boulevard, and the Cannon Hill Park perimeter driveways. An advertisement mused “Can you imagine any more beautiful effect than the streets of Cannon Hill Park [Addition] will give when completed?” and noted there would be miles and miles of the same beautiful shade tree.”<sup>10</sup> Advertisements referred to two species: European sycamore and sycamore maple. The Jones Co. stated it planned to plant five-year-old trees.

It appears that this plan was adjusted at the time of first plantings, and when the original trees did not survive, substitutions were made. The City of Spokane Urban Forestry department mapped the street trees in the CHPA Historic District for this project in early 2025 (Fig. 4). London Plane trees, *platanus x acerifolia*, comprise 47 percent of the street trees in the district with 271 trees. The American Sycamore, *Platanus occidentalis*, looks very similar to the London plane, with differences in under bark color, leaves and seeds. As the map shows, these trees stands in the parking strips, or tree lawns, on the opposite sides of the street and provide arching arboreal canopies over the narrow residential streets. At a distant second, just under 10 percent of the street trees at 56 specimens, are Norway maples, *acer platanoides*. The other groups of street trees with over ten examples are red oak, *quercus rubra*, 51; ponderosa pine, *pinus ponderosa*, 48; littleleaf linden, *tilia cordata*, 34. The

<sup>10</sup> Arthur D. Jones advertisement, *Spokesman Review* 25 July 1909.



intent of the evenly spaced street trees that would grow to shade the streets, sidewalks and lawns was realized, if not through the monoculture described by Jones & Co.

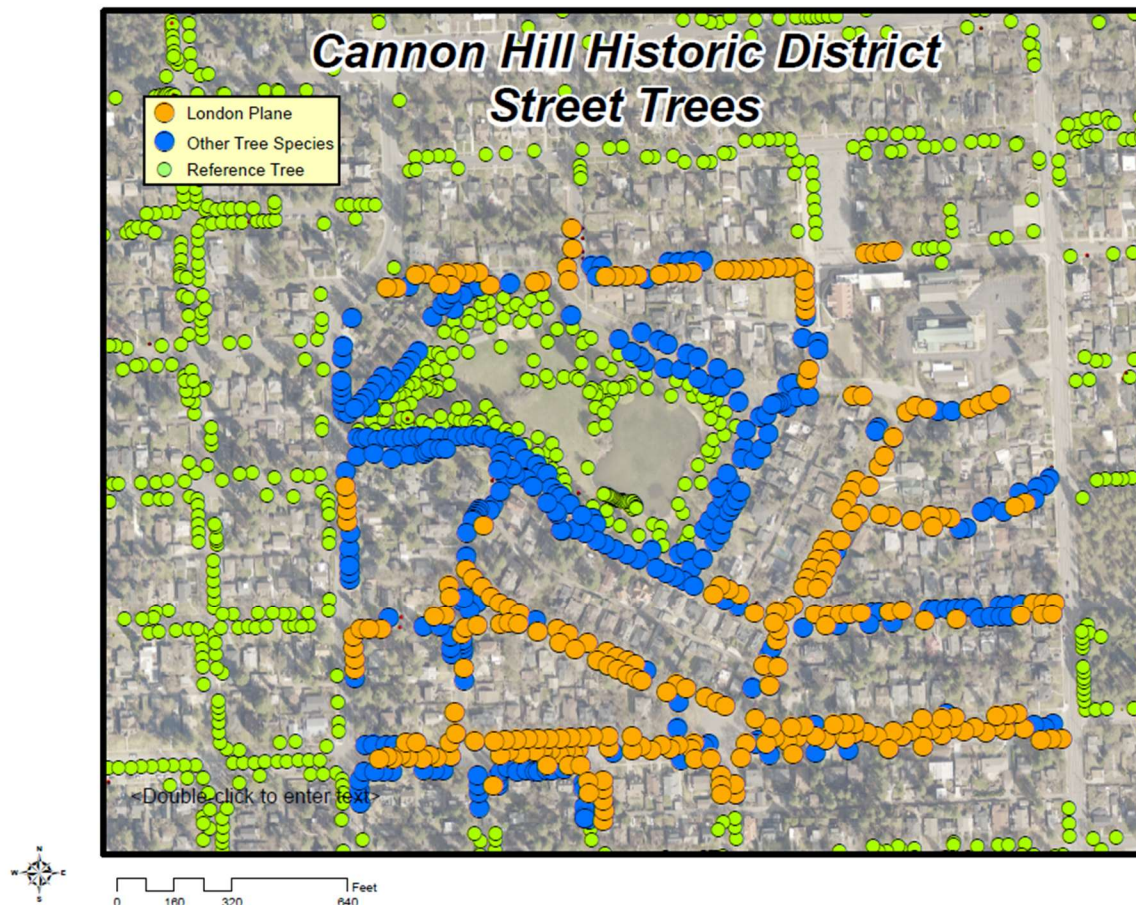


Fig. 4. Map of street trees in the Cannon Hill Park Addition Historic District.  
Source: City of Spokane Urban Forestry Department

The Jones Co. planted the beginnings of what has become an urban forest on the 21<sup>st</sup> Avenue boulevard. The company planted London planes tree, a tree that sheds its bark and has leaves similar to maple tree leaves carried by a sculptural branch pattern. Norway maples and horse chestnuts have been added to the trees on the boulevards. These and some linden, red oak, and other species have been planted on the tree lawns.<sup>11</sup>

The basic lot size had a 50-foot frontage and consisted of one-eighth of an acre, but the deed restrictions required the purchase of two lots on each corner. A similar requirement existed initially for double lots facing W. 21<sup>st</sup> Avenue and Cannon Hill Park. The Jones Co. promotional material

<sup>11</sup> John K. Woodwell, "Spokane, Washington, West 21<sup>st</sup> Avenue, Bernard to Lincoln Street: A Boulevard Walking Tour" (The author, 2010 or 2020).

referred to these as “view lots.” Builders adhered to these requirements mostly during the initial period of building. While these “restrictions” presented an ideal mix of prominent houses joined by more modest ones, the platted lots became building parcels of various sizes, including instances of three lots divided into two parcels. Over time, the restrictions were disregarded.

Residential landscaping is varied, but as Jones’s team envisioned, broad swaths of lawn extend from house façade to house façade across the street and from side to side, uninterrupted in most cases by fencing or planting. Paving has been limited and does not encroach on lawns as curved drives or as off-street parking areas.

Mature ornamental shade trees have been planted in front yards and back yards are shaded with trees as well. Stands of arbor vitae edge some side and rear yards to provide privacy. Foundation plantings are common and varied.

## A Residential District

The CHPA is a neighborhood of single-family residences, most of which were erected between 1909 and 1958. The dwellings vary in size, building type, use of building materials, and style, even as they adhere to similar set-backs and scales of building mass to lot size. The use of a limited range of building materials and a similar quality of design and materials unites them in streetscapes that express both cohesion and variety. Four common house forms dominate the district (Table 1).

Table 1: Most common house types, contributing properties

House Form	Years constructed	Number in District
Bungalow	1909 -1924	57
Cottage	1921-1947	52
Residence	1909 -1953	69
Ranch	1948 -1958	11

**Bungalow.** The bungalow is a one- or one-and-one-half story dwelling with a full or partial porch across its façade. Modest versions have a single gabled roof with the gable face framing the façade. Larger and more stylish bungalows may have several gables as part of a complex roofline, have raised stone foundations or have prominent, broad porches. Many bungalow rooflines have exposed rafter tails and braces under overhanging eaves. The bungalow form varies considerably in size, from quite modest to larger footprints that require two lots.

52 bungalows stand in the district.

**Cottage.** Cottage was a common term for a modest less-than-two-story dwelling that came into common use during the 1920s. Unlike bungalows, cottages do not have prominent front porches. A simple stoop or covered entrance suffices in most cases. Cottages might have a rectangular or irregular footprint. They are likely to be wood-framed and clad with brick veneer or wood siding.

Some cottages are quite plain and were modestly priced, others were more mid-range in style and cost. Cottages with an irregular form and clad with brick veneer were commonly built during the 1920s and 1930s.

58 cottages stand in the district.

**Residence.** The term residence is used to denote a two-story or more house. Residences built during the 1910s and early 1920s are often substantial in scale and usually have a stylish, picturesque presence in the streetscape. Residences in the district exhibit various styles, from various Craftsman and English expressions to more staid Colonial Revival ones. Plainer Minimal Traditional two-story dwellings are also residences.

68 residences stand in the district.

**Ranch House.** Ranch house is a collective term for houses with all of the main rooms on one floor. Due to the topography of the district, some ranch houses have exposed basements on the downhill side. Elongated rectangular footprints of these houses became more pronounced as the post-World War II period of construction continued. Ranch houses in the district are Minimal Traditional in expression.

11 one-story ranch houses stand in the district.

House types and architectural styles were mixed and combined in various ways during the first half of the twentieth century. There are examples of bungalows, cottages and residences that are so plain no style has been assigned. These versions of common house types met the demand for affordable and modest housing over the years and contrast with more defined and detailed styles. Additional common house types were also built. For instance, the Foursquare house at 1919 S. Oneida (1921) is constructed of concrete. Several architectural styles are dominant in the district, used on both bungalows and cottages, as well as residences. Table 2 presents the most commonly-used architectural styles and how they were combined with the most common house types. Additional styles are also present and add variety and picturesqueness to the district's residential streets and landscapes.

Table 2. Common House Types and Architectural Styles in the CHPA District

Style	Bungalow/Cottage/Ranch form	Residence form
<p><b>Craftsman or English</b> 64 houses express this style. Timeframe: 1909-1924</p> <p>Picturesque expression in house design was similar for larger residences and smaller bungalows. The larger houses were referred to as English and the bungalows were not assigned a style in news reports about construction in the district. We now consider them to be Craftsman. Both expressions used a variety of materials and a picturesque, or irregular and nonsymmetrical, combination of elements. From a cut basalt raised basement to porches and balconies, and capped with large, accented dormers projecting from a cross-gabled roof, dwellings in this style are rich with varied forms and elements. Exterior cladding includes brick, wood siding, stucco and half timbering.</p>	 <p><b>Craftsman Bungalow</b> While some bungalows are simple wood-framed and clad buildings, or brick sheathed, others with a mix of materials and exhibit a level of detail we now know as Craftsman Bungalows. 43 were built between 1911 and 1924. At the time they were built, Californian and Japanese influences were noted.</p>	 <p><b>Craftsman/English Residence</b> 20 substantial two-story residences referred to at the time of construction as English were built between 1909 and 1924.</p>
<p><b>English</b> 41 houses express this style. Timeframe: 1922-1940</p> <p>This style draws on substantial English cottages that often have steeply-pitched roofs, front-facing gables, gabled entrances,</p>	 <p><b>English Cottage</b></p>	 <p><b>English Residence</b></p>



and a variety of detailed elements. Another picturesque expression, there is a great deal of variety in exterior materials and roof forms. Brick is the usual exterior material.

Spokane newspapers used "English" to refer to a variety of houses built during the 1920s and 1930s.

Builders as developers erected English cottages throughout Spokane. 34 stand in the district. The English Cottage offered a modest, one-and-one-half story usually brick house, an eye-catching entry with a steeply pitched roof, and perhaps a fireplace and chimney, features of more substantial houses.

English is the best term to describe a set of 8 brick residences built in the district between 1922-1935. They are substantial two-story houses built of brick or stucco. They share a prominent tall, steeply-pitched gabled entry that is perpendicular to the side-gabled roof. They also are picturesque and have a number of elements that could include dormers, steeply-pitched roofs, and multi-pane windows.

### Colonial Revival

19 dwellings express this style.

Timeframe: 1911-1940, 14 during the 1920s and 1930s

The Colonial Revival style houses built during the second quarter of the 20<sup>th</sup> century drew on boxy shapes, steeply-pitched side-gabled or hipped roofs and minimal detail, avoiding the classical elements of Georgian colonial styles. The restoration underway in Williamsburg, VA is considered to inspire one version of Colonial Revival.

By the late 1930s it was among the most popular of the Colonial Revival styles.





### Colonial Revival Cottage

The simple Cape Cod Revival style was one of the last house types of the American Colonial era to be revived as a building form. Its simple form with a central or side front door seemed more modern than overly detailed older houses. When the house had dormers, it was considered a Williamsburg Revival; 8 cottages of this type stand in the district.



### Colonial Revival Residence

Three Colonial Revival residences stand on the east side of S. Oneida Place between Shoshone Place and W. 21<sup>st</sup> Avenue. They demonstrate the popularity of this style from 1919 to 1927 and 1936.

	The Cape Cod cottage was a common house form for Minimal Traditional houses built after World War II.	
<p><b>Dutch Colonial Revival:</b> 5 residences express this style. Timeframe: 1913-1924</p> <p>The Dutch Colonial Revival expression had been popular before houses were first built in the CHPA in 1909. A side gambrel – two-slope – roof style is the signature element of this style. The facades are symmetrical and often dormers increased the light in the half upper story.</p>		
<p><b>Swiss Chalet Revival:</b> 2 houses express this style. Others show influence. Timeframe: ca. 1912</p> <p>The Swiss Chalet Revival style is another picturesque expression that was popular during the 1910s, as the Great Northern Railway built Swiss Chalet hotels in Glacier National Park. A low-pitched gable-front framed façade might have a balcony and overhangs. Houses often feature second-story porches or balconies with flat, cut-out balustrade and trim.</p>	 <p>Craftsman Bungalow with Swiss Chalet influence</p>	



### European Revival/ Eclectic Styles

19 houses express this style.

Time Frame: 1909-1936

The picturesque revival styles included Spanish and French expressions during the 1920s and 1930s.

Spanish, Mediterranean and Mission expressions used clay tile roofs, stucco cladding and shaped parapets.

The French Eclectic style is rectangular in plan and symmetrical in design and is at least one-and-a-half stories in height. Hipped roofs and dormers are common.



Mission Revival Cottage



French Eclectic Residence



Eclectic Residence

### Minimal Traditional

28 dwellings express this style.

Timeframe: 1939-1954

The Minimal Traditional expression is a subtype of the Modern style that was common for modest single-family cottages, residences and then dominated the appearance of ranch and split-level houses.

Most Minimal Traditional houses are rectangular in plan and have low-pitched roofs. These houses often have few architectural elements and often do not have porches.





## Popular Houses and Styles

General contractors and builders acting as speculative developers made the design decisions about most of the houses erected in the CHPA. These builders had an impact on the character of the residential building in the CHPA in the first years, from 1909 to 1912, particularly with the English residences (Fig. 5).



420 W. 20<sup>th</sup> Avenue



421 W. 19<sup>th</sup> Avenue



728 W. 20<sup>th</sup> Avenue



445 W. 21<sup>st</sup> Avenue

Fig. 5. Residences considered English when built and known now as Craftsman.



The builder-as-developer J. J. Lohrenz built the first of eight English residences in 1923 on the south side of Cannon Hill Park. Three additional houses, two with architects of record, followed. The last one was completed nearly a decade after the first one, suggesting an enduring appeal of the projecting narrow gabled form on the façade (Fig. 6).



737 W Shoshone  
J. J. Lorenz, builder-as-developer 1923



2021 S. Stevens  
Whitehouse & Price 1925



637 W. Shoshone Place  
Frederick Westcott 1925  
Fig. 6. English Residences with prominent front gables.



405 W. 20<sup>th</sup> Avenue  
Sam Christian, builder-as-developer 1932



Bungalows introduced and popularized the concept of a good, small house for home buyers with cost on their minds. A newspaper article described one bungalow as finished with high-grade materials specifically to lure apartment dwellers to become homeowners.<sup>12</sup> Many families wanted houses that they could easily take care of themselves, but still wanted gracious rooms for entertaining. Architectural detailing ranged significantly in extent and quality and advertising and news stories did not necessarily preview the extent of interior design elements. (Fig. 7).



428 W. 20<sup>TH</sup> Avenue 1910



633 W. Shoshone Place 1924



1918 S. Oneida Place 1914

Fig. 7. Bungalows in the district.



1905 S. Lincoln Street 1911

<sup>12</sup> "In One Addition \$100,000 in Homes," *The Spokesman-Review* 21 May 1911.



Where the bungalow opened the door, the cottage followed. The cottage's different appearance, after several decades of bungalow construction, was likely part of its appeal. Many of the houses were clad in brick veneer, often using close shades of orange brick and in the mottled, "tapestry brick" that provided depth of color. Others are clad in wood and a few in stucco. A covered stoop replaced front porches and outdoor activities moved to the rear patio and lawn. Builders-as-developers recognized the good fit of the compact houses on single lots as well as the attainable cost of these houses (Fig. 8).



2020 S. Post Street 1930



805 W. 21<sup>st</sup> Avenue 1930



824 W. 19<sup>th</sup> Avenue 1931



816 W. 20<sup>th</sup> Avenue 1936

Fig. 8. Brick cottages in the district.

Newspaper items about house building and houses for sale in the larger Cannon Hill neighborhood seldom mention style during the 1930s and after. Noting the presence of Williamsburg-inspired colonial designs and French Colonial references were exceptions.<sup>13</sup>

<sup>13</sup> "Five Room House Pushed" *The Spokesman-Review* 8 Mar 1931; "Bit of Williamsburg, Va. Comes to Spokane," *The Spokesman-Review* 3 October 1937.



The modern appeal of what we call Minimal-Traditional styling includes its avoidance of historic elements of architecture: there were no balustrades, columns, entablatures or complex window configurations (Fig. 9). Doors and windows were simply framed and were surrounded by one exterior siding material. The Minimal Traditional simplicity replaced the complexity of the picturesque. Two car garages and picture windows were important; porches were absent.



2024 S. Bernard Street 1941



525 W 21<sup>st</sup> Avenue 1950



627 W. 21<sup>st</sup> Avenue 1958



628 W. 19<sup>th</sup> Avenue 1954

Fig. 9. Minimal Traditional houses in the district.

Despite the relatively simple and standard forms for Minimal Traditional houses, the ones built in the CHPA are as individual as earlier houses. A small number of builders-as-developers built pairs of houses, and sometimes the similarities are visible. For instance, Warren Throop used similar forms and materials to construct two ranch houses on W. 19th avenue.

The houses built after the end of the historic period of significance, 1958, maintain the patterns of earlier house construction: set compatibly into the landscape and maintaining the house-to-lot-size pattern. Two of the houses, the neo-Victorian design at 451 W. 21<sup>st</sup> Avenue and the Swiss Chalet character of 804 W. 18<sup>th</sup> Avenue are exceptions to the general pattern of avoiding historic references. The other houses convey either common or unusual residential design of the time at which they were built. Architect Nancy C. McKennon designed a residence with atypical materials at 431 W.

Shoshone Place. Timothy Rundquist designed a distinctive house using local stone, curved forms, and windows framing views of the park in 1985.

## Summary

The designed landscape of the Cannon Hill Park Addition was inclusive – from the street plan, streets, sidewalks and tree lawns – to the pattern of shade trees, as well as the elements of the 21<sup>st</sup> Avenue boulevard. It maintains continuity in the overall appearance and experience of the district. The houses reflect common house types and styles over the decades during which they were constructed, providing variety within the landscape. The historic patterns of building, the plan for the addition documented in deed restrictions for lot size and setbacks, and building with a range of medium-to-high quality materials makes the varied residences an important part of the residential landscape.

The Jones Co. likely did not anticipate that the CHPA would be built out over several decades, nor imagine that builders-as-developers and property owners would be so willing to disregard the deed mandates for lot sizes that were to govern the physical development of the neighborhood. Nevertheless, this is a common historical pattern in Spokane: plans for “high-class” residential areas fell by the wayside as neighborhoods were built out with a more varied and modest housing stock over time. During the 2020s, neighborhoods like the CHPA are highly valued for what they became. Original expectations for large houses and “view lots” gave way to a democratization of desirable building locations in the city. This pattern led to greater residential density in the CHPA, as numerous small houses, built with consistent quality design and materials, edged the park and boulevard and lined the tree-shaded streets. The CHPA Historic District is a cohesive designed landscape that exhibits continuity with the unavoidable small and incremental aspects of change.

## Section 8: Statement of Significance and Narrative Evidence

### Statement of Significance

The Cannon Hill Park Addition (CHPA)<sup>14</sup> Historic District is significant in Spokane, Washington, as a designed and developer-shaped residential area. Created as the City of Spokane developed its overall park system, the neighborhood provided buyers an opportunity to reside in an extended park-like setting near two city parks, Manito and Cannon Hill.

The district is significant in the area of City Planning and Development and recognizes the influence of developers, including Arthur D. Jones, who oversaw CHPA design decisions as president of both the Cannon Hill Co. and the Arthur D. Jones & Co. (Jones Co.) real estate firms. The CHPA district includes a city park and boulevard (both recommended by the 1908 Olmsted Plan for Spokane's park system), as well as the park-like landscape established in 1909-1910 that dominates and characterizes the entire neighborhood.

The Cannon Hill Co. proposed a plat that accommodated a city park and boulevard and, like other developers at the time, invested significantly in preparing the land for residential lots: regrading and laying sidewalks and curbs, installing water mains and a sewer system, and planting shade trees lining the streets. The Cannon Hill Co. used deed restrictions to prohibit the construction of apartment houses and commercial buildings. While similar plans were made for other residential neighborhoods, Jones's intentionality is well-documented and evident in the residential landscape. Following an initial wave of construction during the early 1910s, the CHPA developed slowly over several decades. The varied residential building types and styles from the first period of development were common in Spokane and contribute to the vision Jones promoted for the neighborhood.

The extended period of CHPA house construction is typical of Spokane after about 1910, when the availability of platted subdivisions outweighed stagnant population growth and outside influences impacted the economy. The initial CHPA vision endured with one major modification: during the 1920s and 1930s builders substituted numerous modest well-designed houses for the substantial residences on double lots initially required at corner properties and facing Cannon Hill Park and the W. 21<sup>st</sup> Avenue boulevard. The prolonged development results in a continuum of residential design reflecting similar scale, relative cost, and extent of stylistic expression.

Today, the topography and shade tree canopy established by the Cannon Hill Co. still dominate the landscape and merge with the park and boulevard. Appreciation for these long-established shade trees has replaced the early emphasis on lots with views of the city or of Cannon Hill Park and its lake. In addition, the early emphasis on single-family home construction has endured and contributes to the character of the neighborhood.

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<sup>14</sup> The platted addition to the City of Spokane, Cannon Hill Park, shares the name of the park within its boundaries, and hence can cause confusion. CHPA is used to refer to the addition and Cannon Hill Park to the city park.

The CHPA Historic District has a high degree of all types of historic integrity. It represents common patterns in neighborhood construction, as well as the evolution of an idealized residential concept envisioned near the end of Spokane's early 20th century boom period.

The CHPA is experienced in the 21<sup>st</sup> century as a gracious historic residential neighborhood. Residential landscaping is varied and well-developed. Many of the street trees planted ca. 1910 still stand; their branches now hide views of the city and park but offer shady walks through the neighborhood to spend time in nearby parks. Cannon Hill Park's small lake still hosts ice skaters; children and adults enjoy activities on the broad lawn that replaced an early wading pool. While early and mid-20th century housing dominates the district's streetscapes, the continuum of architectural house forms and styles includes a handful of residences constructed after 1958.

The Period of Significance for the CHPA Historic District extends from 1909 to 1958, when the post-World War infill construction period came to a close and 96 percent of the residential lots were built on. The last new dwelling erected in the district dates to 1998.

Considered as a landscape, the historic district exhibits Spokane's typical pattern of infill residential development, undertaken by general contractors acting as speculative developers. Within the CHPA, these builders-as-developers followed this pattern after the first few years of development through the 1950s post-World War II building boom. All homes built between 1909 and 1958 are contributing, except for four that have been altered to the extent that their original design is not clearly evident: 1925 S. Stevens Street, 623 W. Shoshone Place, 627 W. Shoshone Place, and 607 W. 21st Avenue. 1918 S. Oneida Place was rebuilt in 1984 after a fire and is also considered non-contributing to the district. Many of the other houses have existing additions and minor alterations that do not significantly alter their contribution to the neighborhood streetscapes and do not impact the dominance of the landscape. Six houses were built between 1966 and 1998 and are considered non-contributing to the district because of their dates of construction. Cannon Hill Park and the central boulevard of W. 21st Avenue between S. Bernard and S. Lincoln streets contribute significantly to the character of the district.

Eight properties in the district were individually listed in the Spokane Register of Historic Places prior to the creation of this district (Table 3). Most of the nominations support architectural significance. Two of the three properties developed by general contractor Gus Bostrom include Community Planning and Development as an additional area of significance. The Dwinnell House at 504 W. 19<sup>th</sup> Avenue is listed in recognition of the fallout shelter built on the property in 1961.

Table 3. Properties Individually Listed in the Spokane Historic Register

Address	Date	Significance	Date Listed
519 W. 18 <sup>th</sup> Avenue	1921	Architecture	2021
504 W. 19 <sup>th</sup> Avenue	1941	Cold War Social History	2022
725 W. 20 <sup>th</sup> Avenue	1913	Architecture	1999
448 W. 21 <sup>st</sup> Avenue	1912	Architecture and Community Planning & Development	2006

628 W. 21 <sup>st</sup> Avenue	1911	Architecture and Community Planning & Development	2006
702 W. 21 <sup>st</sup> Avenue	1914	Architecture	2023
451 W. Shoshone Place	1910	Architecture	2022
426 W. Shoshone Place	1911	Architecture & Community Planning & Development	2005

## Historic Context

### Spokane at the beginning of the 1910s

Near the end of the first decade of the 20<sup>th</sup> century, Spokane was well on its way to becoming the largest city in the inland northwest. The population was rapidly increasing. The city made plans for an extensive park system. Developers expanded the city significantly with newly platted neighborhoods. In fact, Spokane's boosters were almost too enthusiastic. For Spokane, as throughout the 19th and early 20th century American West, the boom-and-bust cycles of its mining, timber, and agricultural industries continued to change carefully laid plans.

Spokanites adopted a "boosting spirit" during its long heyday from 1903 and 1913. City boosters used statistics to claim explosive growth for Spokane and its hinterlands. Its population almost doubled from 1902 to 1907. Bank deposits grew from seven million dollars in 1903 to 24.5 million in 1907, and prosperous residents invested a notable portion of their wealth in building up the city. Entrepreneurs established most of the 230 industries and businesses, and by the fall of 1907 over 6,000 building permits had been issued.<sup>15</sup>

Many histories of Spokane emphasize this boom period when building construction mirrored rapid increases in population. Few of them explain the reasons for and realities of the period that followed. Historian Holly George draws on William Hudson Kensel's study of Spokane's economic history to note that wealthy industrialists were already experiencing a relative loss of economic power during the later years of the boom period. National and international markets and "Eastern capital" soon controlled more and more of the extractive industries and railroads. Both American and Canadian firms purchased local operations.<sup>16</sup> Spokane's rather isolated location in the Inland Empire became more double-edged. Isolation provided a large commercial hinterland, but the city was peripheral to other circulation systems and markets. Its inland location engendered a long battle over freight rates and even the largest commercial concerns in the city realized the limits of their influence.

Charles Francis Adams and other Easterners shaped the economy and physical form of Spokane during this first decade of the 20<sup>th</sup> century. Adams, grandson and great grandson of American presidents, probably became interested in Spokane when he was president of the Union Pacific Railway and active in railroad affairs. In the late 19<sup>th</sup> century he had invested in land in and around

<sup>15</sup> In the first decade of the new century, Spokane's population more than tripled, from 36,848 to 104,402.

<sup>16</sup> Holly George, *Show Town: Theater and Culture in the Pacific Northwest, 1890-1920* (Norman: University of Oklahoma Press, 2016), p 112.



Spokane, as well as in Lewistown, Idaho. During the early 1900s, Adams visited Spokane frequently and expressed interest in the city's development, especially in its park system.<sup>17</sup>

Adams purchased a former brickworks, a 120-acre parcel on the South Hill between 1905 and 1908. He then donated the clay quarry portion, approximately 13 acres, to the city for a park. Arthur D. Jones took an option on the purchase of the rest of that parcel in 1909.<sup>18</sup> That same year Adams sold to the Malloy Brothers and associates, a 640-acre parcel just north of the terminus of the Northwest Boulevard streetcar line which would become the Boulevard Park Addition. Adams also sold a large parcel at the southeast corner of the city that became the Lincoln Heights Addition. Jay Lawyer and W. H. Kiernan, doing business as The Western Trust & Investment Co., platted 600 of the 900 acres of this parcel during the spring of 1909.<sup>19</sup>

Aubrey White, longtime President of the Spokane Board of Park Commissioners, noted in *The Spokesman-Review* in February 1909, that during the past six months nearly 2,800 acres, almost all within the city limits, had been platted or sold to those intending to do so. These 11,000 lots could accommodate another 55,000 in population.<sup>20</sup> Among this surge of housing choices, the CHPA lots came onto the market in 1910.

But the 1920 federal census confirmed what those in the real estate sector already experienced. The dire news was a population drop of nearly 200 rather than continued rapid growth. Land transfers and platted residential areas had set the stage for dispersed rather than concentrated development. Investors began purchasing lots for resale, and the builders-as-developers who had already built CHPA "spec" houses allowed realtors to offer many at bargain prices, "less expensive than new construction." In the long term, this situation resulted in varied streetscapes throughout the city, where houses of different sizes, construction dates, and stylistic expressions stand side-by-side.

### **Cannon Hill Park and West 21<sup>st</sup> Avenue: Part of the Olmsted Brothers Plan for Spokane's Park System.**

Cannon Hill Park shares some patterns of development with other city parks, but its transformation from a brick clay quarry and brickworks is a singular story. Historians consider J. T. Davie as an influential, long-lasting pioneer Spokane brickmaker, who sold bricks within three years of his 1879 arrival. In 1886, after working other clay deposits, Davie moved his brickyard to the South Hill. He partnered with contractor Henry Brook, who owned 40 acres on the hill, and together they purchased 80 adjacent acres. Davie ran the brickyard, while Brook erected buildings with its output. Davie recounted that in 1887 he began using a "brick machine," but the overworked brickmaker eventually sold out to Brook after producing 3,000,000 bricks mostly by himself when laborers were in short

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<sup>17</sup> The Spokane newspapers reported frequently on Adams' visits to the city and activities.

<sup>18</sup> "Jones Buys Adams Tract," *Spokane Daily Chronicle*, 27 November 1908, p. 1.

<sup>19</sup> "Boulevard Park, Big Acre Tract Project in City Limits," *The Spokesman-Review* 4 April 1909, Part 3, p. 1; "Lincoln Heights is the Name of Spokane's Biggest Addition," *The Spokesman-Review* 7 March 1909, Part 3, p. 1. "Park Areas Vanishing" *The Spokesman-Review* 28 May 1909, p. 1.

<sup>20</sup> "Park Areas Vanishing" *The Spokesman-Review* 28 May 1909, p. 1.

supply. Soon after, Brook established a partnership with J. H. Spear which then became the Washington Brick and Lime Co.<sup>21</sup>

By about 1905, Brook and Spear had exhausted their South Hill clay deposit. Three years later, as promised, its new owners, the Adams Investment Co. donated the scarred clay quarry to the city for a park, first known as Adams Park.<sup>22</sup> The company's action mirrored other park land donations city-wide: A. M. Cannon and J. J. Browne for Coeur D'Alene Park in Browne's Addition, F. Lewis Clark for Liberty Park, and D. C. Corbin for Corbin Park.<sup>23</sup> These businessmen recognized the multiple values of neighborhood parks which helped to sell residential lots, served as amenities for local residents, and supported overall city civic pride and development.

The sweeping 1908 Spokane Park Plan, delivered by the Olmsted Brothers firm of Brookline, Massachusetts, included Adams Park and Adams Boulevard, now known as Cannon Hill Park and West 21st Avenue. Olmsted Brothers would soon implement their recommendations for the design of three existing parks: Adams, Liberty and Corbin. In 1913 at Jones Co. request, the Parks Board selected the new name for Adams Park.<sup>24</sup>

The Olmsted Brothers' 1909 design layout for Adams/Cannon Hill Park followed their 1908 recommendations (Fig.10) with some minor exceptions. Newspaper articles described the brickyard quarry as 15 feet deep<sup>25</sup> and as a hole in the ground, unsalable for residential purposes.<sup>26</sup> The Olmsted Brothers report noted that most of the excavated areas were 8 to 10 feet deep and there were no trees on the property. The presence of trickling water on the property supported the decision to incorporate one or more lakes into the design.<sup>27</sup>

They had suggested that the deed-stipulated lake be "shallow, so as to serve as a wading pool and for safety when used for skating." Noting that older boys could play sports at nearby Manito Park, they thought that Adams Park should be "refined and pretty," intended for small children. Where possible, adjacent lots should be elevated above the park drives (also called driveways) and tree lawns. Their 1909 design layout implemented these ideas: a large lake on the park's east side with several islands connected by rustic footbridges; another rustic stone bridge crossing a stream

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<sup>21</sup> N. W. Durham, *History of the City of Spokane and Spokane County* (S. J. Clarke Publishing Company, 1912). pp. 367-368.

<sup>22</sup> Stephen Emerson and Linda Yeomans, *An Historic Property Inventory of Selected Properties in the Cannon Hill Park Addition, Spokane County, Washington; Survey Project Report* (Spokane, 2008), pp. 5, 7.

<sup>23</sup> Ann Marie Doyon, draft *Olmsted Park System of Spokane, Washington National Register of Historic Places Multiple Property Documentation Form*, 2013. p. E-23.

<sup>24</sup> Doyon, p. E-17; "Show Growth of the Parks," *Spokane Daily Chronicle* 11 February 1913, p. 15, refers to the park as the "Cannon Hill or Adams Park" in its overview of work at each location. The stone restroom building had been completed. "Cannon Hill is Real Park Name," *The Spokesman-Review* 21 November 1913, p. 10.

<sup>25</sup> *Report of the Board of Park Commissioners, Spokane, Washington, 1891-1913*, known also as the Olmsted Report p. 87.

<sup>26</sup> "Street Puzzle and Big Hole," *Spokane Press*, 8 March 1909.

<sup>27</sup> Joan Hockaday, *Greenscapes: Olmsted's Pacific Northwest* (Pullman: Washington State University Press, 2009), p. 107.

connecting lake and wading pond on the west side; regularly placed trees as shade perimeter on both sides of the park's "border drives." Eventually, the wading pond proved unfeasible and became a lawn, joining the two lawns and restroom structure designed on the northwest side of the lake.<sup>28</sup>

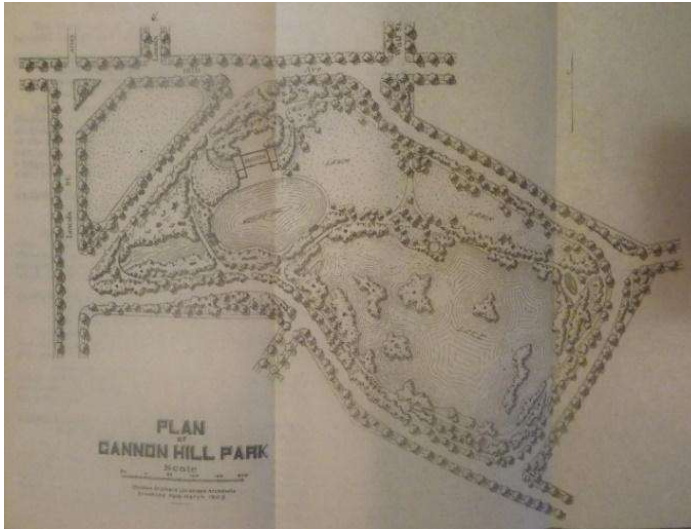


Fig. 10. Plan for Cannon Hill Park, 1909. Source: Ann Marie Doyon, draft *Olmsted Park System of Spokane, Washington National Register of Historic Places Multiple Property Documentation Form*, 2013. P. 55.

The boulevard form of W 21<sup>st</sup> Avenue was part of a drive system that connected city parks (Fig. 10).<sup>29</sup> W. 21<sup>st</sup> Avenue connected Manito Park and Cannon Hill Park with the proposed East Latah Parkway – now known as S. High Drive – at the edge of the bluff. The 21<sup>st</sup> Avenue boulevard, two-thirds of a mile long, would be wider west of Lincoln Street, a full 150-feet wide.<sup>30</sup>

As in other portions of the CHPA, the Jones Co. planned to plant W. 21st Avenue with identical London plane trees. The company's advertisements included a depiction of the W. 21st Avenue boulevard lined with large residences and trees planted on both residential tree lawns and boulevard (Fig. 11).<sup>31</sup> By early 1910, the Jones Co. had established the boulevard's character with consistent plantings east of Wall Street. The City had not yet adopted a plan for the western portion of the

<sup>28</sup> "Plan of Cannon Hill Park, Olmsted Brothers, Landscape Architects, Brookline, Mass, 1909," appeared in the *Report of the Board of Park Commissioners, Spokane, Washington, 1891–1913*. Descriptions of Adams Park and the lots surrounding it are confusing as it was proposed that there be no barrier of a street between the houses and the park. Yet the plans show "drives" which became streets surrounding the park.

<sup>29</sup> "City of Spokane, Washington, Outline for System of Parks and Parkways," Olmsted Brothers, Landscape Architects, Brookline, Mass, April 1908 on R. L. Polk & Co's. Map of the City of Spokane Washington, 1907.

<sup>30</sup> *Report of the Board of Park Commissioners, Spokane, Washington, 1891–1913*, known also as the Olmsted Report p. 78; Doyon, p. E-16, E-18.

<sup>31</sup> Arthur B. Jones & Co. advertisement, *The Spokesman-Review* 19 September 1909.

boulevard, but intended to plant a variety of trees in contrast to those already at the eastern end of the boulevard.<sup>32</sup>



Olmsted plan for parks and parkways shown on a modern city map. Source: Ann Marie Doyon, draft *Olmsted Park System of Spokane, Washington National Register of Historic Places Multiple Property Documentation Form*, 2013. p. 62.

Fig. 11. W. 21<sup>st</sup> Avenue boulevard



Depiction of what the W 21<sup>st</sup> Avenue boulevard could look like. Arthur B. Jones & Co. advertisement, *The Spokesman-Review* 19 September 1909.

Soon after the receipt of the Olmsted Brothers report, Spokane city residents passed a \$1 million bond issue to implement the plan and create Spokane's park system. John W. Duncan oversaw the work on the existing parks, including Cannon Hill Park. The lake was filled with water during the early summer of 1912 (Fig. 12) and the park drives were macadamized, finished with compacted small gravel, after a 1913 description of the park.<sup>33</sup> The lake in Cannon Hill Park became a popular ice-skating venue.<sup>34</sup>

<sup>32</sup> "Long High Drive Assured on Cannon Hill," *The Spokesman-Review* 13 March 1910.

<sup>33</sup> "Show Growth of the Parks," *Spokane Daily Chronicle* 11 February 1913, p. 15.

<sup>34</sup> "Skaters are Reveling These Crisp Days on Southside Park Lagoons," *The Spokesman-Review* 13 December 1912.



Fig. 12. Cannon Hill Park Lake with islands, as designed by the Olmsted firm.  
Source: *The Spokesman-Review* 1 December 1912.

### **The Arthur D. Jones & Company Designed Cannon Hill Park Addition**

Arthur D. Jones was active in Spokane real estate and civic matters from his 1887 arrival in the city until his death in 1934. He operated one of the oldest, most long-lasting, and influential real estate firms, which his sons eventually joined. Jones arrived in time to help rebuild downtown Spokane after the fire of 1889, handled numerous downtown commercial buildings over the years, and platted and developed many residential areas, including the Keystone Addition (1890), Richland Park in the S. Perry district (1903), the Hill Addition on the South Hill near Cliff Drive (1903), and Old Home Addition (more than one with similar names), as well as many areas of Hillyard. His involvement with the Inland Electric Railroad included platting the towns along its extensive routes.<sup>35</sup>

Beginning as early as August 1909 the Jones Co. promoted the Cannon Hill Park Addition on behalf of the Cannon Hill Co., the owners of the tract.<sup>36</sup> As president of the Cannon Hill Co., Arthur D. Jones signed deeds as lots were sold. While the Jones Co. newspaper advertisements and other documents kept the two identities distinct, Jones managed both businesses and shaped the CHPA.

<sup>35</sup> "Death Summons Arthur D. Jones" *The Spokesman-Review* 1 April 1935, p. 8.

<sup>36</sup> The principals of the Cannon Hill Co. were not identified in articles in the *Spokane Daily Chronicle* or *The Spokesman-Review* during 1909.

### **The Vision for a Park-like Landscape**

To oversee design, platting and sales in its new Cannon Hill Park Addition, the Jones Co. relied on some twenty years of experience with Spokane real estate, including earlier platted additions.<sup>37</sup> In 1909-10 the CHPA claimed one of the last available areas for development in the western portion of South Hill, north of 29th Avenue.<sup>38</sup> The Jones Co. promoted the CHPA as having several desirable qualities (Fig. 13). Its “close-in” location – within a mile and a half from downtown – and service by two streetcar lines made the neighborhood only 18 minutes away from downtown.<sup>39</sup> A Jones Co. advertisement asserted that this new line changed “the complexion of the whole upper hill.”<sup>40</sup>

Jones Co. promotional material emphasized exclusivity and good value at the same time. The addition offered lots “cheaper than in any other equidistant part of the City,” Speaking to speculative lot owners and potential builders-as-developers, messages emphasized the possibility of realizing large profits. This sales pitch recognized that with so many lots on the market, investing for future re-sales was an important way for everyone to endure a softening in demand. One advertisement presented examples of how in a short time lots had changed hands several times, always at a profit.<sup>41</sup> At the same time, Jones promoted “Buy Your Homesite in Cannon Hill Park Now” as all the improvements were completed and choice lots were available for \$1,000. At the end of October 2010, a Jones Co. advertisement asked “What are YOU Doing about Cannon Hill Park?”<sup>42</sup>

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<sup>37</sup> It seems likely that the Jones team included a landscape architect, perhaps one working for the Olmsted Brothers. No evidence found to date identifies one, and this Jones project is not in the list of projects that the Olmsted Brothers undertook in Spokane.

<sup>38</sup> The Spokane County Index of Plats (October 6, 2010) list includes two entries for the Cannon Hill Park Addition, one noting blocks 1-25 in 1909 and another one in 1910. As the Cannon Hill Park Addition remained 25 blocks in size, the 1910 plat may be for what was referred to as the Highlands of Cannon Hill Park.

<sup>39</sup> “Cannon Hill Park Car Line Opens Tomorrow” *Spokane Daily Chronicle*, 15 October 1910, p. 18; Arthur D. Jones & Co. Offer Spokane’s Finest Viewpoint Cannon Hill Park,” *The Spokesman-Review* 7 March 1909.

<sup>40</sup> “Cannon Hill Park Car Line Opens Tomorrow.”

<sup>41</sup> “Sale Opens Today, The Highlands of Cannon Hill Park,” *The Spokesman-Review* 1 October 1911; Arthur D. Jones & Company advertisement, *The Spokesman-Review* 25 April 1909.

<sup>42</sup> “What are YOU Doing about Cannon Hill Park” *Spokane Daily Chronicle* 29 October 1910, p. 18.



Fig. 13. Source: Jones Co. real estate brochure.

The Jones Co. extensively promoted its vision for the addition, touting its concrete streets and sidewalks and tree lawns planted with regularly spaced shade trees (Fig. 14). Out of sight, but important, amenities included steel water pipes and sewer connections. The company promoted the neighborhood's swaths of lawn, common and highly desirable throughout Spokane.

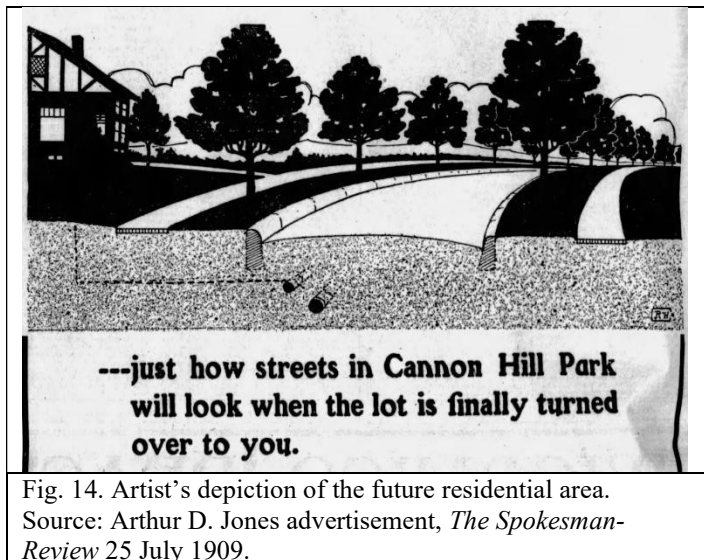
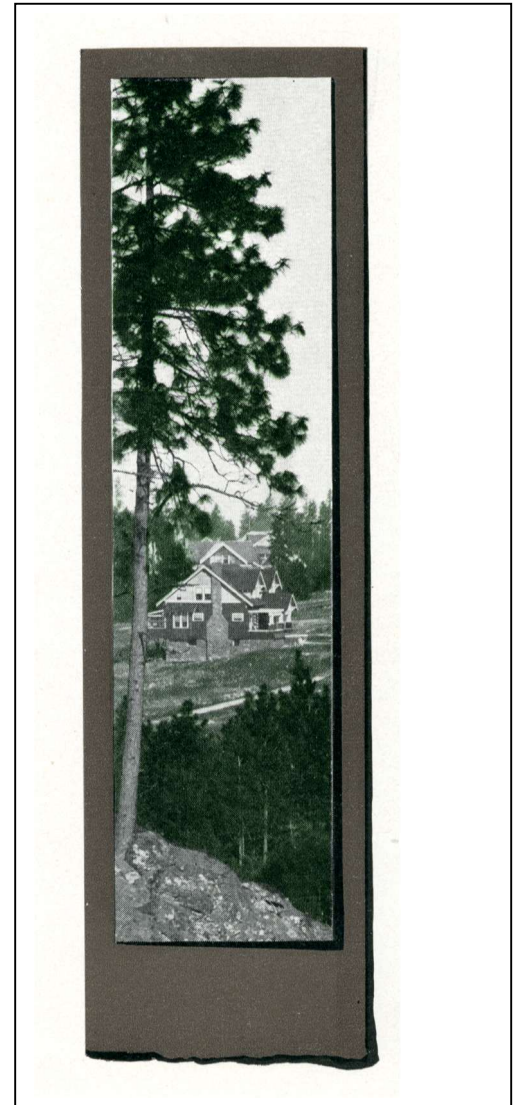


Fig. 14. Artist's depiction of the future residential area.  
Source: Arthur D. Jones advertisement, *The Spokesman-Review* 25 July 1909.



The plat approved by the city in 1909 presented as many lots as possible facing Cannon Hill Park (Fig. 15). Jones & Co. and the Cannon Hill Co. may not have introduced any completely new ideas about how an ideal residential landscape should be, but the thorough landscape design and promotional text emphasized the amenities that people wanted. The Spokane City Council passed an ordinance that allowed the Cannon Hill Co. to complete at its own expense the steel pipe water main system which would then become property of the city. Although electric utility poles are not mentioned in the promotional descriptions, the Jones Co. seemed to follow the Olmsted Brothers Report thinking on the positioning of poles and electric lines, "The poles carrying electric wires of various sorts occupying the streets are a great disfigurement to the city. ...Where there are alleys available, no pole locations should be granted on adjoining streets, except where absolutely

necessary.”<sup>43</sup> The alleys in the neighborhood were used for poles and others stand at the abutting rear property lines. The landscaping work included positioning top soil on the tree lawns. Lots were sold with deed restrictions that addressed physical components of the property. Advertisements for the CHPA made it clear that only single-family homes of a certain quality could be built in the addition and that apartment buildings and stores, as well as temporary houses, were excluded.<sup>44</sup> Deed restrictions required a standard setback from the street and for corner lots, side setbacks as well, that reflected how dwellings were commonly sited in Spokane. Since corner properties were required to consist of more than one lot, substantial houses marked the corners. The minimum cost for dwellings was set at \$3000, with \$4000 being the minimum for residences facing the park and the W. 21<sup>st</sup> Avenue boulevard.

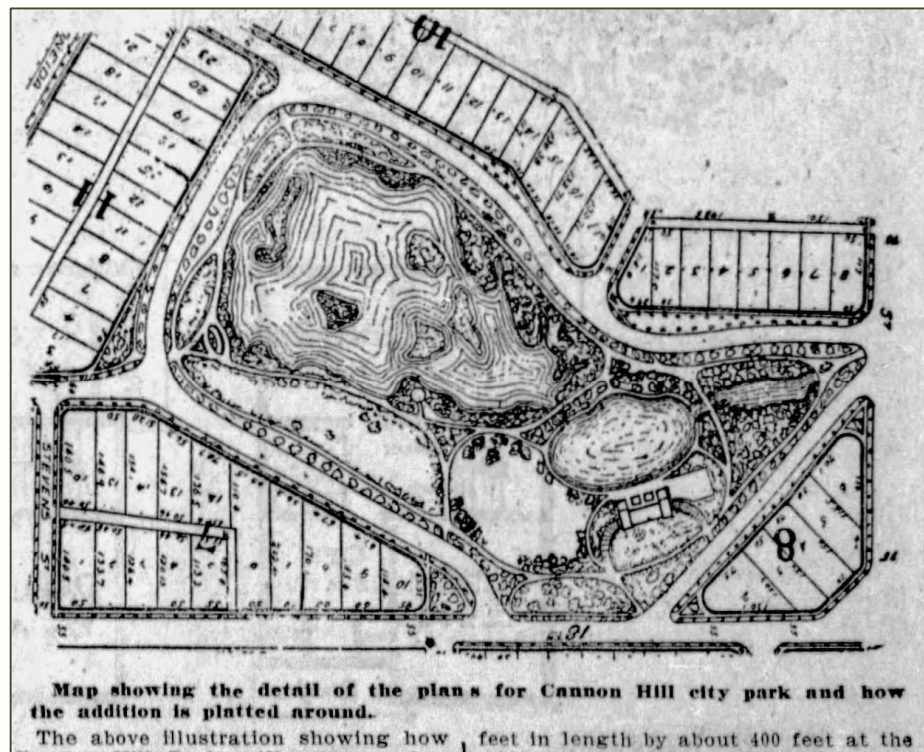


Fig. 15. Plan for Cannon Hill Park and surrounding blocks depicting tree planting plan. Note: The image is reversed with north at the bottom. Source: *The Spokesman-Review* June 20 1909.

Jones's map of South Hill (Fig. 16) showed the area west of Division Street including only a portion of Manito Park. Jones thus avoided mention and comparison with the larger, exclusive Rockwood

<sup>43</sup> Report of the Board of Park Commissioners, Spokane, Washington, 1891–1913, known also as the Olmsted Report 1913, pp. 100-01.

<sup>44</sup> *The Spokesman-Review* on May 22, 1910, printed an Arthur D. Jones company map indicating that the Cliff Park and South Side Cable additions had restrictions comparable to those adopted for CHPA. Text emphasized that the lots in all the other additions on the South Hill had been sold, and therefore no restrictions could be added. Of course, the text asserted, “high-grade residences are going to Cannon Hill Park.” Apartments were seldom constructed south of 14th Street, where developers and property owners embraced the concept of neighborhoods filled with just single-family dwellings.



neighborhood laid out by the prestigious Olmsted Brothers firm working with Robert Grinnell at the same time.<sup>45</sup>

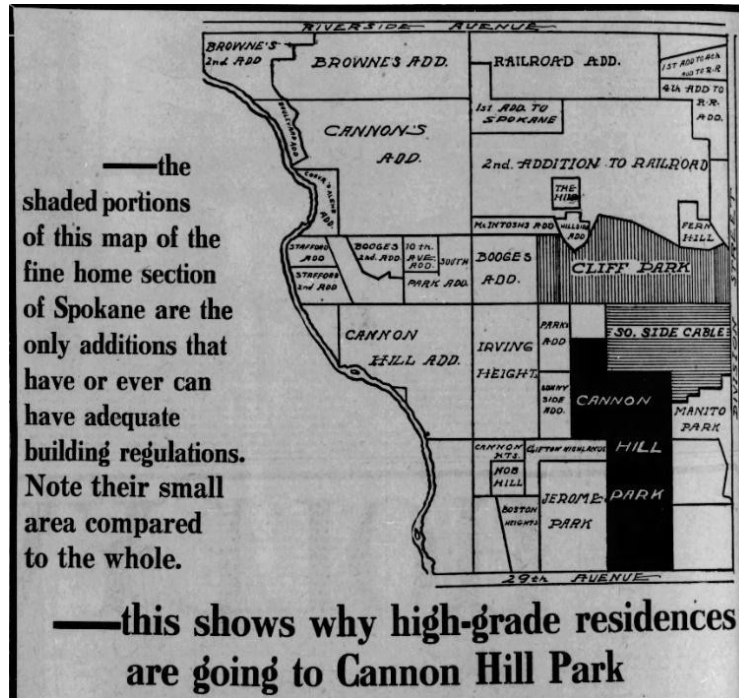


Fig. 16. Arthur D. Jones & Co. advertisement with map showing surrounding platted additions and making claims for the superiority of the Cannon Hill Park addition. Source: Arthur D. Jones & Co. advertisement, *The Spokesman-Review* 22 May 1910.

### From Streetcar Lines to Garages

At the time before most residents owned automobiles, developers and real estate professionals considered streetcar lines essential. Public streetcar transportation had proven important for development of the lower South Hill and would be key to expanding neighborhoods up the relatively steep South Hill.<sup>46</sup>

The first-constructed Cannon Hill cable line avoided the steepest grades and the need for cutting through rock. As it did not extend south of 10<sup>th</sup> Avenue and ran west on Elm, it did not serve the area of the CHPA. By 1910, when the Jones Co. made the CHPA lots available, the Washington Water

<sup>45</sup> The first houses were being erected in the Rockwood neighborhood at the same time that Jones was promoting Cannon Hill Park. Sally Reynolds, *Rockwood Historic District National Register of Historic Places Nomination*. Spokane, 1996. Arthur D. Jones & Co. advertisement, *The Spokesman-Review* May 22, 1910. The map may include an error, showing that the Cannon Hill Park Addition extended to 29<sup>th</sup> Avenue rather than 25<sup>th</sup> Avenue.

<sup>46</sup> Logan Camporeale, *Cannon Streetcar Suburb District Spokane Register of Historic Places Nomination*. Spokane, 2022. pp 7-1 and 8-1.

Power Co's Cannon Hill line, extended south through the central west residential area of the South Hill, served the CHPA as it skirted the addition on the west side on Lincoln Street.<sup>47</sup>

A second streetcar line served CHPA residents; it ran along the east side of Bernard Street from 14th to 25th Avenues. This line diverged from the Cannon Hill Line at S. Adams Street and W. 9th Avenue, meandered southeast, and ran a short distance on W. 14th Avenue to Bernard Street. After 1910 it was extended to W. 17th Avenue and Bernard and then to 33rd and Division. In 1923 it was known as the West Cleveland-Cable Addition line (Fig. 17).

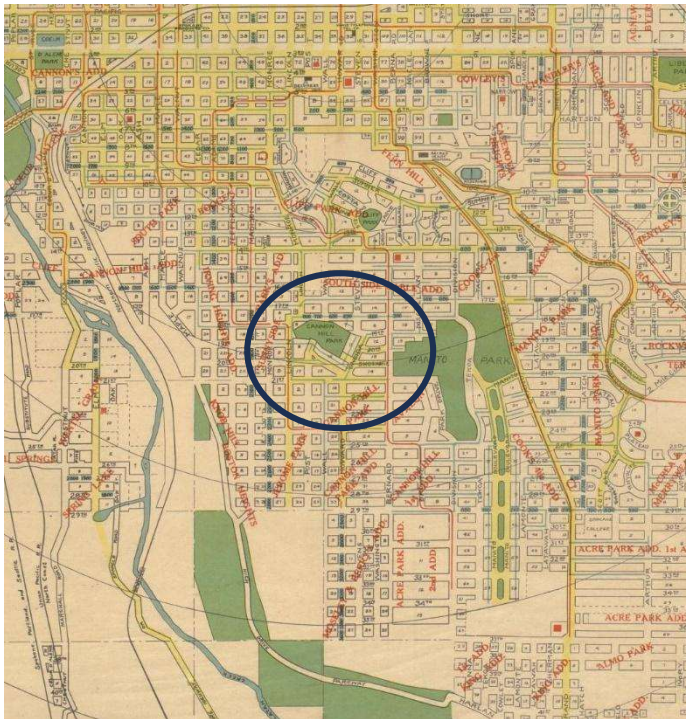


Fig. 17. Portion of 1922 streetcar system map, Spokane. CHPA lines in oval. Source: Spokane Historical, <https://spokanehistorical.org/files/show/4063>.

Although the Jones Co. advertisements promoted streetcar lines serving their addition, 1910 was the peak year of Spokane streetcar line ridership. By 1915 the Washington Water Power Co. was no longer expanding any lines. As automobile ownership and use increased, builders began providing free-standing garages with most houses or tucking one-car garages into part of the basement. The Spokane streetcar system operated until 1936; some later real estate advertisements noted nearby bus lines.<sup>48</sup>

<sup>47</sup> Chas. V. Mutschler, Clyde L. Parent and Wilmer H. Siegert, *Spokane's Street Railways and Illustrated History*. Spokane: Inland Empire Railway Historical Society, 1987. p. 48 and Robert B. Hyslop, *Spokane's Building Blocks*, Spokane, 1983, pp. 383-384.

<sup>48</sup> Mutschler, et al, pp. 48, 55.

## Building out the CHPA

Table 4 presents the eras during which the 193 dwellings in the CHPA were built. The eras are defined by various means: the first years of avid promoting of the addition and gaps in building due to lack of demand and war-time materials shortages. Construction dates are from building permits and newspaper articles; they should be within a year of the time the houses were completed.

Table 4. Build-out Eras of the Cannon Hill Park Addition

Time period	Number houses constructed	% of total residences
<b>The Early Years</b>		
1909-1912: Intense Promotion	44	23
<b>The Build-out Years</b>		
1913-1932: The Cannon Hill Park Addition Comes Into its Own	88	46
<b>The In-Fill Years</b>		
1935-1942: An Ideal Location to Build as the Economy Recovers	29	15
1946-1958 The Post World War II Building Boom	23	12
<b>Post-1958 Still a Popular Neighborhood</b>	7	4
	191 houses	100 percent

The designed landscape laid out in 1909-1910 forms the enduring framework for the CHPA Historic District. The early houses from the initial heyday and those built in the 1913 to 1942 period contribute significantly to the character of the district. Builders-as-developers continued to build contemporary houses that perpetuated variety within a continuum of architecture and completed the vision for the CHPA neighborhood.

### Builders-as-Developers Shaped the District

General contractors and builders acting as speculative developers made the design decisions about most of the houses erected in the CHPA according to building permits and newspaper articles. The real estate advertisements of 1909-1912 included new houses for sale in the CHPA and indicate that this pattern extended from the first years of development in the neighborhood. The advertisements noted the number of rooms, modernness of the houses, location near the park and “view lots.” They also promoted the reasonable cost of the existing houses, suggesting that the overall cost would be less than if someone started the process of building, and some were promoted as bargains. Builders-as-developers retained ownership as real estate offices advertised their newly completed houses. This group built some of the largest and most distinctive houses in the district and larger

neighborhood. Real estate advertisements promoted a “New Japanese Bungalow” with “massive clinker brick columns on front and side porch,” the house was a “strictly modern, up-to-date home.”<sup>49</sup> Builders-as-developers working in the neighborhood received more notice of their work in news articles than did architects. A *Spokane Daily Chronicle* article reviewing William Hankins’ building projects in the larger Cannon Hill Park area in 1910 noted “Most all the designs have been originated by Ballards Plannary [sic] within the last few weeks.”<sup>50</sup>

The Jones Co. relentlessly promoted the CHPA lots and houses for sale in news items about the work of the builders-as-developers and purchasers of the houses. These builders shaped the character of the residential building in the CHPA, from the English residences of the early years (see Fig. 4) to the Minimal Traditional houses of the post-World War II building boom.

Nearly 100 general builders-as-developers erected houses in the CHPA district. Some builders owned the properties they developed and sold them as new houses; others worked with a property owner-as-developer and followed a similar scenario. A relatively small percentage were built for clients who would occupy the houses. When this took place the owner’s name appears in the table of all properties (see Inventory Table below). The builders of 22 properties are undetermined as the building permit listed only the owner’s name and no newspaper articles were found about the project. Several builders-as-developers built three or more dwellings in the district (Table 5). Quite a few more built two houses each (see Inventory Table below).

Table 5. Builders-as-developers most active in the CHPA.

Builder	Address	Year	Builder	Address	Year
Anderson, John	433 W. 20 <sup>th</sup> Avenue	1910	Lilliequist, O. M.	457 W. Shoshone Place	1919
	423 W. 20 <sup>th</sup> Avenue	1921		447 W. 20 <sup>th</sup> Avenue	1919
	417 W. 20 <sup>th</sup> Avenue	1923		452 W Shoshone Place	1919
	452 W. 21 <sup>st</sup> Avenue	1924		432 W Shoshone Place	1919
	2025 S. Oneida Place	1935		443 W 20 <sup>th</sup> Avenue	1920
	606 W. 20 <sup>th</sup> Avenue	1936		503 W. 21 <sup>st</sup> Avenue	1921
Anderson, Kaleb	2011 S. Lincoln Street	1929	McGourin, W. E.	531 W. 21 <sup>st</sup> Avenue	1950
	822 W. 21 <sup>st</sup> Avenue	1930		525 W. 21 <sup>st</sup> Avenue	1950
	621 W. 21 <sup>st</sup> Avenue	1930		423 W. 21 <sup>st</sup> Avenue	1951
	404 W. 20 <sup>th</sup> Avenue	1931	Montfort, F.	704 W. 20 <sup>th</sup> Avenue	1911
	1903 S. Stevens Street	1931		438 W. Shoshone Place	1912
	410 W. 20 <sup>th</sup> Avenue	1936		1918 S. Oneida Place	1914
	1916 S. Bernard Street	1939	Plumb, J. J.	643 W. 20 <sup>th</sup> Avenue	1927
Bostrom, Gus	634 W. 21 <sup>st</sup> Avenue	1910		812 W 19 <sup>th</sup> Avenue	1930
	428 W. 20 <sup>th</sup> Avenue	1910		818 W 19 <sup>th</sup> Avenue	1930

<sup>49</sup> “New Japanese Bungalow” *The Spokesman-Review* 20 October 1912; “Cannon Hill Home” advertisement, *The Spokesman-Review* 21 December 1913; “Stucco Swiss Bungalow near Cannon Hill Park,” *Spokane Daily Chronicle* 2 July 1913.

<sup>50</sup> “To Build Five Fine Homes,” *Spokane Daily Chronicle* 10 May 1910. The plan book was *Ballard's Plannery*, printed by the Ballard Plannery Co., Inc.

	628 W. 21 <sup>st</sup> Avenue	1911		824 W 19 <sup>th</sup> Avenue	1931
	418 W. 20 <sup>th</sup> Avenue	1911	Rathke, C. T.	441 W. Shoshone Place	1909
	725 W. 20 <sup>th</sup> Avenue	1912		728 W. 20 <sup>th</sup> Avenue	1910
	702 W. 21 <sup>st</sup> Avenue	1913		724 W. 20 <sup>th</sup> Avenue	1911
Bouten, Gus Const. Co.	802 W. 21 <sup>st</sup> Avenue	1941		1934 S. Post Street	1911
	2016 S. Bernard Street	1941		2006 S. Post Street	1911
	2024 S. Bernard Street	1941	Searle, L.	614 W. 20 <sup>th</sup> Avenue	1910
	1944 S. Post Street	1948		437 W. Shoshone	1911
Hankins, W.	1918 S. Post Street	1909		517 W. 21 <sup>st</sup> Avenue	1911
	420 W. 20 <sup>th</sup> Avenue	1910		445 W. 21 <sup>st</sup> Avenue	1912
	1928 S. Post Street	1911	Stammerjohan, O.C.	603 W. Shoshone	1930
	1915 S. Lincoln Street	1911		411 W. 21 <sup>st</sup> Avenue	1937
Larson, E. W.	1925 S. Oneida Place	1909		822 W. 20 <sup>th</sup> Avenue	1937
	2004 S. Oneida Place	1909	Wickman, M. H.	2021 S. Oneida Place	1931
	514 W. 19 <sup>th</sup> Avenue	1910		1927 S. Stevens Street	1939
	426 W. Shoshone Place	1910		1925 S. Stevens Street	1940
	1919 S. Lincoln Street	1910			
	461 W. Shoshone Place	1911			
	451 W. Shoshone Place	1913			

### Architects Were Part of the Story as Well

Evidence from building permits and newspaper stories suggests that only a handful of architects designed houses that stand in the district (Table 6). Some of their projects were highly publicized while others were not.

Table. 6. Architects who worked in the district prior to 1959

Architect	Address	Date
James Berkey	803 W. 18 <sup>th</sup> Avenue	1930
Cutter & Malmgren	2008 S. Oneida Place	1913
Hagen & Clark	827 W. Shoshone Place	1937
Frank G. Hutchinson	725 W 20 <sup>th</sup> Avenue	1912
Keith & Whitehouse	711 W. Shoshone Place	1913
T. Magnusen	418 W. 21 <sup>st</sup> Avenue	1912
Franklin Manz	438 W. 21 <sup>st</sup> Avenue	1912
	442 W. 21 <sup>st</sup> Avenue	1912
	448 W. 21 <sup>st</sup> Avenue	1912
	538 W. Shoshone Place	1912
Earl Morrison	626 W. 21 <sup>st</sup> Avenue	1912

Rigg & Vantyne	827 W. Shoshone Place	1936
M. Randolph Smith	2055 S. Oneida Place	1936
	508 W. 21 <sup>st</sup> Avenue	1936
Wells & Bertelsen	524 W. 19 <sup>th</sup> Avenue	1925
	2049 S. Oneida Place	1927
Frederick Westcott	637 W. Shoshone Place	1925
Westcott & Gifford	519 W. 18 <sup>th</sup> Avenue	1921
Whitehouse & Price	469 W. Shoshone Place	1919
	2021 S. Stevens Street	1923
	2028 S. Oneida Place	1935

Franklin Manz designed four dwellings in the district and brought his distinctive Swiss Chalet style to the CHPA in its early years. Three Manz designs were built during 1912 in the first wave of development. The Swiss Chalet influence is also seen in some Craftsman bungalows.

Harold Whitehouse was involved with four houses in the CHPA. Keith & Whitehouse provided plans for the Dutch Colonial Revival style house at 711 W. Shoshone Place in 1913. Whitehouse & Price designed a large Colonial Revival style house for J. R. Wilson at 469 W. Shoshone Place in 1919. A few years later the selection committee included it as one of ten houses that were most architecturally beautiful in a *Spokesman-Review* City Beautiful contest.<sup>51</sup> Whitehouse & Price designed the large English style brick house at 2021 S. Stevens in 1926 for the Lloyd Hawley family. In 1935 Harold Whitehouse designed “Spokane House,” the model house built at 2028 S. Oneida Place in 1935; as related in Section 8, this house was intended to demonstrate all that was good design in a new house. A decade earlier, those promoting “Better Homes” featured Ren Rice’s new modern bungalow at 617 W. 21<sup>st</sup> Avenue. It was selected to be furnished and open to the public during the June 1923 Better Homes week.<sup>52</sup>

A collaboration between well-known and prolific developer Aaron L. Lundquist and local architect Earl Morrison was announced in March 1912. Lundquist had acquired the most prominent location in the CHPA, four lots at the triangular end of the block at the intersection of W. 20th and W 21st avenues and S. Oneida Place. Morrison’s design was picturesque and modern as it made the most of the unusual site. Wallace, Idaho merchant C. E. Bender purchased the house in 1914. (Fig. 18).<sup>53</sup>

<sup>51</sup> “John Doran Buys \$20,000 House,” *The Spokesman Review* 15 May 1923.

<sup>52</sup> “Better Home Week House Selected,” *Spokane Daily Chronicle* 21 May 1923.

<sup>53</sup> “Plans Moorish Mansion on Hill,” and “Elaborate Moorish Renaissance Residence which A. L. Lindquist Will Build on the Boulevard in Cannon Hill Park Addition,” *The Spokesman Review* 3 March 1912, p. 10; “Cannon Hill Home Cost \$30,000,” *The Spokesman Review* 18 January 1914; “Cannon Hill Home Sells for \$23,000,” *The Spokesman Review* 17 May 1914.



Fig. 18. Rendering of the house Lundquist planned. The style of the large house is best considered American although it was described variously as Moorish and Spanish. Source: "Elaborate Moorish Renaissance Residence which A. L. Lindquist Will Build on the Boulevard in Cannon Hill Park Addition," *The Spokesman-Review* March 31, 1912 p. 10.

## The Early Years

### 1909-1912: Intense Promotion

The Jones Co. actively used Spokane newspapers to promote their CHPA project, first releasing news about its landscaping, then highlighting the houses being built. To demonstrate their vision, the company had previously sold lots to builders-as-developers who began building in 1909. Once several homes were constructed, a large public advertisement appeared on March 7, 1909, announcing that lots were for sale to the public.<sup>54</sup> A year and a half later, the company promoted another section for sale - half of the Highlands of Cannon Hill Park, south of 21st Avenue – and their aim to “build up the district quickly and add 25 to 30 houses.”<sup>55</sup>

Frequent short news items, photographs and articles in the Spokane newspapers informed the public of CHPA houses being constructed. Most often these identified a general contractor as builder and property owner and noted the home’s fine quality and cost. Such descriptions usually detailed the number of rooms as well as special features, such as fireplaces and basement billiard rooms. The phrase “high-class residence” appeared more often than references to any architectural style or building type. Descriptions also noted the features that took advantage of the views, such as “view balconies.”<sup>56</sup> Two houses with a one-story bungalow form (451 W. Shoshone Avenue and 1918 S. Post Street) included a partial second story with many windows. They were described as sleeping porches or sunrooms and also afforded views.<sup>57</sup>

On January 23, 1910, the Jones Co. presented to the public the first house built in the CHPA, erected by E. W. Larson for J. D. Morris. Located on the west side of Oneida Place, a conservatory at the rear of the living room had a “beautiful scenic outlook” westward to Cannon Hill Park and its lake

<sup>54</sup>“Arthur D. Jones & Co. Offer Spokane’s Finest Viewpoint Cannon Hill Park,” *The Spokesman-Review* 7 March 1909.

<sup>55</sup> “Today the Highlands of Cannon Hill Park,” *The Spokesman-Review* 1 October 1911, Section D and “A Natural Park Divided into Homesites, Highlands of Cannon Hill Park,” *The Spokesman-Review* 1 October 1911, p. 18.

<sup>56</sup> “\$600,000 in New Homes in Cannon Hill Park Addition in Two Years,” *The Spokesman-Review* 24 March 1912

<sup>57</sup> Ibid.



(Fig. 19).<sup>58</sup> A few months later the news featured M. L. Pershall's house at 2015 Oneida Place. Its photograph also documents nearby houses on W. 20th Avenue, including Dr. William Hall's home, half-timbered and referred to "Old English" in style, at the corner of Oneida Place overlooking "Cannon Hill Park from a point of vantage."<sup>59</sup>

Beginning in March 1910, news items and photographs of the new houses appeared regularly in the Spokane newspapers, no doubt prompted by the Jones Co. (Figs. 20-22). That month's articles presented three bungalows, two built by the Larson Brothers and one by J. F. Thomas, both builders-as-developers active on the South Hill. In October of that year, the Jones Co. released photographs of five of the 31 existing houses in the CHPA with the message, "Buy Your Homesite in Cannon Hill Park Now" (Fig. 23).<sup>60</sup>

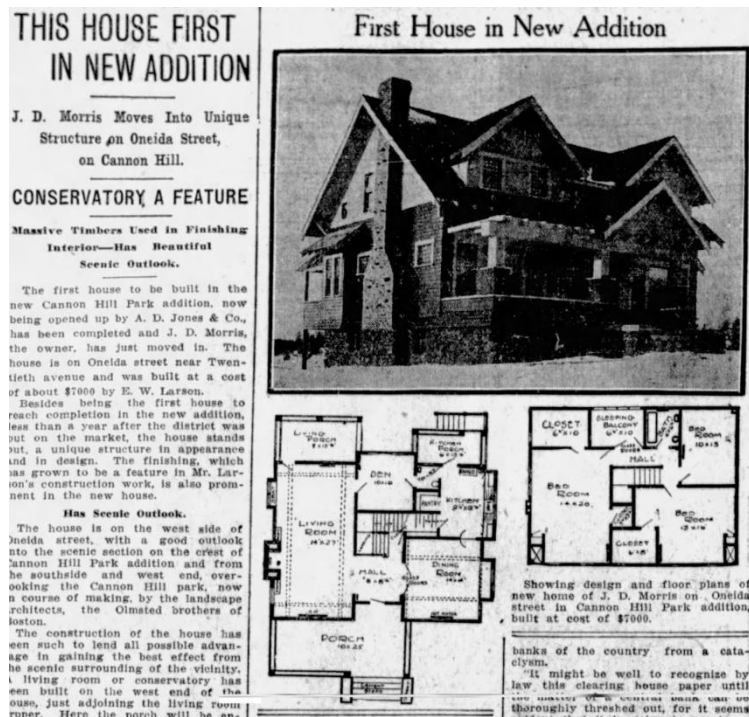


Fig. 19. The first house in the new addition. Source: *The Spokesman-Review* January 23, 1910.

<sup>58</sup> "This House First in New Addition," *The Spokesman-Review* 23 January 1910.

<sup>59</sup> "Types of New Homes in Cannon Hill Park Addition," *The Spokesman-Review* 1 May 1910; "New Home in Cannon Hill Park," *The Spokesman-Review* 29 May 1910. Dr. Hall's house is now clad with siding that conceals its "Old English half-timbering."

<sup>60</sup> "Buy Your Homesite in Cannon Hill Park Now." *Spokane Daily Chronicle* 22 October 1910.





Fig. 20. "Types of Residences Being Built for Homes in Cannon Hill Park" *The Spokesman-Review* 24 March 1912.

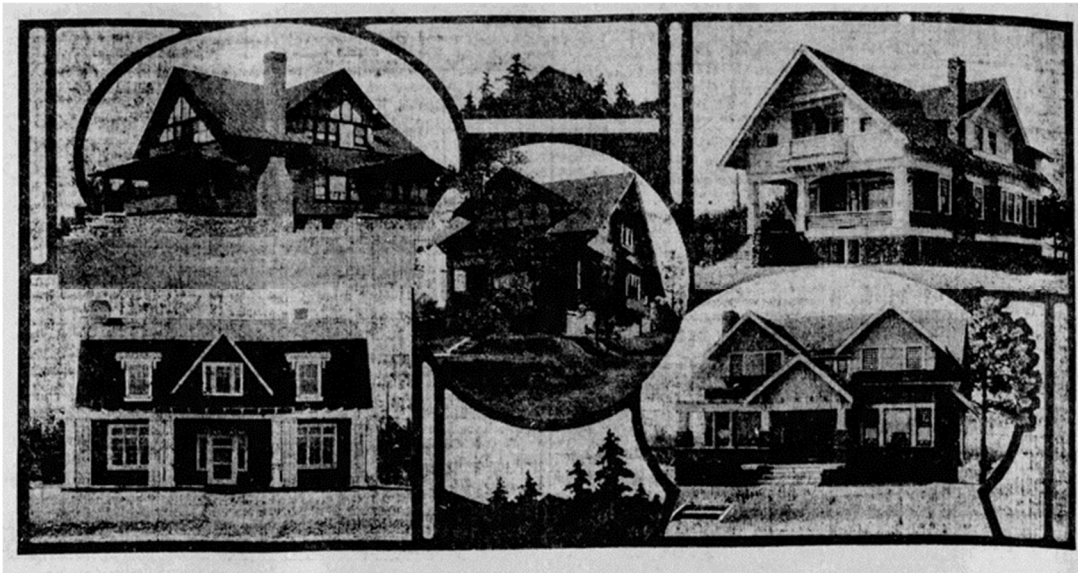


Fig. 21. "Some of the New Homes in Cannon Hill Park," features houses on Oneida Place, W. 20<sup>th</sup> Avenue and W. Shoshone Avenue in an Arthur D. Jones & Co. advertisement promoting the service of the new streetcar line. Source: *The Spokesman-Review* June 26, 1910, p. 8.



Fig. 22. A group of houses promoting the sale of lots that include bungalows and houses on W. Shoshone Avenue. Source: Arthur D. Jones & Co. advertisement, *Spokane Daily Chronicle* October 22, 1910.

Forty-four houses were built in the CHPA during the 1909-1912 period. During these first years, and into the 1920s, views across the neighborhood and down to Cannon Hill Park were possible (Fig. 23). With only a few houses on most blocks, and the newly planted shade trees still below roof top level, the area only suggested what it would become.

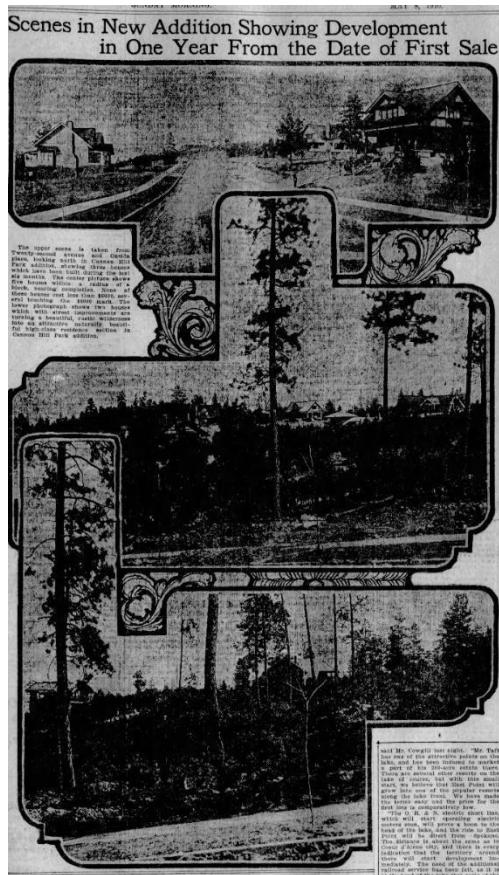


Fig. 23. Early views of the addition meant to emphasize the views. Sources: *The Spokesman-Review*, 17 October 1909 (top) 8 May 1910 (left) and 1 October 1911 (right).

A March 1912 news story reported on 15 new houses being built in the CHPA and referred to the neighborhood as a “scenic district” where substantial, modern residences were under construction in a setting with more than five miles of paved streets.<sup>61</sup> The cost of the houses ranged considerably, far above the minimum costs required in deeds.<sup>62</sup> The builders-as-developers E. W. Larson , J. F. Thomas, M. L. Pershall, and L. Searle, among others, were actively building in the CHPA.

<sup>61</sup> “\$600,000 in New Homes in Cannon Hill Park Addition in Two Years,” *The Spokesman-Review* 24 March 1912

<sup>62</sup> Ibid.

## The Build-out Years

### 1913-1932: The Cannon Hill Park Addition Comes Into Its Own

During the neighborhood's first years of intense promotion, the City issued building permits for nearly a quarter of the CHPA properties (44 houses). But it took another decade to bring neighborhood occupancy nearer 50 percent. By 1924, 52 more homes were constructed, generally in the southern portion of the CHPA. The preference for Craftsman bungalows continued. A few two-story English or Craftsman residences were added, and two new styles appeared: substantial Colonial Revival residences and English cottages. In addition, local newspaper notices decreased, likely due to fewer Jones Co. press releases. At the same time, a larger group of builders-as-developers became active.

Although construction slowed and only 37 more homes had appeared by 1932, when the Great Depression began its economic toll, the CHPA was 69 percent full. It had transformed as numerous small bungalows and cottages lined the streets, creating one of the physical characteristics of the CHPA today.

Despite deed restrictions, the ideal double-lot concept had not fully played out. This is particularly noticeable in the houses facing Cannon Hill Park. Deed restrictions for double lots and higher-cost houses on such "view lots" seem to have been taken seriously until the early 1920s. The English residence at 514 W. 19th Avenue (1910) and the Dutch Colonial Revival residence bungalow at 711 W. Shoshone Avenue (1913) stood at the edge of the park for ten years. Then most of the neighborhood's last large residences were constructed during the 1920s and convey the original vision for double-lots and large houses in prominent locations. Several were built on S. Stevens Street and W. Shoshone Place, as well as 524 W. 19th Avenue (1925) and 604 W. 19th Avenue. The choice corner sites at W. Shoshone Place and S. Post Street were developed. Contractor J. J. Lohrenz built an English residence (see Fig. 5), its yard designed by a landscape gardener<sup>63</sup> at 737 W. Shoshone Place (1923). A 1923 news story described B. J. Hebert's home across the street at 807 W. Shoshone Place as colonial in style with a park-like setting in a small grove of pine trees and no sidewalks disturbing the lawns surrounding it.<sup>64</sup> The English house at 2021 S. Stevens Street (1926) and a brick house to its north (1953) were part of this pattern.

Builders-as-developers continued to construct some bungalows but preferred to build cottage after cottage during this period. Several cottages appeared on W. Shoshone Place, some on the vacant lots facing Cannon Hill Park. Most of the remaining lots surrounding the park were filled during the 1920s and 1930s, including in 1931 five English brick cottages at the west edge of the park between S. Lincoln Street and W. 19th Avenue. Due to the nearly total disregard of deed restrictions by this time, many more homeowners today look directly at Cannon Hill Park than envisioned in 1909. Similar small brick dwellings appeared throughout the CHPA during the 1930s, providing much of its architectural character.

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<sup>63</sup> Unfortunately, not identified.

<sup>64</sup> "Cannon Hill Park Gets New Homes," *Spokane Daily Chronicle* 6 November 1923, p. 21.



In the mid-1920s, prominent Spokane realtor Robert Grinnell described the CHPA as “a well-established, high-class residential district, with many fine homes ranging in value from \$5,000 to \$25,000.” He added “There has been a great deal of building in the district in the past few years, with a constant demand for homes of the better type.” Grinnell noted that the construction of Wilson School at 25th Avenue and Lincoln Street added to the appeal of the residential area.”<sup>65</sup>

Residential landscaping added to the already established park-like landscape of the CHPA. During the early 1920s the Spokane Landscape Co. established a “trial grounds” near the park at W. 20th Avenue and S. Howard Street, growing over 60 types of tulips and many varieties of peonies and other flowering plants and shrubs under close observation for suitability for Spokane landscaping use.<sup>66</sup> By the 1920s photographs of the earliest houses showed mature landscaping, including the many trees planted in 1909 that now shaded the one-story bungalow rooflines. The large corner property at 807 W. Shoshone Place and S. Post Street featured bushes on its tree lawn and a sprinkler system (Fig. 24).

89 houses were built between 1913 and 1932 as the neighborhood was transformed with a large number of bungalows and cottages lining the streets.



Fig. 24. Three views of residences and landscaping. From left to right: 807, 422, and 457 W. Shoshone Avenue. Source: Charles Libbey photograph collection, Northwest Museum of Arts and Culture, online collection, photo catalog numbers (l-r): L87-1.45489-31; L87-1.48220-46; L87-1.37248-28 .

## The In-Fill Years

### 1935-1942: An Ideal Location to Build as the Economy Recovers

Spokane residents lived on approximately 70 percent of the lots in the CHPA by 1932 and the neighborhood remained a popular one. Its location remained comparatively close to downtown, and near two hospitals, St. Augustine parish church and school, and two public grade schools (Wilson and Roosevelt). Builders-as-developers continued to build speculatively on available lots. Another 29 houses were built before World War II shut down single-family home construction.

<sup>65</sup> “Grinnell Will Auction Sites,” *Spokane Press* 30 October 1926.

<sup>66</sup> Spokane Landscape Co. advertisement, *The Spokesman Review* 25 April, p. 12. The southwest corner of the 20th Avenue and Howard Street intersection was the only one not developed by then with a residence. Other information about this test garden is yet to be found.

The Home Owners Loan Corporation (HOLC) created a 1938 snapshot of the larger neighborhood (Area A7: see footnote 49), extending to the south and west of the CHPA; the report noted its brick and frame houses had an average age of 8 years, with 85 such houses (in the larger neighborhood) built in just the last year. Its housing stock was nearly 100 percent occupied and 70 percent of them were owner-occupied. Its description stated:

This is believed to be one of the most uniform and charming areas in the West. The excellence of architectural design and high quality of construction in this area is notable. This is one of the most popular and highly regarded residential sections of the city and is the scene of its greatest building activity at the present time. The percentage of home ownership in the area is somewhat impaired by reason of the fact that many of the newly built dwellings remain unsold and have been rented.<sup>67</sup>

The HOLC's description of the area and other notes reflect the concern for any mix of people living in a residential neighborhood. Comments included "Harmonious surroundings and population uniformity and high standard of improvements." No Negro or "relief families" were noted as living in the area.<sup>68</sup> These descriptions are quite similar to those referencing surrounding districts; all were deed restricted and zoned for single-family residential use.<sup>69</sup>

Quiet S. Oneida Place became a well-known part of Spokane during 1935 and 1936 once a vacant lot at 2028 was selected as the site of a model house. A group of Spokane businessmen formed to build a moderate cost model home, one they described as "a perfect dwelling" and named "The Spokane House," intentionally evoking the historic Spokane House fur trading post. The group designated Realtor Ralph W. Watson as project manager and architect Harold Whitehouse of Whitehouse & Price as supervising architect. In July Watson announced the choice of "the most perfect site," based on several factors: neighboring homes, transportation, schools, street paving, sewer service and deed restrictions. The lot, like most in the city, was not on a corner, but had a change of grade so that the lower level could open onto grade at the rear of the house. The house was described as "modernized early American architecture (Fig. 25), consisting of seven rooms, and offering living space on three levels: in addition to the main floor, an unusual "recreational garden room on the lower level and a maid's room on the attic level<sup>70</sup>

While visitors were encouraged to stop by during construction, Spokane House opened officially during six weeks from late April through May 1936. Over 20,000 people visited, admiring its design,

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<sup>67</sup> Mapping Inequality website: [https://dsl.richmond.edu/panorama/redlining/map/WA/Spokane/area\\_descriptions/A7#loc=12/47.668/-117.3898](https://dsl.richmond.edu/panorama/redlining/map/WA/Spokane/area_descriptions/A7#loc=12/47.668/-117.3898)

<sup>68</sup> Ibid.

<sup>69</sup> HOLC map and description of Area A7 in Spokane Washington, 1938. Mapping Inequality Website, [https://dsl.richmond.edu/panorama/redlining/map/WA/Spokane/area\\_descriptions/A7/#mapview=full&loc=13/47.6324/-117.3946&adview=full&scan=2/64.5484/-119.8828](https://dsl.richmond.edu/panorama/redlining/map/WA/Spokane/area_descriptions/A7/#mapview=full&loc=13/47.6324/-117.3946&adview=full&scan=2/64.5484/-119.8828)

<sup>70</sup> "'Spokane House' to be Built," *The Spokesman-Review* 14 July 1935, p. 6; "'Spokane House' Site on Oneida, *The Spokesman-Review* 21 July 1935, p. 6; Early American Style Planned," *The Spokesman-Review* 4 August 1935.

new appliances, and the modernism it demonstrated. When insurance executive Wallace Rothrock purchased the house in May, 1937, the model house became a home.<sup>71</sup>

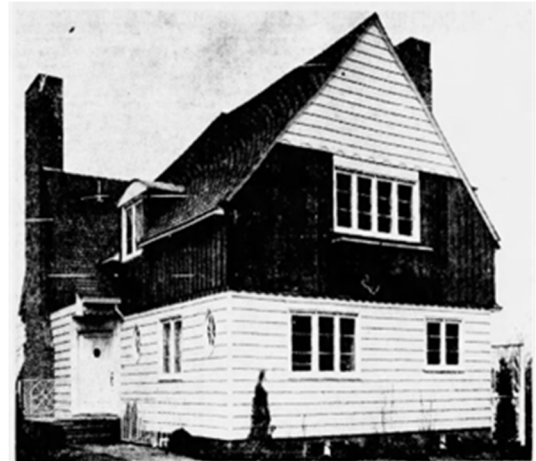


Fig. 25. Spokane House, in published rendering and photographed at the time of the 1936 public open house.  
Source: *The Spokesman-Review*, 19 April and 23 April 1936.

During these years, builders-as-developer M. H. Wickman built side-by-side houses on S. Stevens, both facing Cannon Hill Park: 1927 S. Stevens in 1939 and 1925 S. Stevens in 1940. Mining engineer R. B. Shelledy purchased the first of these, a “white frame Colonial house” the same year it was built. This six-room house, with garage tucked into its basement, featured air conditioning and a basement recreation room.<sup>72</sup>

#### 1946-1958: The Post World War II Building Boom

Residential building resumed after World War II, as returning service men needed houses for their families. Construction restarted as building supplies became available, slowly at first, then more intensely during the late 1940s and 1950s. Builders-as-developers and would-be homeowners turned to existing Spokane residential areas to find available lots, such as those in the CHPA shown on the 1950 Sanborn fire insurance maps. (Fig. 26). These building sites included pairs of lots at the corners of W. 19th Avenue and S. Oneida Place and W. 19th Avenue and S. Bernard Street, likely once intended for larger residences. Another larger building site was located at the triangular area where W. 18th and W. 19th avenues meet on the north side of Cannon Hill Park. Back-to-back vacant lots also extended from W. Shoshone Place to W. 20th Avenue; three of these lots east of Post Street remained vacant and became side yards for adjacent homes. Vacant lots on Stevens and Bernard streets were subsequently split between neighbors. The CHPA welcomed 23 new houses during this boom period.

<sup>71</sup> *Spokane Daily Chronicle* special section “Spokane House” 23 April 1936; “Spokane House Today and Yesterday,” *The Spokesman Review* 19 April 1936; ““Spokane House” Visitors 25,000” *The Spokesman Review* 25 May 1936.

<sup>72</sup> Building permits and “Mining Engineer Purchases Residence” *Spokane Daily Chronicle* 14 October 1939.





Fig. 26. The build-out of the CHPA by 1950. Source: D. A. Sanborn, *Fire Insurance Map of Spokane*, Portion of the 1950 Vol 4, p. 602. Note: pink indicates brick buildings.

The W. E. McGourin contracting firm built three houses on the south side of W. 21st Avenue in 1950 and 1951. Nos. 525 and 531 W 21<sup>st</sup> Avenue are minimal traditional two-story dwellings set back at the building line. No. 423 W 21<sup>st</sup> Avenue, on a double lot, is a ranch house with one main living floor.

Real estate advertisements during the 1940s and 1950s usually did not contain the addresses of properties for sale. Yet the descriptions of CHPA houses on the market indicate how the residential area was valued. Its location near St. Augustine Parish was always mentioned, as were both Wilson and Roosevelt grade schools. The nearby parks and park-like setting were also noted. Early 1940s advertisements for existing homes captured a sense of the neighborhood: “A beautiful 3-bedroom one-floor brick home in a setting under stately pines on a quiet paved street near CANNON HILL PARK” and 1928 S. Post was described as a “Traditional American family home situated on a quiet, secluded tree-lined street less than a block from ever-popular Cannon Hill Park.”<sup>73</sup>

Architectural style was sometimes stated, brick construction was called out, and residential landscape was sometimes mentioned. A Colonial style house was described as having dignity. An

<sup>73</sup> Real estate advertisement, *The Spokesman-Review* 1 May 1949; advertisement for an open house at 1928 S. Post, *The Spokesman Review* 8 February 1948.

advertisement promoted a “Very impressive Cape Cod type home. Stone’s throw from the park.” “Old English Charm” and Cannon Hill Park received equal notice in a 1950 advertisement.<sup>74</sup>

Builder-as-developer H. E. Nehrlich built two houses in 1952, at 2003 and 2007 S. Lincoln Street on side-by-side vacant lots at the corner of W. 20<sup>th</sup> Avenue. No. 2003 is a minimal traditional brick ranch house, one story, but with an irregular form that acknowledges its corner location with two street fronts. Warren Throop took on the irregular shaped lots where W. 18<sup>th</sup> and W. 19<sup>th</sup> Streets meet on the north side of Cannon Hill Park and erected two brick ranch houses. The Throops occupied the western property and transformed a small triangle of land at the intersection not included in the lots into a combined flower and vegetable garden. The tradition of raising dahlias on the site continues.<sup>75</sup>

The sense of neighborhood and the Cannon Hill Park as its signature element was reinforced when nine neighbors organized the Cannon Hill Garden Club in March 1954 “to further neighborhood friendships; to promote and assist in neighborhood projects; and to exchange ideas and to gain knowledge of the art of gardening.” The club set its membership capacity at 16, raising it a decade later to 24. Despite declining attendance in the 1970s, the optimistic group voted another membership increase - to thirty.<sup>76</sup>

Meeting in each other’s homes (generally on the fourth Friday of September, October, and December-to-April), the women developed friendships over lunch or refreshments, actively recruited new members, tried their hands at crafts, and enjoyed a range of speakers. Enhancing its social aspect, members designated one meeting as an annual party, including husbands. Business sessions rotated officers annually and revised by-laws about every decade; by the late 1980s at least two meetings were moved to the evening, likely to accommodate members who had joined the workforce.

### **Post 1958: Still a Popular Neighborhood**

Eight houses have been built in the CHPA since 1958, six of which are included in the historic district boundary. All but one of these are located on one of the Avenues between S. Bernard and S. Oneida Place. After a fire destroyed 1918 S. Oneida Place, it was rebuilt in 1984 and is considered to date from that time. During the 21<sup>st</sup> Century, many owners have reinvested in their properties, making additions and adding amenities, including in-ground swimming pools. Owners have added larger garages to their lots, sometimes with living space above. This type of work altered the character of four houses to the extent that they no longer depict their historic character: 1925 S. Stevens Street, 623 W. Shoshone Place, 627 W. Shoshone Place, and 607 W 21st Avenue.

The activities of the Cannon Hill Garden Club continued to foster community. To fund special projects, the club assessed annual dues that began at \$1 and reached \$5 by the 1990s. A major 1950s

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<sup>74</sup> Real estate advertisement, *The Spokesman-Review* 16 March 1947; Hege’s advertisement, *The Spokesman-Review* 9 April 1950; Real estate advertisement *The Spokesman-Review* 11 September 1949.

<sup>75</sup> Eleanor Rutherford, “Beet, Zinnia Share Space in Dual Plot,” *The Spokesman-Review* 16 September 1973.

<sup>76</sup> Marsha Rooney compiled this narrative of the club based on its scrapbooks and records in January, 2025.

project made American flags available and encouraged all neighborhood homeowners to fly them on patriotic occasions. The group also coordinated with the Parks department to plant a few flowering trees in Cannon Hill Park around 1960; they donated to the Manito Flower Fund for Duncan Gardens plantings in 1985.

Cannon Hill Park was a popular ice-skating venue. Before budgets tightened in the late 20<sup>th</sup> century, the fire department sometimes flooded the pond to make ideal ice. Club minutes in 1961 thanked Parks Director William Fearn for dividing regular skaters from the hockey players. The club worked with Parks to build cement benches and a fire ring in 1972, but soon after began complaining about pond and bridge conditions, and late-night “activities” needing curfew enforcement and extra policing. They described a “perennial winter park problem concerning the fire and all our fire wood. ... We have always had a fire in the park and taking out the fire ring will not solve our problem and will penalize all those who live around the park.”

But the most visible of the club’s projects, and its lasting legacy, was (and is) the annual Christmas Eve Caroling event that began in 1951. Mrs. Harold Anderson, who would become a charter member of the Garden Club three years later, patterned this event after her Swedish family tradition in upstate New York. First held just for families with homes bordering Cannon Hill Park, it quickly grew to include the whole area and engaged club members’ husbands, as well. Some years, Santa rode a fire truck around the neighborhood, calling all to assemble; occasionally a church loaned a truck and loudspeaker to perform that job. Flyers reminded all to bring a log for the fire, although in 1962 a burning ban threatened the tradition, and club members supplied luminaria and flashlights. Each year the newspaper featured photos of club members’ children to promote the event. Local stores donated candy for the children, and for years the Parker family led the singing, holding up oversized song lyrics for all to read.

Around 2007, the Parkers handed over these hand-lettered song sheets to club member Darlene Morehouse, who has led the group since that date. She keeps membership records and brief minutes for 1-2 meetings per year, attended by about 20 members. The club’s primary project is organizing the Christmas Eve Caroling event, although they are discussing a summer 2025 event that would include spouses. The logistics and costs of the Christmas Eve event have risen significantly over the past decade, as Parks dismantled the fire ring, Fire permit fees increased drastically, and access to Park storage became more complicated. Dues will rise from \$10 to \$15 in 2025 to defray costs. Around 2020, the club voted to change its name to “The Cannon Hill Ladies Club.”

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Section 12 will contain photographs (both historic and modern) of the property, as well as plat maps, Sanborn maps and any other relevant documentation.



W. 18<sup>th</sup> Avenue in the CHPA HD

<b>Address:</b> 519 W 18th Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1921	Materials notes: cedar shingles
<b>Historic name</b> (if any): Brooke House	Siding appears: original
<b>Builder as Developer:</b> Philip S. Brooke	Windows appear: original
<b>Architect</b> (if any): Westcott & Gifford	Façade and entry appear: original
<b>Type and style:</b> Cottage with French Colonial Revival influence	Plan: no visible additions
<b>Historical notes:</b> Individually listed in the Spokane Historic Register	
	



<b>Address:</b> 523 W 18 <sup>th</sup> Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1921	Materials notes: cedar shingles
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> Ivan B. Royal	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman Bungalow	Plan: no visible additions
<b>Historical notes:</b>	
	





<b>Address:</b> 603 W 18 <sup>th</sup> Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1922	Materials notes: cedar shingles
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> W. D. Robbins	Windows appear: replaced
<b>Architect</b> (if any):	Façade and entry appear: replacement metal porch posts
<b>Type and style:</b> Bungalow	Plan: no visible additions
<b>Historical notes:</b>	
	

<b>Address:</b> 609 W 18 <sup>th</sup> Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1940	Materials notes:
<b>Historic name</b> (if any):	Siding appears: replacement vinyl
<b>Builder as Developer:</b> Matt Remsing	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original with small deck added on east side of front steps
<b>Type and style:</b> English Cottage	Plan: no visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 611 W 18 <sup>th</sup> Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1941	Materials notes: brick, board and batten siding
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> Frank J. Blackwell	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Minimal Traditional Cottage	Plan: no visible additions
<b>Historical notes:</b>	
	

<b>Address:</b> 704 W 18 <sup>th</sup> Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1932	Materials notes: brick
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> E. E. Andruss	Windows appear: large sash replaced; some original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> English Cottage	Plan: garage with deck on roof on east side
<b>Historical notes:</b>	
	



<b>Address:</b> 714 W 18 <sup>th</sup> Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1924	Materials notes:
<b>Historic name</b> (if any):	Siding appears: replaced with vinyl
<b>Builder as Developer:</b> Edward Hokanson	Windows appear: replaced
<b>Architect</b> (if any):	Façade and entry appear: original with railing added to porch roof
<b>Type and style:</b> Dutch Colonial Revival	Plan: garage and living space above addition to east side

**Historical notes:**






<b>Address:</b> 718 W 18 <sup>th</sup> Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1923	Materials notes:
<b>Historic name</b> (if any): Hammerlund House	Siding appears: replaced with vinyl
<b>Builder as Developer:</b> K. J. Berggren	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Colonial Revival Residence	Plan: garage addition on west side

**Historical notes:**





<b>Address:</b> 803 W 18 <sup>th</sup> Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1930	Materials notes: brick
<b>Historic name</b> (if any): Berkey House	Siding appears: original
<b>Builder as Developer:</b>	Windows appear: all the same, perhaps original
<b>Architect</b> (if any): James M. Berkey	Façade and entry appear: original
<b>Type and style:</b> English Cottage	Plan: no visible additions
<b>Historical notes:</b>	
	
	



W 19<sup>th</sup> Avenue in CHPA HD Resource Forms

<b>Address:</b> 403 W 19 <sup>th</sup> Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1954	Materials notes: brick, cedar shingles
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> John G. Boehm	Windows appear: replaced
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Minimal Traditional Ranch House	Plan: no visible additions

**Historical notes:**





<b>Address:</b> 417 W 19th Avenue	<b>Category:</b> Non Contributing Reason: age
<b>Date of Construction:</b> 1993	Materials notes:
<b>Historic name</b> (if any): Barr House	Siding appears: original
<b>Builder as Developer:</b>	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Residence	Plan: no visible additions


**Historical notes:**





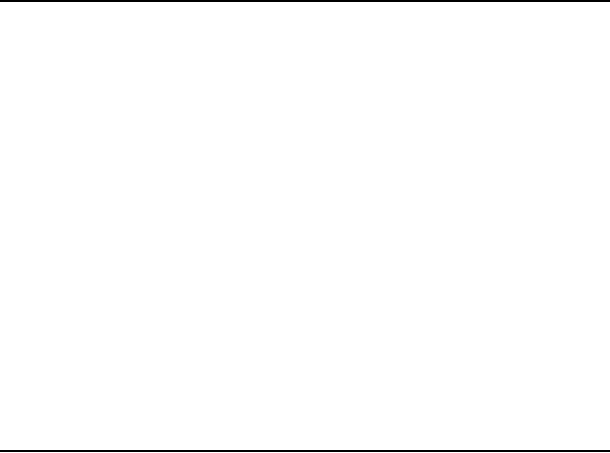
<b>Address:</b> 421 W 19th Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1911	Materials notes: half timbering and stucco
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> O. G. Brubaker	Windows appear: mostly replaced
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman Residence	Plan: no visible additions
<b>Historical notes:</b>	
	


<b>Address:</b> 425 W 19th Avenue	<b>Category:</b> Non Contributing Reason: age
<b>Date of Construction:</b> 1994	Materials notes:
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> Briar Hill Builders	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Residence	Plan: no visible additions
<b>Historical notes:</b>	
	


<b>Address:</b> 431 W 19th Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1910	Materials notes: lapped siding, half-timbering in stucco
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> M. L. Pershall	Windows appear: distinctive, likely original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman Bungalow	Plan: no visible additions
<b>Historical notes:</b>	
	





<b>Address:</b> 504 W 19 <sup>th</sup> Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1941	Materials notes: brick
<b>Historic name</b> (if any): Dwinell House	Siding appears: original
<b>Builder as Developer:</b> Henry G. Mansur	Windows appear: many original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Minimal Traditional Residence	Plan: no visible additions
<b>Historical notes:</b> Individually listed in the Spokane Historic Register	







<b>Address:</b> 514 W 19th Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1910	Materials notes: stucco and narrow reveal wood siding
<b>Historic name</b> (if any): Corbaly House	Siding appears: original
<b>Builder as Developer:</b> E. W. Larson	Windows appear: many original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman/English Residence	Plan: large set-back addition on west side
<b>Historical notes:</b>	
	

<b>Address:</b> 524 W 19th Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1925	Materials notes: stucco and brick
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> J. F. Telander	Windows appear: original casement
<b>Architect</b> (if any): Wells & Bertlesen	Façade and entry appear: original
<b>Type and style:</b> English Residence	Plan: no visible additions
<b>Historical notes:</b>	
	






<b>Address:</b> 604 W 19th Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1924	Materials notes: cedar shingles
<b>Historic name (if any):</b>	Siding appears: original
<b>Builder as Developer:</b> Leo H. Langhammer	Windows appear: original
<b>Architect (if any):</b>	Façade and entry appear: original
<b>Type and style:</b> Dutch Colonial Revival Residence	Plan: garage addition on west side
<b>Historical notes:</b>	
	

<b>Address:</b> 608 W 19th Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1939	Materials notes: brick
<b>Historic name (if any):</b> Kohlheep House	Siding appears: original
<b>Builder as Developer:</b> Emma Johnson	Windows appear: original
<b>Architect (if any):</b>	Façade and entry appear: original
<b>Type and style:</b> English cottage	Plan: no visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 614 W 19th Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1940	Materials notes: brick, board and batten, wide siding with corner protectors
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> I. W. St. John	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> English Cottage	Plan: no visible additions
<b>Historical notes:</b>	
	





<b>Address:</b> 620 W 19th Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1954	Materials notes: brick, lapped siding on gable faces
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> Warren Throop	Windows appear: likely replaced
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Minimal Traditional Ranch House	Plan: no visible additions
<b>Historical notes:</b>	
	
	

<b>Address:</b> 628 W 19th Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1954	Materials notes: brick
<b>Historic name</b> (if any): Throop House	Siding appears: original
<b>Builder as Developer:</b> Warren Throop	Windows appear: undetermined
<b>Architect</b> (if any):	Façade and entry appear: not visible from street
<b>Type and style:</b> Minimal Traditional Ranch House	Plan: no visible additions
<b>Historical notes:</b>	
	
	



<b>Address:</b> 812 W 19th Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1930	Materials notes: brick, shingles
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> A. A. Hayden, J. J. Plumb	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> English Cottage	Plan: no visible additions
<b>Historical notes:</b>	
	




<b>Address:</b> 818 W 19th Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1930	Materials notes: two colors of brick
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> J. J. Plumb	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> English Cottage	Plan: no visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 824 W 19th Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1930	Materials notes: brick
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> J. J. Plumb	Windows appear: age undetermined
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> English Cottage	Plan: roof extending from south side
<b>Historical notes:</b>	









East block Little 20<sup>th</sup> Avenue, between Oneida Place and Bernard Street, CHPA HD Resource Forms

<b>Address:</b> 404 W 20 <sup>th</sup> Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1931	Materials notes:
<b>Historic name</b> (if any): Alstrom House	Siding appears: applied over original siding on gable faces
<b>Builder as Developer:</b> Kaleb Anderson	Windows appear: replaced
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> English Cottage	Plan: no visible additions
<b>Historical notes:</b>	
	
	

<b>Address:</b> 405 W 20 <sup>th</sup> Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1932	<b>Materials notes:</b> stucco and half timbering
<b>Historic name (if any):</b> Croyle House	<b>Siding appears:</b> original
<b>Builder as Developer:</b> Sam Christian	<b>Windows appear:</b> original
<b>Architect (if any):</b>	<b>Façade and entry appear:</b> original
<b>Type and style:</b> English Cottage	<b>Plan:</b> attached garage addition to rear
<b>Historical notes:</b>	
	



<b>Address:</b> 410 W 20 <sup>th</sup> Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1936	<b>Materials notes:</b> siding: original/older narrow reveal wood siding
<b>Historic name (if any):</b>	<b>Siding appears:</b> original
<b>Builder as Developer:</b> Kaleb Anderson	<b>Windows appear:</b> some original, some replaced
<b>Architect (if any):</b>	<b>Façade and entry appear:</b> original
<b>Type and style:</b> English Cottage	<b>Plan:</b> one-story addition to rear
<b>Historical notes:</b>	
	





<b>Address:</b> 417 W 20 <sup>th</sup> Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1923	Materials notes: rough stucco in gable faces
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> John D. Anderson	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman Bungalow	Plan: no visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 418 W 20 <sup>th</sup> Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1911	Materials notes: first: narrow reveal wood siding; second: flush vertical boards and half-timbering
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> G. Bostrom	Windows appear: replaced
<b>Architect</b> (if any):	Façade and entry appear: replacement brick columns and porch foundation
<b>Type and style:</b> Craftsman Residence	Plan: no visible additions
<b>Historical notes:</b>	
	





<b>Address:</b> 420 W 20 <sup>th</sup> Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1910	Materials notes: first: wide reveal siding; second: flush vertical boards and half timbering
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> William Hankins	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman/English Residence	Plan: no visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 423 W 20 <sup>th</sup> Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1921	Materials notes: cedar shingles
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> John Anderson	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: replacement front porch
<b>Type and style:</b> Craftsman Bungalow	Plan: no visible additions
<b>Historical notes:</b>	
	





<b>Address:</b> 427 W 20 <sup>th</sup> Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1927	Materials notes: stucco
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> L. C. Morsing	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> English Cottage	Plan: no visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 428 W 20 <sup>th</sup> Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1910	Materials notes: first: narrow reveal wood siding; second: smooth (replacement?) stucco and half timbering
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> G. Bostrom	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: porch enclosed leaving narrow central inset porch
<b>Type and style:</b> Craftsman Bungalow	Plan: no visible additions
<b>Historical notes:</b>	
	





<b>Address:</b> 433 W 20 <sup>th</sup> Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1910	Materials notes: cedar shingles
<b>Historic name</b> (if any): Pearson House	Siding appears: original
<b>Builder as Developer:</b> John E. Anderson	Windows appear: mostly original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman Bungalow	Plan: no visible additions
<b>Historical notes:</b>	
	

<b>Address:</b> 434 W 20 <sup>th</sup> Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1929	Materials notes: brick and cedar shingles on dormer
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> Otto Blomquist	Windows appear: replaced
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> English Cottage	Plan appears: addition to rear
<b>Historical notes:</b>	
	



<b>Address:</b> 437 W 20 <sup>th</sup> Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1909	Materials notes: narrow reveal wood siding on first; shingles on second
<b>Historic name</b> (if any): Herman House	Siding appears: original
<b>Builder:</b> Undetermined	Windows appear: some original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Residence, a simplified version of Craftsman residences of that time	Plan appears: carport additions to east side
<b>Historical notes:</b>	
	

<b>Address:</b> 443 W 20 <sup>th</sup> Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1920	Materials notes: wood siding
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> O. M. Lilliquist	Windows appear: most replaced
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman Bungalow	Plan: no visible additions
<b>Historical notes:</b>	
	







<b>Address:</b> 447 W 20 <sup>th</sup> Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1919	Materials notes: cedar shingles
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> O. M. Lilliquist	Windows appear: some original, some replaced
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman Bungalow	Plan: no visible additions

**Historical notes:**







West blocks of 20<sup>th</sup>, between Howard and Lincoln, CHPA HD Resource Forms

<b>Address:</b> 606 W 20 <sup>th</sup> Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1936	Materials notes: painted brick; curved clay tile roof
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> John E. Anderson	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Mission Revival Cottage	Plan: no visible additions
<b>Historical notes:</b>	
	


<b>Address:</b> 614 W 20th Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1910	Materials notes: narrow reveal wood siding
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> L. Searle	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman Residence	Plan: no visible additions
<b>Historical notes:</b>	
	




<b>Address:</b> 622 W 20th Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1921	Materials notes: cedar shingles, vertical boards gable faces
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> Roy E. Pehrson	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman Bungalow	Plan: no visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 626 W 20th Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1922	Materials notes: painted brick, cedar shingles
<b>Historic name</b> (if any): Baker House	Siding appears: original
<b>Builder:</b> C. B. Sanderson	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original, possibly replacement balustrades
<b>Type and style:</b> Craftsman Bungalow	Plan: no visible additions
<b>Historical notes:</b>	
	





<b>Address:</b> 632 W 20th Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1924	Materials notes: lapped wood
<b>Historic name</b> (if any):	Siding appears: age undetermined
<b>Builder as Developer:</b> David Carlson	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman Bungalow	Plan: no visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 636 W 20th Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1911	Materials notes: wide reveal lapped siding
<b>Historic name</b> (if any):	Siding appears: perhaps replaced
<b>Builder as Developer:</b> R. E. McHugh	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman Bungalow	Plan: no visible additions
<b>Historical notes:</b>	
	




<b>Address:</b> 643 W 20th Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1927	Materials notes: brick
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> J. J. Plumb	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> English Cottage	Plan: wood frame addition on east side
<b>Historical notes:</b>	
	



<b>Address:</b> 644 W 20th Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1910	Materials notes: brick, wood siding, cedar shingles
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> C. B. Sanderson	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman Bungalow	Plan: no visible additions
<b>Historical notes:</b>	
	




<b>Address:</b> 703 W 20th Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1909	Materials notes: wood siding, cedar shingles dormers; half-timbering over shingles
<b>Historic name</b> (if any): Neilson House	Siding appears: original
<b>Builder as Developer:</b>	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman Bungalow	Plan: no visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 704 W 20th Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b>	Materials notes: cedar shingles
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b>	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b>	Plan: no visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 707 W 20th Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1921	Materials notes: lapped siding, painted brick
<b>Historic name</b> (if any):	Siding appears: age undetermined
<b>Builder as Developer:</b> R. P. Jones	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman Bungalow	Plan: no visible additions
<b>Historical notes:</b>	
	


<b>Address:</b> 708 W 20th Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1913	Materials notes: narrow reveal wood siding
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> S. M. Ruble	Windows appear: some replaced
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman Bungalow	Plan: no visible additions
<b>Historical notes:</b>	
	



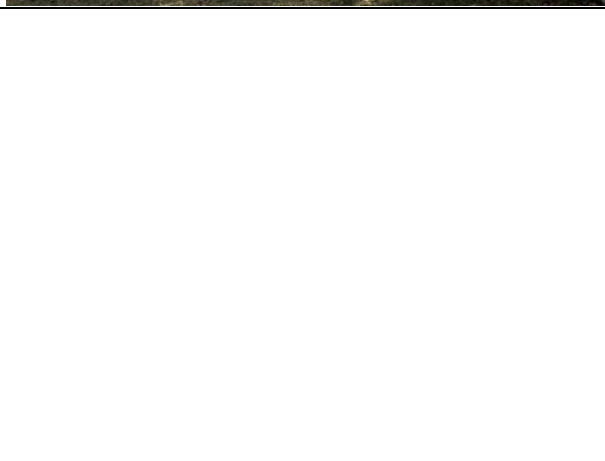
<b>Address:</b> 714 W 20th Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b>	Materials notes: cedar shingles
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> Undetermined	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman/English Residence	Plan: no visible additions
<b>Historical notes:</b>	
	

<b>Address:</b> 715 W 20th Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1911	Materials notes: wood siding, clipped corner shingles above
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> P. E. Barrett	Windows appear: many original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman Bungalow	Plan: no visible additions
<b>Historical notes:</b>	
	







<b>Address:</b> 724 W 20th Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1911	Materials notes: narrow reveal wood siding; stucco
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> C. T Rathke	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman/English Residence	Plan: no visible additions
<b>Historical notes:</b>	
	


<b>Address:</b> 725 W 20th Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1913	Materials notes: stucco
<b>Historic name</b> (if any): Porter House	Siding appears: original
<b>Builder:</b> G. Bostrom	Windows appear: original
<b>Architect</b> (if any): Frank G. Hutchinson	Façade and entry appear: original
<b>Type and style:</b> Eclectic Residence	Plan: no visible additions
<b>Historical notes:</b> Individually listed in the Spokane Historic Register	







<b>Address:</b> 728 W 20th Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1910	Materials notes: narrow reveal wood siding; stucco
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> C. T. Rathke	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman Residence	Plan: large addition to the rear, not very visible from the street
<b>Historical notes:</b>	
	



<b>Address:</b> 816 W 20th Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1930	Materials notes: brick, cedar shingle dormer
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> L. H. Bump	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> English Cottage	Plan: no visible additions
<b>Historical notes:</b>	
	

<b>Address:</b> 822 W 20 <sup>th</sup> Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1937	Materials notes:
<b>Historic name</b> (if any):	Siding appears: replacement vinyl
<b>Builder as Developer:</b> Otto Stammerjohan	Windows appear: replaced
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> English Cottage	Plan: no visible additions
<b>Historical notes:</b>	
	







21<sup>st</sup> Avenue in the CHPA HD, East of Howard

<b>Address:</b> 411 W 21 <sup>st</sup> Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1937	Materials notes: lapped painted siding
<b>Historic name</b> (if any): Warren House	Siding appears: original
<b>Builder:</b> Ed Stammerjohan	Windows appear: some original, some replaced
<b>Architect</b> (if any):	Façade and entry appear: original; door original, handrail and stoop may be replaced
<b>Type and style:</b> English Cottage	Plan: no visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 418 W 21 <sup>st</sup> Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1912	Materials notes: board and batten upper walls; lower walls cementitious (concrete or stucco)
<b>Historic name</b> (if any):	Siding appears: could be original
<b>Builder as Developer:</b> G. W. Pershall	Windows appear: many replaced
<b>Architect</b> (if any): T. Magnuson	Façade and entry appear: original
<b>Type and style:</b> Craftsman Bungalow	Plan: no visible additions
<b>Historical notes:</b>	
	





<b>Address:</b> 423 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1951	Materials notes: brick and vinyl siding
<b>Historic name</b> (if any):	Siding appears: original and replaced
<b>Builder as Developer:</b> W. E. McGourin	Windows appear: likely replaced
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Minimal Traditional Residence	Plan: deck extending from west end, main level
<b>Historical notes:</b>	
	



<b>Address:</b> 428 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1916	Materials notes: brick, smooth stucco on second; concrete on exposed basement level
<b>Historic name</b> (if any):	Siding appears: perhaps replaced stucco
<b>Builder as Developer:</b> C. E. Feltis	Windows appear: many replaced
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Swiss Chalet Bungalow	Plan: no visible additions
<b>Historical notes:</b>	
	





<b>Address:</b> 429 W 21st Avenue	<b>Category:</b> Non-Contributing Reason: age
<b>Date of Construction:</b> 1966	Materials notes: board and batten siding; new cedar above the entrance
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> Robert Dawson	Windows appear: replaced
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Residence	Plan: no visible additions
<b>Historical notes:</b>	
	


<b>Address:</b> 433 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1956	Materials notes: board and batten siding
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> Doerschlag & Svenson	Windows appear: replaced
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> California Ranch House	Plan: no visible additions; garage-port under main roof
<b>Historical notes:</b>	
	




<b>Address:</b> 445 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1912	Materials notes: lapped wood siding; half-timbering in likely replacement smooth stucco
<b>Historic name</b> (if any):	Siding appears: original and replaced
<b>Builder as Developer:</b> A. L. Doran	Windows appear: many replaced
<b>Architect</b> (if any): Franklin Manz	Façade and entry appear: original
<b>Type and style:</b> Craftsman Bungalow	Plan: no visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 438 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1914	Materials notes: cedar shingles and narrow reveal wood siding
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b>	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman/English Residence	Plan: no visible additions
<b>Historical notes:</b>	
	





<b>Address:</b> 444 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1914	Materials notes: board and batten, cedar shingles above
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> Undetermined	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman/English Residence	Plan: no visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 451 W 21st Avenue	<b>Category:</b> Non-Contributing Reason: age
<b>Date of Construction:</b> 1994	Materials notes: vinyl siding
<b>Historic name</b> (if any): Mayer House	Siding appears: original
<b>Builder:</b> Briar Hill Builders	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Neo-Eclectic Victorian Residence	Plan: no visible additions
<b>Historical notes:</b>	
	





<b>Address:</b> 448 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1912	Materials notes: shingled first, stucco second; decorative boards gable faces
<b>Historic name</b> (if any): Alvis House	Siding appears: original
<b>Builders:</b> John Thomas, M. Endres	Windows appear: original
<b>Architect</b> (if any): Franklin Manz	Façade and entry appear: original
<b>Type and style:</b> Craftsman Residence with Swiss Chalet Influence	Plan: no visible additions
<b>Historical notes:</b> Individually listed in the Spokane Historic Register	
	



<b>Address:</b> 457 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1930	Materials notes: cedar shingles
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> F. E. Walter	Windows appear: likely original with storm sash
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> English Cottage	Plan: carport roof extending from basement level
<b>Historical notes:</b>	
	





<b>Address:</b> 452 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1924	Materials notes: brick and stucco
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> John E. Anderson	Windows appear: many original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman/English Residence	Plan: no visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 458 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1910	Materials notes: narrow reveal wood siding; half-timbering in rough stucco on second
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> James Whitelaw	Windows appear: original with leaded upper sash, diamond pattern
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> English/Craftsman Residence	Plan: no visible additions
<b>Historical notes:</b>	
	





<b>Address:</b> 502 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1921	<b>Materials notes:</b> painted brick, board and batten siding
<b>Historic name (if any):</b>	<b>Siding appears:</b> original
<b>Builder as Developer:</b> Mrs. G. A. Pehrson	<b>Windows appear:</b> original
<b>Architect (if any):</b>	<b>Façade and entry appear:</b> original
<b>Type and style:</b> Craftsman Cottage	<b>Plan:</b> no visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 503 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1921	<b>Materials notes:</b> cedar shingles
<b>Historic name (if any):</b>	<b>Siding appears:</b> original
<b>Builder as Developer:</b> O. M. Lilliquist	<b>Windows appear:</b> original
<b>Architect (if any):</b>	<b>Façade and entry appear:</b> original
<b>Type and style:</b> Craftsman Bungalow	<b>Plan:</b> no visible additions
<b>Historical notes:</b>	
	






<b>Address:</b> 507 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1922	Materials notes: cedar shingles
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> W A Duckworth/DeArmand	Windows appear: replaced
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Colonial Revival Residence	Plan: attached garage addition
<b>Historical notes:</b>	
	

<b>Address:</b> 508 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b>	Materials notes: cedar shingles
<b>Historic name</b> (if any): 1936	Siding appears: original
<b>Builder as Developer:</b> M. Randolph Smith	Windows appear: original
<b>Architect</b> (if any): M. Randolph Smith	Façade and entry appear: original
<b>Type and style:</b> Regency Revival Residence	Plan: no visible additions
<b>Historical notes:</b>	
	





<b>Address:</b> 517 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1911	Materials notes: narrow reveal wood siding, shingles
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> L. Searle	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman Residence	Plan: no visible additions
<b>Historical notes:</b>	
	

<b>Address:</b> 525 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1950	Materials notes: cedar siding
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> W. E. McGourin	Windows appear: some original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Minimal Traditional Residence	Plan: no visible additions
<b>Historical notes:</b>	
	

<b>Address:</b> 531 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1950	Materials notes: cedar shingles
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> W. E. McGourin	Windows appear: some replaced
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Minimal Traditional Residence	Plan: rear addition visible from side street
<b>Historical notes:</b>	
	




W 21<sup>st</sup> Ave in the CHPA HD, West of Howard

<b>Address:</b> 607 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1953	Materials notes: board and batten, lapped siding
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> Crescent Investment	Windows appear: undetermined if original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Minimal Traditional Residence	Plan: no visible additions
<b>Historical notes:</b>	
	

<b>Address:</b> 611 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1921	Materials notes: lapped wood siding; brick
<b>Historic name</b> (if any):	Siding appears: original
<b>Developer:</b> R. L. Perry	Windows appear: some replaced
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman Bungalow	Plan: no visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 617 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1922	Materials notes: lapped siding, shingled gable faces
<b>Historic name</b> (if any): Rice House	Siding appears: undetermined age
<b>Builder as Developer:</b> J. Aurdal	Windows appear: many replaced
<b>Architect</b> (if any):	Façade and entry appear: original replaced with
<b>Type and style:</b> Craftsman Bungalow	Plan: no visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 621 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1930	Materials notes: brick
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> Kaleb Anderson	Windows appear: many replaced
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> English Residence	Plan: no visible additions; garage could be original
<b>Historical notes:</b>	
	



<b>Address:</b> 626 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1914	Materials notes: brick
<b>Historic name</b> (if any): Lundquist House	Siding appears: original
<b>Builder as Developer:</b> A. L. Lundquist	Windows appear: many original
<b>Architect</b> (if any): Earl Morrison	Façade and entry appear: original
<b>Type and style:</b> “American” Residence	Plan: no visible additions; garage location likely original
<b>Historical notes:</b> This was developer Lundquist’s last project, designed by Morrison, in what he called his “American” style.	







<b>Address:</b> 627 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1958	Materials notes: brick
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> Frank M. Brown	Windows appear: undetermined if original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Minimal Traditional Ranch House	Plan: no visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 628 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1911	Materials notes: narrow reveal wood siding; half-timbering in perhaps replaced stucco
<b>Historic name</b> (if any): Canfield House	Siding appears: original
<b>Builder:</b> Gus Bostrom	Windows appear: many original
<b>Architect</b> (if any): Gus Bostrom	Façade and entry appear: original
<b>Type and style:</b> Craftsman Bungalow	Plan: no visible additions
<b>Historical notes:</b> Listed individually in the Spokane Historic Register	
	





<b>Address:</b> 634 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1910	Materials notes: lapped siding, board and batten gable faces
<b>Historic name (if any):</b>	Siding appears: older
<b>Builder as Developer:</b> Gus Bostrom	Windows appear: original
<b>Architect (if any):</b>	Façade and entry appear: original, replaced porch
<b>Type and style:</b> Craftsman/English Residence	Plan: no visible additions
<b>Historical notes:</b>	
	


<b>Address:</b> 702 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1913	Materials notes: stucco
<b>Historic name (if any):</b> Ritter House	Siding appears: original
<b>Builder:</b> Gus Bostrom	Windows appear: many original
<b>Architect (if any):</b>	Façade and entry appear: original
<b>Type and style:</b>	Plan: no visible additions
<b>Historical notes:</b> Individually listed in the Spokane Historic Register	
	




<b>Address:</b> 707 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1931	Materials notes: brick, brick on additions
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> W. C. Peelgren	Windows appear: many original, some replaced
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> English Cottage	Plan: 2008 addition on west side and attached garage
<b>Historical notes:</b>	
	



<b>Address:</b> 708 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1931	Materials notes: wide reveal siding
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> John Dostert	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Colonial Revival, Williamsburg Cottage	Plan: no visible additions
<b>Historical notes:</b>	
	






<b>Address:</b> 714 W 21st Avenue	<b>Category:</b> Non-Contributing Reason: Alterations that change its character
<b>Date of Construction:</b> 1921	<b>Materials notes:</b> lapped siding
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> C. H. Bemis	Windows appear: some original
<b>Architect</b> (if any):	Façade and entry appear: ornament added to previously enclosed porch; placement of steps odd
<b>Type and style:</b> Craftsman Bungalow	Plan: large replacement dormer changes character
<b>Historical notes:</b>	
	

<b>Address:</b> 717 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1942	<b>Materials notes:</b> brick
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> C. Masters	Windows appear: few visible from the street
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Minimal Traditional Residence	Plan: no visible additions
<b>Historical notes:</b>	
	






<b>Address:</b> 718 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1930	Materials notes: brick
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> Charles Nygren	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> English Cottage	Plan: no visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 726 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1937	Materials notes: wide reveal siding
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> Gus J. Bouten	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original; porch railing added; French doors added to west facade
<b>Type and style:</b> Colonial Revival Residence	Plan: no visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 802 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1941	Materials notes: cedar shingles
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> G. J. Bouten	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Colonial Revival Residence	Plan: undetermined if one-story porch is an addition
<b>Historical notes:</b>	
	





<b>Address:</b> 805 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1929	Materials notes: brick
<b>Historic name</b> (if any): Broderson House	Siding appears: original
<b>Builder as Developer:</b> R. H. Payne	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> English Cottage	Plan: no visible additions
<b>Historical notes:</b>	
	
	



<b>Address:</b> 811 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1930	Materials notes: brick; rear wing stucco
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> Harruff Bros.	Windows appear: many original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> English Residence	Plan: no visible additions; rear wing has similar details and if an addition, an early one
<b>Historical notes:</b>	
	



<b>Address:</b> 812 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1929	Materials notes: brick
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> C. W. Erickson	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original with newer railing
<b>Type and style:</b> English Cottage	Plan: no visible additions
<b>Historical notes:</b>	
	





<b>Address:</b> 818 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1932	Materials notes: brick
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> C. W. Erickson	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> English Cottage	Plan: no visible additions
<b>Historical notes:</b>	
	

<b>Address:</b> 819 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1925	Materials notes: shingles
<b>Historic name</b> (if any):	Siding appears: original
<b>Developer:</b> John H. Happy	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> English Cottage	Plan: no visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 822 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1930	Materials notes: brick
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> Kaleb Anderson	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> English Cottage	Plan: no visible additions
<b>Historical notes:</b>	
	

<b>Address:</b> 825 W 21st Avenue	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1924	Materials notes: cedar shingles
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> H. L. Acomb	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Colonial Revival Residence	Plan: additions to the rear visible on corner property
<b>Historical notes:</b>	
	






S Bernard Street CHPA HD Resource Forms

<b>Address:</b> 1914 S Bernard Street	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1954	Materials notes: brick, cedar shingles on side walls
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> John G. Boehm	Windows appear: could be original
<b>Architect</b> (if any):	Façade and entry appear: original; garage opening appears enlarged
<b>Type and style:</b> Minimal Traditional Ranch House	Plan: no visible additions
<b>Historical notes:</b>	
	

<b>Address:</b> 1916 S Bernard Street	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1939	Materials notes:
<b>Historic name</b> (if any):	Siding appears: replaced with vinyl siding
<b>Builder as Developer:</b> Kaleb Anderson	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original forms
<b>Type and style:</b> Minimal Traditional Cottage	Plan: no visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 2008 S Bernard Street	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1942	Materials notes: shiplap siding, vertical planks
<b>Historic name</b> (if any):	Siding appears: older
<b>Builder as Developer:</b> Frank B. Jenkins	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Minimal Traditional Residence	Plan: large rear addition not very visible from street
<b>Historical notes:</b>	
	

<b>Address:</b> 2012 S Bernard Street	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1947	Materials notes:
<b>Historic name</b> (if any):	Siding appears: replaced with vinyl
<b>Builder as Developer:</b> Undetermined	Windows appear: replaced
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Minimal Traditional Cottage	Plan: no visible additions
<b>Historical notes:</b>	
	






<b>Address:</b> 2014 S Bernard Street	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1946	Materials notes: wide lapped siding
<b>Historic name</b> (if any):	Siding appears: age undetermined
<b>Builder as Developer:</b> Undetermined	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Minimal Traditional Cottage	Plan: no visible additions
<b>Historical notes:</b>	
	

<b>Address:</b> 2016 S Bernard Street	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1941	Materials notes: wide siding
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> Gus Bouten Const Co.	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Colonial Revival Cottage	Plan: no visible additions
<b>Historical notes:</b>	
	




<b>Address:</b> 2024 S Bernard Street	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1941	Materials notes: wide lapped siding
<b>Historic name</b> (if any):	Siding appears: age undetermined
<b>Builder as Developer:</b> Gus Bouten Const Co.	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Minimal Traditional Cottage	Plan: no visible additions
<b>Historical notes:</b>	
	
	

S. Lincoln Street CHPA HD Resource Forms


<b>Address:</b> 1803 S Lincoln Street	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1929	Materials notes: wide siding with corner protectors
<b>Historic name</b> (if any):	Siding appears: age undetermined
<b>Builder as Developer:</b> Donald McFarlane	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Cottage	Plan: no visible additions
<b>Historical notes:</b>	
	
	




<b>Address:</b> 1905 S Lincoln Street	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1911	Materials notes: narrow reveal wood siding, stucco and half-timbering gable faces
<b>Historic name</b> (if any): Brown House	Siding appears: original
<b>Builder as Developer:</b> John Thomas	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original with original porte cochere on north side
<b>Type and style:</b> Craftsman Bungalow	Plan: second story addition on the rear
<b>Historical notes:</b>	
	



<b>Address:</b> 1909 S Lincoln Street	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1931	Materials notes: brick
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> R. A. Dunn	Windows appear: some original, others replaced
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> English Cottage	Plan: no visible additions
<b>Historical notes:</b>	
	






<b>Address:</b> 1915 S Lincoln Street	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1911	Materials notes: wide siding with corner protectors; vertical siding in gable faces; painted brick foundation
<b>Historic name</b> (if any):	Siding appears: replaced
<b>Builder as Developer:</b> William Hankins	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original, porch knew wall sided
<b>Type and style:</b> English/Craftsman Residence	Plan: no visible additions
<b>Historical notes:</b>	
	

<b>Address:</b> 1919 S Lincoln Street	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1910	Materials notes: narrow reveal wood siding
<b>Historic name</b> (if any): Stutes House	Siding appears: original
<b>Builder as Developer:</b> E. W. Larson	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman Bungalow	Plan: no visible additions
<b>Historical notes:</b>	
	





<b>Address:</b> 2003 S Lincoln Street	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1952	Materials notes: brick
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> H. E. Nehrllich	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original, not very visible from the street
<b>Type and style:</b> Minimal Traditional Ranch	Plan: no visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 2007 S Lincoln Street	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1952	Materials notes:
<b>Historic name</b> (if any):	Siding appears: replaced
<b>Builder as Developer:</b> H. E. Nehrllich	Windows appear: likely original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Minimal Traditional Ranch	Plan: no visible additions
<b>Historical notes:</b>	
	

<b>Address:</b> 2011 S Lincoln Street	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1929	<b>Materials notes:</b> wide lapped siding
<b>Historic name</b> (if any):	<b>Siding appears:</b> age undetermined
<b>Builder as Developer:</b> Kaleb Anderson	<b>Windows appear:</b> many replaced
<b>Architect</b> (if any):	<b>Façade and entry appear:</b> original
<b>Type and style:</b> Cottage	<b>Plan:</b> no visible additions
<b>Historical notes:</b>	
	



Oneida Place in the CHPA HD Resource Forms

<b>Address:</b> 1902 S Oneida Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1950	Materials notes: two types wide reveal siding
<b>Historic name</b> (if any):	Siding appears: replaced with similar siding
<b>Builder as Developer:</b> Jacob Schwartz	Windows appear: replaced
<b>Architect:</b>	Façade and entry appear: original
<b>Type and style:</b> Minimal Traditional Ranch with exposed basement	Plan: raised deck addition to rear
<b>Historical notes:</b>	
	

<b>Address:</b> 1907 S Oneida Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1958	Materials notes: split face brick, vertical and diagonal wood siding
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> T.C. Hughes	Windows appear: original
<b>Architect:</b>	Façade and entry appear: original
<b>Type and style:</b> Minimal Traditional Ranch	Plan: no visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 1908 S Oneida Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1931	Materials notes: painted brick and wood siding
<b>Historic name</b> (if any): Fabian Smith House	Siding appears: original
<b>Builder as Developer:</b>	Windows appear: many original, some replaced
<b>Architect:</b>	Façade and entry appear: original
<b>Type and style:</b> Picturesque Cottage with Colonial Revival influence	Plan: no visible additions

**Historical notes:**





<b>Address:</b> 1918 S Oneida Place	<b>Category:</b> Non Contributing Reason: rebuilt 1984
<b>Date of Construction:</b> 1984	Materials notes:
<b>Historic name</b> (if any):	Siding appears: original to 1984 wide reveal Masonite; shingles
Builder as Developer: Unknown, 1984	Windows appear: 1984 configuration and sash
<b>Architect</b> (if any): Undetermined, 1984	Façade and entry appear: original to 1984
<b>Type and style:</b> bungalow-inspired	Plan: on footprint of original bungalow; garage below grade existing in 2025

**Historical notes:** rebuilt from "floor joists" in 1984 after a fire per building permit; originally built 1914 by F R Montfort.



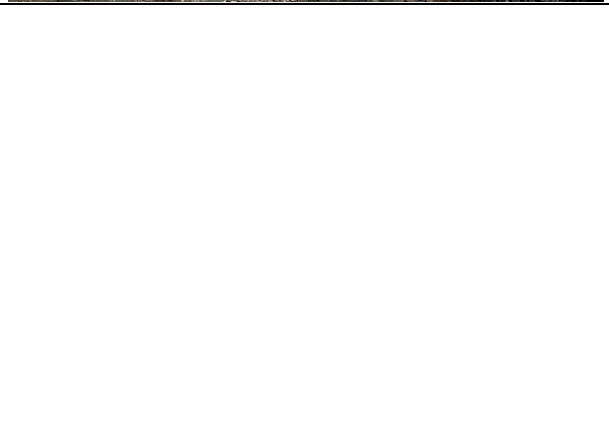


<b>Address:</b> 1919 S. Oneida Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1921	Materials notes: house is concrete
<b>Historic name</b> (if any):	Siding appears: cedar shingles on second story
<b>Builder:</b> Concrete Construction Co.	Windows appear: some replaced sash
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Foursquare residence	Plan: no visible additions
<b>Historical notes:</b>	
	

<b>Address:</b> 1924 S Oneida Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1920	Materials notes: shingled walls
<b>Historic name</b> (if any):	Siding appears: original
<b>Developer:</b> C. W. Erickson	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman Bungalow	Plan: no visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 1925 S. Oneida Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1909	<b>Materials notes:</b> Vinyl siding covers original siding
<b>Historic name (if any):</b> Hall House	<b>Siding appears:</b> covered/replaced with vinyl
<b>Builder as Developer:</b> E. W. Larson	<b>Windows appear:</b> original
<b>Architect (if any):</b>	<b>Façade and entry appear:</b> porch some new material
<b>Type and style:</b> English Residence	<b>Plan:</b> no visible additions
<b>Historical notes:</b> One of earliest houses in the addition	








<b>Address:</b> 2003 S Oneida Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1954	Materials notes: board and batten siding; garage section wide reveal wood siding
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> Guthrie Investments Inc.	Windows appear: replaced
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Minimal Traditional Split Level	Plan: no visible additions
<b>Historical notes:</b>	
	


<b>Address:</b> 2004 S Oneida Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b>	Materials notes: wide wood siding; stucco gable faces
<b>Historic name</b> (if any): Morris House	Siding appears: original
<b>Builder as Developer:</b> E. W. Larson	Windows appear: many replaced
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman/English Residence	Plan: no visible additions
<b>Historical notes:</b>	
	




<b>Address:</b> 2008 S Oneida Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1913	Materials notes: older wood shingles
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> N. M. Selander	Windows appear: many replaced
<b>Architect:</b> Cutter & Malmgren	Façade and entry appear: original
<b>Type and style:</b> Craftsman Bungalow	Plan: no visible additions
<b>Historical notes:</b>	
	

<b>Address:</b> 2015 S Oneida Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1909	Materials notes: narrow reveal wood siding and wood shingles
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> M. L. Pershall	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman/English Residence	Plan: no visible additions
<b>Historical notes:</b>	
	

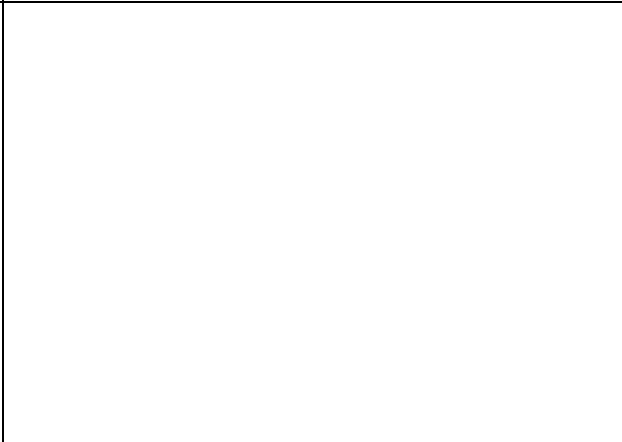




<b>Address:</b> 2021 S Oneida Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1931	Materials: cedar shingles and wavy edge wood boards
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> M. H. Wickman	Windows appear: many replaced
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> English Cottage	Plan: no visible additions
<b>Historical notes:</b>	
	

<b>Address:</b> 2025 S Oneida Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1935	Materials notes: brick and stucco
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> John E. Anderson	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> English Cottage	Plan: no visible additions
<b>Historical notes:</b>	
	






<b>Address:</b> 2018 S Oneida Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1949	Materials notes: brick and vertical wood siding
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> Paul Blomquist	Windows appear: mostly original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Picturesque Residence with Minimal Traditional influence	Plan: no visible additions
<b>Notes:</b> double lot; swimming pool and other amenities	



<b>Address:</b> 2028 Oneida Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1935	Materials notes:
<b>Historic name</b> (if any):	Siding appears: original variety of wood siding
<b>Builder:</b> Hazen & Clark	Windows appear: original
<b>Architect:</b> Whitehouse & Price	Façade and entry appear original; main entrance on south side
Type and style: English Residence	Plan: no visible additions
<b>Historical notes:</b> A group of Spokane businessmen formed to build a moderate cost model home, one they described as “a perfect dwelling” It was open to the public during the spring of 1936.	
	



<b>Address:</b> 2034 S Oneida Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1931	Materials notes:
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> L. H. Bump	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original; front porch roof extension appears to be a change
<b>Type and style:</b>	Plan: no visible additions
<b>Historical notes:</b>	
	
	

<b>Address:</b> 2049 S Oneida Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1927	Materials notes: narrow reveal siding, material?
<b>Historic name</b> (if any): Robertson House	Siding appears: original
<b>Builder:</b> Peterson & Fielsted	Windows appear: original
<b>Architect:</b> Wells & Bertelsen	Façade and entry appear: original
<b>Type and style:</b> Colonial Revival, Williamsburg Residence	Plan: no visible additions

**Historical notes:**





<b>Address:</b> 2055 S Oneida Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1936	Materials notes: wide siding, likely wood
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> M. Randolph Smith	Windows appear: original
<b>Architect:</b>	Façade and entry appear: original
<b>Type and style:</b> Colonial Revival Residence	Plan: no visible additions
<b>Historical notes:</b>	
	
	



<b>Address:</b> 2058 S Oneida Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1938	Materials notes: rough textured brick
<b>Historic name</b> (if any):	Siding appears: original, maybe painted
<b>Builder as Developer:</b> E. D. Harriman & Howard Noble	Windows appear: original
<b>Architect:</b>	Façade and entry appear: original
<b>Type and style:</b> Minimal Traditional Residence	Plan: no visible additions
<b>Historical notes:</b>	
	

S Post Street CHPA HD Resource Forms

<b>Address:</b> 1918 S Post Street	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1909	Materials notes: stucco
<b>Historic name</b> (if any): Goodspeed House	Siding appears: original
<b>Builder as Developer:</b> William Hankins	Windows appear: some original, some replaced; storm sash in place
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> "Spanish Mission" bungalow with tower room	Plan: no visible additions

**Historical notes:**





<b>Address:</b> 1924 S Post Street	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1922	Materials notes: stucco, brick
<b>Historic name</b> (if any): Keedy House	Siding appears: original
<b>Builder as Developer:</b> H C Keedy	Windows appear: some of both original and replaced
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman Bungalow with partial second story	Plan: no visible additions

**Historical notes:**









<b>Address:</b> 1927 S Post Street	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1946	Materials notes: brick and wide reveal siding
<b>Historic name (if any):</b>	Siding appears: age undetermined
<b>Builder as Developer:</b>	Windows appear: age undetermined
<b>Architect (if any):</b>	Façade and entry appear: original
<b>Type and style:</b> Minimal Traditional Residence	Plan: no visible additions
<b>Historical notes:</b> 1950 Sanborn shows garage, two-story, and south wings	
	


<b>Address:</b> 1928 S Post Street	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1911	Materials notes: narrow reveal siding on first; wavy asbestos shingles on second
<b>Historic name (if any):</b> Taft House	Siding appears: original on first story
<b>Builder as Developer:</b> William Hankins	Windows appear: original
<b>Architect (if any):</b>	Façade and entry appear: original
<b>Type and style:</b> Craftsman/English Residence	Plan: no visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 1934 S Post Street	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1911	Materials notes: cedar shingles
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> C. T. Rathke	Windows appear: replaced
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Bungalow	Plan: no visible additions
<b>Historical notes:</b>	
	


<b>Address:</b> 1944 S Post Street	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1948	Materials notes:
<b>Historic name</b> (if any):	Siding appears: original brick
<b>Builder as Developer:</b> Gus Bouten Const. Co	Windows appear: some of both original and replaced
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Minimal Traditional Ranch	Plan: no visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 2006 S Post Street	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1926	Materials notes: narrow reveal wood siding
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> O. F. Anderson	Windows appear: many original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Cottage	Plan: 3-car garage addition on north side
<b>Historical notes:</b>	
	

<b>Address:</b> 2012 S Post Street	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1911	Materials notes: narrow reveal wood siding
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> C. T. Rathke	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Colonial Revival Residence	Plan: no visible additions
<b>Historical notes:</b>	
	







<b>Address:</b> 2019 S Post Street	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1952	Materials notes: painted split face brick
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> E. R. Spencer	Windows appear: could be original
<b>Architect</b> (if any):	Façade and entry appear: original yet porch gable recent change
<b>Type and style:</b> Minimal Traditional Residence	Plan: no visible additions
<b>Historical notes:</b>	
	

<b>Address:</b> 2020 S Post Street	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1930	Materials notes:
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> Andrew Olson	Windows appear: many original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> English Cottage	Plan: no visible additions; building permit notes built with basement garage
<b>Historical notes:</b>	
	







W Shoshone Place CHPA HD Resource Forms

<b>Address:</b> 410 W Shoshone Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1946	Materials notes: fiberboard with corner protectors siding; vertical board siding on gable faces
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> N. R. Small	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Mminimal Traditional Cottage	Plan: no visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 417 W Shoshone Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1925	Materials notes:
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> E. L. Frank	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Colonial Revival Residence	Plan: wood-clad 2-story addition on rear
<b>Historical notes:</b>	
	





<b>Address:</b> 418 W Shoshone Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1910	Materials notes: half timbering and stucco gable faces; wide reveal siding below, uncertain age and material
<b>Historic name</b> (if any):	Siding appears: older
<b>Builder as Developer:</b> undetermined	Windows appear: many replaced
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman Bungalow	Plan: addition on rear of east side
<b>Historical notes:</b>	
	

<b>Address:</b> 421 W Shoshone Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1922	Materials notes:
<b>Historic name</b> (if any):	Siding appears: replaced with vinyl
<b>Builder as Developer:</b> A. H. Bruett	Windows appear: age undetermined
<b>Architect</b> (if any):	Façade and entry appear: altered with added porch (none shown on 1950 Sanborn map)
<b>Type and style:</b> Dutch Colonial Revival Residence	Plan: two-story addition on rear; carport extension on east side
<b>Historical notes:</b>	
	





<b>Address:</b> 422 W Shoshone Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1911	Materials notes: half timbering on gable faces, lapped siding below
<b>Historic name</b> (if any):	Siding appears: older
<b>Builder as Developer:</b> G. Larson	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman Bungalow	Plan: no visible additions
<b>Historical notes:</b>	
	


<b>Address:</b> 426 W Shoshone Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1910	Materials notes: half-timbering and stucco
<b>Historic name</b> (if any): Cohen House	Siding appears: original
<b>Builder as Developer:</b> E. W. Larson	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original with part of porch enclosed
<b>Type and style:</b> Craftsman/English Residence	Plan: no visible additions
<b>Historical notes:</b> Listed on the Spokane Register of Historic Places	
	



<b>Address:</b> 427 W Shoshone Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1923	Materials notes: wide reveal siding
<b>Historic name</b> (if any):	Siding appears: likely replaced
<b>Builder as Developer:</b>	Windows appear: replaced
<b>Architect</b> (if any):	Façade and entry appear: porch may be added; two small dormers connected
<b>Type and style:</b> Colonial Revival Cottage	Plan: no visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 431 W Shoshone Place	<b>Category:</b> Non-Contributing Reason: age
<b>Date of Construction:</b> 1998	Materials notes: stucco, corrugated sheet metal
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b>	Windows appear: original
<b>Architect</b> (if any): Nancy McKennon	Façade and entry appear: original
<b>Type and style:</b> Residence	Plan: no visible additions
<b>Historical notes:</b>	
	





<b>Address:</b> 432 W Shoshone Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1919	Materials notes: cedar shingles; painted brick porch posts
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> O. M. Lilliquist	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman Bungalow	Plan: no visible additions
<b>Historical notes:</b>	
	

<b>Address:</b> 437 W Shoshone Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1911	Materials notes: painted brick, lapped siding
<b>Historic name</b> (if any):	Siding appears: likely replaced
<b>Builder as Developer:</b> L. Searle	Windows appear: many replaced
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Bungalow	Plan: no visible additions
<b>Historical notes:</b>	
	





<b>Address:</b> 438 W Shoshone Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1912	Materials notes: lapped board siding
<b>Historic name</b> (if any):	Siding appears: older
<b>Builder:</b>	Windows appear: original
<b>Architect</b> (if any): Franklin Manz	Façade and entry appear: masonry and porch railings replaced
<b>Type and style:</b>	Plan: no visible additions
<b>Historical notes:</b> Frank Montfort, Attorney, developed property and sold it in 1913 to H. G. Harrison in 1913.	
	



<b>Address:</b> 441 W Shoshone Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1909	Materials notes: narrow reveal wood siding;
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> C. T. Rathke	Windows appear: many replaced
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman/English Residence	Plan: no visible additions
<b>Historical notes:</b>	
	





<b>Address:</b> 442 W Shoshone Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1911	Materials notes: 3 types of wood siding
<b>Historic name</b> (if any):	Siding appears: original; gable face perhaps replaced
<b>Builder as Developer:</b> L. Larson	Windows appear: original
<b>Architect</b> (if any): Franklin Manz	Façade and entry appear: original
<b>Type and style:</b> Craftsman Bungalow	Plan: no visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 448 W Shoshone Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1914	Materials notes: cedar shingles, board and batten east gable face
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> G. C. Gorsuch	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original, changes to porch foundation/skirting
<b>Type and style:</b> Craftsman Bungalow with Swiss Chalet influence	Plan: no visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 451 W Shoshone Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1913	Materials notes: stucco
<b>Historic name</b> (if any): Lloyd House	Siding appears: original
<b>Builder:</b> E. W. Larson	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman Bungalow with Spanish Mission influence	Plan: no visible additions
<b>Historical notes:</b> Listed on the Spokane Register of Historic Places	
	

<b>Address:</b> 452 W Shoshone Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1919	Materials notes: cedar shingles
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> O. M. Lilliquist	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Bungalow	Plan: no visible additions
<b>Historical notes:</b>	
	



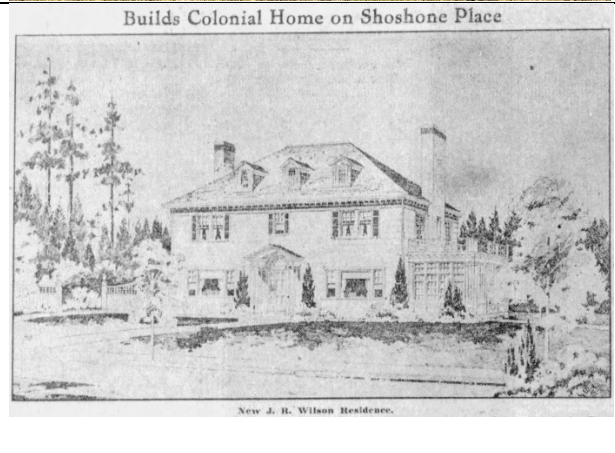
<b>Address:</b> 457 W Shoshone Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1919	Materials notes: cedar shingles
<b>Historic name (if any):</b>	Siding appears: original
<b>Builder as Developer:</b> O. M. Lilliquist	Windows appear: original
<b>Architect (if any):</b>	Façade and entry appear: original
<b>Type and style:</b> Craftsman Bungalow	Plan: no visible additions
<b>Historical notes:</b>	
	

<b>Address:</b> 461 W Shoshone Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1911	Materials notes: narrow reveal wood siding with stucco and half-timbering in front gable face
<b>Historic name (if any):</b>	Siding appears: original
<b>Builder as Developer:</b> E. W. Larson	Windows appear: many original
<b>Architect (if any):</b>	Façade and entry appear: original; railings added
<b>Type and style:</b> Craftsman/English Residence	Plan: no visible additions
<b>Historical notes:</b>	
	





<b>Address:</b> 469 W Shoshone Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1919	Materials notes: cedar shingle siding
<b>Historic name</b> (if any): Wilson House	Siding appears: original
<b>Builder as Developer:</b>	Windows appear: many original
<b>Architect</b> (if any): Whitehouse & Price	Façade and entry appear: original
<b>Type and style:</b> Colonial Revival, Williamsburg Residence	Plan: sunporch along most of west side appears to be a remodeling of a porch that appears in 1919 rendering and on 1950 Sanborn map

**Historical notes:** At some point in the 1920s, the selection committee included this house as one of ten houses that were most architecturally beautiful in a The Spokesman-Review City Beautiful contest.









<b>Address:</b> 603 W Shoshone Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1930	Materials notes:
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> O. C. Stammerjohan	Windows appear: both original and replaced
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> English Cottage	Plan: no visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 609 W Shoshone Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1936	Materials notes: concrete block
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> L. G. Wrather	Windows appear: many original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Colonial Revival, Williamsburg Cottage	Plan: no visible additions
<b>Historical notes:</b> 1950 Sanborn map shows this house as concrete	
	





<b>Address:</b> 611 W Shoshone Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1912	Materials notes: half-timbering in stucco on front gable face
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> J. I. Thomas	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original, age of steps undetermined
<b>Type and style:</b> Craftsman Bungalow	Plan: no visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 617 W Shoshone Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1919	Materials notes: painted brick
<b>Historic name</b> (if any):	Siding appears: original
<b>Developer:</b> Karl J. Berggren	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman Bungalow	Plan: no visible additions
<b>Historical notes:</b>	
	





<b>Address:</b> 623 W Shoshone Place	<b>Category:</b> Non-Contributing Reason: alterations to façade changed its character
<b>Date of Construction:</b> 1921	Materials notes: lapped siding
<b>Historic name</b> (if any):	Siding appears: some historic, some replaced
<b>Developer:</b> F. S. Lafontaine	Windows appear: replaced
<b>Architect</b> (if any):	Façade and entry appear: porch rebuilt 2024 and gazebo added to west
<b>Type and style:</b> Dutch Colonial Revival Residence	Plan: large addition to rear
<b>Historical notes:</b>	
	


<b>Address:</b> 627 W Shoshone Place	<b>Category:</b> Non-Contributing Reason: Alterations
<b>Date of Construction:</b> 1927	Materials notes: narrow reveal wood siding, cedar shingles on gable faces
<b>Historic name</b> (if any): Gibbon House	Siding appears: original
<b>Builder:</b> J. W. Forrest	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman Bungalow	Plan: Large dormer on front roof slope and second story at rear of house transform from bungalow into a residence
<b>Historical notes:</b>	
	




<b>Address:</b> 633 W Shoshone Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1923	Materials notes: lapped wood
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> Karl J. Berggren	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Craftsman Bungalow	Plan: no visible additions
<b>Historical notes:</b>	
	


<b>Address:</b> 637 W Shoshone Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b>	Materials notes: stucco and flat clay tiles on roof
<b>Historic name</b> (if any):	Siding appears: original
<b>Developer:</b> H. J. Ratz	Windows appear: original
<b>Architect</b> (if any): F. Westcott	Façade and entry appear: original
<b>Type and style:</b> English Residence	Plan: no visible additions
<b>Historical notes:</b>	
	




<b>Address:</b> 703 W Shoshone Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1924	Materials notes: heavily textured stucco
<b>Historic name</b> (if any): Munsil House	Siding appears: original
<b>Builder as Developer:</b>	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Eclectic Revival Cottage	Plan: perhaps addition on rear west elevation
<b>Historical notes:</b>	
	

<b>Address:</b> 711 W Shoshone Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1913	Materials notes: shingles
<b>Historic name</b> (if any): Clark House	Siding appears: perhaps replacement shingles
<b>Builder as Developer:</b>	Windows appear: original
<b>Architect</b> (if any): Keith & Whitehouse	Façade and entry appear: original
<b>Type and style:</b> Dutch Colonial Revival Residence	Plan: no visible additions
<b>Historical notes:</b>	
	

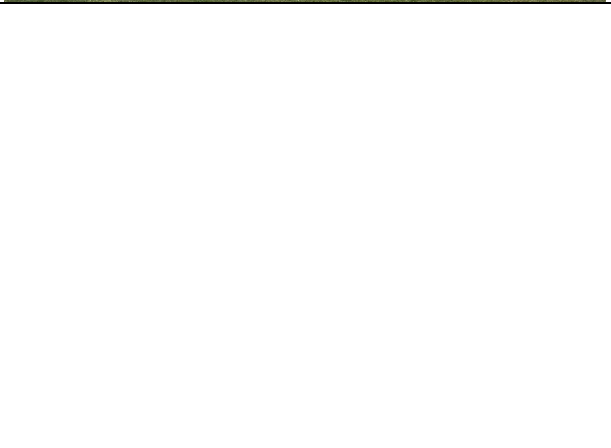


<b>Address:</b> 723 W Shoshone Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1937	Materials notes: painted brick, lapped siding
<b>Historic name</b> (if any):	Siding appears: siding likely replaced
<b>Builder as Developer:</b> G. A. Carson	Windows appear: original replaced some of both
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Colonial Revival Garrison Cottage	Plan: additions to rear
<b>Historical notes:</b>	
	

<b>Address:</b> 729 W Shoshone Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1927	Materials notes: textured stucco
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> H. C. Keedy	Windows appear: many original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> English Cottage	Plan: no visible additions
<b>Historical notes:</b>	
	





<b>Address:</b> 737 W Shoshone Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1923	Materials notes: brick and smooth stucco
<b>Historic name (if any):</b>	Siding appears: original
<b>Builder as Developer:</b> J. J. Lohrenz	Windows appear: replaced
<b>Architect (if any):</b>	Façade and entry appear: original
<b>Type and style:</b> English Residence	Plan: no visible additions
<b>Historical notes:</b> major rehabilitation project ca. 2020; windows replaced to appear historic	



<b>Address:</b> 807 W Shoshone Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1922	Materials notes: brick, cedar shingles
<b>Historic name</b> (if any):	Siding appears: original and older
<b>Builder as Developer:</b> B. J. Hebert	Windows appear: many original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> English Residence	Plan: addition between house and garage
<b>Historical notes:</b> 1963 addition	
	
	



<b>Address:</b> 823 W Shoshone Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1917	<b>Materials notes:</b> large size brick and cedar shingles
<b>Historic name</b> (if any):	<b>Siding appears:</b> original
<b>Builder as Developer:</b> H. E. Brokaw	<b>Windows appear:</b> original
<b>Architect</b> (if any):	<b>Façade and entry appear:</b> original, normal size brick
<b>Type and style:</b> Craftsman Bungalow	<b>Plan:</b> no visible additions
<b>Historical notes:</b>	
	

<b>Address:</b> 827 W Shoshone Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1936	<b>Materials notes:</b> painted brick
<b>Historic name</b> (if any):	<b>Siding appears:</b> original
<b>Builder as Developer:</b> Hagen & Clark	<b>Windows appear:</b> original
<b>Architect</b> (if any): Rigg & Vantyne	<b>Façade and entry appear:</b> original
<b>Type and style:</b> French Eclectic Residence	<b>Plan:</b> addition on rear
<b>Historical notes:</b>	
	






<b>Address:</b> 833 W Shoshone Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1936	Materials notes: cedar shingles
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> B. C. Newel	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Colonial Revival, Williamsburg Cottage	Plan: no visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 835 W Shoshone Place	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1935	Materials notes: cedar shingles
<b>Historic name</b> (if any): Peck House	Siding appears: original
<b>Builder:</b> L. M. Stair	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Colonial Revival Residence	Plan: no visible additions
<b>Historical notes:</b>	
	



S Stevens Street CHPA HD Resource Forms



<b>Address:</b> 1903 S Stevens Street	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1931	Materials notes:
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> Kaleb Anderson	Windows appear: replaced
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> English Cottage	Plan: no visible additions other than extensive hardscaping
<b>Historical notes:</b>	
	
	





<b>Address:</b> 1909 S Stevens Street	<b>Category:</b> Non-Contributing Reason: age
<b>Date of Construction:</b> 1985	Materials notes: vertical board siding
<b>Historic name (if any):</b> Rundquist House	Siding appears: original
<b>Builder as Developer:</b>	Windows appear: original
<b>Architect (if any):</b> Tim Rundquist	Façade and entry appear: original
<b>Type and style:</b>	Plan: no visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 1911 S Stevens Street	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1928	Materials notes: brick, wide reveal painted boards gable faces
<b>Historic name (if any):</b>	Siding appears: original
<b>Builder as Developer:</b> A. J. Carr	Windows appear: original and replaced
<b>Architect (if any):</b>	Façade and entry appear: original; added window in porch gable face
<b>Type and style:</b> English Cottage	Plan: no visible additions
<b>Historical notes:</b>	
	





<b>Address:</b> 1917 S Stevens Street	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1924	Materials notes:
<b>Historic name</b> (if any): Coe House	Siding appears: original
<b>Builder as Developer:</b>	Windows appear: many original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Bungalow	Plan: visible two-story rear addition
<b>Historical notes:</b>	
	

<b>Address:</b> 1925 S Stevens Street	<b>Category:</b> Non-Contributing Reason: Alterations altered its character
<b>Date of Construction:</b> 1940	Materials notes:
<b>Historic name</b> (if any):	Siding appears: replacement
<b>Builder as Developer:</b> M. H. Wickman	Windows appear: replaced
<b>Architect</b> (if any):	Façade and entry appear: extensively redesigned
<b>Type and style:</b> Remodeled Colonial Revival, Williamsburg, Cottage	Plan: several visible additions
<b>Historical notes:</b>	
	



<b>Address:</b> 1927 S Stevens Street	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1939	Materials notes: cedar shingles
<b>Historic name</b> (if any):	Siding appears: original
<b>Builder as Developer:</b> M. H. Wickman	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Colonial Revival, Williamsburg, Cottage	Plan: no visible additions
<b>Historical notes:</b>	
	

<b>Address:</b> 2003 S Stevens Street	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b> 1953	Materials notes: brick; second story: stucco
<b>Historic name</b> (if any):	Siding appears: age of stucco undetermined
<b>Builder as Developer:</b> Otto Blomquist	Windows appear: original
<b>Architect</b> (if any):	Façade and entry appear: original
<b>Type and style:</b> Foursquare Residence with wide, flat eaves	Plan: no visible additions
<b>Historical notes:</b> building permit not dated; not on 1950 Sanborn map; fence permit 1953	
	



<b>Address:</b> 2021 S Stevens Street	<b>Category:</b> Contributing Reason: age
<b>Date of Construction:</b>	Materials notes: brick
<b>Historic name</b> (if any): Hawley House	Siding appears: original
<b>Builder as Developer:</b> Larson Bros.	Windows appear: original
<b>Architect</b> (if any): Whitehouse & Price	Façade and entry appear: original
<b>Type and style:</b> English Residence	Plan: no visible additions
<b>Historical notes:</b>	
	
	

# **DRAFT Cannon Hill Park Historic District Design Standards and Guidelines**

Northwest Museum of Arts & Culture

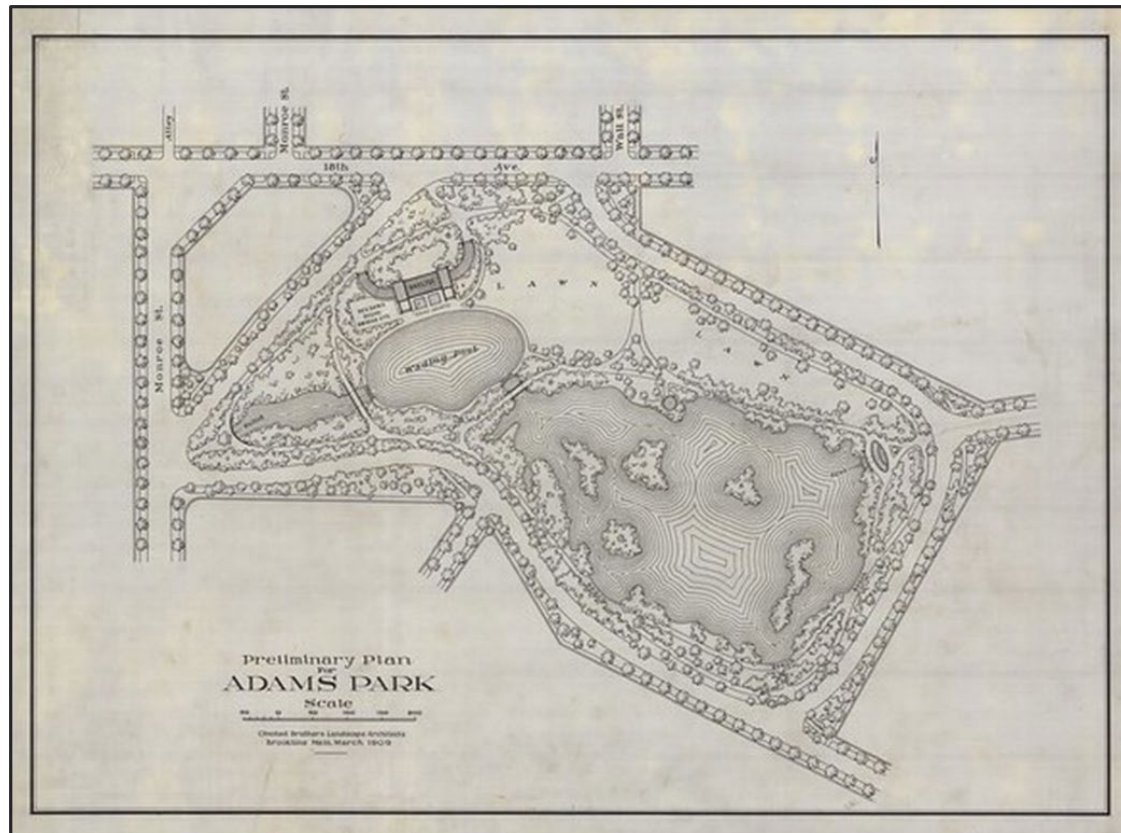




ADOPTED BY THE CITY OF SPOKANE

ADD DATE

Authored by Betsy H. Bradley, Megan Duvall and Nathan South



Adapted from the Cannon Streetcar Suburb Historic District by Megan Duvall, Spokane Historic Preservation Officer  
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# Cannon Hill Park Addition Historic District

## Design Standards & Guidelines

### Summary

The Spokane Historic Preservation Office and Historic Landmarks Commission will use the decision-making frameworks used throughout the United States and locally to assess proposed changes to the exteriors of properties in this historic district. These Design Standards & Guidelines expand on the philosophy stated in the Secretary of Interior's Standards for Rehabilitation and interpret those standards as commonly used for properties listed in the Spokane Historic Register. In many ways, these guidelines recognize and further the type of property stewardship that has long existed in the district.

These guidelines have four important sections:

**Explaining Design Review.** Chapters 1-3 present the goals, benefits and process involved with design review. They introduce the Certificate of Appropriateness which documents the approval of proposed work on the exterior of buildings.

**Guidelines for exterior changes.** Listing in the Spokane Historic Register involves a commitment to maintain the historic character of the contributing buildings in the district. This involves a review and approval process for proposed changes to the residences in the district, particularly the street-facing exteriors. The guidelines allow for considerable latitude in making changes on the rear of properties, including the construction of accessory dwelling units.

**Criteria for Demolition.** A very high percentage of the properties in this district – 94% -- are considered contributing to its historic significance. The Spokane City ordinance allows for the review and avoidance of the demolition of contributing properties and provides specific criteria to consider.

**Guidelines for New Construction.** These guidelines guide the proponents of new buildings as to how they must be designed to fit into – or be compatible with – the historic streetscapes of the district. The evaluation system that will be used incentivizes the compatibility of the scale of new construction overall, the existing scale of houses to lot sizes, and maintaining the setback and distances between houses.

## Contents

Purposes of the Spokane Historic Preservation Program.....	6
Spokane Register of Historic Places .....	6
Spokane Register Historic Districts .....	6
The Cannon Hill Park Addition Historic District.....	7
Cannon Hill Park Addition Historic Character Summary.....	7
Stewarding the Residential Landscape .....	8
CHAPTER 2: USING THESE STANDARDS & GUIDELINES.....	9
Certificate of Appropriateness (COA).....	9
CHAPTER 3: I WANT TO UNDERSTAND MORE.....	12
Design Review as a City Function.....	12
How These Guidelines Will be Used .....	12
Key Terms and Definitions .....	13
Using the Special Valuation Program.....	15
Other Benefits for Contributing Properties.....	15
Historic Building Rehabilitation.....	16
CHAPTER 4: CONTRIBUTING - EXTERIORS.....	17
Goals .....	17
Historic Character Features .....	17
Exterior Wall Materials .....	18
CHAPTER 5: CONTRIBUTING - ROOFS.....	21
Goals .....	21
Historic Character Features .....	21
Roofs .....	21
Cornices .....	22

Existing Dormers .....	22
New Dormers .....	22
CHAPTER 6: CONTRIBUTING - PORCHES AND ENTRANCES .....	23
Goals.....	23
Historic Character Features.....	23
Porches.....	24
Entrances .....	25
CHAPTER 7: CONTRIBUTING - WINDOWS.....	29
Goals.....	29
Historic Character Features.....	29
Existing Windows .....	30
Window Replacement .....	31
Storm Windows .....	33
Skylights.....	33
CHAPTER 8: PAINT AND USE OF COLOR .....	34
Goals.....	34
CHAPTER 9: USE OF SUBSTITUTE BUILDING MATERIALS .....	35
Rehabilitation .....	35
CHAPTER 10: LANDSCAPING .....	36
Goals.....	36
Historic Character Features.....	36
Fences .....	36
Hardscape.....	37
Small Lawn Features.....	37
Vegetation and Trees .....	37



CHAPTER 11: NEW ELEMENTS: ENERGY, COMMUNICATIONS & UTILITY EQUIPMENT .....	38
Goals .....	38
New Element Basics .....	38
Solar Panels .....	38
CHAPTER 12: CONTRIBUTING - ADDITIONS .....	39
Goals .....	39
Additions .....	39
Materials and Design for Additions .....	39
Exterior space additions .....	39
Garages .....	39
Storage Sheds, Chicken Coops and Other Sheds .....	40
Accessory Dwelling Units (ADUs) .....	40
CHAPTER 13: NON-CONTRIBUTING RESIDENCES .....	41
Goals .....	41
CHAPTER 14: DEMOLITION REVIEW CRITERIA .....	42
CHAPTER 15: NEW CONSTRUCTION .....	44
Continuum and Compatibility Basics: Context Sensitive Design .....	44
New Construction Design Review Basics .....	44
Precedent and Patterns .....	45
Framework for Compatible Design .....	47
Framework for Compatible Design in Detail .....	49
Section 2. Design Component Analysis .....	50
APPENDIX 1: Glossary of Terms .....	54

APPENDIX 2: Certificate of Appropriateness (COA) Design Review Requirements .....	56
APPENDIX 3: Preservation Briefs .....	59
APPENDIX 4: Historic Preservation Information and Contacts .....	64

## **CHAPTER 1: INTRODUCTION**

This document constitutes the Design Standards & Guidelines for the Cannon Hill Park Addition Historic District. It is based on the Secretary of Interior's Standards for Rehabilitation which is the approach used to review any work done on the exterior of the property within a Spokane Historic District.

### **Purposes of the Spokane Historic Preservation Program**

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 to keep historic buildings in use and the historic character 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 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:

- A. Category A: Those structures that are associated with events that have made a significant contribution to the broad patterns of our local history; or
- B. Category B: That are associated with the lives of persons significant in our past; or
- C. 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
- D. Category D: That have yielded, or may be likely to yield, information important to prehistory or history; or
- E. 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 or for 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.

Nominations to the Spokane Register must be accompanied by owner consent. All property types listed in 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 a time period recognized as a "period of significance." This time period can vary in length from a few years to decades. The nomination document for the Cannon Hill Park Addition Historic District explains its history and period of significance. Construction and major exterior changes within Historic Districts are reviewed by the Spokane Historic Preservation Office (HPO) and sometimes the Spokane Historic Landmarks Commission (SHLC).



## **The Cannon Hill Park Addition Historic District**

The Cannon Hill Park Addition (CHPA) historic district is recognized under Category A, as representative of Spokane's history of city planning and development of a designed residential landscape. This designation emphasizes the platted addition as a designed landscape intended to provide a park-like residential setting surrounding Cannon Hill Park and connecting to Manito Park and the W. 21st Avenue boulevard. The character of the entire neighborhood – established by both the buildings and the landscape – is the historic component the designation protects. The properties in Spokane Register Historic Districts are categorized as either “contributing” or “non-contributing” to the significance established in the nomination document.

Since the experience of landscape rather than architectural significance is the historic character the designation of the CHPA protects, this district uses a streamlined evaluation of these categories. 180 of the 184 buildings erected during the period of significance, 1909-1958, are contributing. Four buildings constructed prior to 1958 are non-contributing because they were extensively remodeled. There are a total of 11 non-contributing residences in the district. Indeed, these Design Standards & Guidelines propose to continue the rehabilitation and adaptation of residential properties that has occurred to date.

The most important historic character element of this district is the landscape established by the efforts of Arthur D. Jones & Co. Some of this landscape will remain unchanged: the grading around Cannon Hill Park and the street pattern that differs from the standard grid. Other aspects of it – the historic mature tree shade canopy and the consistent presence of tree-lawn trees that shade sidewalks and streets – is more ephemeral. As in all landscapes, vegetation grows, ages, and eventually reaches the end of its life. Nevertheless, the ideal established for the residential neighborhood can continue to inspire renewal of the vegetation in the cultural landscape. The houses in the landscape and the established patterns of their siting on lots and streetscapes, contribute importantly to this landscape.

Two components of the landscape exist in the public right-of-way and are owned by the city: the city park and planted center portion of the 21st Avenue boulevard. They do not come under the jurisdiction of historic district design review.

## **Cannon Hill Park Addition Historic Character Summary**

The CHPA is a carefully designed and developer-shaped residential landscape with a park-like setting established in 1909-1910. Platted for residential use only, amid a glut of new plats citywide, this neighborhood went on the market near the end of the heyday of growth, and the district developed slowly over several decades.

Varied residential building types and styles contribute to the vision promoted for the CHPA with houses of various sizes. The prolonged development of houses results in a continuum of residential designs, scaled to their lots with none dominating a portion of the streetscape. Early and mid-20th century housing dominates the streetscapes. The result of this long period of building out of the district is a balance of continuity and continuum as the landscape elements matured and houses appeared in the landscape.

Key historic characteristics of the district include:

- Dominance of the park-like setting established in 1909-1910 that includes the canopy of street trees providing extensive shade; and blocks and streets that diverge from a regular grid;
- Dwellings set back uniformly within residential landscaping with a variety of vegetation;
- Residential buildings scaled to lot size and similar in the extent of stylistic expression dating from 1909 to 1958;
- The design of each house representing its time of construction; and
- The addition of residential amenities over time, including swimming pools, landscape hardscape, playground features, and gardens.

The CHPA Historic District nomination document includes additional information about the historic landscape character.

## **Stewarding the Residential Landscape**

The continued stewardship of the CHPA Historic District includes several components: avoiding demolition, maintaining the historic character of contributing houses through implementing rehabilitation guidelines and compatible new construction, should that occur.

### **Demolition Review**

The presence of historic, contributing buildings is as important when a district is recognized for its historic significance under Category A as when Category C, architectural significance, is the reason for designation.

The HPO uses a set of demolition review criteria when a property owner proposes building demolition. The review criteria are explained in Chapter 14.

### **Contributing Residences**

Individual residential properties comprise the streetscapes that are the building blocks of the landscape. Recognition of a historic district includes a commitment to retaining historic elements of contributing properties. These standards guide homeowners in maintaining that condition. Changes to residential properties are accommodated when they are located on the least publicly visible portion of properties and when they do not dominate the property or streetscapes. While residential landscaping contributes significantly to the park-like setting of the district, vegetation is not included in design review.

### **Non-Contributing Residences**

Proposed changes to non-contributing buildings are acceptable if they do not introduce elements that are visually intrusive. Non-contributing properties are still subject to a Certificate of Appropriateness, however, these changes are most likely to be

reviewed by Historic Preservation staff rather than the full Spokane Historic Landmarks Commission.

### **New Construction**

The existing dwellings in the CHPA establish the pattern of a continuum of residential design and the use of materials traditionally associated with residential construction. New construction should maintain the street-orientation of contributing properties and continue the pattern of front and side lawns and vegetation. Certain types of urban residences, such as structures built along the front sidewalk, have no precedents in the district and would not be compatible with the established streetscapes.



## **CHAPTER 2: USING THESE STANDARDS & GUIDELINES**

The overall goal of these CHPA Historic District Standards and Design Standards & Guidelines is to maintain the historic character of the designed landscape. The Historic Preservation Office (HPO) administers these standards and guidelines as part of the approval process for issuing a Certificate of Appropriateness (COA) for exterior projects.

In particular, the guidelines should be used to:

- Continue maintenance of existing district homes and avoiding demolition.
- Make design decisions that reinforce rather than diminish the vibrant and varied character of the neighborhood.
- Plan work that meets the spirit of rehabilitation and maintains historic materials and design elements.
- Plan maintenance and repair work that prolongs the life of historic elements.
- Plan improvements so that they remain contributing to and compatible within the district and meet current needs.
- Plan the design of new residences so they are compatible with the historic streetscapes.

This document uses terms and statements that indicate which projects are likely or not likely to be approved.

- Recognize: conveys approaches to understanding and keeping historic character.
- Plan, Locate, Position, Design: use this guidance for work that is likely to be approved.
- Keep, Retain, Maintain: do not remove historic character features and materials.
- Repair, Replicate, Replace: if necessary, take such action.
- Avoid: unlikely to be approved.

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

Under the provisions of the Spokane Municipal Code 17D.100, the Spokane Historic Landmarks Commission (SHLC), through the HPO, is directed to issue Certificates of Appropriateness (COA). The HPO, and possibly the SHLC, completes a “design review” for a COA in utilizing this Design Standards & Guideline document. A chart showing common types of proposed work and the requirement for a COA is included in Appendix 2.

Certificates of Appropriateness (COAs) are required for:

- Any work that affects the exterior of a contributing property
- Street-facing exterior of a non-contributing property
- New construction and additions
- Demolition

The Certificate of Appropriateness (COA) documents both the application for and the approval of proposed work on a property. A COA states that the nature of the work is appropriate; it complies with historic district standards and guidelines.

- A COA must be received before a City 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 specified on the document and through associated plans and documents.

Some work that affects the historic character does not require a City building permit but may need a COA.

This type of work includes:

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

## Tips for Receiving a COA

1. Review the Cannon Hill Park Addition Historic District Standards and Guidelines applicable to your project.
2. Understand the intent to maintain historic character and to avoid visible exterior remodeling.
3. Plan a project with reference to the standards and guidelines.
4. Consult with the HPO to clarify questions and be prepared to supply material samples if requested.
5. Start work only after receipt of a COA and/or building permit.
6. Post the COA with other permits.
7. If the project must be modified, consult with the HPO to see if a revised COA is needed.

## When is a Certificate of Appropriateness (COA) Needed?

*Note: This is not an exhaustive list. Please see the appropriate sections of this document for more detail. See Appendix 2 for the COA Requirements.*

*When in doubt, contact the Historic Preservation Office to confirm if Design Review and a COA is necessary.*

- Changes affecting visible and semi-visible exterior of contributing homes (see below regarding “Visibility”)
- Changes affecting façade of non-contributing homes
- Paint non-painted exterior materials (such as brick or stone)
- Replace front door
- Replace windows
- Replace roof
- Install solar panels
- Replace siding
- Install fence in front yard or highly visible areas
- Construct addition
- Construct or replace porch
- Remove any features, including historic landscape features (e.g. stone retaining walls)

## No Certificate of Appropriateness Needed

- Interior work
- Work considered to be maintenance
- Install vegetation
- Re-paint already painted exterior materials
- Install new sidewalk
- Install sculpture, fountain, small artistic elements to the yard
- Install porch lighting and fans
- Install exterior lighting fixtures
- Changes affecting minimally visible exteriors of contributing homes considered to be private (see Figure 1: Levels of Visibility)
- Changes to or construction of accessory dwelling units (ADUs) or garages if not street facing and not attached to the residence

## Maintenance

Property owners are encouraged to maintain buildings in good condition and can do such work without applying for a COA, even if the work may require a City building permit.

- Tuck-pointing masonry
- Repair or replacement of gutters or downspouts
- Painting wood or metal elements and previously painted masonry
- Repair, but not total replacement, of existing retaining walls, fences, steps, stoops, porches, decks or awnings
- 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 exterior elements.



## Enforcement and Violations

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 these Design Standards & Guidelines. At that time, the property owner must submit an application for a COA.

## **CHAPTER 3: I WANT TO UNDERSTAND MORE**

### **Design Review as a City Function**

In reviewing proposed work for COAs, the SHLC is mandated to use prescribed standards based upon the Secretary of Interior's Standards (SMC 17D.100.210.D-6). For CHPA Historic District reviews, SHLC will use as its "Standards" as the framework established in this Design Standards & Guidelines document. In the event of new construction the SHLC will use the New Construction Guidelines in this document..

The guidelines that follow will provide additional guidance for property owner decision making, as well as for HPO and SHLC when issuing COAs.

### **How These Guidelines Will be Used**

These guidelines have been adopted as part of a City Ordinance establishing the Cannon Hill Park Addition Historic District. The SHLC has long used the Secretary of the Interior's Standards for Rehabilitation 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 CHPA Historic District.

The Historic Preservation Office (HPO) will apply the guidelines to COA applications for the 180 contributing residences in the district. and, as noted, portions of them apply to the 11 non-contributing properties.

The HPO will apply the framework of these Design Standards & Guidelines to review work that occurs on the street facing façade of the non-contributing building.

The SHLC and HPO staff are directed, under Section 17D.100 of the Municipal Code, to review the proposed demolition of properties within the boundaries of Spokane Register Historic Districts. The code provides criteria for consideration and this document provides additional factors to be considered in demolition review within the Cannon Hill Park Addition Historic District.

The SHLC reviews all new construction in Spokane Register Historic Districts based on the standards presented in these guidelines. While there are few opportunities for new construction, each project is expected to be highly compatible, based on these guidelines, and thus blend into the residential landscape.

The SHLC recommends each district's design standards and guidelines to the City Council for adoption and then interprets and applies them in a fair and consistent manner. The SHLC is committed to use them with flexibility 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 holds the position that an approval of a proposal is property- specific and that it is not establishing precedent when it approves an alternative solution for meeting the intent of rehabilitation.

### **When work is reviewed**

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



## Key Terms and Definitions

### Historic Character

This term is used to refer to the district as an entity, as well as each property within it, as it contributes to the historic character of the CHPA 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 other neighborhoods in Spokane and other cities.

### Rehabilitation

Rehabilitation is a broad type of work that maintains and prepares a building for future use while maintaining its historic character. Work often incorporates updating interior components, correction of deferred maintenance, and making small changes that increase the functionality and amenities of the property. Rehabilitation is a flexible and functional approach to work on contributing properties and provides the framework for these guidelines.

### Visibility

Visibility is considered carefully in historic districts in terms of maintaining visual historic character.

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.

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 minimally visible elements. For these reasons, replacement materials and minor changes are appropriate when

minimally visible. Minimally visible locations overlap with the private portion of a residential property.

Private: Areas behind the house and to the rear of the sides that are difficult or impossible to see from the street. For corner properties, there is usually one obvious “rear” side of the building. Even though it is visible from the street, this portion of the building and its yard is considered to be a private portion of the property. Home owners are free to make changes within private areas without using the historic district Design Standards & Guidelines.

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

The following figure provides a visual example of the two levels of visibility to be used when planning stewardship projects.



*Figure 1: Levels of Visibility*

KEY: Highly Visible Minimally Visible Private



## Using the Special Valuation Program

The Special Valuation Program is an important benefit of rehabilitating a contributing property in the Cannon Hill Park Addition Historic District. The program provides a means to reduce property taxes for 10 years after rehabilitation work has been completed.

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.

### Program Basics

- Approved rehabilitation costs of a contributing property in the district are deducted from the property's assessed value, reducing its property taxes for ten years. This tax reduction begins two years after approval of a Special Valuation application.
- Rehabilitation costs must total 25% or more of the assessed value of the structure (not the land) prior to rehabilitation.
- Work must be completed within the 24-month period prior to application to the County Assessor's Office. For instance, if an application were submitted in March of 2025, the two year period would be from March 1, 2023 through March 31, 2025.

### Other Benefits for Contributing Properties

- Façade Improvement Grants: The HPO administers a grant program to provide up to \$5000 in matching funds for the improvement of the street-facing façades of contributing properties in historic districts.
- Non-Conforming Uses: The owner of a contributing property may request a permit from the Hearing Examiner for a non-conforming use.
- Building Code Relief: Local building code enforcement officers may grant relief from the City building code

requirements that affect historic features of a building such as railing heights on a historic porch.

## Historic Building Rehabilitation

The following [Secretary of the Interior's Standards for Rehabilitation](#) are the widely accepted philosophy for the rehabilitation of buildings. Understanding the Standards, and associated guidance from the National Park Service, is especially critical for homeowners planning to use the Special Valuation Program.

### Secretary of the Interior's 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.



## **CHAPTER 4: CONTRIBUTING - EXTERIORS**

### **Goals**

- 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/or using incompatible finishes.
- Replace materials if historic material cannot be retained and repaired. Use a material that appears to be historic. This means a paintable siding (vinyl siding is not paintable) for wood siding and finished materials in general.

### **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, both form and material.

### **Walls**

- 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.

- Retain historic character of exterior elements, including chimneys.
- Use appropriate replacement materials
- Avoid obviously imitative and substitutes used after the building was constructed.
- Avoid installation of intrusive elements.

### **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.
- Maintain concrete foundations in their original condition 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 applying parging coats or swaths of mortar over masonry rather than repairing brick and stone.
- Avoid introducing non-traditional stone and brick colors to foundations through parging and painting.
- Maintain historic materials unconcealed and repaired on the façade of the building.
- Replace materials in poor condition or already replaced on side and rear elevations.

### **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.
- Add egress windows at minimally visible locations.
- Design basement access stairs to be unobtrusive.
- Avoid regrading to create a walk-out basement in a visible location.
- Maintain window openings; install grilles or block from the interior.

- Address safety and egress issues with windows, doors and stairs where needed with minimum visibility.

## Exterior Wall Materials

### Non-Masonry

- Maintain exterior wall materials including trim elements: corner boards, fascia boards, trim pieces.
- Repair damaged sections in-kind by replicating the dimensions, material and finish of the historic element.
- Consider in-kind replacement materials, if necessary.
- Replicate the dimensions, design and finish of materials and 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.
- Use non-historic paintable materials to replicate wood siding in less visible areas.

### Masonry

- Plan repointing projects to replicate the mortar in kind and not change the 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 the style of mortar placement.
- Maintain historic stucco and avoid repairs with non-stucco materials such as caulking.
- Avoid replacing stucco with imitative layered material that required seams.
- Replicate texture when repairing sections of stucco.



*Figure 2: This residence displays three exterior materials above a stone foundation: lapped siding on the first story, board-and-batten siding on the second story, and half timbering at the attic level.  
634 W 21st Avenue*

### Masonry Basics

- 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.
- Stucco is also considered a masonry material as it is a mixture of water, sand, lime, and Portland cement that is applied wet to a backing and dries in place.
- 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.
- Remove a chimney below roof height if it is in a non- or minimally-visible location, in poor condition and not needed for a furnace.

### 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.
- Use paint to maintain the pattern of different materials and textures rather than one color of paint.
- Maintain historic texture and color of stucco.
- Replicate if necessary, in paintable materials, design, dimensions, color and finish.



*Figure 3: This bungalow displays half-timbering on the gable face and cedar-shingles on the dormer walls.  
703 W 20th Avenue*

### Non-Historic and Replacement Materials

- Avoid installation of non-historic materials that would be considered remodeling.
- Avoid redesigning by installing different historic materials that might have been used.
- 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 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.
- Use the closest available replacement material applied in a similar manner to historic material. For example, cement board siding applied horizontally to recreate horizontal wood siding.
- Use replacement materials on minimally-visible locations while maintaining historic ones on the highly visible portions; use paint to minimize differences.
- Avoid remodeling or updating through exterior material choices.

## Other Exterior Elements

- Recognize that small elements attached to walls, such as lighting fixtures, may not be historic features but can be intrusive if not traditional in design and materials.
- Mount lighting fixtures in ways that limit 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.
- Use traditional lighting elements in visible locations and modern fixtures in less visible locations.



*Figure 4: This bungalow is clad with cedar shingles above a cut-stone foundation.  
457 Shoshone Place*



*Figure 5: This bungalow has rough-textured clinker brick on the first story and stucco walls on the second.*



## **CHAPTER 5: CONTRIBUTING - ROOFS**

### **Goals**

- Maintain the historic character features of the original roof form and materials.
- Avoid remodeling buildings with the use of roof materials different from those of the original.
- Preserve the historic character of chimneys.
- 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 in highly visible areas.

### **Historic Character Features**

- Roof shape, pitch and materials reflect the building type, and time of construction
- Complex roof forms generally are covered with one consistent roof material.
- Chimneys often have design features: corbeling, panels and decorative “chimney pots.”
- Recognize that some chimneys that rise from the roof are historic character features.
- Parapets edging flat roofs often have elements conveying the style of the building.
- Refer to Preservation Brief 4: Roofing for Historic Buildings

### **Roofs**

- When possible, 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.
- Maintain and repair roof edging and eave elements and replace missing elements in-kind.



*Figure 6: This Mission-Revival cottage with stucco walls has a complex gabled roofline clad with clay tile.  
606 W 20th Avenue*

- When repair and limited reconstruction is necessary, re-create the form, height, corbeling, paneling and other character features of roof chimneys.
- Avoid remodeling residences with the installation of novelty or brightly colored roof coverings.
- 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.
- Treat standard chimneys in minimally visible locations as important functional elements and maintain in good condition.
- Maintain materials of chimneys as other masonry elements, exposed and in good condition.

### **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.

## Cornices

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

## Existing Dormers

- Retain visible components of dormers: walls, windows, small architectural elements and roofing as historic character.
- Retain dormer eave design
- Retain any special windows in dormers.
- 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 .
- Follow guidance for window replacement standards 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.



*Figure 7: This English/Craftsman residence has several gabled roofs, including a roof dormer and porch steps roof, with angled brackets at the wide eaves.  
2015 S. Oneida Place*

## 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.
- 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 wall.



## **CHAPTER 6: CONTRIBUTING - 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 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.
- Porches 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 material
- Use traditional porch materials for the type and style of the house when replacing a porch
- Design the scale of the porch appropriately for the house and consider sheltering the entrance.

### **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 CHPA 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 railings were common in some porch designs and were omitted in others. Historic porch railings were lower than modern, prefabricated ones that are often 36" in height.
- Wood porch elements are often original character-defining features but are also exposed to the elements. When maintenance has been intermittent, changes throughout CHPA Historic District have included replacement with masonry, other wood elements, boxed-in square columns, or columns of composite materials.
- Porch railings historically were wood, stone or cast stone, and porch walls at railing height were brick or stone.



*Figure 8: This bungalow porch has brick knee walls framing steps and serving as closed balustrade walls. Square wood posts support a lintel with a decorative dentil course. Brackets support the overhanging eaves of the porch roof. The wide door flanked by narrow windows is the entrance.*

## Porches

### [Refer to Preservation Brief 45: Preserving Historic Wooden Porches](#)

- Retain the historic components and materials of a porch, when present, if 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



*Figure 9: This full-façade porch has full-height octagonal columns supporting its shed roof. Brackets at the eaves and a shallow shed-roof to deflect rain from the upper level windows with original sash.*

## Porch Railing

- Substitute materials may be acceptable in porch railings if the dimensions and design are appropriate for the building.
- 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.
- 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.
- Avoid taller porch railings as they alter the proportions of the design (unless required by code).
- Delay purchasing mass-produced railings and columns until after the issuance of a Certificate of Appropriateness.
- Consider using composite materials to replace wood porch railings if they will receive paint.

## Recreating a Porch

- Use Historic Sanborn Fire Insurance maps that show the size of historic porches.
- Recreate a porch floor at its original height, if it has been removed, by using evidence on the building
- Copy a porch design from a nearby house that has the same style and size of porch.
- 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.
- Create a porch space of historic size with neutral, unobtrusive components with the emphasis on recreating the porch space.
- Try to use tongue-and-groove flooring to help a recreated porch to complement the historic house.
- Be restrained with the use of millwork on a new porch as it will all have to be painted.



## 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 a 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 the 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

- Repair wood porch posts or columns with small wood Dutchmen repairs and use epoxy to strengthen wood 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 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, porch swings and fans do not require review or a Certificate of Appropriateness.

## Sun Porches and Second-Story Sleeping Porches

- 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 original design of sleeping porches on second stories that usually have consistent windows filling the upper walls above a low solid wall.
- 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.

## Entrances

Remember that you need a building permit and a COA 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.

- Retain all historic elements of an entrance – framing and decorative components, windows if any, and door – as historic character features.
- 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.
- Avoid new doors of a different style than the originals. 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.
- Avoid mass-produced or pre-hung door that cannot be used in historic opening sizes.
- Avoid removal of decorative wood framing elements and side windows.
- Avoid use of glass blocks in an entrance assembly to replace window sash.



*Figure 10: This Colonial Revival cottage has an entrance surround and inset front door approached by a two-step stoop.  
W 21st Ave*





*Figure 12: A portion of the concrete stoop of this brick English cottage is sheltered by a gable-roofed exterior vestibule. The arch of the door is echoed in the arch of the vestibule form.  
W 21st Ave*



*Figure 11: A roofed section of the driveway – a porte cochere – completes the entrance components of this bungalow. Stairs to the porch rise from the driveway as well as the front walk. Shoshone Place*



*Figure 13: "View balconies" at the second-story levels of English/Craftsman residences and bungalows are another type of porch-like element in the district. Usually shallow, and perhaps recessed as this one is, these features had a balustrade and were accessed by doors from the interior.  
W 20<sup>th</sup> Avenue*



## **CHAPTER 7: CONTRIBUTING - WINDOWS**

### **Goals**

- Maintain the historic character of all windows in contributing buildings, particularly those in the special window category due to their distinct historic design and materials.
- 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.
- Recognize that windows are one of the most important architectural features of a building and are a character element.
- 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.
- Recognize that windows are experienced from the interior and exterior of the buildings and are a quality-of-life factor
- There are a range of options for addressing poorly functioning windows and while retain and repair is an ideal option, it may not be the solution that some property owners face.
- Maintaining and repairing historic windows on highly visible locations and using other windows on less visible locations is an option.
- All special windows in these locations will be retained and repaired.
- Replacement windows on the facade must meet a majority of these conditions: no change to window opening size; historic material, and historic operation (double-hung, casement)

### **Historic Character Features**

- Historic 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.
- The window sash itself 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

### **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 to describe windows, as in “one-over-one” or “six-over-one”

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.

## Historic Window Design

- 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 maintained 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 historic character.



*Figure 14: The historic windows with grouped windows separated by mullions and small panes defined by narrow muntins further the Colonial-Revival style of this residence. Dormers have arched window heads and curved muntins. Shoshone Place*

- When windows are highly visible, as on a public street-facing façade, the material of the windows can be perceived: try to replicate the material of the historic sash as well as other design elements.

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.

### Ways to reduce heat loss at windows:

- Use historically appropriate exterior storm windows
- 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

## Existing Windows

[Refer to Preservation Brief 9: The Repair of Historic Wood Windows](#)

- 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.

## Visibility Matters

- Windows are important building elements positioned at and near eye-level.





*Figure 15: Historic French doors and multi-pane casement windows are fitted with storm sash.  
W 21st Ave*

## Window Replacement

### Highly visible locations

- Plan to replicate 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 special windows so that it matches the historic window in design, size, operation, configuration, materials, and dimensions.
- 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
- Avoid using vinyl windows. The limitations of vinyl windows in meeting historic district standards:
  - 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.
- Avoid converting a door to a window or a window to a door as this alters historic character.
- Replicate any 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 sashes that replicate the characteristics of the historic:
  - Select a 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.
- Consider sash replacement only and retain and reuse window frames and any brick molding.
- Select windows made from:
  - Wood
  - Metal clad wood
  - Composite materials that can be painted



*Figure 16: Window sash in this 1949 residence includes a picture window flanked by casement sash with horizontal muntins, sash that appears in a bank of four windows above. Oneida Place*

#### Minimally visible locations:

- Select windows made from:
  - Wood
  - Metal clad wood
  - Composite materials that can be painted
  - Vinyl

#### Non-visible locations:

Windows can be replaced and are not reviewed for COA.

- Windows can be of any material, configuration, and operation.
- Openings may be enlarged; openings may be blocked.
- Doors may be converted to windows and windows to doors.

Note: 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, different kinds of window materials on the interior may not be visually pleasing.

#### New Window Openings in Highly-Visible and Minimally-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 building side.

#### Blocking and Changing 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



*Figure 17: The fenestration of this façade features grouped windows with an elaborate surround below a view balcony with a door flanked with sidelights. W 21st Ave*



## **Storm Windows**

- Consider retaining existing storm sash.
- 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 windows.

## **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.

## **CHAPTER 8: PAINT AND USE OF COLOR**

A COA is not required when painting:

- Wood siding and trim
- Wood substitute materials that are typically painted
- Stucco
- Painted metal elements, such as porch railings

A COA is required for painting unpainted surfaces such as masonry or stone.

### **Goals**

- Allow property owners to paint traditionally-painted materials in colors they select.
- 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 Historic Character Features**

- 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 CHPA Historic District, although individually listed properties on the Spokane Register do go through paint color review.
- 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.

### **Paint, Stain and Coating Tips**

- 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 causing more damage.
- Plan to repair cracks and apply paint on stucco rather than an additional layer of plaster or mortar, called parging.
- Traditional paint colors are derived from mineral pigments, natural materials.
- 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.



## **CHAPTER 9: USE OF SUBSTITUTE BUILDING MATERIALS**

The term substitute materials is used to describe building materials that have the potential to match the appearance, physical properties, and related attributes of historic materials well enough to make them alternatives for use when historic materials require replacement.

Compelling reasons to use a substitute material instead of the historic material include the unavailability or poor performance of the historic material, or environmental pressures or code-driven requirements that necessitate a change in material. Substitute materials can be cost-effective, permit the accurate visual duplication of historic materials, and provide improved durability.

If necessary, choose substitute materials that match the appearance of the historic material.

Consider carefully the physical properties of both the historic and substitute materials

Consider the performance of the substitute material over time, its proven durability, and continued availability.

Refer to [Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors](#)

### **Rehabilitation**

- 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
- 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 and installed without visible joints, are of appropriate design and dimensions, and in consultation with HPO staff.
- Finishes (typically paint) have a smooth, not-textured finish.

## **CHAPTER 10: LANDSCAPING**

### **Goals**

- Maintain the landscape character of the district and avoid introducing intrusive elements.
- Maintain the experience of a mature tree canopy shading public sidewalks and trees planted in residential landscaping.
- Maintain the historic pattern of curb cuts and driveways as secondary elements of residential properties and streetscapes.
- Maintain traditional ratios of vegetation to buildings to paved areas with the use of narrow driveways and no large off-street parking areas.
- Add pavement or change yard material in the smallest areas that meet the needs for the change.

### **Historic Character Features**

- The historic landscape incorporates a mature tree canopy and other plantings that provide variety in vegetation and shade for people and enhances the experience of walking in the neighborhood.
- On-premises walks connect public sidewalks and entrances.
- Single-family houses provide for automobiles with curb cuts, narrow driveways and garages.
- Broad swathes of yard extend between facades to the street curb, uninterrupted by side fences and seldom by plantings.
- Fences are seldom present in front yards or to mark side yards; Fences are limited to rear yards or enclosing side yards for corner properties.



*Figure 18: This property's landscaping includes a series of arbor structures; choices like this are acceptable in the residential landscaping.  
W 21st Avenue*

### **Fences**

- Avoid fencing front yards.
- Plan fence projects in compliance with the City of Spokane's Fences Residential Zoning guide.
- When street facing, plan open fencing no higher than 42" height in line with or behind the front of the residence.
- Plan for 6-foot privacy fencing at the lot perimeter behind the public façade of the house.
- 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 and limit their use to minimally visible and not visible locations.



*Figure 19: New side yard fencing was placed to extend from the façade of the house and keep the front yard unfenced.  
Oneida Place*

## 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 to locate new exterior hardscape amenities, such as patios, pools, water features, pergolas, and gazebos on side yards and more private locations of the property.
- Avoid using hardscape design to create an inauthentic historic feature.
- Reduce or limit on-premises paving with impervious materials.
- Installation of a broad range of residential amenities and landscaping elements that are removable or easily reversible.

## Small Lawn Features

- Installation of sculpture, fountains, and other artistic elements do not require a Certificate of Appropriateness.

## Vegetation and Trees

- Changes to vegetation do not require a Certificate of Appropriateness.

Note:

Over 100-year-old trees are a critical part of what makes the Cannon Hill Park Addition such a historic and beautiful place. While changes to trees do not require a design review or COA, the City must be notified of any major tree work or removal of trees. Home owners are encouraged to take care of the trees on their property. The established trees, such as the Ponderosa Pines (aka Ball Pines), will provide shade and beauty for hundreds of years.

The City of Spokane Urban Forestry department has many resources. Its information includes watering and planting guides, as well as an approved list of species for planting in the tree lawn.

<https://my.spokanecity.org/urbanforestry/>

The Spokane Conservation District is a great resource for tree care and has arborists on staff who can answer questions.

<https://spokanecd.org/pages/community-forestry>



## **CHAPTER 11: NEW ELEMENTS: ENERGY, COMMUNICATIONS & UTILITY EQUIPMENT**

### **Goals**

- Afford possibilities for incorporating new elements and amenities.
- Recognize that features such as solar panels, communication and utility elements can be technically visible in historic districts without intruding on its overall historic landscape character.
- 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 (e.g. satellite dishes) in historic districts.
- Many utility and infrastructure elements are hardly noticed or “seen” over time unless they are atypical, add a new pattern of elements, or call attention to themselves.
- Visibility is not the only consideration for utility-like elements.
- New elements are not eligible for Special Valuation benefits.

### **Solar Panels**

- Consider solar panel installation on rear-sloping roofs or the rear portion of side-facing roofs. Avoid street-sloping roofs and porch and dormer roofs. Use garage roofs if possible.
- Place panels on flat roofs.
- Use rectangular forms for grouped panels.
- Install panels as close to and parallel to a roof slope.
- Avoid side-yard solar panel installations.

- Ensure panels can be removed and the structure returned to its original configuration.

## **CHAPTER 12: CONTRIBUTING - ADDITIONS**

### **Goals**

- Maintain the historic character of the streetscape by ensuring that its original plan and massing are evident.
- Maintain the historic portion of the home 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**

- Plan additions to be minimally visible to a contributing property.
- The most important determinations of appropriateness for new additions are: 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 in a private or minimally visible area.
- Locate side additions 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 home and lower in height and smaller in footprint.
- 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 where the design is compatible rather than differentiated if most of it is visible.
- Design an addition in materials that replicate, or are similar to, those of the historic building. Consider slight differences, such as 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.

### **Exterior space additions**

- Plan for new decks, porches, balconies, pools, and other amenities to be located in private and minimally visible areas.
  - Plan for these types of additions to not be visible to avoid the need for design and materials review.
  - Plan for the review of exterior additions that are minimally visible in terms of scale, location and materials.

### **Garages**

Note: Changes to garages do not require a COA unless they are attached to the residence or are street facing. The below list can be used for design guidance.

- Maintain historic garages that contribute to the historic character of the property.
- Site new free-standing garages at the rear of the property or behind the residence.
- Site attached garages to the rear, non-visible portion of a historic home. Garages that are attached to a contributing historic home 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. Follow the Scale, Massing, Height guidelines from Chapter 15: New Construction.
- 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 an apartment above.
  - Consider using a simplified treatment of the historic style of the main house using roof type, materials and color to minimize intrusiveness.

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

- Locate in a private or minimally visible area.

### **Accessory Dwelling Units (ADUs)**

Note: Changes to accessory dwelling units do not require a COA unless they are attached to the residence or are street facing. The below list can be used for design guidance.

- Site new building at the least visible portion of the property to not impact the historic streetscape.
- Design the building to be in scale with the lot and compatible with, yet secondary to, the home.
- Follow the Scale, Massing, Height guidelines from Chapter 15: New Construction.



## **CHAPTER 13: NON-CONTRIBUTING RESIDENCES**

### **Goals**

- Keep non-contributing dwellings as recognizable elements of the continuum of residential buildings and as compatible elements in the historic district.
- Provide owners of non-contributing buildings some options without increasing the visual presence of such buildings in the district.
- Avoid the partial remodeling of non-contributing buildings to maintain cohesiveness in design and use of materials.

### **Continuity and Continuum**

- Non-contributing buildings in the CHPA Historic District tend to be in their original condition in terms of design and materials.
- 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.
- Proposed changes to non-contributing residences will be compatible if they do not introduce elements that are visually intrusive.

## **CHAPTER 14: DEMOLITION REVIEW CRITERIA**

### **Demolition of Entire Buildings**

City of Spokane SMC 17D.100.220 requires the SHLC to consider the following factors when reviewing an application for demolition. This following expands on the criteria in terms of the historic continuity and continuum of the landscape character and significance of the CHPA Historic District:

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

The CHPA Historic District nomination states that the district is eligible under Category A, Community Planning and Development, as a designed residential landscape. The nomination categorizes properties as contributing and non-contributing based on dates of construction before and after 1958, the end of the period of significance. The district nomination emphasizes that the park-like landscape and residences scaled to lot size and designed per prevailing architectural preferences that establish the character and continuity for the landscape. While each building contributes to the experienced landscape, the overall streetscapes and landscapes convey the character of the district. The broad categories of contributing and non-contributing are the starting points for the consideration of the importance of each property, or existing residence.

By definition, non-contributing properties are officially not part of the district's historic character and are not protected from demolition. That said, they embody building materials and energy, are compatible with the district's landscape, and in the CHPA are not intrusive in scale, materials, or general presence in the landscape.

An individual contributing property built during the period of significance contributes to the streetscape of the CHPA. The historic pattern of residential development in Spokane includes long periods of building-out residential additions and hence there is no decrease in significance for houses built during the later

decades of the period of significance. In a similar manner, house size is not proportionate to historic importance in this district.

The character of the CHPA relies on the variety of house sizes and styles. It is difficult to develop a credible argument that any of the contributing buildings in the historic district are not important to its character and continuity of the architectural styles in the landscape.

Authenticity and historic character in the district are in danger of being lost one building at a time because 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 were to be demolished. The broad zoning changes in Spokane adopted in 2023 make it possible to build a variety of multiple-family dwellings in the CHPA. Non-contributing properties in this district are isolated and consequently assembling parcels large enough to redevelop with multi-family residential use will be limited. More common will be the rare demolition on a single lot of limited scale.

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(s) must be in the "highly-compatible" category (as determined through the Compatibility in Design Scorecard; see Appendix I), 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 justify approval of demolition.

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

The difference between deferred exterior maintenance and structural soundness will be considered. While the City identifies

several conditions for Substandard Buildings, that code enforcement program notes conditions to be addressed. Such necessary work is not evidence that a contributing building must be demolished. There is always the option to rehabilitate a substandard building.

At the time of designation, the dwellings in the CHPA were, as a rule, in sound condition and in good repair. The practice of deferring maintenance so a building becomes deteriorated and unsound is known as “demolition by neglect.” Taking such steps and then proposing necessary demolition on those grounds is not credible as an argument for demolition.

Conditions that merit serious consideration for the demolition of contributing buildings in CHPA Historic District include damage by fire, due to storm and falling 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

The adoption of the CHPA Historic District is a land use agreement that the existing buildings – with 94% percent of homes contributing – will remain standing and in residential use. When a residence must be replaced or an owner desires to replace a non-contributing building, the property owner is able to build “missing-middle” scale multi-family dwelling units. The expectation for compatible new construction entails expectations for such new residential buildings be scaled to the lot size existing in the district. The historic district designation is not at odds with this zoning.

#### 5. The overall effect of the proposed redevelopment.

This criteria recognizes that redevelopment has an effect 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 to or maintain the historic character and continuity of the historic district. Such proposals do not provide a compelling reason for demolition or approval of the proposed new construction.

Other aspects of redevelopment would also affect the larger patterns of the district and should be avoided. These include any vacating of streets and alleys, the assembly of significantly larger parcels than existing within the district, and any variance in terms of existing residential zoning.

#### 6. Any proposed mitigation measures.

The SHLC will take into consideration any mitigation measures proposed by the applicant which may include salvaging significant architectural features of the structure after properly documenting the building before demolition



## **CHAPTER 15: NEW CONSTRUCTION**

Design review of new construction in historic districts has a particular goal: new buildings must be designed to fit into – or be 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 to the district. The presence of residences in the CHPA built over time establishes a continuum of residential design that new construction should be considered to be part of. The goals of new construction are the continuum of compatible design at the size and scale that is appropriate for this district.

### **Continuum and 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 CHPA 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 5% of the properties within the CHPA 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 continuity for the district.

In order to encourage creative design solutions within the Cannon Hill Park Addition Historic District, a design framework and compatibility scoresheet created for other districts will be used. 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.

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.

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

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

- The streetscapes of the historic district, in this district with buildings placed within a park-like landscape, are the main resource that will be considered, and no building will be approved that is visually intrusive.
- The nature of context-sensitive, compatible design means that a proposal approved for one location will 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.
- Contemporary design can be compatible within a historic district and provides an authentic continuum of architectural design.
- 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 ensuring 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.*

## Precedent and Patterns

The CHPA has a park-like landscape with prominent tree canopy that unites streetscapes composed of residential properties built over several decades. Houses are carefully scaled to lot size so each property has a similar setting and there are strong patterns in scale, siting, design, and use of materials that provide context for the design of new buildings. A continuum of architectural design present in the district suggests that contemporary residential design is appropriate. Multi-family dwellings scaled to lot size can also be compatible. See the “Scale, Massing and Height” guidelines for more information.

## Design Strategies

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

A new building could:

1. Replication of historic buildings in design and materials is one approach. This strategy has been popular because people enjoy, for example, Craftsman bungalows. Using replication design avoids the discussion of contemporary designs as compatible.

Criticisms of replication include creating a false sense of history and appearance of the replicas in the streetscape. With the use of modern construction methods and the high cost of construction, property owners often select a simplified 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. Abstract Reference: 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 have an abstract, yet obvious visual reference to buildings in the setting. Buildings with abstract references to a historic context may be appropriate in a streetscape with several non-contributing buildings.
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 within 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. Invention Within: A fourth design strategy is recommended for most new buildings in the CHP Historic District. This is an “invention within” approach – one that clearly references common building types and/or building types in the district without duplicating 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 with 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 locations and detailing to indicate the number of units within.

For more information on these design strategies, see:

*Sense of Place: Design Guidelines for Historic Districts* (2007) Philadelphia.

[http://www.preservationalliance.com/publications/SenseofPlace\\_final.pdf](http://www.preservationalliance.com/publications/SenseofPlace_final.pdf)

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



Figure 21: The house at 4 W 18th Ave built 2023 with traditional residential forms and materials. The setback matches the existing homes.



Figure 20: This is multi-family building near on lower South Hill is set back and has a volume similar to the neighboring older multi-family buildings.

#### Possible examples outside the district:

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.

(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.

The house at 2108 Cherrytree Lane is an example of invention within the bungalow form and detailing with the garage for ward, 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.



## Framework for Compatible Design

### Historic District Basics

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

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.

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.

### 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.

### 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. Some directives, such as building setback, gain the full score if the criteria is met or receive a zero if not met. These directives do not have a “middle ground”.

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 Block fronts 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 compatible or incompatible.

Finally, the overall score is assessed. A careful review of the score will indicate areas where a design could be altered to be more compatible.

### 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 building design with the designer and avoiding design-by-committee.
- Providing broad categories of urban design and design factors for comment and review.
- Providing a transparent evaluation process for applicants and district residents.

### Tips for Success

- Pay attention to this framework to avoid project delays and unrealistic expectations.
- Note that some aspects of new designs are incentivized with additional scoring points.
- Be prepared to discuss your project with the Historic Preservation Officer and Historic Landmarks Commission members in terms of this framework.
- 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.
- Respect the efforts of the residents of Cannon Hill Park Addition neighborhood who worked to establish the historic district.

## Framework for Compatible Design in Detail

### Section 1: Context and Urban Form Analysis

#### Project Location Analysis

Use three tiers for the context analysis for new construction:

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

#### Form Analysis

Compatibility in the form and design of a new building within the CHPA 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 setbacks from the public sidewalks to maintain the historic character of the district.
- Avoid encroachment on the public sidewalk with a shallow front lawn or no lawn as these patterns do not exist.
- Use similar relationships between a building and lot size, known as lot coverage
- Keep a common rhythm of building placement and distance between buildings
- 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
- Orient buildings and human access to the street while providing provision for automobiles at the rear of the property with a narrow driveway.

#### Scale, Massing, Height

##### Scale

- Design to maintain compatibility in scale – the combined effects of footprint and height, as compared to other homes on the block.
- Both the height and the footprint of new homes are important for compatibility in scale.
- The new building footprint should be no larger than 125% of the previous footprint, should be located on or within the previous footprint, and maintain or increase spacing between neighboring homes.

##### Massing

- Incorporate vertical and horizontal plane breaks in massing as the means for subtle modulation of form, to 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.

##### Height

- New construction heights in the CHPA district will be reviewed for compatibility based on the specific site.
- Avoid significant differences in height of closely positioned buildings by proposing no more than a one-story difference.
- Use some stepping up to the maximum height to limit the visual and privacy effects of a height difference.
- Avoid proposing large footprint, one-story homes.



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

### *Explaining 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 or 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 or is set back from the first story. Several Arts and Crafts style homes include horizontal plane breaks with materials and textures.*

### **Provision for automobiles**

- Provide access via minimal curb access and narrow driveways to parking at the rear or side of the lot.
- Limit paved areas to the minimum required for access and parking.
- Use alleys where present for access to garages and avoid new driveways.

## **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; position side entrances near the façade.
- 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, e.g. new homes should appear as such as opposed to appearing like industrial lofts.

- 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 homes.
- Pay sufficient attention to 360-degree design beyond the façade by continuing use of materials or introducing complementing materials, continuing some design elements, and avoiding blank or barely developed side walls.

### **Use of façade materials**

- Use the same materials as the historic buildings in the district.
- Use materials with small variations, such as siding width.
- 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 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
- Use material of similar perceived quality as historic materials and avoid low-cost imitative materials that lack quality and endurance.

- Start with three materials for walls, windows and roof.
- Use no more than two additional materials: a second wall material or accent material in railings or porch elements.
- Use the same materials as the historic buildings in the district
- Use vertical plane and story breaks as locations for material changes.
- Use high-quality accent materials.
- Use materials for windows of the same quality as the rest of the materials.

#### *Traditional Building Materials:*

- *Brick veneer*
- *Lapped siding*
- *Stucco*

#### *Traditional Accent Materials:*

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

#### **Use of Color**

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

#### **Façade design**

- Use elements of similar scale as buildings in facing block fronts context.
- Use level of detail similar to buildings in facing block fronts context.
- Avoid copying historic styles.

- Avoid combining elements from different styles and creating a collage effect.
- Use constructional logic in dimensions of elements.
- Use 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.*

*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.

## Incentivizing Compatibility Within the district

The consideration of compatible, context-sensitive design is incentivized, based on context in each district. These factors are incentivized in the scoring of compatibility for the CHPA Historic District that are based on dominant patterns in the streetscape:

- Response to context
- Footprint <125% of previous footprint, maintain spacing between adjacent homes
- Maintains setback and spacing between houses
- Building scaled to the lot size



## COMPATIBILITY OF DESIGN RATING SCORESHEET FOR NEW CONSTRUCTION

### New Construction in a Historic District Setting

This rating score sheet provides the framework for evaluating the visual compatibility of a proposed construction project for a specific site in the Cannon Hill Park Addition Historic District, which is listed in the Spokane Register of Historic Places.

Scoring	Context & Form	Design	Overall
Highly Compatible (80%)	42+	70+	112+
Incompatible	<42	<70	<112

### Section1: Context Sensitive Design and Urban Form

<b>Context compatibility with:</b>	
Historic character of the area	0-4
Facing block fronts	0-5
Adjacent buildings	0-6
<b>sub-total 15 max</b>	
<b>Streetscape factors</b>	
Maintains common setback on block front	0 or 5
Maintains lot coverage patterns	0 or 3
Maintains rhythm, spacing	0-4
Maintains ground story at common position	0-3
<b>sub-total 15 max</b>	
<b>Scale, massing, height</b>	
Footprint <125% of previous footprint, maintain spacing between adjacent homes	0 or 5
Relates to historic patterns of massing (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
Avoids difference in height of more than one story	0-4
Uses floor heights to further height compatibility	0-3
<b>sub-total 18 max</b>	
<b>Provision for automobiles:</b>	
Maintains existing patterns	0-4
<b>sub-total 4 max</b>	
<b>Total Context &amp; Form 52 max</b>	

### Section 2. Design Components

<b>Compatible Orientation, Design Quality, Presence</b>	
Entrance oriented to street	0-3
Evidence of traditional design principles	0-3
Compatible, well-designed presence	0-3
360-degree design	0-3
<b>sub-total 12 max</b>	
<b>Use of façade material</b>	
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
<b>sub-total 15 max</b>	
<b>Use of secondary façade and accent materials</b>	
Uses materials found in district	0-3
Materials changed at vertical plane, story breaks, bays	0-3
<b>sub-total 6 max</b>	
<b>Use of Color</b>	
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
<b>sub-total 15 max</b>	
<b>Façade design</b>	
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
<b>sub-total 25 max</b>	
<b>Incentivized aspect of the design</b>	
Response to context	0-5
Maintains setback and spacing between houses	0-5
Building scaled to the lot size	0-5
<b>sub-total 15 max</b>	
<b>Total Design 88 max</b>	
<b>COMPATIBILITY TOTAL 140 max</b>	

## **APPENDIX 1: Glossary of Terms**

**Balustrade**: a railing supported by balusters, seen most often on porches and balconies

**Board and batten siding**: wide plank siding installed vertically and with smaller strips of wood covering the joints of the larger boards.

**Bungalow**: a one or one-and-a-half story house with a gable roof and front porch across the entire or a part of the façade,

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

**Cedar shingles**: shingles of cedar wood often laid tightly set and with a smooth bottom edge

**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. Often seen with a narrow reveal on Craftsman style buildings.

**Closed balustrade**: a short wall, known also as a knee wall, spans the columns of a porch.

**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.

**Cottage**: a one or one-and-a-half story house with irregular footprint and roof forms and with a stoop and perhaps vestibule rather than a porch

**Dormer**: area projecting from a roof with vertical walls and covered by a separate roof that expands the occupiable space within; the dormer face nearly always has windows.

**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.

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

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

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

**Half-timbering**: wood boards placed in geometric patterns within stucco; often seen on the second story walls and gable faces

**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 or stone 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.

**Porch**: An area adjacent to the exterior of a house covered with a roof; posts, often spanned with an open or closed balustrade, support the roof. Porches are large enough to be occupied beyond standing; they may be projecting or recessed.

**Porte cochère**: a roofed area under which vehicles pass, attached to the side of a house.

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

Stoop: a small area at the front entrance of a house, often with steps and a flat area near the door. It may have a roof projecting from the house or be unsheltered.

View balcony: shallow balcony at the second story, accessed by a door; described during the 1910s as “view balconies”



## **APPENDIX 2: Certificate of Appropriateness (COA) Design Review Requirements**

All items only apply to Highly (street facing) and Minimally (side of house) Visible areas as defined in Chapter 3

<b>Type of Work</b>	<b>No Review/COA</b>	<b>Staff Review</b>	<b>SHLC Review</b>
<b>Awnings</b>			
Awning - change of color	X		
Awning - change of style		X	
Awning - new		X	
<b>Paint</b>			
Re-paint previously painted areas	X		
Paint previously-unpainted materials (e.g. masonry)			X
Remove paint from masonry		X	
<b>Landscaping</b>			
Install new landscaping structure		X	
Remove historic landscape structure			X
Install new fence		X	
Install paved walkway	X		
<b>Windows and Doors</b>			
Replace windows			X
Replace doors - street facing			X

Replace doors - side of house		X	
Change window openings - side of house		X	
Create new window/door opening - street facing			X
Create new window/door opening - side of house		X	
<b>Porch</b>			
Repair porch	X		
Replace porch in kind		X	
Enclose porch - street facing			X
Enclose porch - side of house		X	
Build new porch			X
<b>Siding</b>			
Repair siding	X		
Install new siding			X
<b>Garages and Accessory Dwelling Units (ADU)</b>			
Demolish garage	X		
Construct detached garage or ADU (if street facing)		X	
Construct attached garage or ADU		X	Maybe
<b>Roof</b>			
New roof with like material		X	

New roof with new material			X
Remove or alter chimney visible from street			X
Change roofline			X
<b>Other Exterior Renovations or Construction</b>			
Install mechanical or utility equipment		X	
ADA ramp or accessibility improvement - street facing			X
ADA ramp or accessibility improvement - side of house		X	
Build addition			X
Build new deck		X	
Move an existing structure	X		



## **APPENDIX 3: 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.

<https://www.nps.gov/orgs/1739/preservation-briefs.htm>

1. [Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings](#). Robert C. Mack, FAIA, and Anne E. Grimmer. Surveys a variety of cleaning methods and materials and provides guidance on selecting the most appropriate method and the gentlest means possible. Discusses water-repellent and waterproof coatings, the purpose of each, the suitability of their application to historic masonry buildings, and possible consequences of their inappropriate use. 2000. GPO stock number 024-005-01207-9
2. [Repointing Mortar Joints in Historic Masonry Buildings](#). Robert C. Mack, FAIA, and John P. Speweik. Provides general guidance on appropriate materials and methods for repointing historic masonry buildings. 1998.
3. [Improving Energy Efficiency in Historic Buildings](#). Jo Ellen Hensley and Antonio Aguilar. Discusses the inherent energy efficient features of historic buildings. Recommends actions to increase energy efficiency. Describes alternate energy sources that have been used for historic buildings. 2011. *GPO stock number 024-005-01294-0*
4. [Roofing for Historic Buildings](#). Sara M. Sweetser. Provides a brief historic of the most commonly used roofing materials in America. Presents a sound preservation approach to roof repair, roof replacement, and the use of alternative roofing materials. 1978.
5. [The Preservation of Historic Adobe Buildings](#). Provides information on the traditional materials and construction of adobe buildings and the causes of adobe deterioration. Makes recommendations for preserving historic adobe buildings. 1978.
6. [Dangers of Abrasive Cleaning to Historic Buildings](#). Anne E. Grimmer. Cautions against the use of sandblasting to clean various buildings and suggests measures to mitigate the effects of improper cleaning. Explains the limited circumstances under which abrasive cleaning may be appropriate. 1979.
7. [The Preservation of Historic Glazed Architectural Terra-Cotta](#). de Teel Patterson Tiller. Discusses deterioration problems common to terra-cotta and provides methods for determining the extent of deterioration. Makes recommendations for maintenance and repair and suggests appropriate replacement materials. 1979.
8. Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings (1984). Rescinded October 2023; information and guidance no longer represent best historic preservation practices.
9. [The Repair of Historic Wooden Windows](#). John H. Myers. Provides information on evaluating the condition of historic wood windows and on practical methods for repair. 1981.
10. [Exterior Paint Problems on Historic Woodwork](#). Kay D. Weeks and David W. Look, AIA. Identifies and describes common types of paint surface conditions and failures. Provides guidance on preparing historic woodwork for repainting, including limited and total paint removal. 1982.
11. [Rehabilitating Historic Storefronts](#). H. Ward Jandl. Explores the role of the storefront in historic buildings and provides guidance on rehabilitation techniques for historic storefronts as well as compatible storefront designs. 1982.
12. [The Preservation of Historic Pigmented Structural Glass \(Vitrolite and Carrara Glass\)](#). Provides information on the early manufacture, installation, and use of this decorative building product commonly found in 20th century buildings; reasons for its damage; and a general approach for its maintenance, repair, and replacement. 1984.

13. [The Repair and Thermal Upgrading of Historic Steel Windows.](#) Sharon C. Park, AIA. Presents brief historical background on the development, use, and styles of rolled steel windows popular in the first half of the 20th century. Explains steps for cleaning and repairing damaged steel windows; provides information on methods of weatherstripping and options for storm panels or the installation of thermal glass. 1984.
14. [Exterior Additions to Historic Buildings: Preservation Concerns.](#) Anne E. Grimmer and Kay D. Weeks. Uses a series of examples to suggest ways that attached additions can successfully serve contemporary uses as part of a rehabilitation project while preserving significant historic materials and features and the building's historic character. 2010. *GPO stock number 024-005-01280-0*
15. [Preservation of Historic Concrete.](#) Paul Gaudette and Deborah Slaton. Discusses the characteristics of concrete and causes of deterioration. Includes information on cleaning, maintenance, and repair, and on protective systems. 2007. *GPO stock number 024-005-01253-2*
16. [The Use of Substitute Materials on Historic Building Exteriors.](#) John Sandor, David Trayte, Amy Elizabeth Uebel. Provides general guidance on the use of substitute materials as replacement materials for distinctive features on the exterior of historic buildings. Revised 2023.
17. [Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character.](#) Lee H. Nelson, FAIA. Essential guidance to help property owners and architects identify those features of historic buildings that give the building its visual character so that their preservation can be maximized in rehabilitation. 1988.
18. [Rehabilitating Interiors in Historic Buildings—Identifying Character-Defining Elements.](#) H. Ward Jandl. Assists building owners in identifying significant interior spaces, features, and finishes so they may be preserved in rehabilitation work. Applies to all building types and styles, from 18th century churches to 20th century office buildings. 1988.
19. [The Repair and Replacement of Historic Wooden Shingle Roofs.](#) Sharon C. Park, AIA. Discusses historic wooden roofing, expectations for longevity, and repair and replacement options. Identifies roofing material that duplicates the appearance of a historic roof, offers guidance on proper installation, and provides information on coatings and maintenance procedures to help preserve the roof. 1989.
20. [The Preservation of Historic Barns.](#) Michael J. Auer. Identifies historic barn types, helps owners understand the historic character of their barns, and offers advice on the maintenance, repair, and rehabilitation of old and historic barns. 1989.
21. [Repairing Historic Flat Plaster—Walls and Ceilings.](#) Marylee MacDonald. Guides building owners on repairing historic plaster using traditional materials (wet plaster) and techniques. Suggests replacement options if the historic plaster is severely deteriorated. Useful chart on various plaster bases and compatible basecoats and finish coats. 1989.
22. [The Preservation and Repair of Historic Stucco.](#) Anne E. Grimmer. Describes the evolution of stucco as a building material, beginning with a brief history of how stucco is applied, and how its composition, texture, and surface patterns have changed. Includes guidelines on how to plan for and carry out repair of historic stucco, with sample mixes for 18th, 19th, and 20th century stucco types. 1990.
23. [Preserving Historic Ornamental Plaster.](#) David Flaharty. Discusses ornamental plaster production, explaining the processes of run-in-place and cast ornamentation using three common decorative forms as examples: the cornice, ceiling medallion, and coffered ceiling. Provides guidance on identifying causes of deterioration and understanding complex restoration techniques. Includes useful advice on selecting and evaluating a restoration contractor. 1990.
24. [Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches.](#) Sharon C. Park, AIA. Underscores the importance of careful planning in order to balance preservation objectives with the interior climate needs of the building. 1991.

25. [The Preservation of Historic Signs](#). Michael J. Auer. Discusses the history of sign types pre-1800 to the 20th century, including symbol signs, flat signs, fascia signs, hanging signs, goldleaf signs, rooftop signs, and neon signs. Makes recommendations for their repair and re-use. 1991.
26. [The Preservation and Repair of Historic Log Buildings](#). Bruce L. Bomberger. Focuses on horizontally laid or vertically positioned logs, but the preservation and repair treatments are essentially the same for all log structures. Discusses traditional splicing-in techniques, the use of epoxies, and replacement, as well as guidance on the repair and replacement of chinking and daubing. 1991.
27. [The Maintenance and Repair of Architectural Cast Iron](#). John G. Waite; historical overview by Margot Gayle. Discusses the role of cast iron in 19th-century industrial development and the resulting advances in building design, technology, ornamental detailing. Provides essential guidance on maintaining and repairing architectural cast iron. 1991.
28. [Painting Historic Interiors](#). Sara B. Chase. Discusses wall paint and decorative surface treatments from the late 17th century to the 1950s. Describes the usefulness of a complete paint investigation for preservation and restoration projects. Provides guidance on the common causes of interior paint failure and preparing surfaces for repainting. Makes recommendations about paint with health and safety factors in mind. 1992.
29. [The Repair, Replacement, and Maintenance of Slate Roofs](#). Jeffrey S. Levine. Describes the causes of slate roof failures and provides comprehensive guidance on their repair and, when necessary, their appropriate replacement. Repair/Replacement Guidelines are included to assist owners prior to work. 1992.
30. [The Preservation and Repair of Historic Clay Tile Roofs](#). Anne E. Grimmer and Paul K. Williams. Reviews the history of clay roofing tiles and describes many types and shapes of historic tiles, as well as their method of attachment. Provides general guidance for historic property owners on how to plan and carry out a project involving the repair and selected replacement of historic clay roofing tiles. 1992.
31. [Mothballing Historic Buildings](#). Sharon C. Park, AIA. Describes process of protecting a deteriorating historic building from weather as well as vandalism when funds are not currently available to begin a preservation, rehabilitation, or restoration project. 1993.
32. [Making Historic Properties Accessible](#). Thomas C. Jester and Sharon C. Park, AIA. Introduces the complex issue of providing accessibility at historic properties, and underscores the need to balance accessibility and historic preservation. Provides guidance and many examples of successful projects. 1993.
33. [The Preservation and Repair of Stained and Leaded Glass](#). Neal A. Vogel and Rolf Achilles. Gives a short history of stained and leaded glass in America. Surveys basic preservation and documentation issues and addresses common causes of deterioration and presents protection, repair, and restoration options. Updated 2007. *GPO stock number 024-005-01254-1*
34. [Applied Decoration for Historic Interiors: Preserving Historic Composition Ornament](#). Jonathan Thornton and William Adair, FAAR. Describes the history, appearance, and characteristics of this uniquely pliable material. Provides guidance on identifying compo and suggests appropriate treatments, depending upon whether the project goal is preservation or restoration. 1994.
35. [Understanding Old Buildings: The Process of Architectural Investigation](#). Travis C. McDonald, Jr. Explains architectural investigation as the critical first step in planning an appropriate treatment. Addresses the investigative process of understanding how a building has changed over time and assessing levels of deterioration. 1994. *GPO stock number 024-005-01143-9*
36. [Protecting Cultural Landscapes: Planning, Treatment, and Management of Historic Landscapes](#). Charles A. Birnbaum, ASLA. Describes types of cultural landscapes. Provides a step-by-step process for preserving historic designed and vernacular landscapes to ensure a successful balance between historic preservation and change. 1994.
37. [Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing](#). Sharon C. Park, AIA, and Douglas C. Hicks. Under



- revision to reflect current Federal laws and regulations concerning lead-based paint.
38. [Removing Graffiti from Historic Masonry](#). Martin E. Weaver. Focuses on cleaning methods to remove surface-applied graffiti without damaging historic masonry. Includes tips for successful graffiti removal, a discussion of barrier coatings, and useful charts designed to guide the graffiti-removal process. 1995.
  39. [Holding the Line: Controlling Unwanted Moisture in Historic Buildings](#). Sharon C. Park, AIA. Outlines a way to diagnose moisture problems and choose remedial treatments. Provides guidance on managing moisture deterioration, repairing and maintaining historic building materials, and correcting common problem areas. Includes charts on types of diagnostic tools, recommended treatments and treatments that should always be avoided. 1996. *GPO stock number 024-005-01168-4*
  40. [Preserving Historic Ceramic Tile Floors](#). Anne E. Grimmer and Kimberly A. Konrad. Summarizes the historical use of glazed and unglazed ceramic flooring tiles and describes different types of tiles. Provides guidance for maintaining and preserving historic ceramic tile flooring, on cleaning treatments, and on protective and code-required, slip resistant coatings. Also contains information on various repair options, as well as the selective replacement of damaged tiles. 1996.
  41. [The Seismic Rehabilitation of Historic Buildings](#). Antonio Aguilar. Discusses the issues of protecting historic buildings from earthquake damage. Describes approaches to seismic retrofit that make a building safe without destroying significant historic materials. Provides guidance on the extent of strengthening to consider, design approaches, and the visual impact of these changes. 2016. *GPO stock number 024-005-01322-9*
  42. [The Maintenance, Repair, and Replacement of Historic Cast Stone](#). Richard Pieper. Provides a brief history of the manufacture and use of cast stone. Discusses the causes of its deterioration, repairable conditions, and methods of repair. Addresses the replication and replacement of historic cast stone installations, and the use of cast stone as a substitute replacement material for natural stone. 2001. *GPO stock number 024-005-01190-1*
  43. [The Preparation and Use of Historic Structure Reports](#). Deborah Slaton. Defines the historic structure report and provides a historical overview of its use. Outlines an entire procedure for preparing a report, taking a team approach. 2004. *GPO stock number 024-005-01191-9*
  44. [The Use of Awnings on Historic Buildings: Repair, Replacement and New Design](#). Chad Randl. Provides a historic overview of the practical and aesthetic use of various types of awnings. Presents guidance for their maintenance, preservation, and repair. Discusses the circumstances under which awning replacement is appropriate and how to achieve a compatible design for new awnings on historic buildings. 2004. *GPO stock number 024-005-01222-2*
  45. [Preserving Historic Wooden Porches](#). Aleca Sullivan and John Leeke. Explains how to assess the condition of historic porches. Provides detailed procedures for proper maintenance and repair, and includes measures to address code issues. Provides a range of information from the selection of materials to guidance on contemporary alterations. 2006. *GPO stock number 024-005-01240-1*
  46. [The Preservation and Reuse of Historic Gas Stations](#). Chad Randl. Provides guidance on assessing the significance of historic gas stations and provides information on their maintenance and repair. Describes appropriate rehabilitation treatments, including conversions for new functions when the historic use is no longer feasible. 2008. *GPO stock number 024-005-01264-8*
  47. [Maintaining the Exterior of Small and Medium Size Historic Buildings](#). Sharon Park, FAIA. Discusses the benefits of regular inspection, monitoring, and seasonal maintenance work for historic buildings. Provides guidance on maintenance treatments for historic building exteriors. 2006. *GPO stock number 024-005-01252-4*
  48. [Preserving Grave Markers in Historic Cemeteries](#). Mary F. Striegel, Frances Gale, Jason Church, and Debbie Dietrich-Smith. Describes grave marker materials and the risk factors that contribute to their decay. provides guidance for assessing their

condition, and discusses maintenance programs and various preservation treatments. 2016. *GPO stock number 024-005-01328-8*

49. [Historic Decorative Metal Ceilings and Walls: Use, Repair, and Replacement.](#) Kaaren R. Staveteig. Discusses the history and manufacturing of decorative metal for ceiling and wall applications; provides information on paint removal, maintenance, and repair; and includes guidance on replacement. 2017. *GPO stock number 024-005-01330-0*
50. [Lightning Protection for Historic Structures.](#) Charles E. Fisher. Describes the history and components of traditional lightning protection systems; discusses inspection, evaluation, and maintenance of systems; and provides guidance on the repair of systems and the installation of new systems. 2017. *GPO stock number 024-005-01341-5*
51. [Building Codes for Historic and Existing Buildings: Planning and Maximizing their Application.](#) Discusses how to meet the goals of building codes while preserving or minimizing alterations to the character-defining features, spaces, materials, and finishes of historic buildings; provides guidance for selecting the optimal code compliance method and suggests best practices for achieving code-compliant solutions that also allow for the preservation of a building's historic character. Marilyn E. Kaplan, Architect, FAPT. 2024.

## **APPENDIX 4: 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

### **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

### **Local Resources:**

- [Spokane City/County Historic Preservation Office](#)
- [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 \(DAHP\)](#)
  - [Certified Local Government Program](#)
- [Washington Trust for Historic Preservation](#)
  - [Washington Trust Consultant Directory](#)
- [National Main Street Program](#)
- [Washington State Digital Archives](#)
- 

### **National Park Service Links:**

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



**BRIEFING PAPER**  
**City of Spokane**  
**Plan Commission Workshop**  
**Planning and Economic Development**  
**July 23, 2025**

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**Subject**

See attached memo

**Impact**

See attached memo

**Action**

Staff would like general feedback from Plan Commission on whether to pursue code changes as described in the memo.



# Memorandum

Office of the Mayor

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DATE: July 23, 2025

FROM: Adam McDaniel – Policy Advisor, Office of the Mayor

TO: Spencer Gardner, Planning Director & Jesse Bank, Plan Commission President

RE: Nonconforming Off-Premises Signs – Comprehensive Plan Policy DP 2.17

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## I. Background:

### Nonconforming Off-Premises Signs (Billboards)

Since its original adoption, the City's Comprehensive Plan has called for a prohibition on new billboards and the elimination of existing billboards over time.

#### **DP 2.17 Billboards**

*Prohibit new construction of billboards and eliminate existing billboards over time.*

**Discussion:** Visual quality of the urban environment is one of the distinguishing characteristics of communities. The reputation of some cities is based largely on their good or bad visual image. Because of its scale or location, off-premises advertising, including billboards, can be among the biggest contributors to negative imagery. This advertising detracts from the surrounding setting and distracts the attention of motorists. To avoid extreme financial hardship to owners of existing billboard structures, eventual elimination by amortization is encouraged.

In 2000, the City Council adopted Resolution 2000-0020 creating a moratorium on new billboard permits. The resolution also requested that the Plan Commission develop recommendations for permanent billboard regulations based on the City's Comprehensive Plan policy. The Plan Commission used this directive to develop and recommend an ordinance, eventually adopted by the City Council in October 2001 as Ordinance C32925<sup>1</sup>, designating billboards as nonconforming and prohibiting the construction of new billboards. The Plan Commission did not

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<sup>1</sup> This ordinance is now codified as SMC 17C.240.250

recommend code changes to address the elimination of billboards over time. Writing on behalf of the Plan Commission, former President Stanley Stirling acknowledged:

*“the second part of the [comprehensive plan] policy to “eliminate existing billboards over time using various means” will require additional time to implement. It is possible that billboard amortization methods will be recommended as a part of the new development regulations to implement the comprehensive plan.”*

Development regulations to address the elimination of billboards over time were never considered by the Plan Commission or recommended to the City Council. However, addressing off-premises signs is included as a work item in the latest Plan Commission Work Plan adopted by the City Council.

### **Abandoned Sign Structures**

Abandoned sign structures are defined in the Spokane Municipal Code 17C.240.015 as “a sign structure where no sign has been in place for a continuous period of at least six months.” Spokane Municipal Code 17C.240.070 prohibits abandoned sign structures and requires existing ones to be removed.







Today, there are more than 380 nonconforming off-premises sign faces or abandoned sign structures in the city of Spokane. A majority of nonconforming off-premises signs and identified abandoned sign structures are located in City Council District 1.

Council District 1	Council District 2	Council District 3
240	74	69
63%	19%	18%

Nearly half of the city's nonconforming off-premises signs or abandoned sign structures are in four neighborhoods: Riverside, East Central, Logan, and Emerson/Garfield.

Neighborhood	Nonconforming Signs/Abandoned Sign Structures
Riverside	72
East Central	43
Logan	41
Emerson/Garfield	34

Nonconforming off-premises signs are also overwhelmingly located in just a few census tracts: Census Tracts 14, 35, and 145.

Ten neighborhoods do not have any nonconforming off-premises signs: Audubon/Downriver, Five Mile Prairie, Grandview/Thorpe, Latah/Hangman, Manito/Cannon Hill, North Indian Trail, Northwest, Peaceful Valley, Rockwood, and Southgate.

The IRS recognizes billboards as 15-year property for depreciation.<sup>2</sup> Except for nonconforming off-premises signs relocated under the public works exception provided in SMC 17C.240.250(B)(2) or permitted under the state's Scenic Vista Act, it is believed all nonconforming off-premises signs in the city of Spokane were permitted and erected more than twenty years ago. The Washington State Department of Transportation (WSDOT) permits an estimated 90 nonconforming off-premises signs through Washington's Scenic Vistas Act. Under the Scenic Vistas Act (RCW 47.42.102), just compensation is required to remove a billboard permitted by the Washington State Department of Transportation under this law. Billboards regulated by the Washington Scenic Vistas Act include nonconforming off-premises signs along Browne, Division/Ruby, West Francis Avenue, Newport Highway, and Trent Avenue.

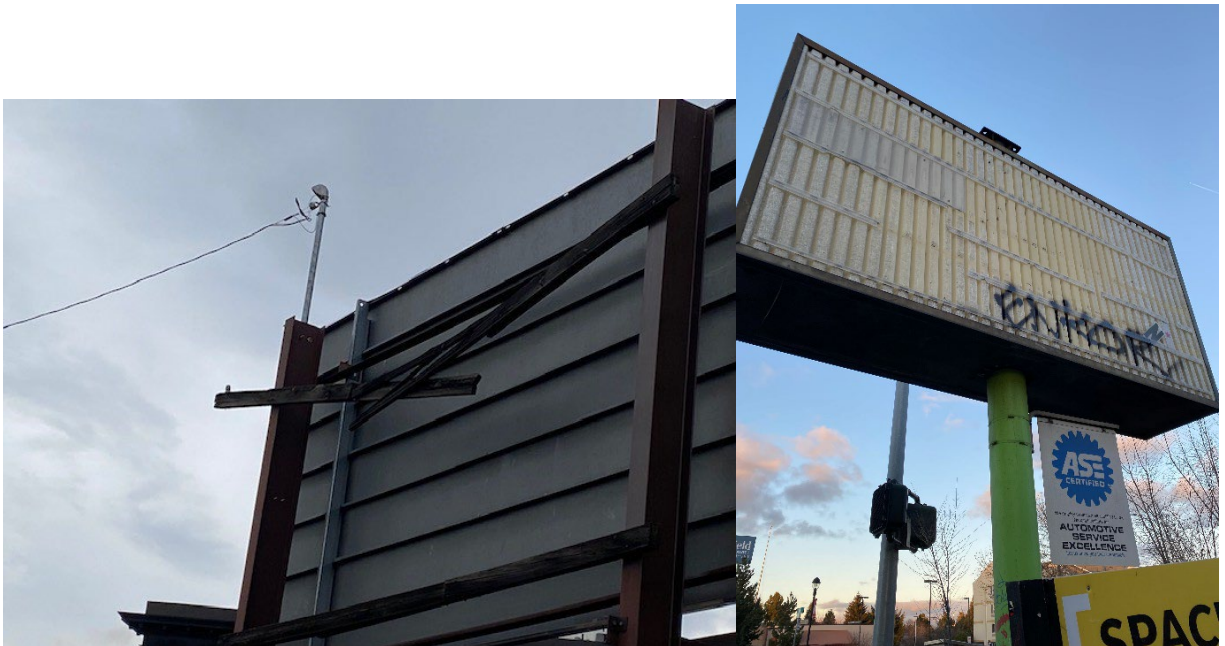
**II. Issue:** Many non-conforming off-premises signs and abandoned sign structures in the city of Spokane are consistently tagged with graffiti despite efforts by some property owners and sign companies to remove the graffiti. Additionally, some nonconforming off-premises signs and abandoned sign structures are visually deteriorated. Finally, some demolition projects have left an on-premises sign standing instead of removing the sign in the demolition project, thus making it an abandoned sign structure.

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<sup>2</sup> IRS Publication 246 - 2024













Communities across the United States have adopted policies amortizing their nonconforming off-premises signs and eliminating abandoned signs including in Washington state where amortization is permitted.

Like the City of Spokane, the City of Wenatchee's Comprehensive Plan<sup>3</sup> called for the amortization of billboards over time. In 2019, the Wenatchee City Council adopted an ordinance<sup>4</sup> establishing a ten-year amortization schedule that will remove all existing billboards by January 20, 2030. Other strategies include removal based on zoning or the creation of specific billboard locations where billboards are permitted but prohibited elsewhere, such as Salt Lake City.<sup>5</sup>

### **III. Recommendation:**

- I. The Planning and Economic Development Services Department and the Plan Commission should recommend updated sign code regulations to the City Council for consideration that requires the timely removal of existing abandoned sign structures, as defined in SMC 17C.240.015.
- II. The Planning and Economic Development Services Department and the Plan Commission should recommend updated sign code regulations to the City Council for consideration that fulfills Comprehensive Plan Policy DP 2.17 by establishing an amortization schedule for existing nonconforming off-premises signs.

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<sup>3</sup> Goal 1, Policy 1 in the Community Design and Healthy Communities Element

<sup>4</sup> This ordinance is codified in the Wenatchee City Code as Chapter 10.72

<sup>5</sup> See Salt Lake City Code 21A.46.160

**BRIEFING PAPER**  
**City of Spokane**  
**Plan Commission Workshop**  
**Planning and Economic Development**  
**July 23, 2025**

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**Subject**

With recent changes to the City's zoning code to allow Middle Housing, there is increasing pressure for redevelopment of infill sites. In some cases, development proposals have occurred where there are not enough addresses available to assign an addresses to new development. The City has been able to navigate these situations through voluntary solutions, but City Council has indicated a desire to provide clear policy for these situations.

Predictable addressing is crucial for emergency services, who often have to find addresses without prior knowledge of a neighborhood. Before any proposal is finalized, Planning will be working with Police, Fire, and Spokane Regional Emergency Communications (SREC) to ensure the proposed changes are compliant with national standards and meet the needs of first responders.

**Impact**

Addressing problems in the future could pose a barrier to new infill housing. Having a defined, predictable set of standards will help everyone to deal with addressing issues expeditiously.

**Action**

This is a hearing item. A recommendation to City Council is expected.



## 17D.050A.040 Definitions

- ~~((A. "Address" means a property location identification with the following format, and typically in the following order: address number, directional prefix, roadway name, roadway type, building designator, and unit designator (e.g., "123 W. Main St., Apt. 456"). The following elements are required: address number, roadway name, and roadway type. The following elements may be optional: directional prefix, building designator, and unit designator.~~
- ~~B. "Addressing Authority" means the Development Services Center.~~
- ~~C. "Address Number" means the numeric designation for an addressable structure or unit.~~
- ~~D. "Addressable" means a property required to be assigned an address under this chapter.~~
- ~~E. "Addressable Property, Addressable Structures, Addressable Sites or Addressable Units" means, generally, the habitable or legally occupied structure, or a lot, parcel, or tract, but may also include other structures or sites as determined necessary by the relevant addressing authority.~~
- ~~F. "Addressing Database" means the computerized format for tracking assigned roadway names and addresses within the City of Spokane.~~
- ~~G. "Addressing Grid System" is the address number and directional system in a particular area such as a grid system, block system, plat, or subdivision.~~
- ~~H. "Administrator" means the Development Services Center Manager.~~
- ~~I. "Building Designator" means a single character alphabetic descriptor for a single building within a multiple unit complex (e.g., "123 W. Main St., Bldg. A").~~
- ~~J. "Department" means the Development Services Center.~~
- ~~K. "Directional Prefix" means a single or double character alphabetic descriptor within a roadway name consisting of any combination of the cardinal directions of North, South, East, and West, generally used in specific roadway naming schemes (i.e., N, S, E, W, NE, NW, SE, SW).~~
- ~~L. "E911 Director" means the manager of the local 911 service.~~
- ~~M. "Non-conforming Address or Roadway Name" means an address or roadway name that is not in compliance with this chapter.~~
- ~~N. "Multiple Units" means the presence of two or more addressable structures, addressable sites, or addressable units on a single Spokane County tax parcel or group of undivided interest parcels.~~
- ~~O. "Multiple Unit Complex" means an apartment, condominium, or business complex where there exist multiple buildings on a single site, and two or more buildings include multiple units.~~
- ~~P. "Multiple Unit Structure" means a single structure which contains two or more units.~~
- ~~Q. "Non-conforming Roadway Name Sign" means a roadway name sign that is not in compliance with this chapter.~~
- ~~R. "Regional Public Safety Spatial Database" means the spatial format for tracking all assigned roadway names and addresses within Spokane County. This system is~~

~~maintained by the Regional Public Safety Geographic Information Systems (RPSGIS) Committee for use in countywide public safety related applications.~~

~~S. "Roadway" means a public or private way on which vehicles travel, encompassing all roadway types.~~

~~T. "Roadway Name" means the word or words either existing, or in the case of new or renamed roadways, which are approved by the Development Services Center, used in conjunction with a directional prefix, and/or a roadway type to identify a public or private roadway.~~

~~U. "Roadway Type" means an abbreviated word used in conjunction with a roadway name to describe the character of the roadway and will be in accordance with USPS Publication No. 28 Appendix C1. The following are allowable roadway types:~~

~~1. Alley (Aly): a narrow service roadway that serves rear lots and where platted width is less than twenty feet.~~

~~2. Avenue (Ave): a through local, collector or arterial roadway generally running east west.~~

~~3. Boulevard (Blvd): a roadway with exceptional width, length and scenic value, typically with a landscaped median dividing the roadway; or an arterial or major collector roadway that lies diagonally to the east-west, north-south grid system.~~

~~4. Circle (Cir): a local or collector roadway having ingress and egress from the same roadway. See also "Loop".~~

~~5. Court (Ct): a dead end or cul-de-sac that will not become an extension or a continuation of either an existing or future roadway, not longer than six hundred feet in length.~~

~~6. Drive (Dr): a lengthy collector or arterial that does not have a definite directional course.~~

~~7. Highway (Hwy): used to designate state or federal roadways only.~~

~~8. Lane (Ln): a roadway used as a private local access within a development.~~

~~9. Loop (Loop): a local or collector roadway having ingress and egress from the same roadway. See also "Circle".~~

~~10. Parkway (Pkwy): a thoroughfare designated as a collector or arterial, with a median reflecting the park-like character implied in the name.~~

~~11. Place (Pl): a permanently dead-end roadway, terminating in a cul-de-sac, or short through roadway, not longer than six hundred fifty feet in length.~~

~~12. Road (Rd): typically reserved for roadways located outside the boundary of a city or town, and may be found within city/town limits due to past annexations or when a new roadway is in alignment with or within one hundred twenty five feet of an existing county road.~~

~~13. Street (St): a through local, collector or arterial roadway generally running north-south.~~

~~14. Way (Way): a curvilinear roadway.~~

- V. ~~“Unit” means a specific dwelling or commercial space amongst a larger group of dwellings or commercial spaces (e.g., apartment, suites, etc.).~~
- W. ~~“Unit Designator” means a secondary address number that is used to identify a separate unit on a single lot, parcel, tract of land, or within a multiple unit complex. A unit designator at a minimum shall consist of a unit type and a numeric identifier (e.g., 10126 W. Rutter Pkwy., Apt. 2). See also: “Multiple Units”, “Multiple Unit Complex”, “Multiple Unit Structure”)~~
- X. ~~“Unit Type” means an abbreviated word used in conjunction with a unit designator to describe the character of the unit and will be in accordance with USPS Publication No. 28 Appendix C2. The following are allowable unit types:~~
1. ~~“Apt” for Apartment,~~
  2. ~~“Bsmt” for Basement,~~
  3. ~~“Bldg” for Building,~~
  4. ~~“Dept” for Department,~~
  5. ~~“Dorm” for Dormitory,~~
  6. ~~“Fl” for Floor,~~
  7. ~~“Frnt” for Front,~~
  8. ~~“Hngr” for Hanger,~~
  9. ~~“Lbby” for Lobby,~~
  10. ~~“Lot” for Lot,~~
  11. ~~“Lowr” for Lower Level,~~
  12. ~~“Ofc” for Office,~~
  13. ~~“Pier” for Pier,~~
  14. ~~“Rear” for Rear,~~
  15. ~~“Rm” for Room,~~
  16. ~~“Slip” for Slip,~~
  17. ~~“Spc” for Space,~~
  18. ~~“Stop” for Stop,~~
  19. ~~“Ste” for Suite,~~
  20. ~~“Trlr” for Trailer,~~
  21. ~~“Unit” for Unit,~~
  22. ~~“Uppr” for Upper Level.~~
- Y. ~~“Utility Site” means a parcel containing any type of utility service, located on a legal parcel of land with no association to a building and, requiring periodic maintenance or readings by utility company personnel.))~~

A. Limited Application.



Definitions provided here are given solely for purposes of administering this chapter. The Administrator may refer to definitions provided in SMC 17A.020 in the absence of a specific definition within this chapter, or for further clarity.

B. Definitions.

1. "Address" means a property location identification with the following format, and typically in the following order: address number, directional prefix, roadway name, roadway type, building designator, and unit designator (e.g., "123 W. Main St., Apt. 456"). The following elements are required: address number, roadway name, and roadway type. The following elements may be optional: directional prefix, building designator, and unit designator.
2. "Addressing Authority" means the Development Services Center.
3. "Address Number" means the numeric designation for an addressable structure or unit.
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13. "Non-conforming Address or Roadway Name" means an address or roadway name that is not in compliance with this chapter.
14. "Multiple Units" means the presence of two or more addressable structures, addressable sites, or addressable units on a single Spokane County tax parcel or group of undivided interest parcels.

15. “Multiple Unit Complex” means an apartment, condominium, or business complex where there exist multiple buildings on a single site, and two or more buildings include multiple units.
16. “Multiple Unit Structure” means a single structure which contains two or more units.
17. “Non-conforming Roadway Name Sign” means a roadway name sign that is not in compliance with this chapter.
18. “Regional Public Safety Spatial Database” means the spatial format for tracking all assigned roadway names and addresses within Spokane County. This system is maintained by the Regional Public Safety Geographic Information Systems (RPSGIS) Committee for use in countywide public safety-related applications.
19. “Roadway” means a public or private way on which vehicles travel, encompassing all roadway types.
20. “Roadway Name” means the word or words either existing, or in the case of new or renamed roadways, which are approved by the Development Services Center, used in conjunction with a directional prefix, and/or a roadway type to identify a public or private roadway.
21. “Roadway Type” means an abbreviated word used in conjunction with a roadway name to describe the character of the roadway and will be in accordance with USPS Publication No. 28 Appendix C1. The following are allowable roadway types:
  - a. Alley (Aly): a narrow service roadway that serves rear lots and where platted width is less than twenty feet.
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  - c. Boulevard (Blvd): a roadway with exceptional width, length and scenic value, typically with a landscaped median dividing the roadway; or an arterial or major collector roadway that lies diagonally to the east-west, north-south grid system.
  - d. Circle (Cir): a local or collector roadway having ingress and egress from the same roadway. See also “Loop”.
  - e. Court (Ct): a dead end or cul-de-sac that will not become an extension or a continuation of either an existing or future roadway, not longer than six hundred feet in length.
  - f. Drive (Dr): a lengthy collector or arterial that does not have a definite directional course.
  - g. Highway (Hwy): used to designate state or federal roadways only.
  - h. Lane (Ln): a roadway used as a private local access within a development.
  - i. Loop (Loop): a local or collector roadway having ingress and egress from the same roadway. See also “Circle”.

- j. Parkway (Pkwy): a thoroughfare designated as a collector or arterial, with a median reflecting the park-like character implied in the name.
  - k. Place (Pl): a permanently dead-end roadway, terminating in a cul-de-sac, or short through roadway, not longer than six hundred fifty feet in length.
  - l. Road (Rd): typically reserved for roadways located outside the boundary of a city or town, and may be found within city/town limits due to past annexations or when a new roadway is in alignment with or within one hundred twenty five feet of an existing county road.
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22. “Unit” means a specific dwelling or commercial space amongst a larger group of dwellings or commercial spaces (e.g., apartment, suites, etc.).
23. “Unit Designator” means a secondary address number that is used to identify a separate unit on a single lot, parcel, tract of land, or within a multiple unit complex. A unit designator at a minimum shall consist of a unit type and a numeric identifier (e.g., 10126 W. Rutter Pkwy., Apt. 2). See also: “Multiple Units”, “Multiple Unit Complex”, “Multiple Unit Structure”)
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- a. “Apt” for Apartment,
  - b. “Bsmt” for Basement,
  - c. “Bldg” for Building,
  - d. “Dept” for Department,
  - e. “Dorm” for Dormitory,
  - f. “Fl” for Floor,
  - g. “Frnt” for Front,
  - h. “Hngr” for Hanger,
  - i. “Lbby” for Lobby,
  - j. “Lot” for Lot,
  - k. “Lowr” for Lower Level,
  - l. “Ofc” for Office,
  - m. “Pier” for Pier,
  - n. “Rear” for Rear,
  - o. “Rm” for Room,



- p. “Slip” for Slip.
- q. “Spc” for Space.
- r. “Stop” for Stop.
- s. “Ste” for Suite.
- t. “Trlr” for Trailer.
- u. “Unit” for Unit.
- v. “Uppr” for Upper Level.

25. “Utility Site” means a parcel containing any type of utility service, located on a legal parcel of land with no association to a building and, requiring periodic maintenance or readings by utility company personnel.

## Section 17D.050A.050 Roadways to Which Naming Requirements Apply

- A. New or unnamed existing roadways providing access to four (4) or more addressable parcels, structures, or units shall be named.
- B. Existing roadways for which renaming has been authorized by the City to promote the purpose of this chapter shall be renamed as provided for in the City Charter and the Spokane Municipal Code.
- C. Preapproved road names shall be identified on plat documents at the time of Final Plat submittal.

~~((D.—Only traveled ways that qualify as roadways may be named; except that alleys in the downtown zones may be named.))~~

~~((E))~~D. All roadways shall be named regardless of whether the ownership is public or private. Without limitation, this includes all roadways that are created within plats, short plats, binding site plans, PUDs and manufactured/mobile home parks.

~~((F))~~E. Driveways, alleys, access to parking areas and other traveled surfaces that are not considered roadways may ~~((not))~~ be named~~((, but may have directions identified with the following method:))~~ at the discretion of the Administrator.

~~((1.—Arrow signs indicating building or address ranges within an apartment complex or campus may be placed at the entrances and along the non-roadway traveled ways to locate the buildings.))~~

## Section 17D.050A.100 Addressing Standards

- A. Each property owner who has addressable property and has not been assigned an address has a responsibility to apply to the Addressing Authority for a physical address.
- B. Application for each address assignment prior to the issuance of a building permit shall include, at a minimum: a site map showing any proposed or existing structures, driveways, and road approach locations and shall be accompanied by an application, as determined by the Addressing Authority.
- C. The numbering of addressable properties or structures along each roadway shall begin at the appropriate grid point of origin and continue in sequence. No address shall be out of sequence in relation to the adjacent addresses.
- D. Each block along a roadway may have up to one hundred address numbers. The hundred series shall change upon crossing a roadway intersection or in best possible alignment with the established address grid if applicable, with the exception of intersecting driveways and/or alleys. The hundred series along a public roadway shall not change upon crossing a private roadway, unless deemed necessary by the Addressing Authority. Private roadways wholly contained within plats shall be assigned hundred series as if they were public roadways.
- E. Addresses along a roadway shall have even numbers on one side of the roadway and odd numbers on the other side as defined in the addressing grid.
- F. Individual address numbers shall be assigned to fit within the block range of the roadway segment to which the address is assigned (e.g. a new address that is assigned to the 200 block of Main St., must be assigned a number between 200 and 299). Individual addresses should be assigned to be consistent with adjacent blocks of the same N-S or E-W orientation.

~~((G. Properties only accessible via a shared driveway shall be assigned an address based on the point of origin of the driveway from the connecting roadway and shall be sequential, with the following exceptions:))~~

G. Addressable property or structures shall be assigned an address based upon the named travel way from which vehicular access to the property or structure is obtained, with the following exceptions:

- 1. Commercial and Public Facility structures may be assigned an address based upon the roadway the main entrance faces and not necessarily the access roadway.

2. Residential structures on corner lots, or with vehicular access via an alley or driveway, may be assigned an address based upon the roadway the main entrance faces and not necessarily the ~~((access roadway))~~ travel way providing vehicular access.
- H. Fractional addresses shall not be used (e.g., “100 ½ W. Main St.”).
- I. Address numbers shall not contain any non-numeric characters (e.g., “118a” or “118b”).

J. Addressing on Shared Driveways and Other Non-Roadways.

1. A road name may be assigned to shared driveways, alleys, access ways to parking areas, and other traveled surfaces that are not considered roadways at the discretion of the Administrator.
2. The requirements in SMC 17D.050A.120 Multiple Units may be used. The administrator may require arrow signs indicating building or address ranges within a grouping of buildings to be placed at entrances and along non-roadway traveled ways to aid in locating buildings.

K. New Addresses in Residential Infill Development.

Infill development in densely-built locations with pre-existing addressing may involve situations where there aren't enough open numbers within the existing address range on a street. In such cases, the following options shall be considered:

1. The standards for multiple units in SMC 17D.050A.120 may be used to provide addresses.
2. Addressing for nearby parcels on the block face may be modified.
3. The Administrator shall determine which method to employ, with an emphasis on consistency and predictability for emergency service providers and other agencies.

## Section 17D.050A.160 Deviations from Literal Compliance

The Administrator may grant minor deviations from literal compliance with the requirements of this chapter ~~((, with the approval of the Spokane City Council))~~. Such deviations are intended to provide relief from literal compliance with specific provisions



of this chapter in instances where there is an obvious practical problem with doing so, while still adequately addressing the property for location by emergency service providers and to promote the other purposes of this chapter.

**BRIEFING PAPER**  
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**Planning and Economic Development**  
**July 23, 2025**

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**Subject**

A recent plat was rejected because of issues with the development code relating to the classification of streets, alleys, and driveways. This proposed set of code amendments is intended to clarify the classification of these travel ways and provide clearer definitions of each.

**Impact**

Additional plat applications are expected in the near future that will need these clarifications in order to be approved.

**Action**

This is a hearing item. A recommendation to City Council is expected.

## 17A.020.030 “C” Definitions

A. Candidate Species.

A species of fish or wildlife, which is being reviewed, for possible classification as threatened or endangered.

B. Carport.

A carport is a garage not entirely enclosed on all sides by sight-obscuring walls and/or doors.

C. Cellular Telecommunications Facility.

They consist of the equipment and structures involved in receiving telecommunication or radio signals from mobile radio communications sources and transmitting those signals to a central switching computer that connects the mobile unit with the land-based telephone lines.

D. Central Business District.

The general phrase “central business district” refers to the area designated on the comprehensive plan as the “downtown” and includes all of the area encompassed by all of the downtown zoning categories combined.

E. Certificate of Appropriateness.

Written authorization issued by the commission or its designee permitting an alteration or significant change to the controlled features of a landmark or landmark site after its nomination has been approved by the commission.

F. Certificate of Capacity.

A document issued by the planning and economic development services department indicating the quantity of capacity for each concurrency facility that has been reserved for a specific development project on a specific property. The document may have conditions and an expiration date associated with it.

G. Certified Erosion and Sediment Control Lead (CESCL).

An individual who is knowledgeable in the principles and practices of erosion and sediment control. The CESCL shall have the skills to assess the:



1. site conditions and construction activities that could impact the quality of stormwater, and
2. effectiveness of erosion and sediment control measures used to control the quality of stormwater discharges.

The CESCL shall have current certification through an approved erosion and sediment control training program that meets the minimum training standards established by the Washington State department of ecology.

H. Change of Use.

For purposes of modification of a preliminary plat, “change of use” shall mean a change in the proposed use of lots (e.g., residential to commercial).

I. Channel Migration Zone (CMZ).

A corridor of variable width that includes the current river plus adjacent area through which the channel has migrated or is likely to migrate within a given timeframe, usually one hundred years.

J. Channelization.

The straightening, relocation, deepening, or lining of stream channels, including construction of continuous revetments or levees for the purpose of preventing gradual, natural meander progression.

K. City.

The City of Spokane, Washington.

L. City Engineer.

The Director of the Engineering Services department, or their designee for approval authority.

M. Clear Street Width.

The width of a street from curb to curb minus the width of on-street parking lanes.

N. Clear Pedestrian Zone.

Area reserved for pedestrian traffic; typically included herein as a portion of overall sidewalk width to be kept clear of obstructions to foot traffic.

O. Clear View Triangle

1. A clear view maintained within a triangular space at the corner of a lot so that it does not obstruct the view of travelers upon the streets.
2. Intersection of local and arterial: A right triangle having a fifteen-foot side measured along the curb line of the residential street and a seventy-five foot side along the curb line of the intersecting arterial street, except that when the arterial street has a speed limit of thirty-five miles per hour, the triangle has a side along such arterial of one hundred twenty-two feet, or when the arterial speed limit is 40 mph or greater the dimensions of the triangle shall be determined by Street Department staff using AASHTO's A Policy on Geometric Design as a reference.
3. Alleys: A right isosceles triangle having sides of seven feet measured along the right-of-way line of an alley and:
  - a. the inside line of the sidewalk; or
  - b. if there is no sidewalk, a line seven feet inside the curb line.

P. Clear Zone.

The roadside area free of obstacles, starting at the edge of the traveled way.

Q. Clearing.

The removal of vegetation or plant cover by manual, chemical, or mechanical means. Clearing includes, but is not limited to, actions such as cutting, felling, thinning, flooding, killing, poisoning, girdling, uprooting, or burning.

R. Cliffs.

A type of habitat in the Washington department of fish and wildlife (WDFW) priority habitat and species system that is considered a priority due to its limited availability, unique species usage, and significance as breeding habitat. Cliffs are greater than twenty-five feet high and below five thousand feet elevation.

A "cliff" is a steep slope of earth materials, or near vertical rock exposure. Cliffs are categorized as erosion landforms due to the processes of erosion and weathering that produce them. Structural cliffs may form as the result of fault displacement or the resistance of a cap rock to uniform downcutting. Erosional cliffs form along shorelines or valley walls where the most extensive erosion takes place at the base of the slope.

S. Closed Record Appeal Hearing.

A hearing, conducted by a single hearing body or officer authorized to conduct such hearings, that relies on the existing record created during a quasi-judicial hearing on the application. No new testimony or submission of new evidence and information is allowed.

T. Collector Arterial.

Collector arterials (consisting of Major and Minor Collectors) collect and distribute traffic from local streets to principal and minor arterials. They serve both land access and traffic circulation.

U. Co-location.

Is the locating of wireless communications equipment from more than one provider on one structure at one site.

V. Colony.

A hive and its equipment and appurtenances, including one queen, bees, comb, honey, pollen, and brood.

~~((W. Commercial Driveway.~~

~~Any driveway access to a public street other than one serving a single family or duplex residence on a single lot.))~~

~~((X))~~W. Commercial Vehicle.

Any vehicle the principal use of which is the transportation of commodities, merchandise, produce, freight, animals, or passengers for hire.

~~((Y))~~X. Commission – Historic Landmarks.

The City/County historic landmarks commission.

~~((Z))~~Y. Community Banner.

See SMC 17C.240.015.

~~((AA))~~Z. Community Meeting.



An informal meeting, workshop, or other public meeting to obtain comments from the public or other agencies on a proposed project permit prior to the submission of an application.

A community meeting is between an applicant and owners, residents of property in the immediate vicinity of the site of a proposed project, the public, and any registered neighborhood organization or community council responsible for the geographic area containing the site of the proposal, conducted prior to the submission of an application to the City of Spokane.

A community meeting does not constitute an open record hearing.

The proceedings at a community meeting may be recorded and a report or recommendation shall be included in the permit application file.

~~((BB))~~AA.     Compensatory Mitigation.

Replacing project-induced wetland losses or impacts, and includes, but is not limited to, the following:

1.     Restoration.

The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural or historic functions to a former or degraded wetland. For the purpose of tracking net gains in wetland acres, restoration is divided into re-establishment and rehabilitation.

2.     Re-establishment.

The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural or historic functions to a former wetland. Re-establishment results in a gain in wetland acres (and functions). Activities could include removing fill material, plugging ditches, or breaking drain tiles.

3.     Rehabilitation.

The manipulation of the physical, chemical, or biological characteristics of a site with the goal of repairing natural or historic functions of a degraded wetland. Rehabilitation results in a gain in wetland function but does not result in a gain in wetland acres. Activities could involve breaching a dike to reconnect wetlands to a floodplain or return tidal influence to a wetland.

4. Creation (Establishment).

The manipulations of the physical, chemical, or biological characteristics present to develop a wetland on an upland or deepwater site where a wetland did not previously exist. Establishment results in a gain in wetland acres. Activities typically involve excavation of upland soils to elevations that will produce a wetland hydroperiod, create hydric soils, and support the growth of hydrophytic plant species.

5. Enhancement.

The manipulation of the physical, chemical, or biological characteristics of a wetland site to heighten, intensify, or improve specific function(s) or to change the growth stage or composition of the vegetation present. Enhancement is undertaken for specified purposes such as water quality improvement, flood water retention, or wildlife habitat. Enhancement results in a change in some wetland functions and can lead to a decline in other wetland functions, but does not result in a gain in wetland acres. Activities typically consist of planting vegetation, controlling non-native or invasive species, modifying site elevations or the proportion of open water to influence hydroperiods, or some combination of these activities.

6. Protection/Maintenance (Preservation).

Removing a threat to, or preventing the decline of, wetland conditions by an action in or near a wetland. This includes the purchase of land or easements, repairing water control structures or fences or structural protection such as repairing a barrier island. This term also includes activities commonly associated with the term preservation. Preservation does not result in a gain of wetland acres, may result in a gain in functions, and will be used only in exceptional circumstances.

~~((GG))~~BB. Counter Complete

A land use application is counter complete if the application contains the documents and information required by SMC 17G.061.110 and required fees have been paid. This is the first step in the Land Use Application Determination of Completeness as outlined in 17G.061.120 and the department may request additional information, documents, or studies before certifying the application as technically complete.

~~((DD))~~CC. Comprehensive Plan.

The City of Spokane comprehensive plan, a document adopted pursuant to chapter 36.70A RCW providing land use designations, goals and policies regarding land use, housing, capital facilities, housing, transportation, and utilities.

~~((EE))~~DD. Conceptual Landscape Plan.

A scale drawing showing the same information as a general site plan plus the location, type, size, and width of landscape areas as required by the provisions of chapter 17C.200 SMC.

The type of landscaping, L1, L2, or L3, is required to be labeled.

It is not a requirement to designate the scientific name of plant materials on the conceptual landscape plan.

~~((FF))~~EE. Concurrency Certificate.

A certificate or letter from a department or agency that is responsible for a determination of the adequacy of facilities to serve a proposed development, pursuant to chapter 17D.010 SMC, Concurrency Certification.

~~((GG))~~FF. Concurrency Facilities.

Facilities for which concurrency is required in accordance with the provisions of this chapter. They are:

1. transportation,
2. public water,
3. fire protection,
4. police protection,
5. parks and recreation,
6. libraries,
7. solid waste disposal and recycling,
8. schools, and
9. public wastewater (sewer and stormwater).

~~((HH))~~GG. Concurrency Test.

The comparison of an applicant's impact on concurrency facilities to the available capacity for public water, public wastewater (sewer and stormwater), solid waste disposal and recycling, and planned capacity for transportation, fire protection,



police protection, schools, parks and recreation, and libraries as required in SMC 17D.010.020.

~~((H))~~HH. Conditional Use Permit.

A “conditional use permit” and a “special permit” are the same type of permit application for purposes of administration of this title.

~~((J))~~II. Condominium.

Real property, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions. Real property is not a condominium unless the undivided interests in the common elements are vested in unit owners, and unless a declaration and a survey map and plans have been recorded pursuant to chapter 64.34 RCW.

~~((K))~~JJ. Confidential Shelter.

Shelters for victims of domestic violence, as defined and regulated in chapter 70.123 RCW and WAC 248-554. Such facilities are characterized by a need for confidentiality.

~~((L))~~KK. Congregate Residence.

A dwelling unit in which rooms or lodging, with or without meals, are provided for nine or more non-transient persons not constituting a single household, excluding single-family residences for which special or reasonable accommodation has been granted.

~~((M))~~LL. Conservancy Environments.

Those areas designated as the most environmentally sensitive and requiring the most protection in the current shoreline master program or as hereafter amended.

~~((N))~~MM. Container.

Any vessel of sixty gallons or less in capacity used for transporting or storing critical materials.

~~((O))~~NN. Context Areas

Established by the Regulating Plan, Context Area designations describe and direct differing functions and features for areas within FBC limits, implementing community goals for the built environment.

~~((PP))~~OO. Contributing Resource

Contributing resource is any building, object, structure, or site which adds to the historical integrity, architectural quality, or historical significance of the local or federal historic district within which the contributing resource is located.

~~((QQ))~~PP. Conveyance.

In the context of chapter 17D.090 SMC or chapter 17D.060 SMC, this term means a mechanism for transporting water from one point to another, including pipes, ditches, and channels.

~~((RR))~~QQ. Conveyance System.

In the context of chapter 17D.090 SMC or chapter 17D.060 SMC, this term means the drainage facilities and features, both natural and constructed, which collect, contain and provide for the flow of surface and stormwater from the highest points on the land down to receiving water. The natural elements of the conveyance system include swales and small drainage courses, streams, rivers, lakes, and wetlands. The constructed elements of the conveyance system include gutters, ditches, pipes, channels, and most flow control and water quality treatment facilities.

~~((SS))~~RR. Copy.

See SMC 17C.240.015.

~~((TT))~~SS. Cottage Housing.

A grouping of residential units with a common open space.

~~((UU))~~TT. Council.

The city council of the City of Spokane.

~~((VV))~~UU. County.

Usually capitalized, means the entity of local government or, usually not capitalized, means the geographic area of the county, not including the territory of incorporated cities and towns.

~~((WW))~~VV. Courtyard apartments.

Three or more attached dwelling units arranged on two or three sides of a yard or court.

~~((XX))~~WW. Covenants, Conditions, and Restrictions (CC&Rs).

A document setting forth the covenants, conditions, and restrictions applicable to a development, recorded with the Spokane County auditor and, typically, enforced by a property owner's association or other legal entity.

~~((YY))~~XX. Creep.

Slow, downslope movement of the layer of loose rock and soil resting on bedrock due to gravity.

~~((ZZ))~~YY. Critical Amount.

The quantity component of the definition of critical material.

~~((AAA))~~ZZ. Critical Aquifer Recharge Areas (CARA).

Critical aquifer recharge areas (CARA) include locally identified aquifer sensitive areas (ASA) and wellhead protection areas.

~~((BBB))~~AAA. Critical Areas.

Any areas of frequent flooding, geologic hazard, fish and wildlife habitat, aquifer sensitive areas, or wetlands as defined under chapter 17E.010 SMC, chapter 17E.020 SMC, chapter 17E.030 SMC, chapter 17E.040 SMC, and chapter 17E.070.SMC.

~~((GGG))~~BBB. Critical Facility.

A facility for which even a slight chance of flooding might be too great. Critical facilities include, but are not limited to:

1. schools;
2. nursing homes;



3. hospitals;
4. police;
5. fire;
6. emergency response installations; and
7. installations which produce, use, or store hazardous materials or hazardous waste.

((DDD))CCC. Critical Material.

1. A compound or substance, or class thereof, designated by the division director of public works and utilities which, by intentional or accidental release into the aquifer or ASA, could result in the impairment of one or more of the beneficial uses of aquifer water and/or impair aquifer water quality indicator levels. Beneficial uses include, but are not limited to:
  - a. domestic and industrial water supply,
  - b. agricultural irrigation,
  - c. stock water, and
  - d. fish propagation.

Used herein, the designation is distinguished from state or other designation.

2. A list of critical materials is contained in the Critical Materials Handbook, including any City modifications thereto.

((EEE))DDD. Critical Material Activity.

A land use or other activity designated by the manager of engineering services as involving or likely to involve critical materials. A list of critical materials activities is contained in the Critical Materials Handbook.

((FFF))EEE. Critical Materials Handbook.

The latest edition of a publication as approved and amended by the division director of public works and utilities from time to time to accomplish the purposes of this chapter.

1. The handbook is based on the original prepared by the Spokane water quality management program ("208") coordination office, with the assistance of its technical advisory committee. It is on file with the director of engineering services and available for public inspection and purchase.

2. The handbook, as approved and modified by the division director of public works and utilities, contains:
  - a. a critical materials list,
  - b. a critical materials activities list, and
  - c. other technical specifications and information.
3. The handbook is incorporated herein by reference. Its provisions are deemed regulations authorized hereunder and a mandatory part of this chapter.

((GGG))FFF. Critical Review.

The process of evaluating a land use permit request or other activity to determine whether critical materials or critical materials activities are involved and, if so, to determine what appropriate measures should be required for protection of the aquifer and/or implementation of the Spokane aquifer water quality management plan.

((HHH))GGG. Critical Review Action.

1. An action by a municipal official or body upon an application as follows:
  - a. Application for a building permit where plans and specifications are required, except for Group R and M occupancies (SMC 17G.010.140 and SMC 17G.010.150).
  - b. Application for a shoreline substantial development permit (SMC 17G.061.110(D)(1)).
  - c. Application for a certificate of occupancy (SMC 17G.010.170).
  - d. Application for a variance or a certificate of compliance SMC 17G.061.110.
  - e. Application for rezoning SMC 17G.061.110.
  - f. Application for conditional permit SMC 17G.061.110.
  - g. Application for a business license (SMC 8.01.120).
  - h. Application for a permit under the Fire Code (SMC 17F.080.060).
  - i. Application for a permit or approval requiring environmental review in an environmentally sensitive area (SMC 17E.050.260).
  - j. Application for connection to the City sewer or water system.
  - k. Application for construction or continuing use of an onsite sewage disposal system (SMC 13.03.0149 and SMC 13.03.0304).
  - l. Application for sewer service with non-conforming or non-standard sewage (SMC 13.03.0145, SMC 13.03.0314, and SMC 13.03.0324).

- m. Application involving a project identified in SMC 17E.010.120.
  - n. Issuance or renewal of franchise; franchisee use of cathodic protection also requires approval or a franchise affecting the City water supply or water system.
  - o. Application for an underground storage tank permit (SMC 17E.010.210); and
  - p. Application for permit to install or retrofit aboveground storage tank(s) (SMC 17E.010.060(A) and SMC 17E.010.400(D)).
2. Where a particular municipal action is requested involving a land use installation or other activity, and where said action is not specified as a critical review action, the City official or body responsible for approval may, considering the objectives of this chapter, designate such as a critical review action and condition its approval upon compliance with the result thereof.

((H))HHH. Critical Review Applicant.

A person or entity seeking a critical review action.

((J))III. Critical Review Officer – Authority.

- 1. The building official or other official designated by the director of public works and utilities.
- 2. or matters relating to the fire code, the critical review officer is the fire official.
- 3. The critical review officer carries out and enforces the provisions of this chapter and may issue administrative and interpretive rulings.
- 4. The critical review officer imposes requirements based upon this chapter, regulations, and the critical materials handbook.
- 5. The officer may adopt or add to any requirement or grant specific exemptions, where deemed reasonably necessary, considering the purpose of this chapter.

((K))JJJ. Critical Review Statement.

A checklist, disclosure form, or part of an application for a critical review action, disclosing the result of critical review. Where not otherwise provided as part of the application process, the critical review officer may provide forms and a time and place to file the statement.

((L))KKK. Cumulative Impacts.



The combined, incremental effects of human activity on ecological or critical area functions and values. Cumulative impacts result when the effects of an action are added to or interact with other effects in a particular place and within a particular time. It is the combination of these effects, and any resulting environmental degradation, that should be the focus of cumulative impact analysis and changes to policies and permitting decisions.

~~((MMM))~~LLL. Curb Ramp.

A ramp constructed in the sidewalk to provide an accessible route from the sidewalk to the street.

~~((NNN))~~MMM. Cutbank.

The concave bank of a moving body of water that is maintained as a steep or even overhanging cliff by the actions of water at its base.

#### 17A.020.040 “D” Definitions

A. Day.

A calendar day. A time period expressed in a number of days is computed by excluding the first day and including the last day. When an act to be done requires a City business day, and the last day by which the act may be done is not a City business day, then the last day to act is the following business day.

B. Debris Flow.

Slow moving, sediment gravity flow composed of large rock fragments and soil supported and carried by a mud-water mixture.

C. Debris Slide.

A shallow landslide within rock debris with the slide usually occurring within a relatively narrow zone.

D. “Decibel (dB)” means the measure of sound pressure or intensity.

E. Dedication.

The deliberate appropriation of land, or an easement therein, by its owner for any general and public uses, reserving to the owner no rights other than those that are compatible with the full exercise and enjoyment of the public uses for which

the property has been devoted, and accepted for such use by or on behalf of the public. The intention to dedicate shall be evidenced by the owner by the presentment for filing of a final plat, short plat, or binding site plan showing the dedication thereon or by dedication deed to the City. The acceptance by the public shall be evidenced by the approval of such plat, short plat, binding site plan, or at the City's option, by the City recording such dedication deed with the Spokane County auditor.

F. Degraded Wetland.

A wetland altered through impairment of some physical or chemical property which results in reduction of one or more wetland functions and values.

G. Demolition or Partial Demolition.

The destruction, removal, or relocation, in whole or in part, of a building or structure or a significant feature of a building or structure that is of important historical character. Demolition (or partial demolition) does not include the removal of past additions for the express purpose of restoration of a structure to its historic appearance, form, or function. Demolition (or partial demolition) does not include the destruction or removal of portions of a building or structure that are not significant to defining its historic character. This exclusion is valid so long as the demolition is done as part of a design review application approved pursuant to chapter 17C.040 SMC.

H. Density.

The number of housing units per acre as permitted by the zoning code.

I. Denuded.

Land that has had the natural vegetative cover or other cover removed leaving the soil exposed to mechanical and chemical weathering.

J. Department.

Any of the departments of engineering services, planning services, fire department, or parks and recreation for which responsibility has been assigned by charter or code for administration.

K. Design Departure.

Any change that is sought to modify or waive a design requirement (R) or waive a design presumption (P) contained within the design standards. The design departure process is found in chapter 17G.030 SMC, Design Departures.

L. Design Criteria.

A set of design parameters for development which apply within a design district, sub-district, or overlay zone. The provisions are adopted public statements of intent and are used to evaluate the acceptability of a project's design.

M. Design Review Board.

The design review board is defined in chapter 4.13 SMC. The design review board was previously named design review committee. Any reference to design review committee is the same as a reference to the design review board.

N. Designation.

The declaration of a building, district, object, site, or structure as a landmark or historic district.

O. Desired Character.

The preferred and envisioned character (usually of an area) based on the purpose statement or character statement of the base zone, overlay zone, or plan district. It also includes the preferred and envisioned character based on any adopted subarea plans or design criteria for an area.

P. Detailed Site Plan.

A general site plan to which the following detailed information has been added:

1. Natural vegetation, landscaping, and open spaces.
2. Ingress, egress, circulation, parking areas, and walkways.
3. Utility services.
4. Lighting.
5. Signs.
6. Flood plains, waterways, wetlands, and drainage.
7. Berms, buffers, and screening devices; and
8. Such other elements as required in this chapter.

Q. Developable Area.



Land outside of a critical area and associated buffer including wetlands, fish and wildlife habitat conservation areas, riparian habitat area, landslide areas, steep slope areas, floodplain, floodway, shallow flooding, channel migration zone, and associated buffers, or any other restricted area on a particular piece of property.

R. Development.

Any proposed land use, zoning, or rezoning, comprehensive plan amendment, annexation, subdivision, short subdivision, planned unit development, planned area development, binding site plan, conditional use permit, special use permit, shoreline development permit, or any other property development action permitted or regulated by the Spokane Municipal Code.

S. Development – Shoreline.

“Development” for shoreline regulations shall be defined by WAC 173-27-030(6) as amended to read “Development” means a use consisting of the construction or exterior alteration of structures; dredging; drilling; dumping; filling; removal of any sand, gravel, or minerals; bulkheading; driving of piling; placing of obstructions; or any project of a permanent or temporary nature which interferes with the normal public use of the surface of the waters overlying lands subject to the act at any stage of water level. “Development” does not include dismantling or removing structures if there is no other associated development or redevelopment.

T. Development – Floodplain.

Any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the area of special flood hazard.

U. Development Approval.

Any recommendation or approval for development required or permitted by this code.

V. Development Codes.

The state-adopted codes, boiler and pressure vessel, building, electrical, elevator, fire, mechanical, plumbing, and related publications adopted by the City, along with other provisions of this code that relate to private access to, use

and obstruction of public right-of-way, and engineering standards that relate to private construction of public utilities and facilities.

W. Development Permit.

Any permit issued by the City authorizing construction, including a building permit, conditional use permit, substantial development permit, or other permit required by the City.

X. Development Plan, Site.

The final site plan that accompanied a recommendation or approval for development permitted by this code and that may identify standards for bulk and location of activities, infrastructure and utilities specific to the development.

Y. Dike.

An artificial embankment placed at a stream mouth or delta area to hold back sea water for purposes of creating and/or protecting arable land from flooding.

Z. Direct Impact.

An impact upon public facilities that has been identified as a direct consequence or result of a proposed development.

AA. Directional.

Any of the four basic compass directions, abbreviated as follows: N, S, E, W, SE, NE, SW, NW shall also be considered as a directional. A directional is placed in front of the root roadway name.

BB. Directional Sign.

See SMC 17C.240.015.

CC. Director.

The administrative official of the department responsible for compliance with this code, the development codes, and the land use codes. These include the Building Official, the City Engineer, and the Planning Director.

DD. Director, Planning.

The Director of the Planning and Economic Development department.

EE. Discharge (n).

In the context of chapter 17D.090 SMC or chapter 17D.060 SMC, this term means runoff, excluding offsite flows, leaving a proposed development through overland flow, built conveyance systems, or infiltration facilities.

FF. Discharge (v).

In the context of chapter 17D.090 SMC or chapter 17D.060 SMC, this term means any disposal, injection, dumping, spilling, pumping, emitting, emptying, leaching, or placing of any material so that such material enters and exits from the MS4 or from any other publicly owned or operated drainage system that conveys storm water. The term includes other verb forms, where applicable.

GG. Discharger.

In the context of chapter 17D.090 SMC or chapter 17D.060 SMC, this term means any person that discharges to the City's MS4 or any other publicly owned or operated drainage system that conveys, manages, or disposes of stormwater flows.

HH. District.

A geographically definable area, urban or rural, small or large, possessing a significant concentration, linkage, or continuity of buildings, objects, sites, and/or structures united by past events or aesthetically by plan or physical development.

II. Disturbance Area.

In the context of chapter 17D.090 SMC or chapter 17D.060 SMC, this term means an area where soils are exposed or disturbed by development, both existing and proposed. The disturbance area includes staging and storage areas, structures, and areas needed for vehicle access and maneuvering.

JJ. Dock.

All platform structures or anchored devices in or floating upon water bodies to provide moorage for pleasure craft or landing for water-dependent recreation.

KK. Documented Habitat.



Habitat classified by state or federal agencies as critical to the survival of endangered or threatened or sensitive animal, fish, or plant species.

LL. Domestic Animal.

1. Large Domestic Animals.

- a. Animals including, but not limited to, horses, donkeys, burros, llamas, alpacas, bovines, goats, sheep, swine, and other animals or livestock of similar size and type.
- b. Young of horses, mules, donkeys, burros, and llamas under one year in age.
- c. Bovines under ten months in age.
- d. Sheep, goats, and swine under three months in age are not included when counting large animals.

2. Small Domestic Animals.

- a. Fowl including, but not limited to, chickens, guinea hens, geese, ducks, turkeys, pigeons, and other fowl not listed or otherwise defined.
- b. Mink, chinchilla, nutria, gnawing animals in general, and other animals of similar size and type.
- c. Small livestock are defined as:
  - i. swine- breeds include miniature Vietnamese, Chinese or oriental pot-bellied pigs (*sus scrofa vittatus*),
  - ii. other small pig breeds such as Kunekune, Choctaw, and Guinea hogs,
  - iii. all breeds of goats excluding mature large meat breeds such as Boers, and
  - iv. all breeds of sheep excluding mature large meat breeds such as Suffolk or Hampshire sheep.
  - v. No horned rams shall be permitted as a small livestock.
  - vi. Under no circumstance shall a small livestock exceed thirty-six inches shoulder height or one hundred and fifty pounds in weight.
- d. Young small animals, livestock or fowl under three months in age are not included when counting small animal, livestock or fowl.

MM. Drainage Ditch.

An artificially created watercourse constructed to drain surface or ground water. Ditches are graded (man-made), channels installed to collect and convey runoff from fields and roadways. Ditches may include irrigation ditches, waste ways, drains, outfalls, operational spillways, channels, stormwater runoff facilities, or other wholly artificial watercourses, except those that directly result from the modification to a natural watercourse. Ditches channels that support fish are considered to be streams.

NN. Dredge Spoil.

The material removed by dredging.

OO. Dredging.

The removal, displacement, and disposal of unconsolidated earth material such as silt, sand, gravel, or other submerged material from the bottom of water bodies; maintenance dredging and other support activities are included in this definition.

PP. Drift Cell.

Or “drift sector” or “littoral cell” means a particular reach of marine shore in which littoral drift may occur without significant interruption and which contains any natural sources of such drift and also accretion shore forms created by such drift.

QQ. Driveway.

An all-weather surface ~~((driveway structure as shown in the standard plans.))~~ providing access onto a property from the right-of-way, private street, or private alley. Driveways may serve a single parcel or be shared among multiple parcels and must lead to a legal parking facility.

RR. Driveway Approach.

The edge of a driveway where it abuts a public right-of-way.

SS. Duplex.

A building that contains two primary dwelling units on the same lot that share a common wall or common floor/ceiling.

TT. Dwelling Unit.

A building, or a portion of a building, that has independent living facilities including provisions for sleeping, cooking, and sanitation, and that is designed for residential occupancy by a group of people. A dwelling unit shall not contain more than one kitchen. Buildings with more than one set of cooking facilities are considered to contain multiple dwelling units unless the additional cooking facilities are clearly accessory, such as an outdoor grill.

## 17A.020.120 “L” Definitions

### A. Land Surveyor.

An individual licensed as a land surveyor pursuant to chapter 18.43 RCW.

### B. Land Use Codes.

Those provisions of this code that relate to:

1. zoning,
2. subdivision,
3. shorelines management,
4. stormwater control,
5. flood zones,
6. critical areas,
7. signs,
8. skywalks, and

include chapter 17D.020 SMC, chapter 17D.050A SMC, chapter 17D.060 SMC, chapter 17D.090 SMC, chapter 17E.010 SMC, chapter 17E.020 SMC, chapter 17E.030 SMC, chapter 17E.040 SMC, chapter 17E.060 SMC, chapter 17E.070 SMC, and chapter 17G.080 SMC.

### C. Landscape Plan.

A scale drawing showing site improvements and landscaping required under chapter 17C.200 SMC the following elements:

1. Footprint of all structures.
2. Final site grading.
3. All parking areas and driveways.
4. All sidewalks, pedestrian walkways, and other pedestrian areas.
5. Location, height, and materials for all fences and walls.
6. Common and scientific names of all plant materials used, along with their size at planting and location of all plant materials on the site.



D. Landslide.

Rapid sliding of large masses of rock, soil, or material on steep mountain slopes or from high cliffs.

E. Latah Formation.

Sedimentary layer of claystone to fine-grained sandstone in which very finely laminated siltstone is predominant. The fresh rock ranges in color from various shades of gray to almost white, tan and rust. Much of the finer grained layers contain leaf imprints and other plant debris. Because of its generally poorly consolidated state, the Latah rarely outcrops. It erodes rapidly and therefore is usually covered with later deposits or in steeper terrain hidden under the rubble of overlying basaltic rocks.

F. Launch Ramp.

An inclined slab, set of pads, rails, planks, or graded slope used for launching boats with trailers or by hand.

G. "Ldn" means a day-night average sound level and serves as a basic measure for quantifying noise exposure, namely, the A-weighted sound level averaged over a twenty-four hour time period, with a ten decibel penalty applied to nighttime (ten p.m. to seven a.m.) sound levels.

H. Leak Detection.

A procedure for determining if the material in a primary container has escaped into the outside environment or has invaded an interstitial space in a multiple containment system.

I. Levee.

A natural or artificial embankment on the bank of a stream for the purpose of keeping floodwaters from inundating adjacent land. Some levees have revetments on their sides.

J. Level of Service Standard.

The number of units of capacity per unit of demand. The level of service standards used on concurrency tests are those standards specified in the adopted City of Spokane comprehensive plan.

K. Lighting Methods.

1. Direct.

Exposed lighting or neon tubes on the sign face. Direct lighting also includes signs whose message or image is created by light projected onto a surface.

2. Indirect.

The light source is separate from the sign face or cabinet and is directed to shine onto the sign.

3. Internal.

The light source is concealed within the sign.

L. Lighting Plan.

A general site plan that includes:

1. location of all lighting fixtures on the site;
2. manufacturer's model identification of each lighting fixture;
3. manufacturer's performance specifications of each fixture;
4. a photometric plan of the installed fixtures, which demonstrates that all illumination is confined within the boundaries of the site.

M. Limited Industrial.

Establishments primarily engaged in on-site production or assembly of goods by hand manufacturing involving the use of hand tools and small-scale equipment and may have the incidental direct sale to consumers of those goods produced on-site. Typical uses include:

1. on-site production of goods by hand or artistic endeavor;
2. placement of digital or analog information on a physical or electronic medium;
3. manufacture, predominantly from previously prepared materials, of finished products or parts, provided the noise, light, smell, or vibration does not extend beyond the site; and
4. research of an industrial or biotechnical nature.

All activity must be conducted totally within the structure with no outdoor storage.

N. Listed Species.

A fish or wildlife species on a state or federal species of concern list. Possible designations could include endangered, threatened and sensitive.

O. Littoral Drift.

The natural movement of sediment, particularly sand and gravel, along shorelines by wave action in response to prevailing winds or by stream currents.

P. Living groundcover (or "living ground cover").

Living plant species which reach a height of less than three feet at maturity, planted in such a manner so as to form a continuous cover over the ground. Areas that meet Spokanescape guidelines with drought tolerant plants covering at least half of the project area at maturity and bark or rock mulch covering all exposed soil are considered to meet this definition.

Q. Local Access Street.

A street that provides access from individual properties to collector and minor arterials.

R. Lot.

1. "Lot" is a parcel or tract of land so designated on a recorded plat or assessors plat, or:
  - a. in an unplatted area, a tract having frontage on a public street or private street within a planned unit development or binding site plan and having the minimum size and dimensions required for a building site by the zoning code; or
  - b. a building site designated as such on an approved planned development plan; or
  - c. an unplatted area, legally created, and having the minimum size and dimensions required for a building site by the zoning code, but that does not have frontage on a public street.
2. A tract consisting of more than one contiguous lot may be considered as one lot for development purposes, subject to interpretation of the location of the front and rear yards.



3. A “corner lot” is a lot bounded on two adjacent sides by intersecting public streets.
4. An “inside lot” is a lot other than a corner lot.
5. A “through lot” is a lot bounded on opposite sides by parallel or approximately parallel public streets.

S. Lot Depth.

The depth of a lot is the horizontal distance between the front lot line and the rear lot line measured in the mean direction of the side lot lines.

T. Lot Lines.

The property lines along the edge of a lot or site.

1. “Front lot line” means a lot line, or segment of a lot line, that abuts a street, regardless of whether private access is provided from the street.
  - a. On a corner lot, the front lot line is the shortest of the lot lines that abut a street. If two or more street lot lines are of equal length, then the applicant or property owner can choose which lot line is to be the front.
  - b. However, a through lot has two front lot lines regardless of whether the street lot lines are of equal or unequal length. On through lots, the Planning Director shall determine how to apply access requirements, design standards, frontage requirements, and other provisions within SMC Title 17 relating to front lot lines.
2. “Rear lot line” means a lot line that is opposite a front lot line.
  - a. A triangular lot has two side lot lines but no rear lot line.
  - b. For other irregularly shaped lots, the rear lot line is all lot lines that are most nearly opposite the front lot line.
3. “Side lot line” means a lot line that is neither a front nor rear lot line.
  - a. On a corner lot, the longer lot line, which abuts a street, is a side lot line.
4. “Side street lot line” means a lot line that is both a side lot line and a street lot line.
5. “Street lot line” means a lot line, or segment of a lot line, that abuts a street.

- a. "Street lot line" does not include lot lines that abut an alley.
- b. On a corner lot, there are two (or more) street lot lines.
- c. Street lot lines can include front lot lines and side lot lines.

U. Lot Width.

The width of a lot is the horizontal distance between the side lot lines measured on a line intersecting at right angles the line of the lot depth thirty feet from the front lot line.

V. Low Impact Development (LID).

- 1. LID is a stormwater and land use management strategy that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation, use of on-site natural features, site planning, and distributed stormwater management practices that are integrated into a project design.

W. Low Visual Impact Facility.

For the purposes of administration of this code, a low visual impact facility includes a small diameter (three feet or less) antenna or antenna array located on top of an existing pole or on a replacement pole. (See also SMC 17A.020.010, Alternative Tower Structure.)

X. Lowest Floor.

The lowest floor of the lowest enclosed area (including the basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access, or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of SMC 17E.030.140.

## 17A.020.160 "P" Definitions

A. Painted Wall Highlights.

See SMC 17C.240.015.

B. Painted Wall Sign.

See SMC 17C.240.015.

C. PAO Responsible Official.

The Planning Director, serving in the capacity of administrative official of the lead agency.

D. Parcel.

See "Lot" (SMC 17A.020.120).

E. Parkway.

A thoroughfare designated as a collector or arterial, with a median reflecting the park-like character implied in the name - SMC 17D.050A.040.U.

F. Party of Record.

Any person who has appeared at a hearing of the hearing examiner by presenting testimony or making written comment.

G. Paved Area.

1. An uncovered, hard-surfaced area or an area covered with a perforated hard surface (such as "Grasscrete") that is able to withstand vehicular traffic or other heavy-impact uses.
2. Graveled areas are not paved areas.

H. Pedestrian Buffer Strips (PBS).

A hard-surfaced or planted area(s) between travel or parking lanes and sidewalks, also called planting strips. PBS improves safety by separating vehicles and pedestrians and provide space for drainage, street trees and snow storage.

I. Pedestrian Path.

A continuous, unobstructed, reasonably direct route between an on-site parking lot and a Primary Building Entry designed and suitable for pedestrian use. Minimum requirements for Pedestrian Paths are listed in Section 17C.123.040 of the FBC.

J. Pedestrian-Scaled Fixtures (lighting).



Pole-mounted light fixtures placed and designed to illuminate foot-traffic areas including exterior lots, pathways or sidewalks. For purposes of the HFBC, Pedestrian-Scaled Fixtures are defined by height as measured from ground to bottom of shade or bulb.

K. Pedestrian-Scaled Signs.

See SMC 17C.240.015.

L. Pedestrian Street.

1. A street designated on the official zoning map as a pedestrian street where development standards are required to promote a pedestrian friendly street. Pedestrian streets offer a pleasant and safe walking environment. Design features include minimal interruptions of the sidewalk by driveways, publicly usable site furnishing such as benches, tables, and bike racks, and visually interesting buildings close to the sidewalk.

M. Performance Guarantee.

A “financial guarantee” providing for and securing to the City the actual construction and installation of the required improvements.

N. Performance/Warranty Retainer.

A “financial guarantee” both providing for and securing to the City the actual construction and installation of such improvements, and securing to the City the successful operation of the improvements for two years after the City’s final inspection and acceptance of the improvements.

O. Permanent Erosion and Sediment Control Measures.

A combination of plants, mulch, sod, matting, erosion control blankets, and permanent structures that will provide long-term soil stabilization.

P. Permanent Sign.

See SMC 17C.240.015.

Q. Permanent Stabilization.

See Permanent Erosion and Sediment Control Measures.

R. Permeable Sediment.

Sediment permitting the flow of water.

S. Person.

Any natural person, whether acting individually or in a representative capacity, partnership, joint venture, corporation, or other legal entity.

T. Pier.

Any platform structure, fill, or anchored device in or floating upon water bodies to provide moorage for watercraft engaged in commerce, including, but not limited to, wharves, mono-buoys, quays, ferry terminals, and fish weighing station.

U. Planned Action.

A Planned Action means one or more types of project action that:

1. Are designated Planned Actions by an ordinance or resolution; and
2. In conjunction with, or to implement, an adopted comprehensive plan or subarea plan that have had the significant impacts adequately addressed in an Environmental Impact Statement under the requirements of WAC 197-11-64; and
3. Is exempt from additional SEPA review for all elements covered under the Environmental Impact Statement of the adopted comprehensive plan or subarea plan.
4. Is defined in WAC 197-11-164.

V. Planned Capacity.

For all capital facilities, except transportation, capacity for a concurrency facility that does not exist, but for which the necessary facility construction, expansion, or modification project is contained in the current adopted City of Spokane comprehensive plan, capital improvement program and scheduled to be completed within six years. (RCW 36.70A.020).

W. Planned Capacity for Transportation Facilities.

Capacity for transportation facilities, including roads and transit, that does not exist, but where transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development.

1. These strategies may include:
  - a. increased public transportation service,
  - b. ride sharing programs,
  - c. demand management, and
  - d. other transportation systems management strategies.
2. For transportation facilities, “concurrent with the development” shall mean that improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years (RCW 36.70A.070(6)(b)).

X. Planned Unit Development (PUD).

1. A planned unit development is a project permit for an overlay zone, approved by the hearing examiner, which does not fully comply with all of the development standards of the base zone in which it is located, but is approved based on superior or innovative design.
2. The City may permit a variety of types, design, and arrangement of structures and enable the coordination of project characteristics with features of a particular site in a manner consistent with the public health, safety, and welfare.

Y. Plans.

Planning documents, which are developed by the various departments of the City, pertaining to the orderly development of public facilities.

Z. Planting Zone.

Area for street trees, ground cover or other plantings; typically included herein as a portion of overall sidewalk width reserved for locating permanent trees and tree grates.

AA. Plat – Final.

A map or representation of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, streets, alleys, or other divisions and dedications and containing all elements and requirements set forth in this chapter and chapter 58.17 RCW.

BB. Plat – Preliminary.



1. A neat and approximate drawing of a proposed subdivision showing the general layout of streets, alleys, lots, blocks, and other elements of a subdivision required by this chapter and chapter 58.17 RCW.
2. The preliminary plat shall be the basis for the approval or disapproval of the general layout of a subdivision.

CC. Plaza.

Areas generally open to the public on a controlled basis and used for passive recreational activities and relaxation.

Plazas are paved areas typically provided with amenities, such as seating, drinking, and ornamental fountains, art, trees, and landscaping, for use by pedestrians.

DD. Plinth.

The base or platform upon which a building wall or column appears to rest, helping establish pedestrian-scaled elements and aesthetically tying the building to the ground.

EE. Pollutant.

Any substance which is prohibited or limited by applicable laws or regulations, which is released or discharged in conjunction with development. Any substance that causes or contributes to violation of air, land, or water quality standards, released or discharged.

FF. Pollution.

Contamination, or other alteration of the physical, chemical, or biological properties of air, land, water or wetlands, or such discharge of any liquid, gaseous, solid, radioactive, or other substance into air, land, water, or wetlands as will or is likely to cause a nuisance or render such air, land, water, or wetlands harmful, detrimental, or injurious to the public health, safety, or welfare, or to domestic, commercial, industrial, agricultural, recreational, or other legitimate beneficial uses, or to livestock, wildlife, fish, native vegetation, or other aquatic life.

GG. Potential Geologically Hazardous Areas.

Areas designated on maps maintained in the City's planning and economic development services department. They are classified "potential" because they have not been confirmed by field investigation nor do they necessarily include the

full extent of all geologically hazardous areas within the City. The maps are intended to alert property owners, purchasers, developers, etc., to the possible existence of significant geological hazards, which may warrant further geotechnical study.

HH. Practicable Alternative.

An alternative that is available and capable of being carried out after taking into consideration cost, existing technology, and logistics in light of overall project purposes and having less impact to critical areas. It may involve using an alternative site in the general region that is available to the applicant and may feasibly be used to accomplish the project.

II. Predevelopment Meetings.

Meetings between City or agency staff and an applicant or their representatives prior to formal submission of a detailed application. They are intended to provide an overview of the regulatory requirements, application process, and procedural submission requirements.

JJ. Principal Buildings.

Where multiple buildings occupy a single lot, those buildings that are associated with the prevailing use of that site.

KK. Primary Building Entry.

Access or entrance of first rank, importance or value, visually associated with the prevailing ground-floor use of a building.

LL. Primary Building Walls.

Any exterior building wall that faces a street and contains a public entrance to the occupant's premises or tenant space. If an individual tenant space does not have a street facing wall, or does not have a street facing wall containing a public entrance, then the primary building wall for that individual tenant space is any wall containing a public entrance that faces a parking area on the site. (See Figure 1, SMC 17C.240.130, Primary Building Walls)

MM. Primary Container.

The container that is in direct contact with the material of concern during the course of normal transport, use, or storage.

NN. Primary Drainage Basin.

The basin of the stream or tributary within which a project is proposed, not including basins of major tributaries. For the purpose of this regulation the primary drainage basin of:

1. Latah Creek is not a part of the primary drainage basin of the Spokane River,
2. Marshall Creek is not a part of the primary drainage basin of Latah Creek.

OO. Primary Structure.

1. A structure or combination of structures of chief importance or function on a site. In general, the primary use of the site is carried out in a primary structure.
2. The difference between a primary and accessory structure is determined by comparing the size, placement, similarity of design, use of common building materials, and the orientation of the structures on a site.

PP. Primary Use.

1. An activity or combination of activities of chief importance on the site. One of the main purposes for which the land or structures are intended, designed or ordinarily used.
2. A site may have more than one primary use.

QQ. Principal Arterials.

A street serving major activity centers, providing a high degree of mobility and serving the longest trip demands within the urban area.

RR. Priority Habitats.

Habitat areas determined by WDFW to have unique or significant value to many species and that meet one or more of the following criteria:

1. High wildlife density.
2. High species diversity.
3. Important wildlife breeding habitat.
4. Important wildlife seasonal ranges.
5. Important movement corridors.
6. Limited availability.



7. High vulnerability to habitat alteration.

SS. Priority Species.

A wildlife species requiring protective measures for their perpetuation due to their population status, their sensitivity to habitat alteration, and/or their recreational importance.

TT. Private Street.

Roadway which is not controlled or maintained by a public authority, and which serve two or more properties.

UU. Project Permit or Project Permit Application.

Any land use or environmental permit or license required for a project action, including, but not limited to, building permits, short plats, subdivisions, binding site plans, planned unit developments, conditional uses, shoreline substantial development permits, site plan review, permits, or approvals required by the critical area ordinance, and site specific rezones authorized by a comprehensive plan or subarea plan, but excluding the adoption or amendment of a comprehensive plan, subarea plan, or development regulations, except as otherwise specifically identified under RCW 36.70B.140.

VV. Projecting Sign.

See SMC 17C.240.015.

WW. Protected Species.

A general classification of animals by WDFW that includes all those species not classified as listed, game, fur-bearing, or non-protected. This also includes all birds not classified as game or non-protected.

XX. Proximity.

That two or more properties are either adjacent or separated by a street or alley.

YY. Public Access.

The public's right to get to and use the City's public waters, the water/land interface and associated shoreline area. It includes physical access that is either lateral (areas paralleling the shore) or perpendicular (an easement or public

corridor to the shore), and/or visual access facilitated by means such as scenic streets and overlooks, viewing towers, and other public sites or facilities.

## ZZ. Public Facilities.

Any City-owned, operated, or contracted public facility or service in whole, or in part, whether existing or planned, including, but not limited to:

1. parks,
2. recreation facilities,
3. playgrounds,
4. streets,
5. transportation facilities,
6. open spaces,
7. fire facilities,
8. storm water drainage ponds, and
9. all such appurtenances and improvements.

## AAA. Public Property.

Any City-owned real property, air space, or other interest in real estate, including streets, alleys, or other public rights-of-way, owned by or controlled by this municipality or any other governmental unit.

## BBB. Public Way.

1. A dedicated "public way" is a tract of land:
  - a. conveyed or reserved by deed,
  - b. dedicated by plat, or
  - c. acquired by decree of court,
  - d. which has been accepted and dedicated by action of the city council to the public right-of-way and for secondary use as an easement for public utilities.
2. ~~((An "alley"))~~ A "public alley" is a public way, usually not exceeding ~~((sixteen))~~ twenty feet (20') in width, designed ~~((or))~~ and intended to provide ~~((secondary))~~ vehicular access to abutting properties.

## 17H.010.010 Purpose and Applicability

Streets, alleys ~~((and bikeways))~~, and other traveled ways shall be designed to provide efficient and economical travel ~~((ways))~~, including for pedestrian and bicycle travel, and

create a safe and pleasant environment for the citizens of Spokane. An effective Complete Street design shall consider the location of facilities in relation to land use, pedestrian and bicycle safety, adequate right-of-way width, traffic standards and safety, landscaping, drainage facilities, ease of maintenance, and the ability to provide effective and efficient public services. This section provides general design considerations for individual street elements.

The street development standards as set forth in chapter 17H.010 SMC are applicable to new streets, reconstruction of rural roads into urban streets as urbanization occurs, and other street construction projects that involve major redesign of the street itself. Transportation preservation projects (resurfacing, rehabilitation or reconstruction of the existing street pavement, sidewalks or bridges) are exempt from the requirements of chapter 17H.010 SMC but shall be subject to the provisions of chapter 17H.020 SMC pertaining to pedestrian and biking infrastructure.

General references to “streets” and “alleys” should be assumed to refer to “public streets” or “public alleys” unless specifically denoted or unless the context clearly indicates otherwise.

#### 17H.010.015 Administration

The City Engineer shall administer the requirements of this chapter.

The City Engineer shall determine the proper designations of streets, alleys, and driveways using professional judgment and based on the requirements provided in this chapter.

#### 17H.010.090 Private Streets, Private Alleys, and ((Private Access)) Driveways

- ~~((A. Residential private streets are allowed only in conjunction with an approved planned unit development, binding site plan or mobile home park. Lots within a pocket residential development may have frontage on a private street or private access. The written conditions of approval for the project must permit lot frontage on a private street or private access.~~
- ~~B. Private streets and private access require the approval of the director of engineering services. New private streets are allowed only when street connectivity is unachievable, such as property that is isolated by topography or the configuration of existing lots and streets.~~
- ~~C. Pedestrian access shall be provided from the private street or private access to an existing or future street or public pathway if vehicular access cannot be provided.~~
- ~~D. Private streets or private access shall not obstruct traffic circulation or cut off future development from public access or utilities.~~



- ~~E. Streets must be public if they are designed to connect to an adjacent site, or will serve lots on an adjacent site.~~
- ~~F. Private streets shall be constructed in accordance with the design standards for public streets. Private access shall be improved in accordance with the development standards for parking lots as provided in SMC 17C.230.140.~~
- ~~G. Private streets or private access require private water and sewer systems.~~
- ~~H. Private streets or private access shall be owned in common by the owners of the property served by the private streets/private access or by a homeowners' association. The tract shall be designated on the plat as a special purpose tract. Private access may be designated by a recorded easement. A maintenance agreement shall be recorded with the Spokane county auditor that commits the owner(s) to maintain all elements of the private street. Accessibility (snow plowing, etc) shall be maintained at all times for emergency vehicles.~~
- ~~I. Transitions from public to private streets should not occur mid-block. Where a mid-block transition is unavoidable, a public turn-around designed to meet city standards shall be provided.))~~

A. General Requirements.

- 1. Water or sewer systems situated under a private street, private alley, driveway, or other private access shall be privately owned.
- 2. Private streets; private alleys; and driveways or other private access serving more than one parcel shall ensure access for all properties served through a common ownership instrument such as a homeowners' association, or through access easements and shared maintenance agreements.
- 3. Private streets, private alleys, driveways, or other private access shall not obstruct traffic circulation or cut off future development from public access or utilities.

B. Additional Requirements for Private Streets.

- 1. Private streets require the approval of the City Engineer.
- 2. Residential private streets shall only be permitted in the following development types:
  - a. Planned Unit Development;
  - b. Binding Site Plan;
  - c. Mobile Home Park;
  - d. Unit Lot Subdivision.
- 3. Private streets are discouraged. The following criteria shall be considered by the City Engineer in approving a proposed private street:

- a. The private street serves a limited area; and
  - b. Connectivity to the rest of the street network is severely limited and cannot be improved through alternative alignments due to topography or the configuration of existing lots and streets.
- 4. Streets shall be public if they are designed to connect to an adjacent development site or will serve lots on an adjacent site.
  - 5. Private streets shall be constructed in accordance with the design standards for public streets.
  - 6. A maintenance agreement shall be recorded with the Spokane county auditor that commits the owner(s) to maintain all elements of the private street. Accessibility (snow plowing, etc) shall be maintained at all times for emergency vehicles.
  - 7. Mid-block transitions from public to private streets should be avoided. Where a mid-block transition is unavoidable, a public turn-around designed to meet city standards shall be provided.

#### 17H.010.130 Alleys

- A. When constructed, alleys shall be provided at the rear or side of lots.
- B. Where alleys are existing, or provided in new subdivisions and short subdivisions, on-site parking spaces shall be accessed from the alley and not the street unless approved by director of engineering.
- C. Dead-end alleys shall be avoided wherever possible(~~((, but if unavoidable,))~~) and shall be approved by the City Engineer. They shall be designed with adequate turn-around facilities or alternative connections acceptable to the ~~((director of engineering services))~~ City Engineer at the dead-end.
- D. All new alleys shall be constructed in conformance with the standard plans.
- E. Public alleys shall be located in public right-of-way. If public utilities are to be located in an alley, the alley must be located in public right-of-way.
- F. Private alleys may be located in a tract or on an easement. Tracts must be owned in common by the owners of the property served by the private alley or by a homeowner's association and must be designated on the plat as a special purpose tract. A maintenance agreement must be recorded with the Spokane county auditor that commits the owner(s) to maintain all elements of the private alley.
- G. New alleys shall have a paved width of at least twelve feet and a clear width of at least twenty feet. The twenty-foot width shall not be obstructed in any manner, including the parking of vehicles, fences or utility structures.
- H. Stormwater from all new alleys must be collected and treated according to the city's stormwater guidelines.