Spokane Plan Commission Agenda

Wednesday, September 24, 2025
2:00 PM
Hybrid - Council Briefing Center/Microsoft 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.	

Commission Briefing Session:

2:00 – 2:20	1. Roll Call 2. Approve 9/10/2025 meeting minutes 3. City Council Report 4. Community Assembly Liaison Report 5. President Report 6. Secretary Report 7. Transportation Commission Liaison Report 8. Approval of current agenda	Planning Staff All CM Kitty Klitzke Mary Winkes Jesse Bank Spencer Gardner Ryan Patterson

Workshops:

2:20 – 2:45	1. Z25-499COMP – Capital Improvement Program	Kevin Freibott & Jessica Stratton
2:45 – 3:10	2. PlanSpokane 2046: Chapter Review	Kevin Freibott & KayCee Downey
3:10 – 3:30	3. *Introduction: Co-Living SMC Update Request for Hearing	Brandon Whitmarsh
3:30 – 3:45	4. RDI/Displacement Follow-Up	Maren Murphy
3:45 – 4:00	5. Transition to Chambers	

Hearing:

4:00 - TBD	1. Cannon Hill Park Addition Historic District	Megan Duvall & Nathan South

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

Adjournment: The next PC meeting will be held on Wednesday, October 08, 2025

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. 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, September 24, 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

Microsoft Teams Need help?

4th Wednesday Plan Commission

Meeting ID: 224 747 524 410

Passcode: 697m6DR7

Join on a video conferencing device

Tenant key: cityofspokane@m.webex.com

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 9/17/2025, until 1:00 p.m. on 9/24/2025.** 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. 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.

Spokane Plan Commission – Draft Minutes

Wednesday, September 10, 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:

- Board Members Present: Jesse Bank, Ryan Patterson, David Edwards, Greg Francis, Carole Shook, Tim Williams, Jill Yotz
- Board Members Not Present: Amber Lenhart, Tyler Tamoush
- Non-Voting Members Present: Mary Winkes (Community Assembly Liaison)
- Non-Voting Members Not present: Kitty Klitzke (Council Member Liaison)
- *Quorum Present*: Yes
- Staff Members Present: Spencer Gardner, Angie McCall, Kevin Freibott, Tirrell Black, Tim Thompson, Colin Quinn-Hurst, KayCee Downey, Brandon Whitmarsh, Tyler Kimbrell, Megan Kapaun, Sarah Sirott, Fernando Diaz

Minutes: Minutes from 8/13/2025 approved 5-0-2 (abstentions).

Briefing Session:

- **Community Assembly Liaison Report – Mary Winkes**
  - Mary mentioned that there was a CA committee that looked over the neighborhood chapter of the Comprehensive Plan and they will be submitting their requested changes and/or additions.
- **Transportation Commission Liaison Report – Ryan Patterson**
  - Ryan stated that they are coming up with an annual report as this is a new commission they are still deciding what items are going to be a part of this report.
  - There was a presentation on Traffic Calming projects and the selection process timeline. They are wanting the projects to address systemic fixes not just incidental isolated ones but looking at the whole system together. They are working on a multi-year selection process and evaluating how it went this past year.
  - They did a traffic fatality review that is a selection of traffic fatalities that happened within the city to look at what happened and what could be done. They selected cases that had different types of fatalities (ie. pedestrian, motorcycle, car vs car). They will be evaluating these quarterly with the first one being this past June.
  - A report was given on the Local 302 strike (asphalt plant employees) which has resulted in six different projects being put on hold within the city. Therefore, there are a couple of projects that are going to have to be pushed into next year.
  - There was a hearing on the Transportation Benefit District Residential Projects which are the $20 fees that we pay on our car tabs every year. There was a lot of neighborhood input wanting to add a project that was not on the lists. Because this is an expensive project of which there are not enough funds for, it was brought up that could we possibly raise the fees for projects similar to this that are in potentially in need since this fee has not changed in over twenty years.
- **President Report – Jesse Bank**

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- President Bank stated that we are working on putting together another series of chapter review meetings to review the technical chapters. More information to come.
- We are also looking to recruit Plan Commission members so if you know anyone that is looking to serve on the Plan Commission encourage them to apply and let Spencer and Jesse know. Applications are available on the Boards and Commissions city website.

- **Secretary Report – Spencer Gardner**
  - Spencer stated that the Mayor's office is planning on putting forward a Plan Commission candidate to Council for the current open seat. When it comes before Council we will give you an update.
  - He reintroduced Megan Kapaun (from Legal) who will be providing support to us on the legal side.
  - There is a hearing scheduled for today on the Hillyard Plan and also another hearing is scheduled for next time on the Cannon Hill Historic District and the Noticing Updates.
- **Council Liaison Report – Kitty Klitzke (Absent)**

Current Agenda: The current agenda was approved unanimously.

Workshop(s):

- PlanSpokane 2046: Chapter Review
  - Presentation provided by staff members Kevin Freibott & KayCee Downey.
  - Questions asked and answered.
  - Discussion ensued.

- Division TOD
  - Presentation provided by staff members Colin Quinn-Hurst & Tyler Kimbrell.
  - Questions asked and answered.
  - Discussion ensued.

Workshop Adjourned at 3:31 PM.

Hybrid Meeting in City Hall Council Chambers & Microsoft Teams Teleconference for Plan Commission Hearing

Plan Commission Hearing called to order at 4:00 pm by VP Ryan Patterson.

Attendance for Plan Commission Hearing(s):

- Commission Members Present: Jesse Bank (recused himself), Ryan Patterson, David Edwards, Greg Francis, Carole Shook, Tim Williams, Jill Yotz
- Commission Members Not Present: Amber Lenhart, Tyler Tamoush
- *Quorum Present*: Yes
- Non-Voting Members Present: Mary Winkes (Community Assembly Liaison)
- Staff Members Present: Angie McCall, Tim Thompson, Ryan Shea, Tirrell Black, Jon Snyder

Hearing(s):

- Hillyard Subarea Plan
  - Presentation provided by staff member Tim Thompson and Erin Perdu from Stantec Consulting.
  - Public Testimony:
    i. Pete Rayner

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- Public Testimony was closed by VP Patterson.
- Motion stated below and seconded.
- Amendment stated and seconded.
- Deliberation began.
- Questions asked and answered.

Motion

- ***I [Greg Francis] move that we recommend adoption to City Council of the Hillyard Subarea Plan. Seconded by Carole Shook.***
- Motion passes unanimously, 6-0-0.

Hearing Adjourned at 4:42 PM.

The next regularly scheduled Plan Commission meeting is scheduled for Wednesday, September 24, 2025.

DRAFT

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September 16, 2025

President Bank and Plan Commissioners
Spokane Plan Commission City of Spokane

Re: September 24 Workshop on the 2026-2031 Capital Improvement Program
File Z25-499COMP, Comprehensive Plan Amendment

Dear President Bank and Plan Commissioners,

As Fall approaches, so too does the budget approval process for the City. As part of the overall budget discussion, the City must adopt a new 6-year Capital Improvement Program (CIP), which is then adopted as an appendix to the Comprehensive Plan. This annual process provides for public input on the CIP and asks the Plan Commission to consider the ramifications of capacity expanding capital projects in the realm of Comprehensive Plan consistency. Accordingly, I will be discuss the 2026-2031 CIP with you at your next workshop on September 24, 2025.

As you may recall, the CIP is an annual document outlining all expected and funded capital improvement projects for the next six years. This year's proposed CIP includes capital projects for ten functional departments in the City, including Facilities, Fleet, Information Technology, Parks & Recreation, the Fire Department, the Police Department, Streets, Solid Waste, Water, and Wastewater.

Capital projects are typically those resulting in some kind of physical infrastructure or facility, but also include certain intangibles like software or professional services. This is distinct from operational budgets, which typically pay for labor and direct services.

To help understand the distinction, let us consider the average firefighter. The firefighter's labor, benefits, training, etc. are paid from operational budgets. The equipment on their back, the truck they drive, and the firehouse in which they sleep when on duty are capital budget items. The CIP only concerns capital expenditures.

Naturally, the CIP is quite large (527 pages this year) and is subject to a whole host of regulations, policies, guidelines, and other limitations, leading to a high level of complexity and detail. However, here are a few things to keep in mind which may help to lessen your time and effort in considering it. These include:

- Most of these projects have been on the CIP before and are simply being carried forward into this new CIP. You have seen those before and approved their inclusion.

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- You already considered and approved the Streets projects earlier this year. They remain unchanged since then, and do not require approval again.

- The focus of the Plan Commission's responsibility is to consider any projects which expand or directly affect the growth of the city, as described in the Comprehensive Plan. To help you review those aspects, our presentation at the workshop will directly highlight projects related to capacity and community growth.

If you would like to review the CIP in advance of our workshop on the 24th, please use the following link:

https://static.spokanecity.org/documents/budget/2026/draft-2026-2031-citywide-capital-improvement-program.pdf

If you would like to look specifically for the 14 projects we will discuss with you at the workshop, please refer to the table on the following page. The table on the next page includes the page number in the CIP where you can find details about those specific projects. However, please note the page number listed corresponds to the page number printed on the CIP itself, *not the PDF page number created by the Adobe software.*

As your review is centered on the consistency these projects have with the Comprehensive Plan, please see the individual project pages referenced in the table to find which Comprehensive Plan to which each project relates. Each project description in the CIP includes a section labeled "Comprehensive Plan Goals Met," where you will see a list of the policies involved. The full text of those policies can be found by reviewing the Comprehensive Plan itself at www.shapingspokane.org.

I look forward to discussing this year's CIP with you on the 24th. If you have any questions in advance, please feel free to contact me directly. Thanks, and see you then!

Sincerely,



Kevin Freibott, Senior Planner
kfreibott@spokanecity.org
509-625-6184

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Project Number	Name	Page	Total Expenditures (in Dollars) 2026	2027	2028	2029	2030	2031	TOTAL
Water Division (5200-500)									
WAT-2025-1827	3rd Avenue from Stevens to Washington Dist Main	327				100,000	400,000		**500,000**
WAT-2025-1826	Hatch/57th Intersection (Dist Water Main)	320					600,000		**600,000**
WAT-2025-1824	Latah from 7th/8th & Adams to 9th & Pine Storage Tmain Phase 5	332					1,000,000	6,000,000	**7,000,000**
WAT-2025-1823	Latah from Cannon & 7th/8th to Adams Tmain Phase 4	289			200,000	1,000,000	6,000,000	4,000,000	**11,200,000**
WAT-2025-1822	Mallon Reservoir #2	312						1,200,000	**1,200,000**
WAT-2025-1816	Parkwater Well Station Rebuild	315						400,000	**400,000**
WAT-2025-1814	SIA PZ to Highland PZ PRV	301						200,000	**200,000**
WAT-2025-1825	Sprague Ave from Post St to Division St Transmission Main	328				400,000	2,000,000	2,000,000	**4,400,000**
WAT-2025-1833	West Plains New Water Service to Private (PFAS)	340	200,000	200,000	2,000,000	2,000,000	2,000,000	2,000,000	**8,400,000**
Sewer (5200-700)									
WWM-2025-1840	Hollywood Basin Stormwater Separation	394	1,400,000				10,000,000	18,000,000	**29,400,000**
WWM-2025-1830	I-03 Infiltration	450				100,000	200,000	1,000,000	**1,300,000**
WWM-2025-1828	Seven Mile Regional Lift Station and Trunks	426	2,000,000	16,000,000	4,000,000			20,000,000	**42,000,000**
WWM-2025-1837	Strong Road Sewer Extension – Kyle to Nettleton	401					120,000	800,000	**920,000**
WWM-2025-1841	Glass Basin Stormwater Separation	409			700,000			4,000,000	**4,700,000**

Of Note:

For Water, two projects make up 54% of the six-year cost estimates: Latah from Cannon & 7th/8th to Adams Tmain Phase 4 & Latah from 7th/8th & Adams to 9th & Pine Storage Tmain Phase 5. The Latah projects' purpose is to provide a more direct connection from the 9th and Pine Reservoir to the Latah Booster Station area, helping to reduce velocities in the existing pipe network.

As for Sewer, one project makes up 54% of the six-year cost estimates: Seven Mile Regional Lift Station and Trunks. This project will construct a regional lift station in the Seven Mile area and will allow the elimination of the Wind River, Sundance 3 and Sundance 9 Lift Stations. Construction is expected to begin in 2027.

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September 16, 2025

Spokane Plan Commission
City of Spokane

Re: Continued Policy Discussion – Chapter Review Workshops

Dear President Bank and Plan Commissioners,

Thank you for your considered and helpful discussion on the new policies and goals we introduced at the last Plan Commission workshop. We will work on the items you discussed with us and update the relevant chapters accordingly.

For our next workshop, we'd like to take some time to discuss a few policies and concepts proposed to change in magnitude—those policies with a greater force or impact than what has previously been adopted by the City. The relevant policies are attached to this letter in a matrix, as we did with new policies last workshop.

While in the past we did not list "moved" policies as something we'd necessarily come back to Plan Commission to discuss, we felt it would be helpful to also provide a list of policies proposed to move from one chapter to another. Those policies are also attached in a matrix for your review and consideration. While the final wording of these policies is yet to be worked out, please take a moment to consider these proposed moves and let us know your thoughts on them, or simply confirm whether you agree with their destination.

As always, if you'd like to see the context into which these various policies fit, please feel free to review the relevant chapters at the Chapter Review page:

https://my.spokanecity.org/planspokane/chapter-review/

We look forward to discussing these further with all of you at the workshop. Thanks, and see you then.

Sincerely,



Kevin Freibott, Senior Planner
Planning & Economic Development
kfreibott@spokanecity.org

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Existing Policy Language	Current Chapter	Proposed Chapter	Staff Notes
Mixed-Use Support mixed-use development that brings employment, shopping, and residential activities into shared locations that stimulate opportunities for economic activity.	Economic Development (*Policy 2.4*)	Land Use	The Land Use chapter is due for a major update related to mixed use--both from a perspective of greater opportunity for small neighborhood-serving uses as well as to implement the recommendations of the Centers & Corridors study. As a result, the economic opportunities presented by mixed use will be addressed there.
Quality of Life Compile social, natural environment, and economic indicators of a healthy Spokane community on an annual basis, and compare them to prior years in order to assess Spokane's progress.	Natural Environment (*Goal 16*)	Social Health	While the natural environment is an *aspect* of quality of life, this policy's concerns are greater, thus it seems more appropriate to locate this policy in the Social Health chapter where such topics are addressed.
Quality of Life Indicators Coordinate with other groups and agencies to develop quality of life indicators based upon what others have previously identified.	Natural Environment (*Policy 16.1*)	Social Health	
Benchmark Adoption Develop quality of life benchmarks based on identified indicators that the community wants to obtain over time.	Natural Environment (*Policy 16.2*)	Social Health	
Neighborhood Business Traffic Ensure that the size of a neighborhood business is appropriate for the size of the neighborhood it serves so that trips generated by non-local traffic through the neighborhood are minimized.	Neighborhoods (*Policy 4.4*)	Land Use	As discussed above under mixed-use, neighborhood serving uses are to be addressed in the Land Use Chapter as part of this update. Naturally, a cross-reference is warranted in the Neighborhoods chapter to direct readers to this important related topic.
Parks and Squares in Neighborhood Centers Include a park and/or square in each neighborhood center.	Neighborhoods (*Policy 5.2*)	Land Use	Centers and Corridors and their required elements are discussed in the Land Use Chapter. Accordingly, this policy would fit better there, perhaps with a cross-reference in both the Neighborhoods and Parks & Recreation chapters.
Vacant, Condemned, and Real Estate Owned Buildings Promote and assist non-profit organizations in purchasing and renovating vacant, condemned and/or Real Estate Owned properties in order to provide sites for additional community-related facilities and/or affordable housing to meet the diverse housing needs of our current and future residents.	Social Health (*Policy 1.6*)	Land Use	The topic of land in the city, including its possible use and re-use, is discussed in the land use chapter. Accordingly, this policy likely fits better there, perhaps with a cross-reference.
Surplus City Real Property Establish a dedicated reserve fund within the City of Spokane's general fund to cover the cost of leasing any unused city-owned building and/or property that has been determined surplus to non-profit organizations.	Social Health (*Policy 1.7*)	Capital Facilities	Land and surplus buildings owned by the City meet the definition of "capital facilities" and thus should be discussed in that chapter, not social health.
Neighborhood Role Encourage neighborhood residents to apply CTPED principles in their consideration of development issues within their own particular neighborhood.	Social Health (*Policy 6.6*)	Urban Design & Historic Preservation	While this topic has some connection to neighborhoods overall, it primarily concerns design requirements and thus should be discussed in the Urban Design chapter, where such topics are addressed in detail.

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Existing Policy Language	Current Chapter	Proposed Chapter	Staff Notes
Sub-Area Plans and Design Consideration Include consideration of design and the built environment when conducting sub-area planning, seeking to preserve and enhance the design and development of an area while allowing for a vibrant, evolving community.	Urban Design & Historic Preservation (*Policy 1.11*)	Land Use	The topic of subarea plans is already a part of the land use chapter. This policy's call for design elements to be considered along with subarea plans would be more effective alongside other policies discussion the subarea planning process and requirements.

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Policy Number	Existing Policy Language	Proposed Policy Language	Notes	Source
Chapter 12 - Parks and Recreation				
Policy 1.4	**Funding for Open Space and Shoreline Land Acquisition** Purchase open space and shoreline land when they become available using funding sources available.	**Explore Opportunities for Acquisition of Natural Areas** Acquire and preserve natural lands that provide and support opportunities for passive recreation while preserving the land in its natural state and helping to preserve and provide wildlife protection.	The policy has been strengthened by focusing more directly on acquisition than finance, and by providing the rationale and requirements for future acquisition. *Please note additional changes to this policy are expected after consultation with the Parks and Recreation Department.*	Parks Staff & Subcommittee
Policy 1.6	**Opportunity Fund** Create an "Opportunity Fund" to protect open space or acquire parkland, which would be lost if not immediately purchased.	**Opportunity Fund** Create an "Opportunity Fund" to protect open space or acquire parkland, which would be lost if not immediately purchased, targeting valuable open space lands that would otherwise be swallowed up by development of other uses, ensuring that funding is sustainable for long-term stewardship of these areas as well.	While not strictly new, policies 7.5 and 7.6 were reworked in consultation with the Chapter Review Subcommittee to be more robust and to better consider their original intent. *Please note additional changes to this policy are expected after consultation with the Parks and Recreation Department.*	Parks Staff & Subcommittee
Chapter 9 - Natural Environment				
Policy 1.9	**Sewer Requirement** Ensure that every developed property in the city and the adjacent urban growth area is served by sewer to minimize aquifer contamination.	**Sewer Requirement** Ensure that newly developed property in the city and within the City's sewer service area is connected to municipal sewer service, minimizing aquifer contamination	The City does not have jurisdiction over the entire Urban Growth Area, only those portions within its service area. Accordingly, the impact of this policy was pulled back to only the service area.	Staff
Policy 12.1	**Street Trees** Plant trees along all streets.	**Street Trees** Establish standards, incentives, and requirements for the planting of street trees along all streets in the city, public or private, as well as education and standards that ensure the long-term survival and growth of those trees.	This policy has been strengthened significantly to cover both public and private streets and to address the need for continued maintenance, not just the planting of trees.	Public Engagement & Subcommittee
Policy 12.5	**Tree Replacement Program** Do not allow tree removal in the public right-of-way without a program for tree replacement.	**Tree Replacement Program** Develop and implement a program whereby the City maintains "no net loss" of street trees through programs and incentives for tree maintenance and replacement, while considering exemptions for emergencies and public safety.	While not a significant change, this policy is stronger on the concept of "no net loss."	Public Engagement
Chapter 7 - Economic Development				
Policy 3.3	**Value Added Business Strategy** Promote value added business practices as an economic strategy.	**Co-Locating Related Business** Allow firms or institutions in related and supportive economic sectors or industries to locate near each other, creating productivity advantages from their mutual proximity and relationships.	"Value Added Business" is a somewhat outdated term and the description in the existing plan was too general to have much effect on decisionmaking. The main part of the existing discussion concerned co-located related businesses, which the updated policy language focuses on. In general, this policy now has more direct effect than the adopted language.	Economic Development Staff

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Briefing Paper
Co-living Housing Code Update

PC Workshop, September 24, 2025

TO:

Plan Commission President Bank and Plan Commissioners

RE: September 24, 2025 Plan Commission Workshop

In 2024, the state legislature adopted HB 1998: Co-living Housing, which requires the City of Spokane to allow co-living housing development in more areas. The intent of this proposal is to clarify where co-living development is allowed and what standards apply to them, in accordance with HB 1998 (2024), which was codified as RCW 36.70A.535.

What is Co-living?

Co-living is defined as a residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building. Other names for this type of development include Single Room Occupancy (SROs), rooming or boarding houses, and private dormitories. These developments usually have smaller units and focus on communal spaces. While communal kitchens must be provided, bathrooms can either be individual or communal.

Why Co-living?

Because of the shared amenities and smaller units, co-living is more affordable to develop, and the units themselves are more affordable for renters. Like middle housing, co-living was prevalent in the late 19th and early 20th Centuries, especially throughout downtown, offering affordable housing options for the city's growing population. Today, co-living development can provide non-subsidized alternatives to publicly subsidized housing units affordable to households making as low as 50% of the Area Median Income.[1] According to the Accommodating Affordable Housing in the City of Spokane Report, analysis conducted as a part of PlanSpokane 2046 to meet the requirements of HB 1220 (2022), the city has capacity to meet the projected housing needs for moderate to high income households (80+ AMI).[2] Conversely, the report found that the city has a 4,400 unit shortage of capacity for housing to meet the needs of households making 0 –

[1] Washington State Department of Commerce Co-living Guidance (February 2025)

[2] Accommodating Affordable Housing in the City of Spokane (June 2025)

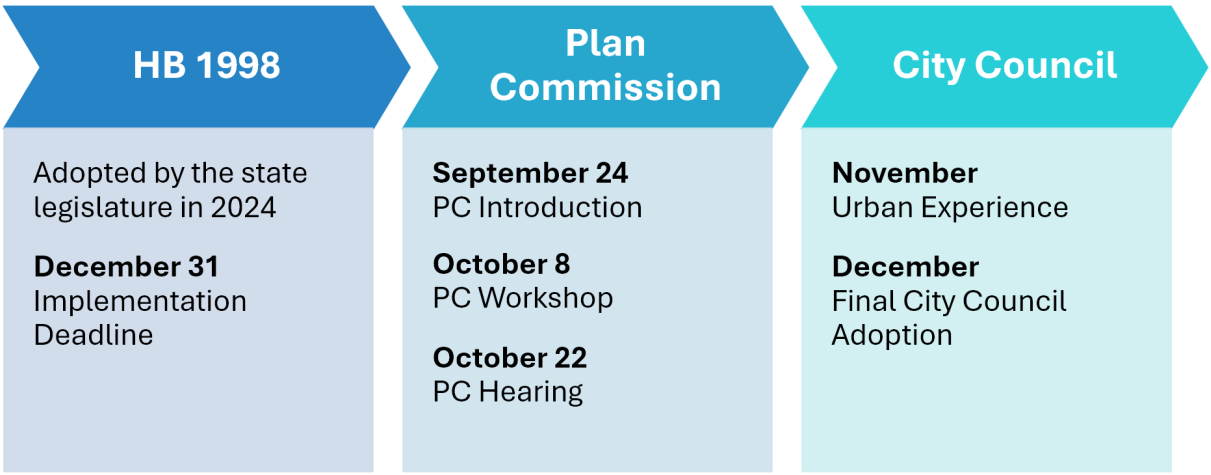
AGENDA

80% AMI over the next 20 years. The state's goal in allowing this kind of development in more places is to alleviate the burden on publicly subsidized housing to meet the affordable housing needs of the city.

This kind of development can also provide an avenue for reuse of existing structures. Buildings previously used as offices can be better candidates for conversion to co-living. With smaller units and concentrated community amenities and utilities, co-living development allows more flexibility to adapt sleeping units around an existing structure. Common configurations include sleeping units wrapping the perimeter of the floor, taking advantage of existing windows, with the shared facilities in the center of the floor, keeping new plumbing concentrated.

Anticipated Timeline

RCW 36.70A.535 establishes an adoption deadline of December 31, 2025. At this Plan Commission Workshop, we will be sharing background information on co-living, the requirements of HB 1998 (2024), and discussing potential additional standards to adopt to ensure the intent of the bill is met. Following our discussion, draft code language will be provided ahead of the October 8th Plan Commission Workshop where you can provide additional feedback before we request a hearing on October 22, 2025. It is anticipated that this proposal will be adopted in December.



Due to the timeline of this proposal, the scope of the amendments is focused on meeting the mandates of RCW 36.70A.535. As part of the development code update following the adoption of PlanSpokane 2046, there may be an opportunity to consider additional standards at that time based on the use of this code over the next year.

Legislative Requirements and Proposal Summary

RCW 36.70A.535 outlines the provisions cities must adopt before December 31, 2025, to comply with HB 1998 (2024). The requirements are intended to prevent any unduly burdensome requirements on co-living development that are not otherwise applied to similar scale multi-unit

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development. The following table outlines the state requirements as well as staff recommendations to achieve compliance.

Topic	Requirements	City of Spokane Proposal
Location	Must allow co-living on any lot that allows for six or more units.	Co-living is currently allowed in RMF and RHD, along with our commercial and mixed-use zones. To meet these requirements, this proposal would adopt a new definition for sleeping unit and co-living in 17A.020 (replacing the current Single Room Occupancy definition), expand the definition of Residential Household Living in 17C.190.110 to include co-living, and amend 17C.111.115 to allow co-living in R1 and R2. The result of these changes would permit co-living in all zones except Residential Agriculture and the industrial zones further than .25 miles from the Spokane River.
Unit Size	Must not require room dimensional standards larger than required by the building code or require a mix of unit types, sizes, or uses.	No change needed to meet these requirements. The city does not currently have standards for co-living unit size, types, or mixes of uses within a development.
Parking	Must not require co-living to provide parking within .5 miles of a major transit stop or provide more than .25 parking spaces per sleeping unit elsewhere.	No change needed to meet these requirements. The city does not have minimum parking requirements.
Development Regulations	Must not apply more restrictive development standards on co-living than on similar scale multi-unit development.	To meet these requirements, this proposal would apply the same development standards for other residential uses, found in 17C.111, to co-living developments. Applicability statements in 17C.111.300 and 17C.111.400 may need to be updated to clarify exactly when each set of standards applies.
Noticing Requirements	Must not apply more extensive noticing requirements on co-living than on similar	To meet these requirements, this proposal would apply the same noticing requirements for other residential uses to co-living developments. By including co-living in the definition of Residential

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	scale multi-unit development.	Household living in 17C.190.110, the noticing standards will be applied equally.
Density	Must treat a sleeping unit as one-quarter of a dwelling unit when calculating density.	To meet these requirements, this proposal would amend 17C.111.210 to clarify how density is calculated for sleeping units in a co-living development.
Sewer Connection Fees	Sleeping unit sewer connection fees must be one-half or less than a dwelling units fee.	No change needed to meet these requirements. The city assesses sewer connection fees based on water meter size, which is determined by reviewing the number of fixtures in a development to calculate the anticipated service needs. As this fee structure is based on need, rather than type of unit, it does not disproportionately impact co-living development costs and meets the intent of the RCW.
Conversion Flexibility	Must provide flexibility in standards for structures converting to co-living.	No change is needed to meet these requirements. The city already provides flexibility from development and design standards for existing structures. Any required flexibility related to the building code standards is codified in RCW 35.21.990 and RCW 35A.21.440 and will not be addressed through this proposal.
Adoption Deadline	Must comply with these regulations by December 31, 2025.	The proposal is anticipated to be adopted by City Council on December 15, 2025, to meet this deadline.

Additional Proposed Amendments

While the table above outlines how staff propose to meet the state legislation, which does not provide flexibility in the regulations to adopt, there are two additional components the city could consider when adopting co-living regulations, specifically related to short-term rentals and open space requirements. While these are not specifically called out in the RCW, staff believe these two components could impact co-living development.

Short-term rentals are units rented for stays shorter than 30 days. According to the existing use description of Residential Household Living, any SRO can have up to 1/3 units rented as short-term rentals before it is considered a Retail Sales and Services use. The short-term rental code currently restricts short-term rentals to 20% of the units in a structure in residential zones and 30% of the units in a structure in all other zones. If a development intends to provide more than the allowed number of short-term rentals in the Residential Household Living use, it will be reviewed as a Retail Sales and Services use, which is not permitted in the residential zones. Staff propose to apply the same short-term rental maximums currently applied to multi-unit development to co-living developments. In residential zones, this would mean co-living would be

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allowed up to 20% short-term rental units. For all other zones, co-living would be limited to 30% short-term rental units, commensurate with maximums on short-term rentals within other residential development types in the same zones.

For open space requirements, because co-living developments focus on communal spaces and are a more affordable housing option popular with single service sector workers, seniors, and young professionals, staff recommend no open space requirements.[3]

For all other standards, unless otherwise specified in the proposal, regulations will apply to sleeping units within a co-living development the same way they currently apply to dwelling units.

If you have any questions, feel free to reach out to staff ahead of the Plan Commission Workshop on September 24th.

Thank you,
Brandon Whitmarsh, Planner II, Bwhitmarsh@spokanecity.org, (509) 625 - 6846

[3] Washington State Department of Commerce Co-living Guidance (February 2025)

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BRIEFING PAPER
City of Spokane
Plan Commission
September 24, 2025 - Workshop

Comprehensive Plan Update: Draft Racially Disparate Impacts Report – HB 1220 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.

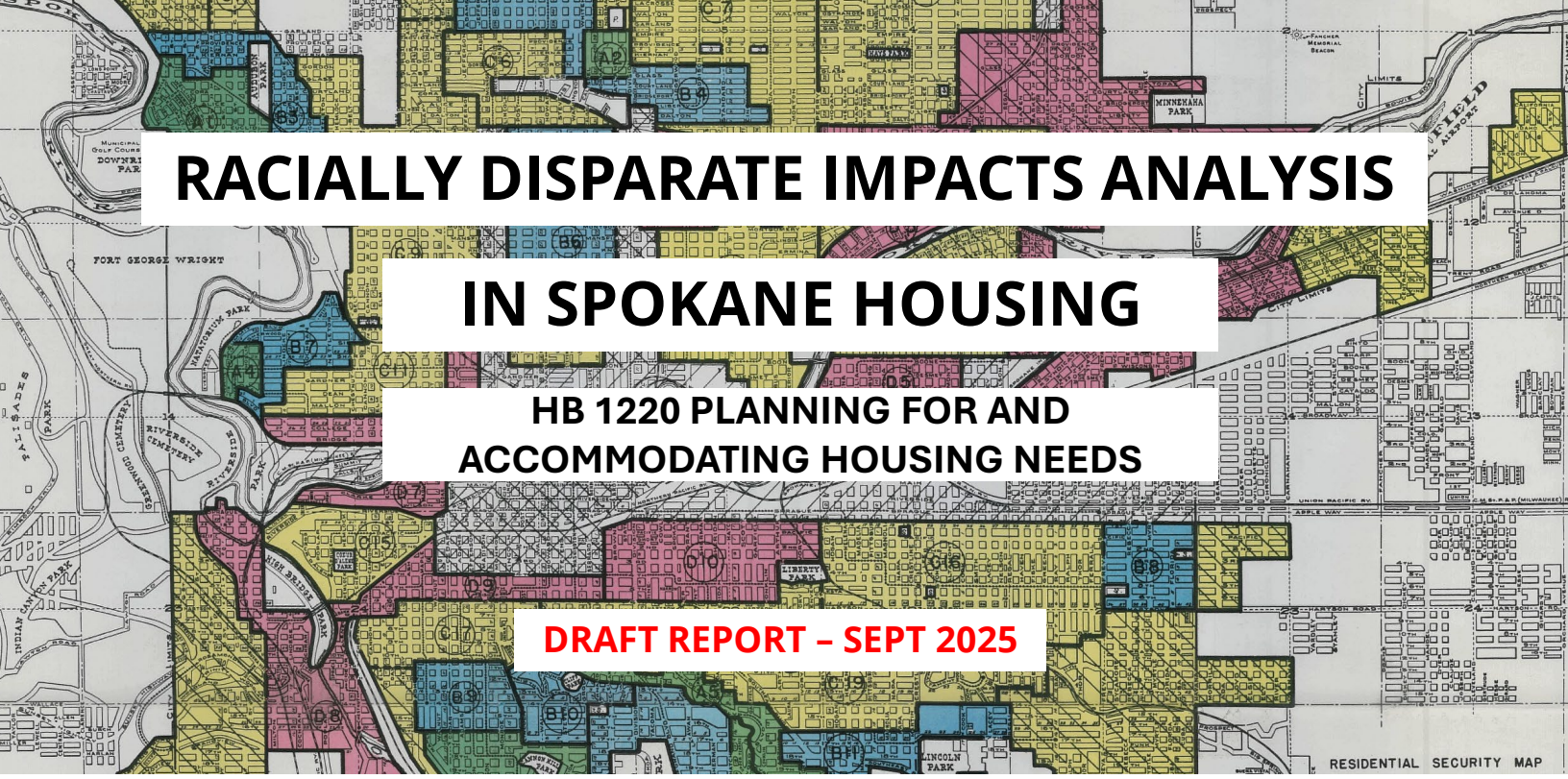
Planning Services has developed the Draft Racially Disparate Impacts Report to review housing data, understand displacement risk, and evaluate the Housing Element goals and policies. The draft report is available online to download at https://my.spokanecity.org/planspokane/housing-needs/racially-disparate-impacts/

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. The analysis also considered the 2024 Fair Housing Plan and previous subarea plans that provided recommendations for anti-displacement measures including the South Logan TOD Plan and West Central Infrastructure Project.

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.

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RACIALLY DISPARATE IMPACTS ANALYSIS IN SPOKANE HOUSING

HB 1220 PLANNING FOR AND ACCOMMODATING HOUSING NEEDS

DRAFT REPORT – SEPT 2025

Housing and homeownership are foundational parts of belonging in a community. However, access to housing and housing challenges have not been felt equally.

Understanding housing disparities is an important part of understanding who is being left out and what systems are creating unequal access and outcomes. Adopted by the Washington State Legislature in 2021, HB 1220 requires local governments to examine housing policies and actions that may have a racially disparate or exclusionary effect and address patterns of disinvestment. Local governments must also identify displacement risk and establish policies to begin to undo the impacts and prevent displacement. **The Draft Racially Disparate Impacts Report provides analysis and policy evaluation to guide the City of Spokane in updating housing goals, policies, and regulations in the comprehensive plan as part of the PlanSpokane 2046 Periodic Update. The draft report includes data analysis and discussion on the following topics and more:**

- **Historic Context & Zoning**
- **Homeownership & Housing Context**
- **Neighborhood and Education Access**
- **Environmental Health and Climate Vulnerabilities**
- **Displacement Risk Assessment**
- **Policy Evaluation & Next Steps**

Download the draft report and share feedback at planspokane.org

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City of Spokane

Racially Disparate Impacts Analysis

HB 1220: Racially Disparate Impacts, Displacement, and Exclusion in Housing

A requirement of the Growth Management Act (RCW 36.70A.70)

Draft – September 2025

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Prepared by City of Spokane
Planning & Economic Development
808 West Spokane Falls Blvd.
Spokane, WA 99203
planspokane.org

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Land Acknowledgement

We acknowledge that we are on the unceded land of the Spokane people. And that these lands were once the major trading center for the Spokanes as they shared this place and welcomed other area tribes through their relations, history, trade, and ceremony. We also want to acknowledge that the land holds the spirit of the place, through its knowledge, culture, and all the original peoples Since Time Immemorial.

As we take a moment to consider the impacts of colonization may we also acknowledge the strengths and resiliency of the Spokanes and their relatives. As we work together making decisions that benefit all, may we do so as one heart, one mind, and one spirit.

We are grateful to be on the shared lands of the Spokane people and ask for the support of their ancestors and all relations. We ask that you recognize these injustices that forever changed the lives of the Spokane people and all their relatives.

We agree to work together to stop all acts of continued injustices towards Native Americans and all our relatives. It is time for reconciliation. We must act upon the truths and take actions that will create restorative justice for all people.

Adopted by Spokane City Council on the 22nd day of March, 2021 via Resolution 2021-0019

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1. Introduction

Housing and homeownership are foundational parts of belonging in a community. However, access to housing and housing challenges have not been felt equally and has impacted racial and ethnic groups in different ways. Understanding housing disparities is an important part of understanding who is being left out, what the systems are that are creating unequal access, and how the City of Spokane can undo the impacts.

In 2021, the Washington State Legislature changed the way communities are required to plan for housing. House Bill 1220 (HB 1220) amended the Growth Management Act (GMA) to require local governments to "plan for and accommodate" housing affordable to all income levels. This significantly strengthens the previous goal, which was to "encourage" affordable housing. In addition, new changes require local jurisdictions to examine racially disparate impacts, displacement, exclusion, and displacement risk in housing policies and regulations and adopt policies to begin to undo the impacts and address patterns of disinvestment (RCW 36.70A.070(2)).

The purpose of this report and evaluation is to move forward the work of analyzing the impacts of Spokane's housing policies and regulations related to racially disparate impacts, displacement, exclusion, and displacement risk. This will inform changes to policies in the Comprehensive Plan relating to housing and land use as part of the City's Plan Spokane 2046 Periodic Update.

Specifically, the new requirements in RCW 36.70A.070(2) state that jurisdictions must now adopt a housing element that:[1]

- (e) Identifies local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including:
  - (i) Zoning that may have a discriminatory effect;
  - (ii) Disinvestment; and
  - (iii) Infrastructure availability;
- (f) Identifies and implements policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions;
- (g) Identifies areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments; and
- (h) Establishes anti-displacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.

The Washington State Department of Commerce developed a guidebook in 2023, "Guidance to Address Racially Disparate Impacts," for how to update the Housing Element to address the new

[1] RCW 36.70A.070(2). https://app.leg.wa.gov/RCW/default.aspx?cite=36.70A.070

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requirements.[2] This analysis follows the guidance as the framing for the report and as a template for evaluation.

1.1 Principal Definitions and Acronyms

Key terms from the statute are defined here, while the full list of definitions is included in the Commerce guidance.[3]

- **BIPOC:** Refers to "Black, Indigenous, and People of Color," often shortened to BIPOC, and widely used to be inclusive of all minoritized races and ethnicities. For the purposes of this report, BIPOC includes Black or African American, Indigenous (referred to as American Indian and Alaska Native or AIAN), Asian, Native Hawaiian and Other Pacific Islander (referred to as NHOPI), two or more races, and Hispanic/Latino ethnicity.[4]
- **Disinvestment:** The effect, regardless of intent, of differentiated outcomes for a group based on a protected classification. May be an action or failure to act.
- **Displacement**: The process by which a household is forced to move from its community because of conditions beyond their control.
    - Physical displacement: Households are directly forced to move for reasons such as eviction, foreclosure, natural disaster, or deterioration in housing quality.
    - Economic displacement: Households are compelled to move by rising rents or costs of home ownership like property taxes.
    - Cultural displacement: Residents are compelled to move because the people and institutions that make up their cultural community have left the area.
- **Displacement Risk:** The likelihood that a household, business, or organization will be displaced from its community.
- **Exclusion in Housing:** The act or effect of shutting or keeping certain populations out of housing within a specified area, in a manner that may be intentional or unintentional, but which leads to non-inclusive impacts.
- **Exclusionary Zoning:** Zoning that limits the production of housing in a greater variety of housing forms that is affordable to low and moderate-income households, in a manner that may be intentional or unintentional, but which leads to non-inclusive impacts. This includes zoning laws such as exclusively single-family zones, minimum lot sizes, and separating multi-family development from single-family development.

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[2] Washington State Department of Commerce (Commerce). (2023). *Guidance to Address Racially Disparate Impacts: Updating your housing element to address new requirements.* https://deptofcommerce.app.box.com/s/1l217l98jattb87qobtw63pkplzhxege

[3] Commerce, 2023a

[4] WA State Department of Commerce. (2022). *Homeownership rates for Black, Indigenous, and People of Color in Washington: Recommendations from the Homeownership Disparities Work Group.* https://app.leg.wa.gov/ReportsToTheLegislature/Home/GetPDF?fileName=Homeownership%20Disparities%20Recommendations%20Report%20-%20FINAL%20-%20Sep2022_e0b6a028-62cf-478c-aa9b-52e5e5c66609.pdf

- **Neighborhood Access:** Neighborhood access is the ability of a household to access housing in a specific neighborhood. Neighborhood access can be assessed by comparing household incomes to housing costs.
- **Racially Disparate Impacts:** When policies, practices, rules or other systems result in a disproportionate, or unequal, impact on one or more racial groups.
- **Racially Restrictive Covenants:** Racially restrictive covenants were clauses within property deeds that prevent specific people from buying or occupying land, often people of color such as Asian, Jewish and Black buyers. These covenants, at the time of their use, were legally enforceable contracts, prohibiting property owners, developers and realtors from selling or renting property to specified racial or ethnic groups.[5]
- **Redlining:** In the late 1930s, the federal Home Owner's Loan Corporation (HOLC) evaluated mortgage risks in cities across the country, rating neighborhoods as "best," "still desirable," "definitely declining," or "hazardous" (Honig, 2021). Neighborhoods that were evaluated as being financially risky were marked in red—which gave way to the term "redlining"—and lenders were discouraged from financing property in those areas. Because neighborhood boundaries were often drawn along racial lines, this practice disproportionately prevented people of color from accessing credit and buying homes.

1.2 Measures Used in Evaluation

The WA Commerce Guidance to Address Racially Disparate Impacts (2023a) outlines several indicators to conduct data analysis for an assessment of racially disparate impacts, exclusion, displacement and displacement risk in housing.[6] Additional analysis is included to provide deeper assessment of data and insights specific to Spokane.

The measures are defined as the following:

- **Direct Measures:** When policies, practices, rules or other systems result in a disproportionate impact on one or more racial groups.
- **Indirect Measures:** Measures of well-being that are related to where a person lives, including health, educational access, recreational access, and environmental risk exposure. Examining downstream effects of housing location and choice can help identify policies that may cause a racially disparate impact.
- **Measures of Exclusion:** The act or effect of shutting or keeping certain populations out of housing within a specified area, in a manner that may be intentional or unintentional, but which leads to non-inclusive impacts. Exclusion is assessed by examining patterns of segregation; that is, identifying areas of the city in which the population does not reflect the composition of the overall population.
- **Displacement:** The process by which a household is forced to move from its community because of conditions beyond their control.

[5] Seattle Civil Rights and Labor History Project. (2020). *Racial Restrictive Covenants.* Retrieved from University of Washington. https://depts.washington.edu/civilr/covenants.htm
[6] Commerce, 2023a

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- **Displacement Risk:** The potential for households to be forced or pressured to move from their homes due to factors like high housing costs, development pressure, and economic hardships.

1.3 Data List

Data Indicator	Primary Source	Type of Measure
HOLC Redlining Map	University of Richmond	Exclusion
Racially Restrictive Covenants	Eastern Washington University	Exclusion
Historic Trends in Homeownership	University of Washington	Direct
Homeownership	U.S. Census Bureau	Direct
Housing Cost-Burden	U.S. Census Bureau	Direct
Overcrowding	U.S. Census Bureau	Direct
Household Income	U.S. Census Bureau	Direct
Neighborhood Access	U.S. Census Bureau	Direct
Educational Access	Washington Office of Superintendent of Public Instruction	Indirect
Environmental Health Disparities	Washington State Department of Health EPA EJ Screen	Indirect
Climate Vulnerability	Spokane Climate Vulnerability Index	Indirect
Diversity Index	PolicyMap	Exclusion
Housing Choice Voucher	Spokane Housing Authority City of Spokane	Exclusion
Concentrations of Population Groups	City of Spokane Policy Map	Exclusion
Employment	U.S. Census Bureau	Exclusion
Evictions	Eastern Washington University	Existing Displacement
Foreclosures	City of Spokane	Existing Displacement
Demolitions	City of Spokane	Existing Displacement
Right of Way Acquisition	Washington State Department of Transportation	Existing Displacement
Rental Affordability	U.S. Census Bureau	Displacement Risk
Homeowner Affordability	U.S. Census Bureau	Displacement Risk
Unpaid Property Taxes	Spokane County Accessor	Displacement Risk
Access to Services	City of Spokane Spokane Transit Authority	Displacement Risk
Housing Age	U.S. Census Bureau Spokane County Assessor's Office	Displacement Risk
Development Pressure	City of Spokane	Displacement Risk
Social Vulnerability Index	Centers for Disease Control	Displacement Risk
Market Assessment	Washington State Department of Commerce	Displacement Risk

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1.4 Key Findings

There is a persistent gap in homeownership rates for Black, Indigenous, and People of Color (BIPOC) households compared to White households, with a higher disparity among Black or African American households, Native Hawaiian and Other Pacific Islander households, and American Indian and Alaska Native households.

Exclusionary zoning enacted by the City of Spokane reinforced the impacts of redlining and racially restrictive covenants, wherein redlined areas historically had a lower percentage of single unit zoning in residential areas which had a segregating effect on BIPOC households and lower income households.

Neighborhood access, income disparities, and housing affordability vary by race, putting homeownership farther out of reach for BIPOC households, who have limited access to neighborhoods and higher performing schools.

Environmental health disparities reflect systemic disparities of historic disinvestment, exasperating disparate outcomes for overburdened communities, including higher levels of exposure to environmental hazards and lower life expectancy.

Patterns of segregation are reflected in the concentration of BIPOC households and uneven distribution of racial groups among neighborhoods within Spokane. However, data suggests that exclusion of people of color from Spokane for employment or housing is limited, based on residential and worker composition compared to Spokane County as a whole.

Access to employment areas varies, with areas closer to downtown having better access to jobs, suggesting there is not an exclusion to jobs proximity. However, the proximity to I-90 in the central and downtown areas, which historically and currently have higher populations of communities of color, is still reflective of the legacy of divisive highway infrastructure.

While the Spokane has grown consistently over the last decade, the growth has not been spread equally across the city, with both areas of increasing integration and areas experiencing displacement. Spokane has experienced diversifying population growth in areas with historically lower BIPOC populations. In contrast, areas with historically larger BIPOC populations saw a decrease in BIPOC population, which can suggest displacement or gentrification within these historic cultural communities.

In Spokane, households at both ends of the income spectrum have fewer rental units available for their income level. For households at moderate-income levels or greater, this indicates a lack of availability of market-rate units. For households at the extremely low-income level, this points to a constraint in affordability and availability, potentially exacerbated by competition for housing from higher income levels.

Higher displacement risk exists in Central and Northeast Spokane, areas that have higher proportions of BIPOC and lower income households, with higher eviction and demolition rates and changing market factors for redevelopment.

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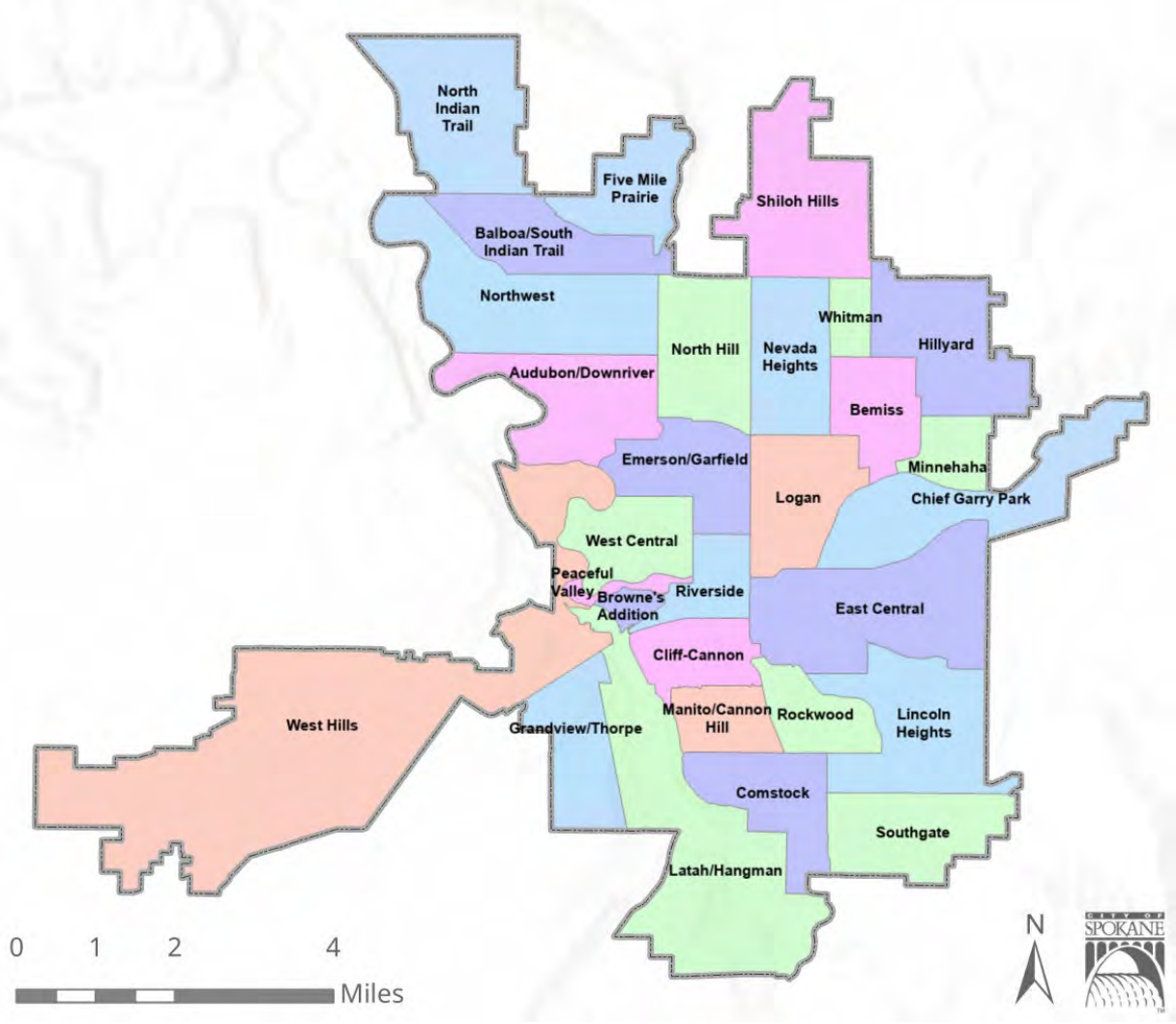
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1.5 Neighborhoods

The City of Spokane has 29 neighborhoods, each providing a mix of housing and services. These boundaries, in addition to Census Tracts, will be used throughout the analysis to tie data to specific locations and highlight where racially disparate impacts are occurring within the city when present. For more information on neighborhoods, visit the Office of Neighborhood Services on the City of Spokane website.[7] See Figure 1.

While neighborhoods are important geographies, this analysis primarily utilizes Census Tracts to align with Census data. Census Tracts are usually smaller than the neighborhood scale and do not always align with neighborhoods or the City limits.

Figure 1. Spokane Neighborhoods



Source: City of Spokane, 2025

[7] City of Spokane, Office of Neighborhood Services (ONS). https://my.spokanecity.org/neighborhoods/

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2. Historical Context

Racially disparate impacts are the result of direct and indirect policies and practices throughout history. Many of these actions entailed government support at all levels and some were implemented directly by government. The legacy of these policies continues to impact where present day Spokane residents can live, the quality of investments and services available to them, their homeownership opportunities, and access to generational wealth.

2.1 Tribal History and Settlement

The Spokane River has drawn people to the area for thousands of years and was the reason for both the Spokane Tribe of Indians' ancestors, and later, white settlement, according to the Spokane Tribe of Indians tribal history.[8] The Spokane ancestors were a river people, living a semi-nomadic way of life hunting, fishing, gathering. They lived along the banks of the Spokane and Columbia Rivers and the tributaries in much of northeastern Washington, which consisted of approximately three million acres. During salmon runs, other tribes joined the Spokanes at the falls for fishing, trade, games, celebration, and socializing.

In the 1800s, U.S. soldiers arrived and displaced the Spokanes from their ancestral land as White settlement increased. In 1858, with no treaty established or adequate communications from the Federal Government, the Spokane's defended their families and country as U.S. soldiers marched through their country. Settlement increased within the area in the 1870s as the first sawmill was built, followed by stores, churches, schools, banks, hotels, saloons, and a newspaper. In 1881, President Rutherford B. Hayes formally established the Spokane Indian Reservation of approximately 154,602 land acres known as Chief Lot's reservation, which was located northwest of the present city.

At the same time, Spokane was incorporated in 1881 with a population of about 1,000. From 1908, dams on the Spokane River displaced the Spokane Tribe's salmon-based way of life, further removing them from their ancestral homelands and way of life. In 1951, the Spokane Tribe officially became one of 574 recognized tribal governments within the United States following the passage of their formal Constitution that governs them today. Today, the Spokane Tribe of Indians primary government operations are located in Wellpinit, WA with a citizen population of approximately 2,900 enrolled members. The people of the Spokane Tribe have persevered through loss of land, forced relocation, and loss of their economic and spiritual base, the salmon.

The expansion west also brought mining, railroad, and timber industries, which brought new immigrants from all over the world in the 1800s, including people from China and Japan who helped build local industries and established Spokane's Chinatown on Front Street.[9] According to the history provided by Spokane Historical, Spokane's Chinatown began in the 1880s and was at first mostly populated by Chinese laborers who had immigrated in the 1850s and 1860s to work in the local

[8] Spokane Tribe of Indians. *The History of the Spokane Tribe of Indians.* https://www.spokanetribe.com/history/

[9] Reames, Nicolette. (n.d.). "*Spokane's Chinatown*." Spokane Historical, accessed September 2, 2025, https://spokanehistorical.org/items/show/400

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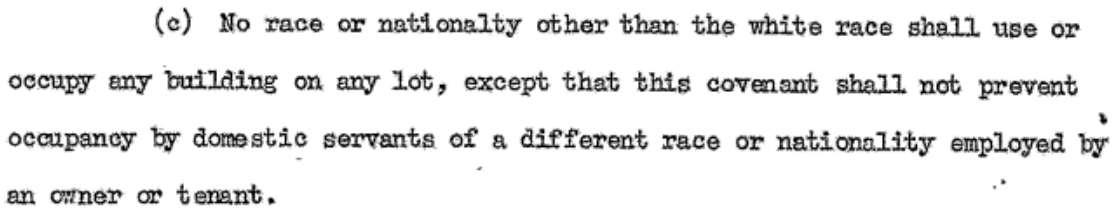
railroad and mining industries, with Japanese immigrants arriving in the 1890s. Many Chinese and Japanese businesses were destroyed in the Spokane Fire of 1889 and the population of Chinese residents declined, partly due to the Chinese Exclusion Act of 1882 that prevented Chinese laborers from immigrating and denied recently-arrived Chinese citizenship. In 1921, Washington State passed the Alian Land Law which barred Asians from owning land, and the number of Japanese families declined in Spokane.[10] WWII reversed this trend, however, when Spokane became a haven for Japanese families fleeing the threat of Internment camps on the West Coast, many of whom settled into what became known as Trent Alley. In 1974, the remaining buildings and courtyards of Trent Alley were destroyed to facilitate construction for Expo '74.[11]

African Americans began migrating to Spokane in the late 1800s, when the Great Northern Railroad brought Black workers to the area.[12] Early families established businesses and organizations that served the growing Black population, including Peter B. Barrow, Sr. who established Spokane's Calvary Baptist Church in 1890, the oldest and longest-serving African-American Baptist Church in the State of Washington.[13] Initially, Spokane's Black community was not confined to a specific area, however segregation later developed through local policies enacted on racial covenants and redlining, eventually concentrating the Black community in the East Central neighborhood. This history is explored more in Section 2.3 Housing Segregation in Spokane.

2.2 Racially Restrictive Covenants and Redlining

Racially restrictive covenants were deed restrictions that kept homes from being sold to non-White racial or ethnic groups, and were frequently applied during the first half of the 20th century.[14] Restrictive covenants were used by developers to increase the desirability of new neighborhoods for White homeowners and to prevent the establishment of other groups into their neighborhoods. **See Figure 2**. This resulted in segregated residential neighborhoods and reduced opportunities for disfavored groups to own a home.

Figure 2. Example of Racially Restrictive Covenant in Spokane



(c) No race or nationalty other than the white race shall use or occupy any building on any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality employed by an owner or tenant.

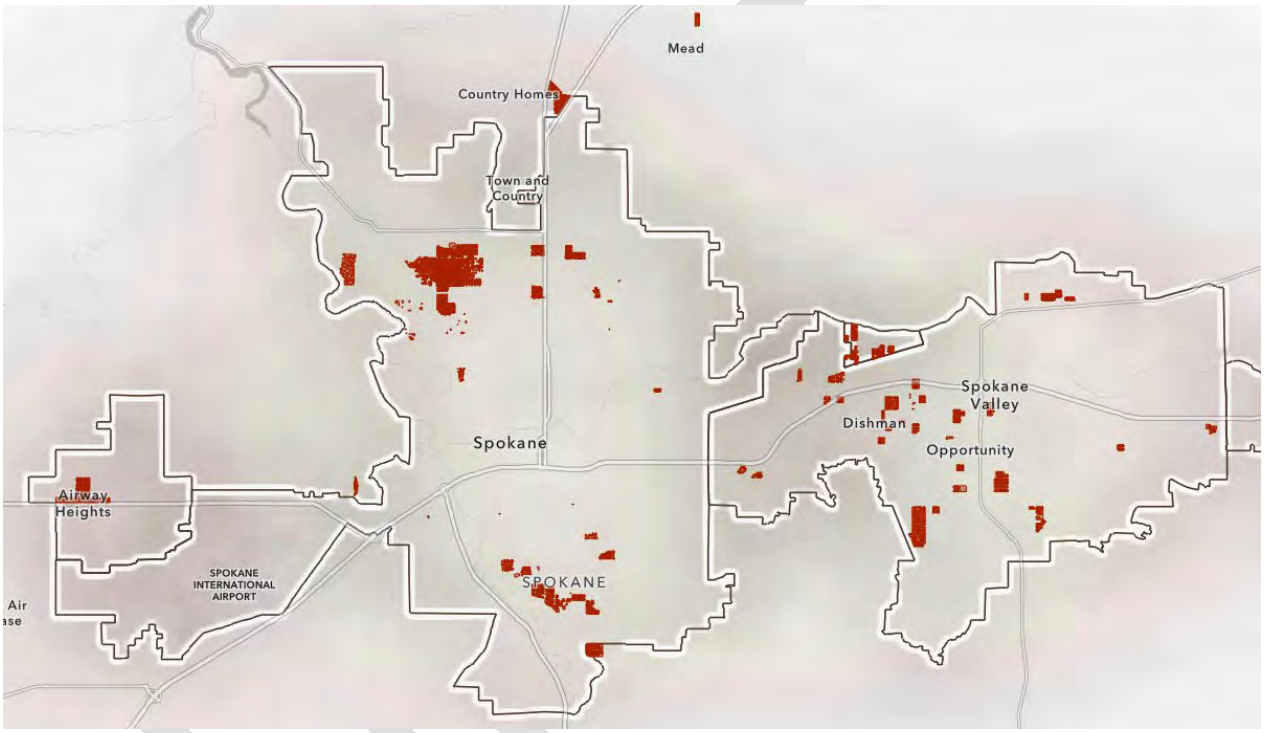
Source: The Local History. (2016). https://thelocalhistory.com/interesting-bits/mapping-segregation-racially-restrictive-covenants-in-spokane/

[10] Northwest Fair Housing Alliance (NWFHA). (2020). *Systemic Residential Race Discrimination in Spokane - A 6 Minute History.* https://www.facebook.com/watch/?v=2720561091490253
[11] Reames, n.d.
[12] NWFHA, 2020
[13] Wyngaert, Whitney. (n.d.) *Early African-American Pioneers in Spokane*. Spokane Historical. https://spokanehistorical.org/items/show/738
[14] Commerce, 2023a

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White property owners added racial restrictions to over 7,000 lots in Spokane County between the 1920s and 1950s.[15] **See Figure 3.** Covenants were most common in Spokane in the northwest part of the city and on the South Hill. They were often applied to entire neighborhoods when an addition or subdivision was surveyed and platted, but they were also included in deeds when a single lot changed hands. Although covenants were agreements between private groups, they still required government action to record and enforce. Racial covenants were struck down as unenforceable by the Supreme Court in 1948 and discrimination based on race was banned by the 1968 Fair Housing Act, however difficulties securing home loans, obtaining fair interest rates, and disparities in access to credit persist to this day.

Figure 3. Location of Racial Covenants in Spokane County



Source: EWU, 2024.

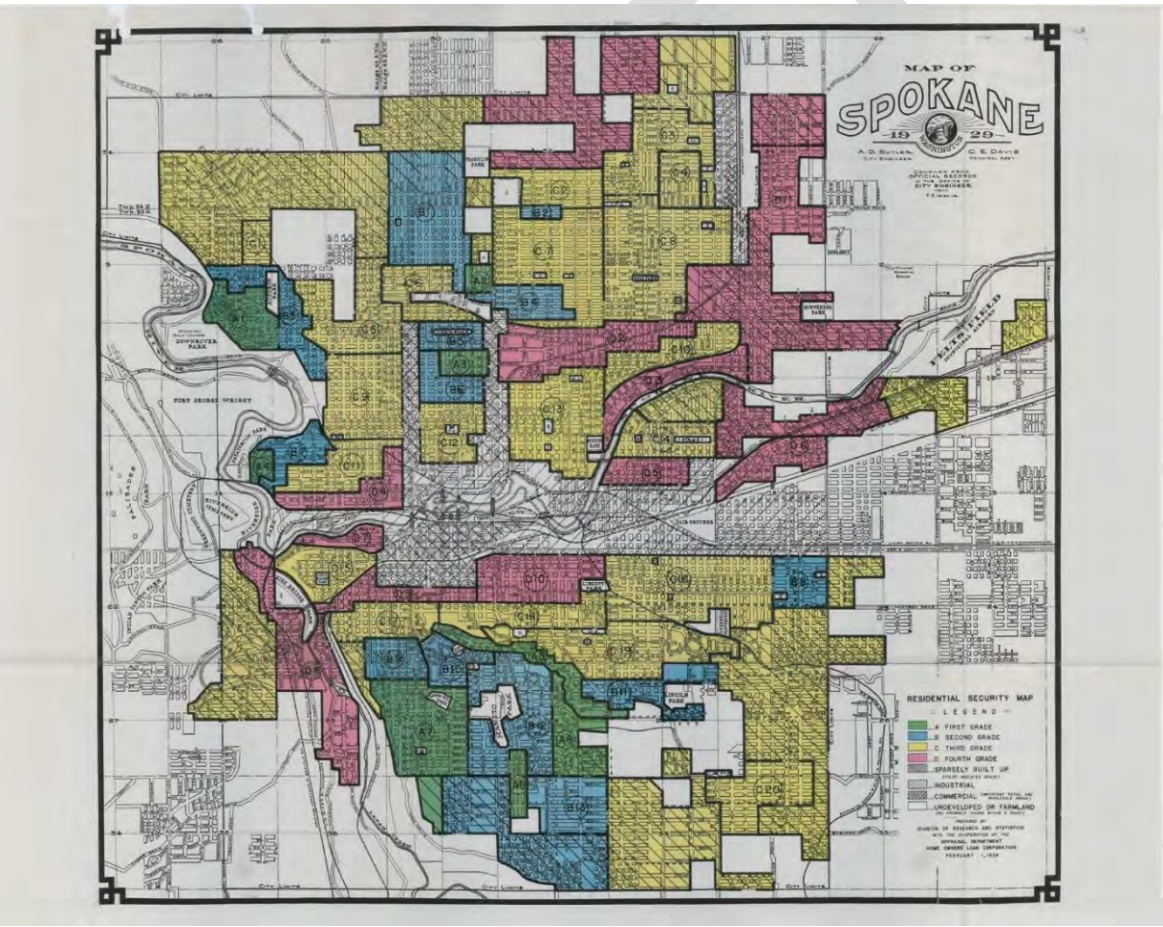
Redlining was the practice of denying financial services to residents of certain areas based on race or ethnicity, and has also had a lasting impact on communities nationwide. During the Great Depression, the US government created the Home Owners' Loan Corporation (HOLC) for the purpose of increasing access to home mortgages. To minimize risk, the HOLC created maps with ratings of the stability and desirability of each area and used the maps to limit loan guarantees. The HOLC developed the ratings with criteria that were explicitly biased against minority racial or ethnic groups as well as low-income households. Lenders, loan officers, and realtors used these maps to steer investments into White, predominantly higher-income areas, while "risky" areas, colored in yellow and red on the maps, were excluded. Homogeneity (i.e. White-only areas), neighborhood

[15] Eastern Washington University (EWU). (2024). *Racial Restrictive Covenants Project.* https://ewuracialcovenants.org/map/

quality (i.e. households with high income), and other attributes of neighborhoods were used in rating areas of Spokane. [16]

In the HOLC map from 1938, areas of Spokane were categorized into "grades" – the first grade in green signified the lowest risk for lending (A), blue was moderate (B), yellow was declining (C), and the fourth grade, indicated in red, signified a "hazardous" risk area for lending (D).[17] **See Figure 4.** The ratings played a significant role in influencing outcomes like homeownership opportunities and property values by disproportionately preventing people of color from accessing credit and buying homes. Though the practice of redlining is no longer legal, its legacy continues to negatively impact communities of color through the historic lack of investment in yellow and red neighborhoods and the exclusion of those communities from transferring wealth to younger generations. **See Figure 5 for example of HOLC scan.**

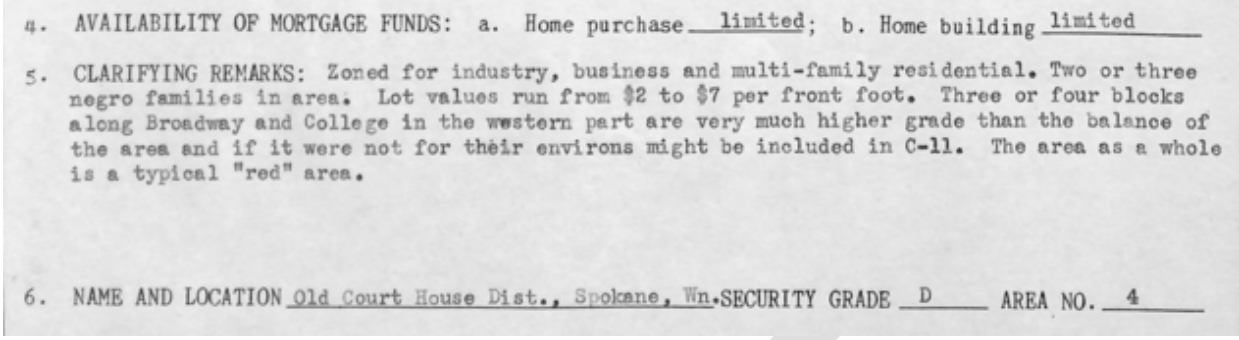
Figure 4. Spokane Residential Security "Redlining" Map, 1938



Source: Mapping Inequality, University of Richmond

[16] Commerce, 2023a
[17] The Digital Scholarship Lab. University of Richmond. (2025). *Mapping Inequality.* https://dsl.richmond.edu/panorama/redlining/map/WA/Spokane/areas#loc=12/47.668/-117.3898

Figure 5. HOLC Scan for Area D4, Old Court House District, Spokane, 1938



4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase limited; b. Home building limited

5. CLARIFYING REMARKS: Zoned for industry, business and multi-family residential. Two or three negro families in area. Lot values run from $2 to $7 per front foot. Three or four blocks along Broadway and College in the western part are very much higher grade than the balance of the area and if it were not for their environs might be included in C-11. The area as a whole is a typical "red" area.

6. NAME AND LOCATION Old Court House Dist., Spokane, Wn. SECURITY GRADE D AREA NO. 4

Source: Mapping Inequality, University of Richmond (2025)

The University of Richmond's Digital Scholarship Lab collaborated with the National Community Reinvestment Coalition to create *Not Even Past: Social Vulnerability and the Legacy of Redlining*, a project that juxtaposes redlining maps from the 1930s with contemporary health disparities.[18] The Social Vulnerability Index (SVI) from the Center for Disease Control provides an index to evaluate demographic and socioeconomic factors (such as poverty, lack of access to transportation, and crowded housing) that adversely affect communities that encounter hazards and other community-level stressors.[19] The SVI provides insight into where communities are more susceptible to those hazards or stressors and may lack the resources to adapt or respond, with areas closer to 1 having a higher vulnerability risk.

Comparing the HOLC map with the SVI, data shows that areas that were graded as A and B on the Spokane HOLC maps have lower social vulnerability today and areas that were graded as C and D have higher social vulnerability today.[20] When looking at the population data, areas graded C or D have higher percent of minority population today than areas that were graded A or B. Similarly, areas graded C or D also have lower life expectancy and higher percentage of poverty. No areas graded A or B on the HOLC map indicated a presence of a Black population, while 20% of the areas graded C and 60% of the areas graded D had a Black population. Areas that had a Black population indicated on the HOLC maps have a higher percentage of minority population today than areas that did not, as well as lower life expectancy and higher percentage of poverty—even higher than the areas graded D regardless of the presence of a Black population. **See Table 1.**

[18] The Digital Scholarship Lab and the National Community Reinvestment Coalition, "Not Even Past: Social Vulnerability and the Legacy of Redlining," *American Panorama*, ed. Robert K. Nelson and Edward L. Ayers, https://dsl.richmond.edu/socialvulnerability

[19] Centers for Disease Control (CDC). *CDC/ATSDR Social Vulnerability Index (SVI).* [2022]. Database [Washington]. https://www.atsdr.cdc.gov/place-health/php/svi/index.html

[20] The Digital Scholarship Lab

Table 1. HOLC Graded Areas and Social Vulnerability

HOLC Graded Areas	% Minority Population	% Population in Poverty	Life Expectancy in Years	Social Vulnerability Index
A (Green)	8%	12%	78.5	0.31
B (Blue)	14%	14%	77.3	0.42
C (Yellow)	17%	25%	74.3	0.64
D (Red)	19%	29%	73.9	0.65
Areas Noted with Black Population	20%	30%	72.7	0.70

Source: The Digital Scholarship Lab, "Not Even Past: Social Vulnerability and the Legacy of Redlining"

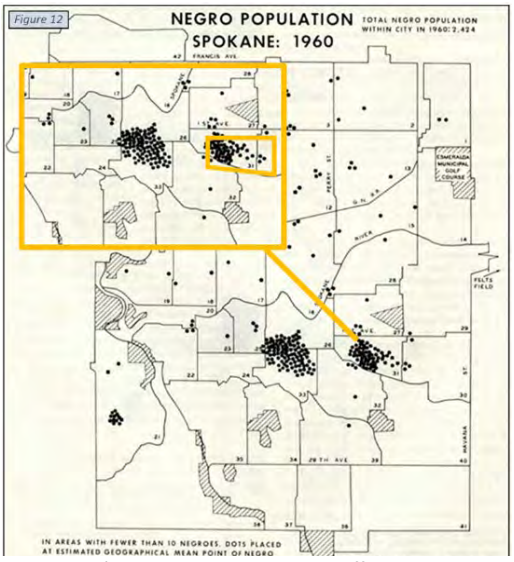
2.3 Housing Segregation in Spokane

African Americans have been in Spokane since the days of the Washington Territory.[21] As numbers grew in the early 1900s, so did racial discrimination against them, including restrictive covenants as described above. Due to redlining and restrictive covenants, Black residents in Spokane were increasingly steered into the East Central neighborhood starting in the 1940s. East Central had already been facing a post-war economic decline for decades. Spokane's Black population doubled from 1940 to 1950, and gained an additional 50% from 1950 to 1960, eclipsing one percent of the city's total population for the first time. This rapid growth in the number of Black Spokane residents intensified segregation, particularly in housing. By the 1960s, nearly a quarter of the Black population in Spokane lived in East Central, and the area around the 5th Avenue Business District became a residential center of Spokane's Black community.

When the 1938 HOLC map was created, East Central's Black population made up about 1% of the total, which was similar to the city as a whole. But by 1960, the Black population in East Central was larger than anywhere in the city except for downtown.[22] **See Figure 6.** As redlined, the properties in East Central were uninsured, which discouraged homeownership and encouraged renting. **Within two decades, Spokane shifted from a city where Black residents had relative freedom in housing choices to a city with a clearly defined Black neighborhood with vast swaths of residential land off-limits to Black residents.**

Nationally, there was a lack of investment in neighborhoods of color, which meant that redlined areas were more likely to be marked as blighted and slated for urban renewal projects including federal

Figure 6. Black Population in Spokane, 1960.



Source: Spokane Historic Preservation Office, 2023

[21] City-County of Spokane Historic Preservation Office (SHPO). (2023). *East Central Historic and Cultural Context.* https://www.historicspokane.org/eastcentral

[22] Spokane Historic Preservation Office, 2023

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highway construction.[23] In many cases, interstate routes were chosen based on areas where land costs were the lowest or where political resistance was weakest. In practice, this meant that low-income and communities of color, bore the burden of displacement caused by the development of divisive highway infrastructure.

East Central fell into the pattern of demolition for freeways that plagued many other redlined neighborhoods. East Central was targeted for the construction of I-90 in the 1950s. When completed, I-90 bisected the neighborhood, displaced over a thousand residents, devasted the local economy, and significantly reduced the size of Liberty Park, an esteemed park planned by the Olmsted Brothers that had fallen into disrepair. The scars of redlining in East Central remain, a reminder of the legacy of housing discrimination in Spokane and a cause for action to address it going forward.

2.4 Zoning and Land Use

Zoning and other land use practices enacted by cities emerged in the 20th century and furthered the pattern of discrimination and shaped racially disparate impacts that are perpetuated today, as outlined by the WA State Department of Commerce.[24] Local zoning originated in the early 1900s as a tool to address growth and industrialization. From its beginning, zoning laws have been used to segregate households by race and ethnicity. The American Planning Association explains that "zoning, which is intended to separate incompatible land uses, has also been used to exclude certain population groups from single-family neighborhoods and to exclude multifamily rental housing from neighborhoods with better access to jobs, transit, and amenities."[25]

Cities often applied zoning in higher-income areas to limit housing types to single-family housing or to impose large minimum lot size requirements. In these areas, households with higher incomes could afford the extra land and larger houses required by local codes. These limitations artificially suppressed the production of new housing in middle- and upper-income neighborhoods, further limiting housing opportunities for lower- and moderate-income households, many of which include people of color. These practices are often referred to as "exclusionary zoning" because of their effects.

Comparison of HOLC maps can be made with the City of Spokane zoning map from 2006, which is shortly after the City adopted the first Growth Management Act compliant comprehensive plan in 2001, *Shaping Spokane*. Spokane, like many cities, has historically zoned a majority of residential areas for single units. **As the City's Planning Department zoned residential areas, areas that were graded A and B coincided with areas that have a higher percentage of single unit zoning than areas that were graded C and D.** See Figure 7. Analysis demonstrates that:

- Areas graded A in Spokane were almost exclusively zoned for single units at 98%, while areas graded D had much lower representation at 59.6% single unit zoning.

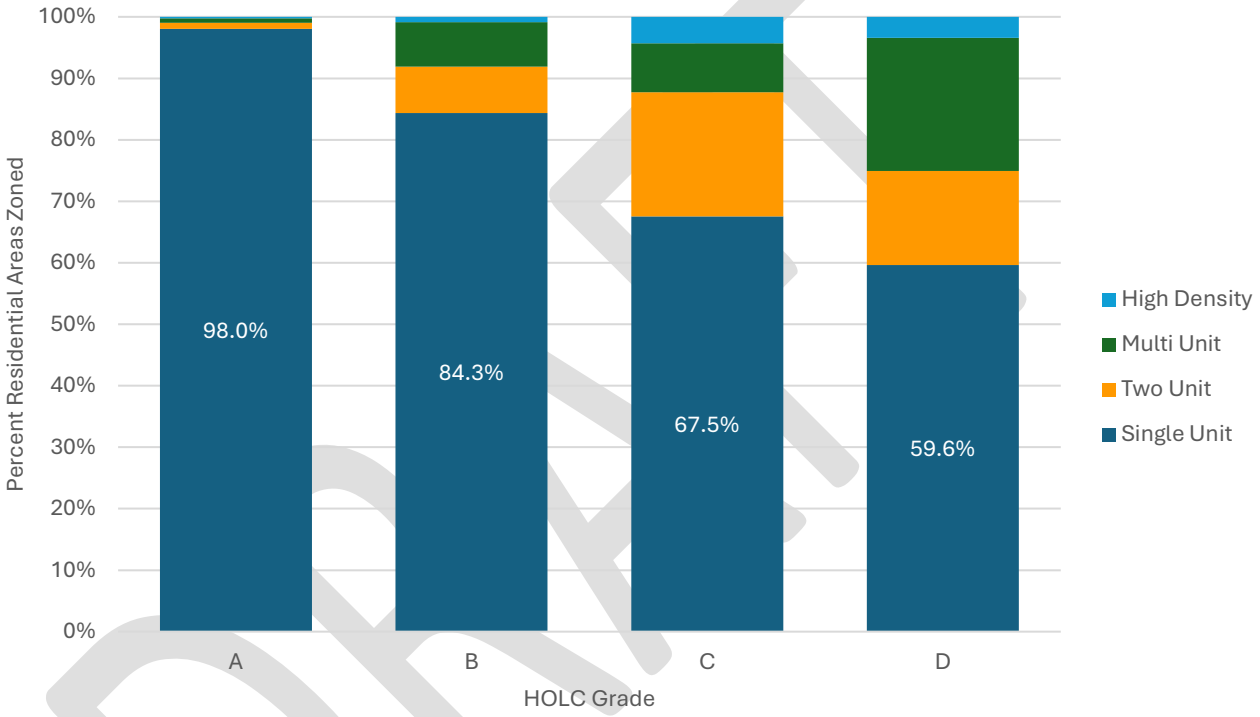
[23] Commerce, 2023a
[24] Washington State Department of Commerce. (2020). *Guidance for Developing a Housing Action Plan.* https://deptofcommerce.box.com/shared/static/pophc16jetggsctctmnbjomm0qa7tpu8.pdf
[25] American Planning Association. (2019). *Planning for Equity Policy Guide.* American Planning Association. https://www.planning.org/publications/document/9178541/

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- Areas graded D had higher percentage of multi-unit zoning than other graded areas, suggesting higher rates of apartments and fewer homeownership options.
- Areas graded C had a higher percentage of two-unit zoning than other areas, suggesting more housing diversity and options for homeownership.

This comparison draws out the spatial pattern between redlining and historic zoning enacted by the City of Spokane, and identifying areas in Spokane that were rated as best and desirable through redlining and racially restrictive covenants that were further protected by zoning. See Figure 8

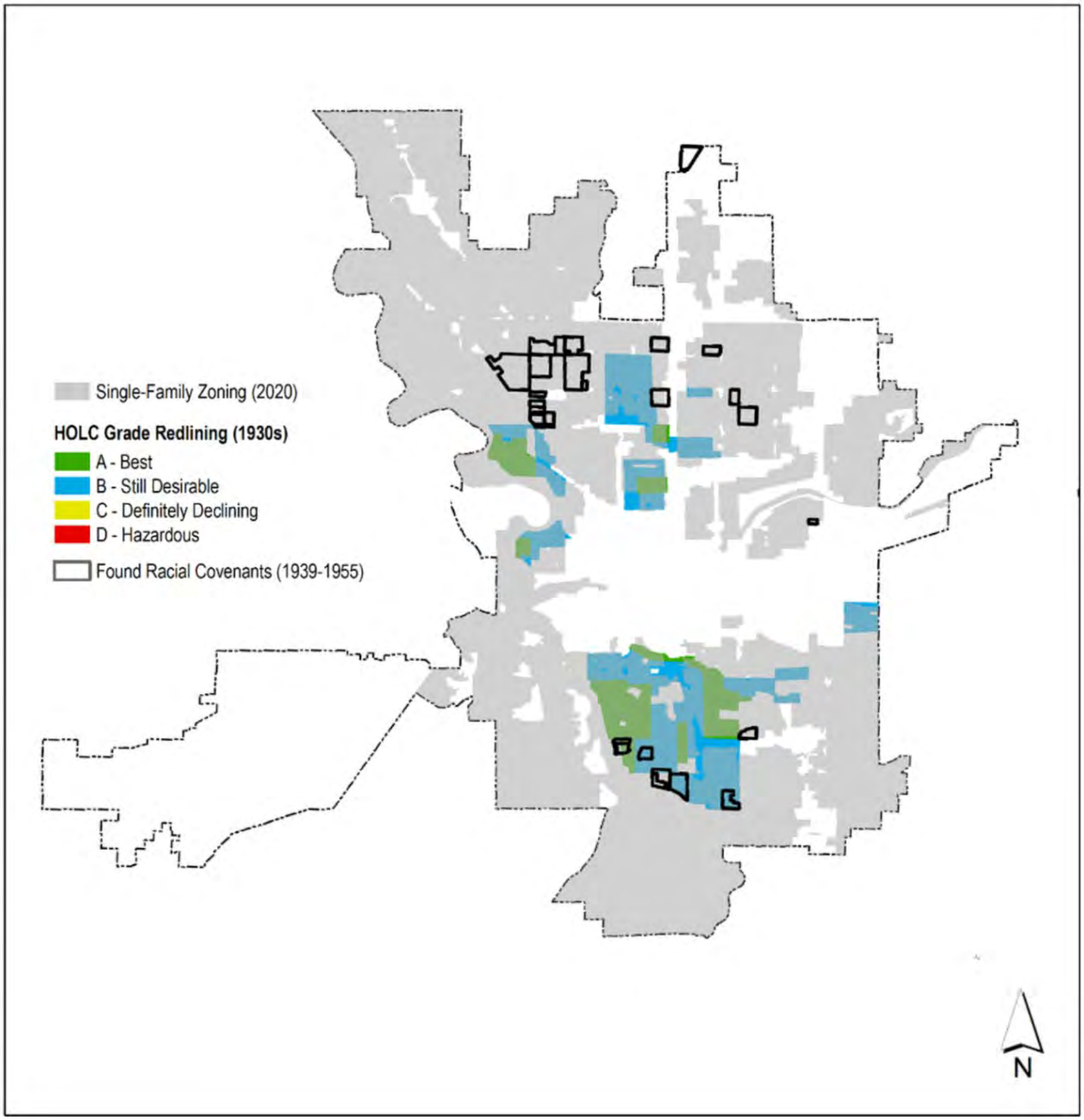
Figure 7. HOLC Grade by City of Spokane 2006 Zoning



Source: City of Spokane; Mapping Inequality, 2025

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Figure 8. Single-Family Zoning and HOLC Grade



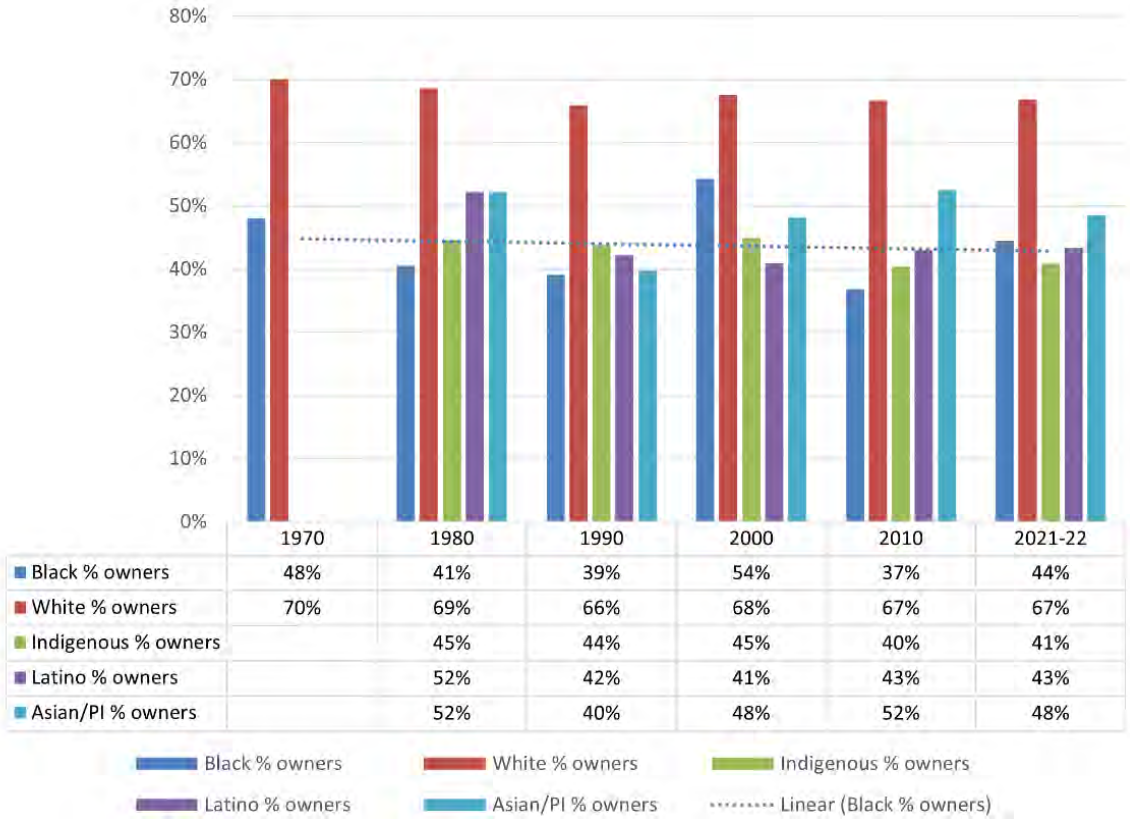
Sources: City of Spokane; EWU 2021; Mapping Inequality (2020)

2.5 Trends in Historic Homeownership Rates

The University of Washington Racial Restrictive Covenants Project shows homeownership rates and home values differentiated by race since 1970 for Washington State and for major counties in the state. **Statewide, about 69% of White families were homeowners in 2022 compared to 34% of Black families, which has decreased from 1970 when 48% of Black families owned homes.** [26]

In Spokane County, homeownership for households of color has consistently been less than homeownership for White households and has dropped since the 1970s.[27] Homeownership rates has varied over the decades, but by 2022, rates for all households of color in Spokane County had decreased at least 4 percentage points since 1970. Homeownership for White households has stayed constant with at least 66% since 1970. Two-thirds of White families are homeowners compared to 48% of Asian American families, 44% of Black families, 43% of Latinos, and 41% of Indigenous families. **See Figure 9.**

Figure 9. Homeownership by Race, Spokane County, 1970-2022



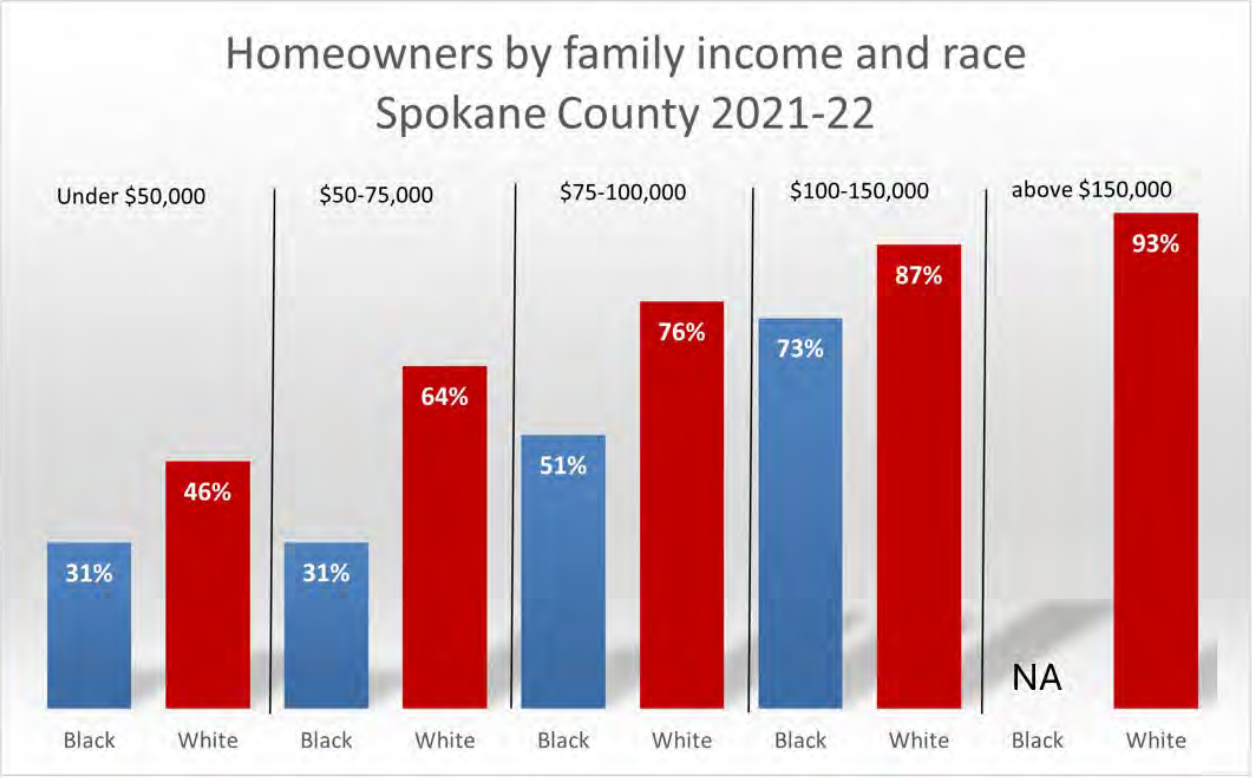
	1970	1980	1990	2000	2010	2021-22
Black % owners	48%	41%	39%	54%	37%	44%
White % owners	70%	69%	66%	68%	67%	67%
Indigenous % owners		45%	44%	45%	40%	41%
Latino % owners		52%	42%	41%	43%	43%
Asian/PI % owners		52%	40%	48%	52%	48%

Source: UW Racial Restrictive Covenants Project, 2022. Note: Data is based on 1% samples of the population and may be subject to sampling error.

[26] University of Washington (UW). (2022a). Civil Rights & Labor History Consortium. *Racially Restrictive Covenants Project Washington State.* https://depts.washington.edu/covenants/homeownership.shtml
[27] University of Washington (UW). (2022b). Civil Rights & Labor History Consortium. *Racially Restrictive Covenants Project Washington State – Spokane County.* https://depts.washington.edu/covenants/homeownership_spokane.shtml

The disadvantage that families of color face is still present when considering income and homeownership. When comparing homeownership rates between While and Black households, at every income level, White families are more likely to own homes than Black families. See Figure 7. For families earning $100,000 to $150,000, there is a 14% ownership gap between Black and White households, which grows even larger at more modest income levels. For those earning between $50,000 and $75,000, 64% of White families were owners compared to only 31% of Black families. There were too few Black families in the income over $150,000 sample to report, demonstrating the disparity in high income earners that further suggests disparities in homeownership.

Figure 10. Homeowners by Family Income and Race, Spokane County, 2021-22



Source: UW Racial Restrictive Covenants Project, 2022. Note: Data is based on 1% samples of the population and may be subject to sampling error. There were too few Black families in the income over $150,000 sample to report.

3. Current Housing Experience

3.1 Community Context

The City of Spokane (referred to as Spokane) is the second largest city in Washington State with a population of 229,447 in 2023.[28] See Figure 11.

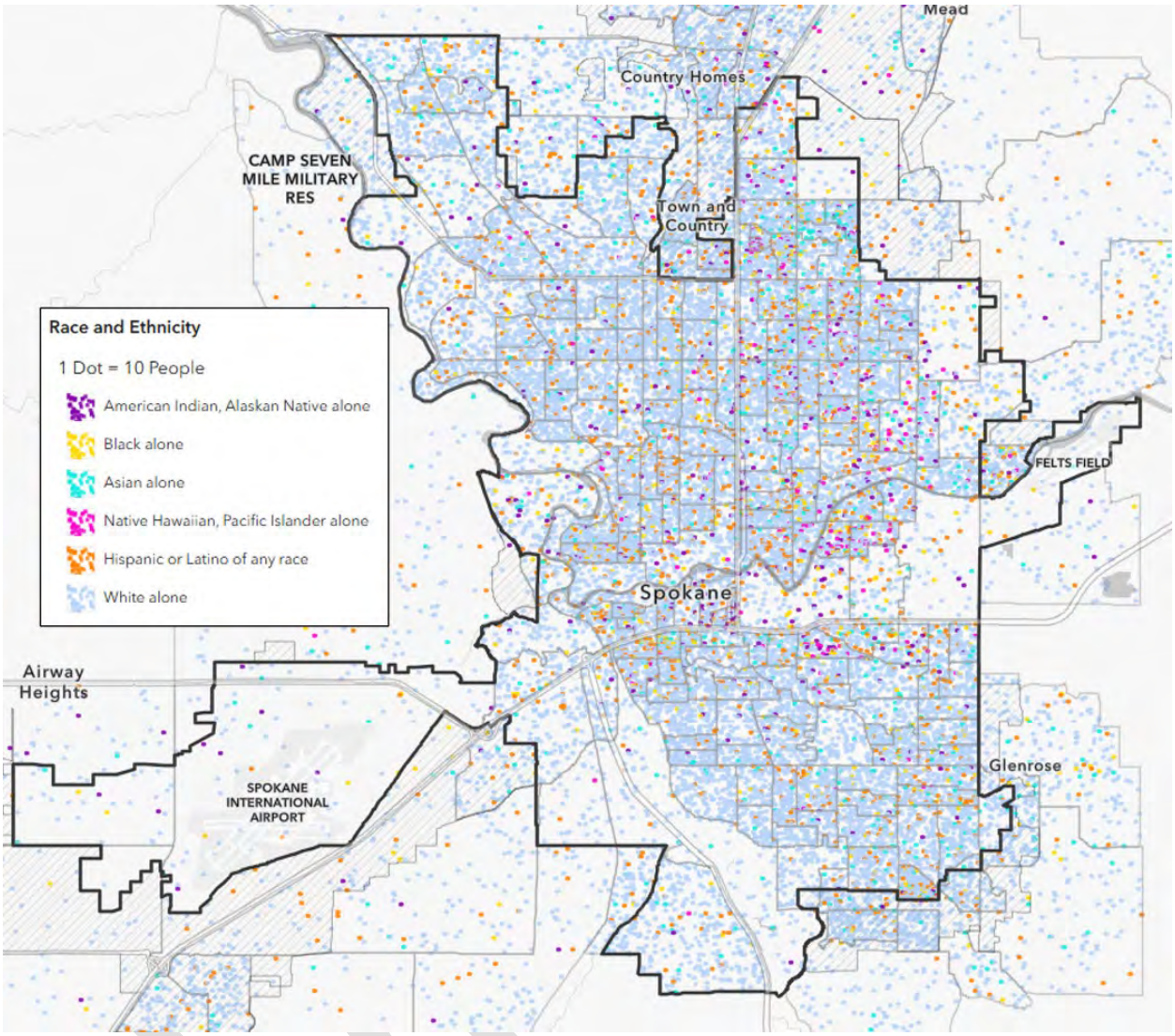
Population Highlights:

- Spokane is a predominantly White city, with 78.5% of the population identifying as White, Not Hispanic.
- Black, Indigenous, and People of Color (BIPOC) populations in Spokane account for 21.5% of the total population.
- The largest racial or ethnic group other than White is Hispanic or Latino at 7.8%, followed by multi-racial at 6.2%. Asian and Black or African American populations have similar rates at 2.8% and 2.6% respectively, while American Indian and Alaska Native (AIAN) and Native Hawaiian and Other Pacific Islander (NHOPI) populations each account for 1% or less of Spokane's population.
- There are close to 81,000 White, Not Hispanic households (83.6% of households), and close to 16,000 BIPOC households (16.4% of households), totaling just over 95,000 households in Spokane.
- 8.5% of the population 5 years and over, or 18,432 individuals, speaks a language at home other than English:
    - 2.8% speaking Spanish (6,163 individuals),
    - 2.5% speaking Indo-European languages (5,492 individuals),
    - 2.2% speaking Asian and Pacific Islander languages (4,834 individuals), and
    - 0.9% speaking other languages (1,943).

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[28] U.S. Census Bureau, U.S. Department of Commerce. American Community Survey, 2023: 5-Year Estimates.

Figure 11. Racial Dot Map



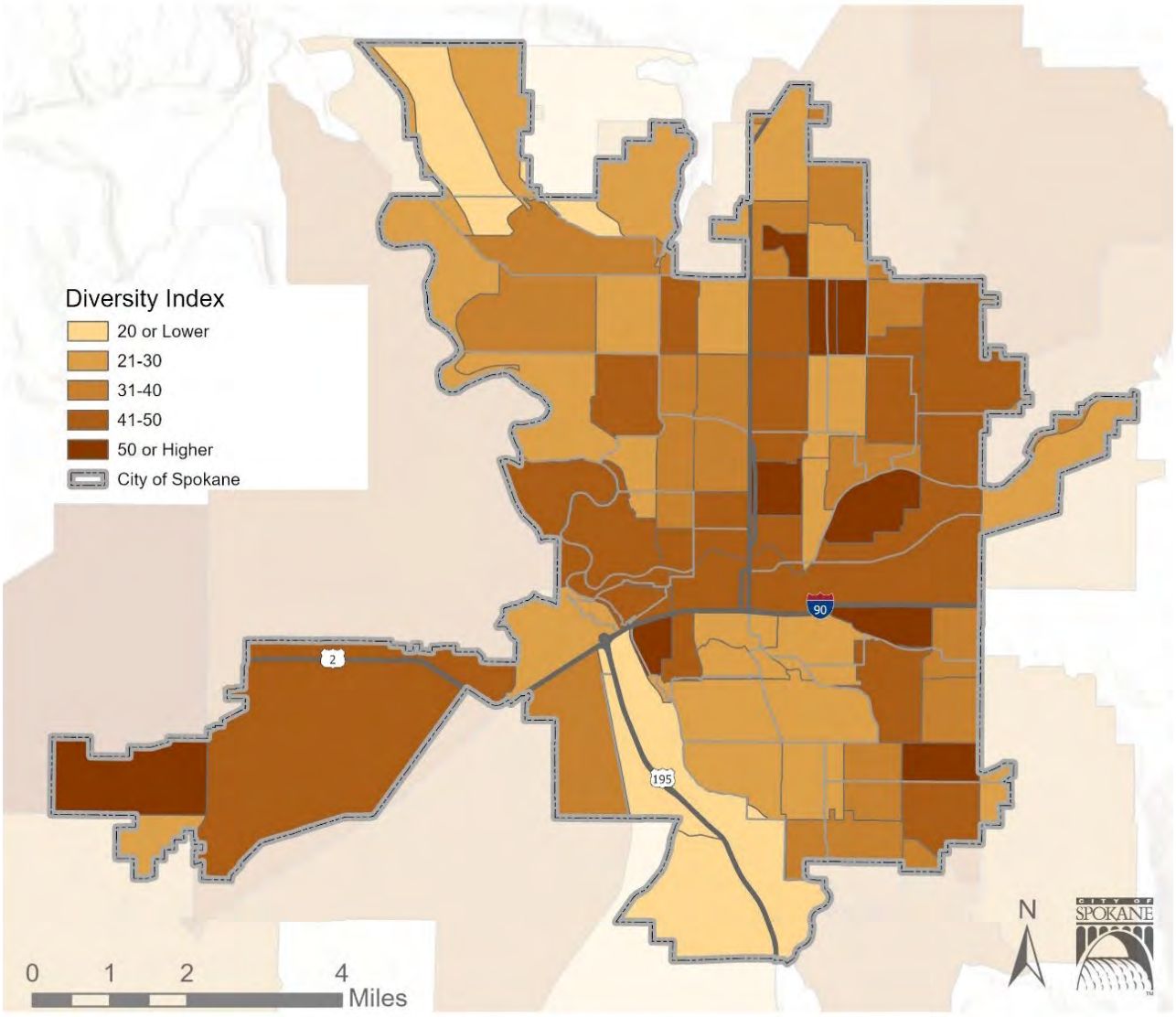
Source: City of Spokane, Spokane Climate Vulnerability Index

The Diversity Index is another way to look at the racial composition of an area.[29] The index shows the probability that two individuals chosen at random would be of different races or ethnicities. Spokane County has a diversity index of 32.57 as a whole, indicating a 32.57% chance that two people chosen at random in the county would be of different races. **See Figure 12.** Neighborhoods that have Census Tracts with a high diversity index (50 or higher) in the City of Spokane include Chief Garry Park, Whitman, Shiloh Hills, and Logan in Northeast Spokane, and East Central, Cliff-Cannon, and Lincoln Heights south of I-90.

[29] PolicyMap. (2023). Diversity Index. https://www.policymap.com/data/dictionary#Census%20and%20PolicyMap:%20Racial%20and%20Ethnic%20Diversity

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Figure 12. Diversity Index



Source: City of Spokane; Policy Map, US Census 2019-2023 ACS 5-Year Estimates. Note: Many Census Tracts stretch beyond the City.

3.2 Homeownership

In 2023, 61% of White, Non-Hispanic households owned their home in Spokane. In comparison, only 42% of BIPOC households were homeowners, making a gap of 19 percentage points, known as the racial homeownership gap. The racial homeownership gap refers to the disparity in homeownership rates between different racial and ethnic groups, particularly between White and Black Americans.[30] This gap has persisted for decades, with Black Americans consistently having lower homeownership rates than their white counterparts, and it is a significant contributor to the racial wealth gap. When looking at specific racial groups, the gap between White, Non-Hispanic households

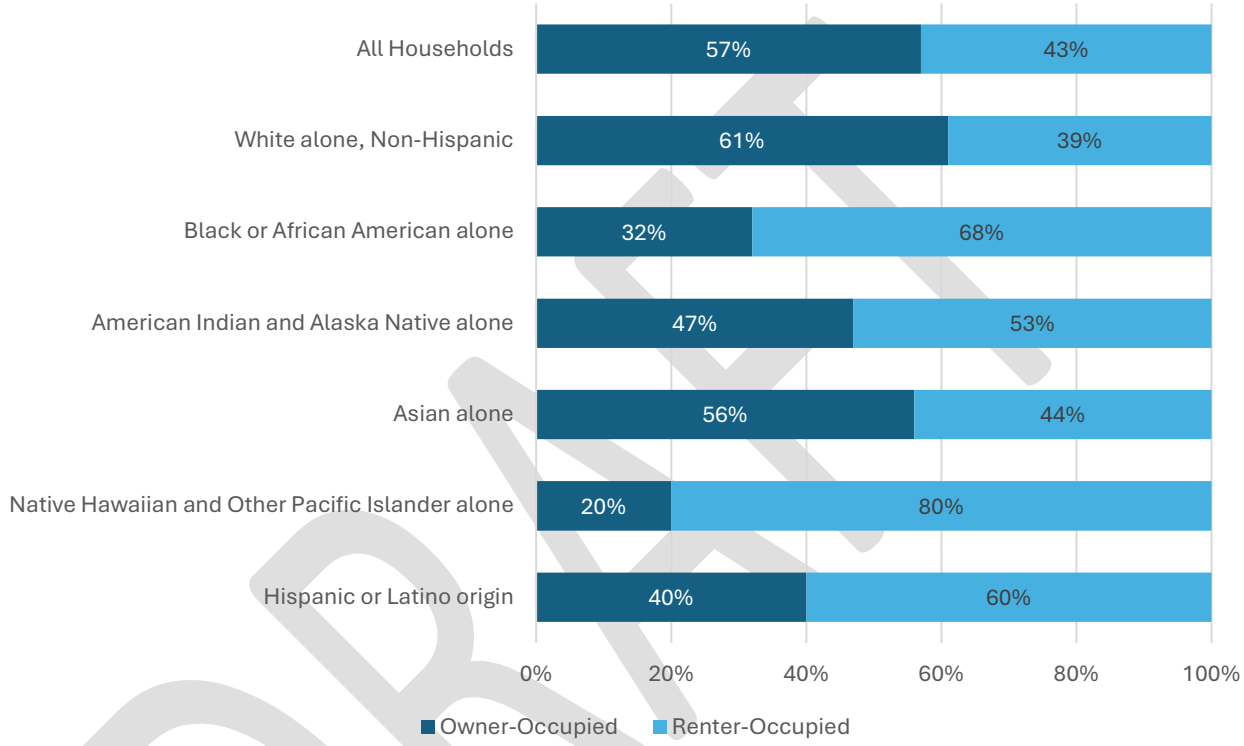
[30] Urban Institute. (2017). *Reducing the Racial Homeownership Gap.* https://www.urban.org/policy-centers/housing-finance-policy-center/projects/reducing-racial-homeownership-gap

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and Black households in Spokane was 29 percentage points, and 41 points for NHOPI households in 2023. **See Figure 10.**

Compared to state and national levels, the homeownership rate for Black households in the city of Spokane is lower than WA State or the United States. The racial gap in homeownership rate is similar in Spokane as it is to the national level, but smaller than the racial gap at the State level.

Figure 13. Homeownership by Race/Ethnicity and Tenure, 2023



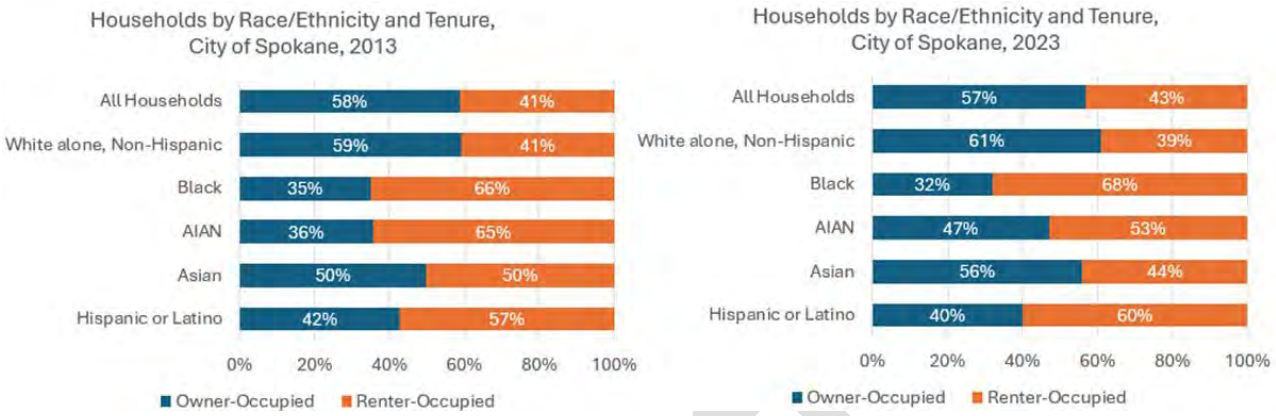
Source: City of Spokane; U.S. Census Bureau, U.S. Department of Commerce. American Community Survey, 2023: 5-Year Estimates, Table S2502

Homeownership rates in Spokane have remained consistent for all households when comparing 2013 and 2023 data, at 57% owner-occupied and 43% renter-occupied. When looking at data by racial groups, **homeownership rates have increased for all racial groups since 2013 except for Black households and Hispanic/Latino households**, which have both decreased by 3% and 2% respectively. **See Figure 14**

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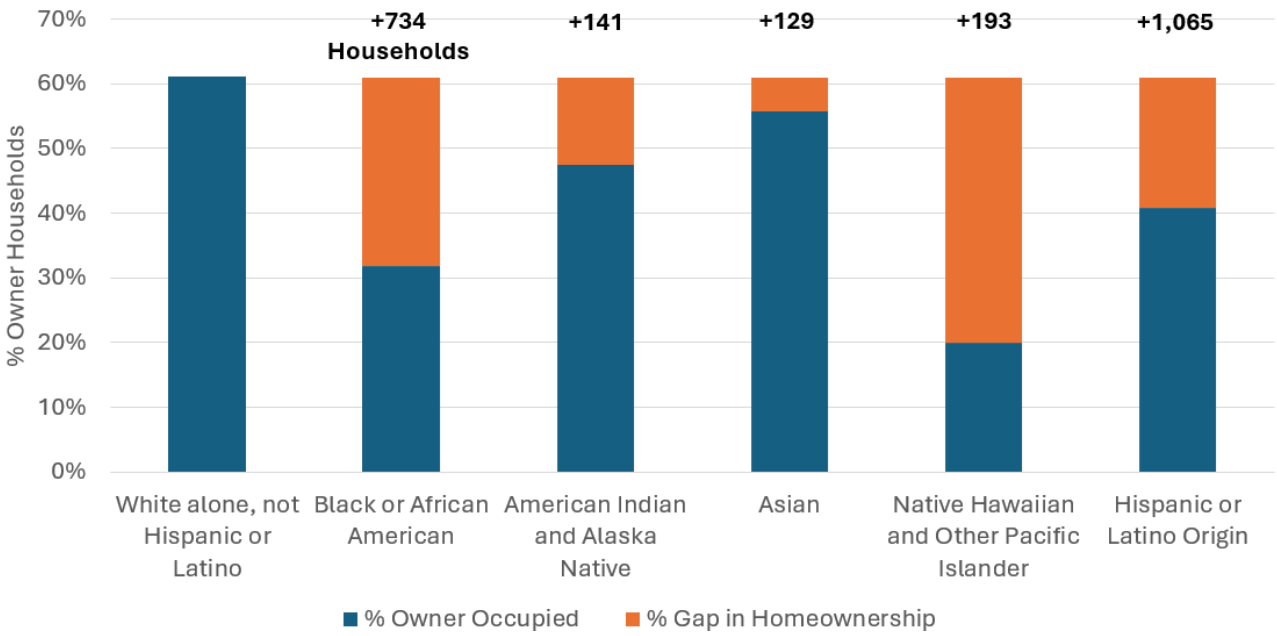
Figure 14. Households by Race/Ethnicity and Tenure, 2013 and 2023



Source: City of Spokane; U.S. Census Bureau, U.S. Department of Commerce. American Community Survey 2023: 5-Year Estimates and 2013: 5-Year Estimates, Table S2502. Note: Native Hawaiian and Other Pacific Islander households were omitted due to the margin of error in 2013 exceeding the population estimates.

Closing the homeownership gap will require an increase in homeownership for all populations of color. To achieve the same homeownership rate for BIPOC householders as White, Non-Hispanic householders, at 61%, there would need to be **2,261 more households of color as homeowners** in Spokane, using a 2023 snapshot. **See Figure 15.**

Figure 15. Gap in BIPOC Homeownership Compared to White, Not Hispanic Homeownership, 2023



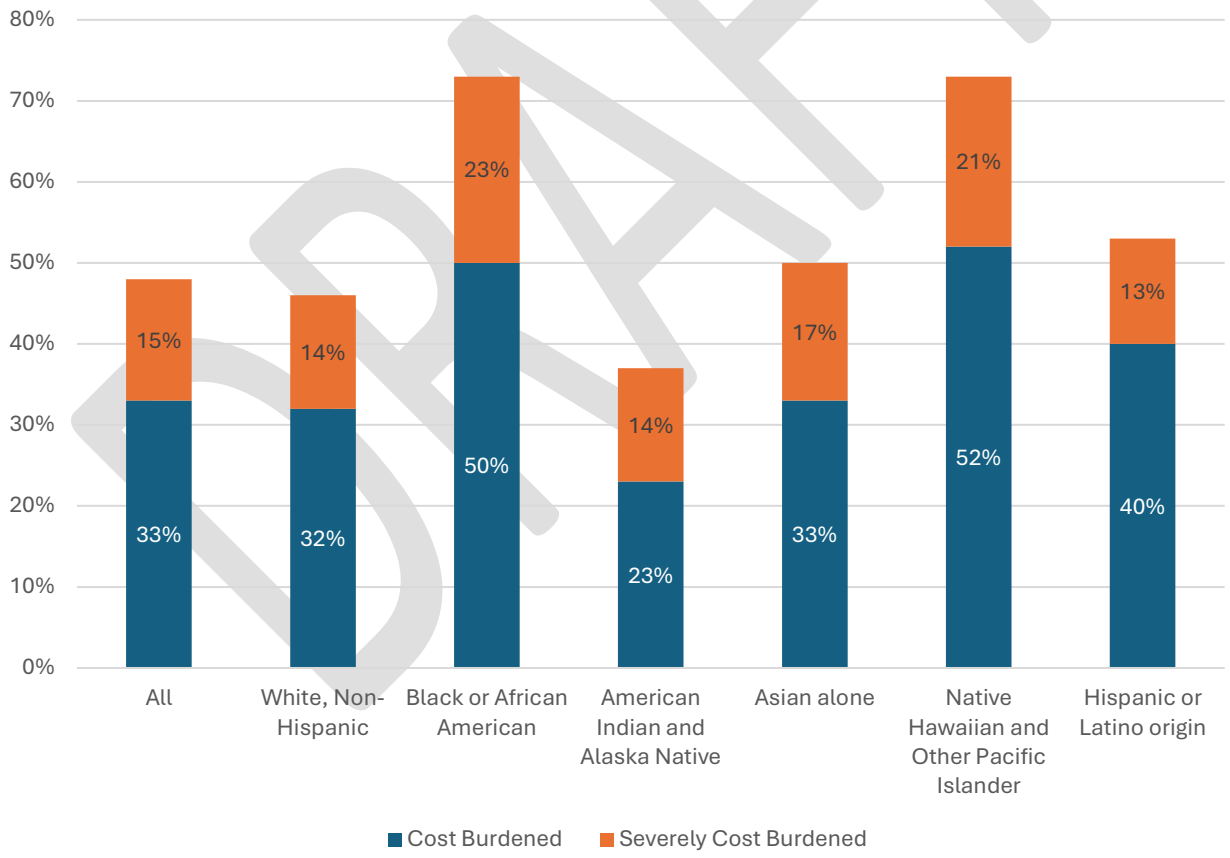
Source: City of Spokane; U.S. Census Bureau, U.S. Department of Commerce. American Community Survey 2023: 5-Year Estimates. Note: Homeownership gap refers to the difference in homeownership rates by race. The + indicates the number of households per race/ethnicity needed to achieve the same homeownership rate as White, Not Hispanic households.

3.3 Housing Cost-Burden and Overcrowding

One indicator of a community's unmet housing need is the number of households that are experiencing housing "cost-burden," that is households that are paying more than 30 percent of their income on housing.[31] Households spending more than 50% of their income on housing costs are considered "severely cost-burdened." Households experiencing housing cost burden have limited resources left to pay for other life necessities such as food, clothing, medical care, transportation, and education. They are also at higher risk of displacement when housing costs rise, or life circumstances change. The risks increase in severity for lower income households in which remaining income may not cover basic needs.

In Spokane, 1 in 3 households are cost-burdened, with almost 1 in 6 severely cost-burdened. **Households of color have higher cost-burdened rates than White, Non-Hispanic households.** When looking at specific racial groups, nearly three-quarters of Black and NHOPI households are cost-burdened, with over 20% severely cost-burdened. **See Figure 16.**

Figure 16. Cost-Burden by Race and Ethnicity, 2023



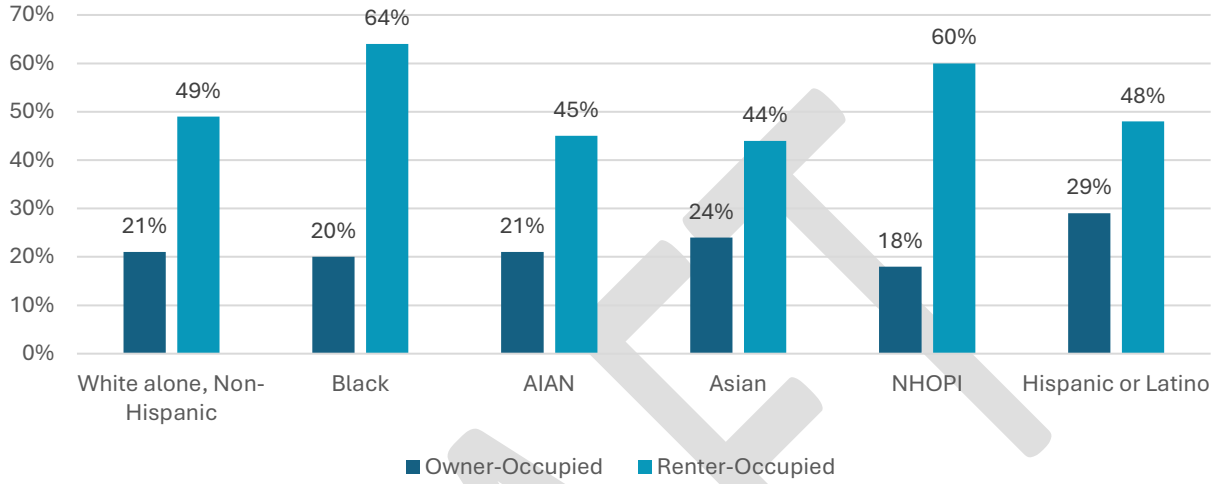
Source: City of Spokane; U.S. Census Bureau, U.S. Department of Commerce. American Community Survey, 2023: 5-Year Estimates, Table B25140

[31] Commerce, 2023a

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For renter-occupied households, over 60% of Black and NHOPI renter households are cost-burdened, which is more than 10 percentage points higher than White alone, Non-Hispanic households. For owner-occupied households, Hispanic or Latino, and Asian households have higher cost-burdened rates. See Figure 17.

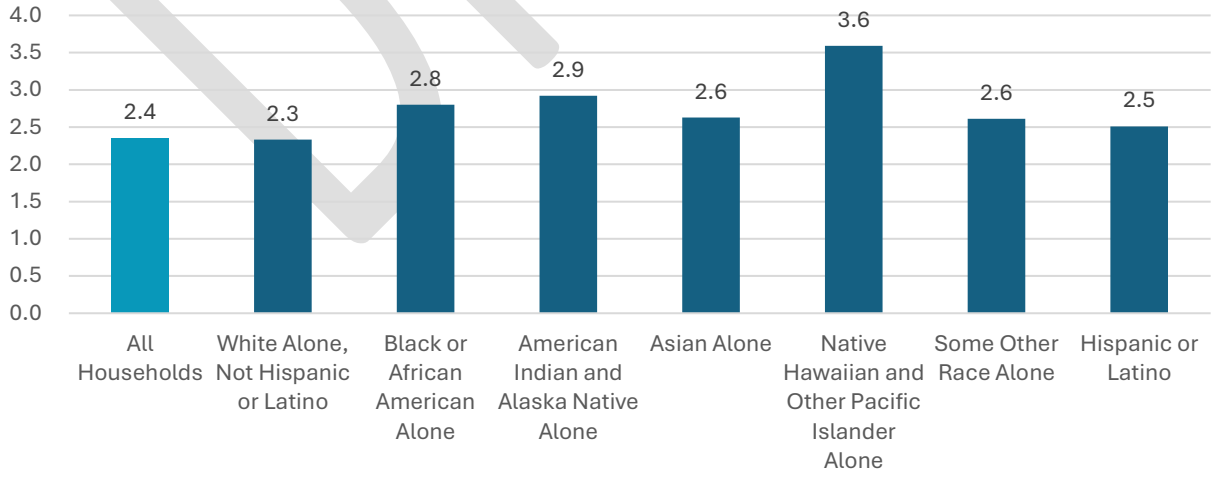
Figure 17. Cost-Burden by Race and Tenure, 2023



Source: City of Spokane; U.S. Census Bureau, U.S. Department of Commerce. American Community Survey, 2023: 5-Year Estimates, Table B25140

Household type and size are important considerations when finding a place to live. **On average, BIPOC households are larger at 2.8 persons per household compared to 2.3 persons per household for White households, which is consistent with the indicator of higher percentages of cost burden.** The average household size for all households is 2.4, while NHOPI has the largest at 3.6 persons per household. See Figure 18

Figure 18. Household Size by Race/Ethnicity, 2023



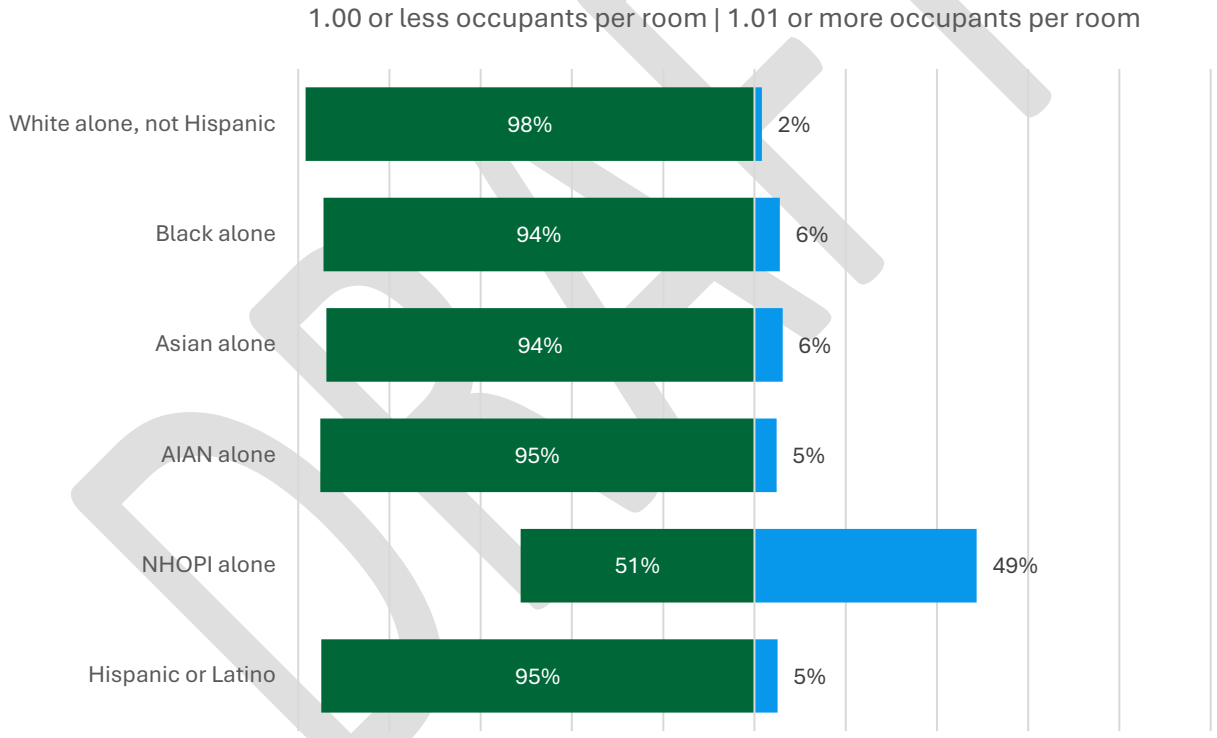
Source: City of Spokane; U.S. Census Bureau, Average Household Size of Occupied Housing Units by Tenure (2023). American Community Survey, ACS 5-Year Estimates Detailed Tables, Tables B25010A-H

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Overcrowding, measured by more than one person per room in a dwelling unit, can be an indication that the available housing stock is too expensive relative the purchasing power of households or does not match household sizes.[32] When people are living in homes that are too small for their household needs and size, this can indicate that more appropriate housing options are inaccessible due to a range of factors such as cost or location. Overcrowding is associated with negative health impacts related to physical health, mental health, and personal safety. Reviewing overcrowding rates by race and ethnicity may indicate disparities in housing impacts.

Knowing communities that are experiencing overcrowding in Spokane can help inform mitigating strategies to prevent negative health impacts. In the city of Spokane, **BIPOC households experienced overcrowding at a rate higher than White, not Hispanic households** in 2023. NHOPI households experiencing a significantly higher rate (49%) of overcrowding than all other races. This may be an indicator of housing affordability issues, as well as multi-generational living. See Figure 19

Figure 19. Occupants per Room by Race/Ethnicity, 2023



Source: City of Spokane; U.S. Census Bureau, U.S. Department of Commerce. (2023). American Community Survey 2023: 5-Year Estimates. Tables B25014A-I.

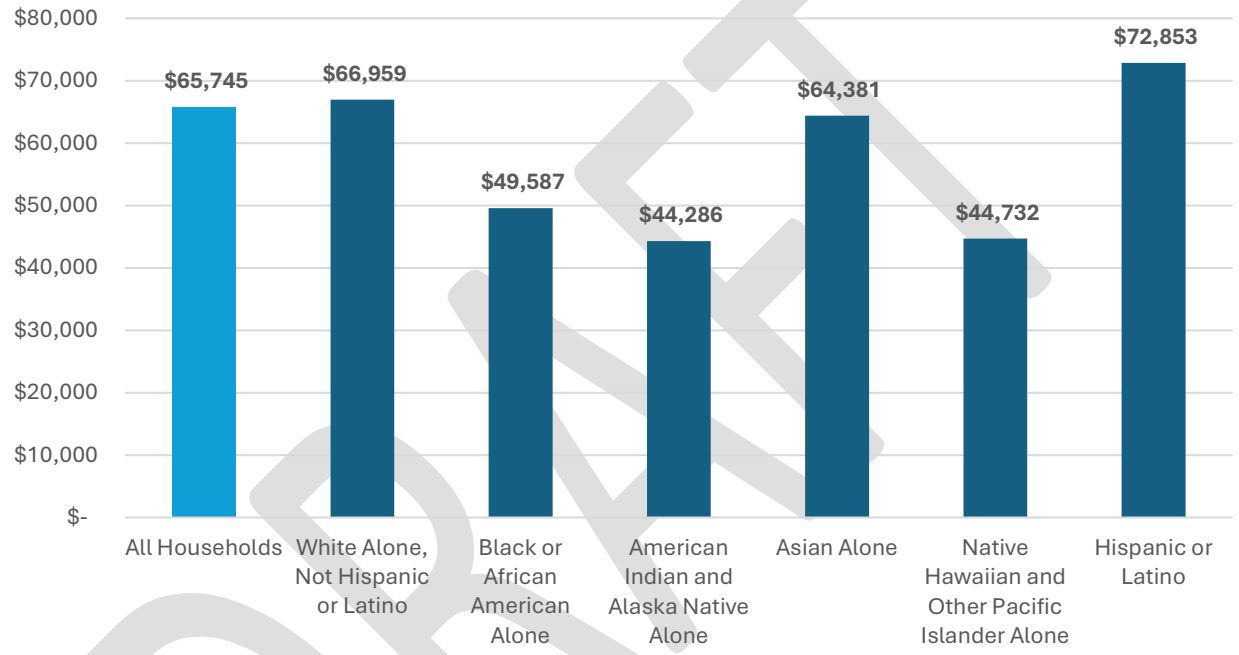
[32] Commerce, 2023a

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3.4 Income and Housing Cost

The median household income in the city of Spokane in 2023 was $65,745, less than the median household income for Spokane County at $73,380. The median household income for White, Non-Hispanic households was higher than the city level at $66,959, while Hispanic or Latino households had the highest income at $72,853. **The median household income was nearly a third less for Black or African American, American Indian and Alaska Native, and Native Hawaiian and Other Pacific Islander households.** See Figure 20

Figure 20. Median Household Income in Past 12 Months, 2023



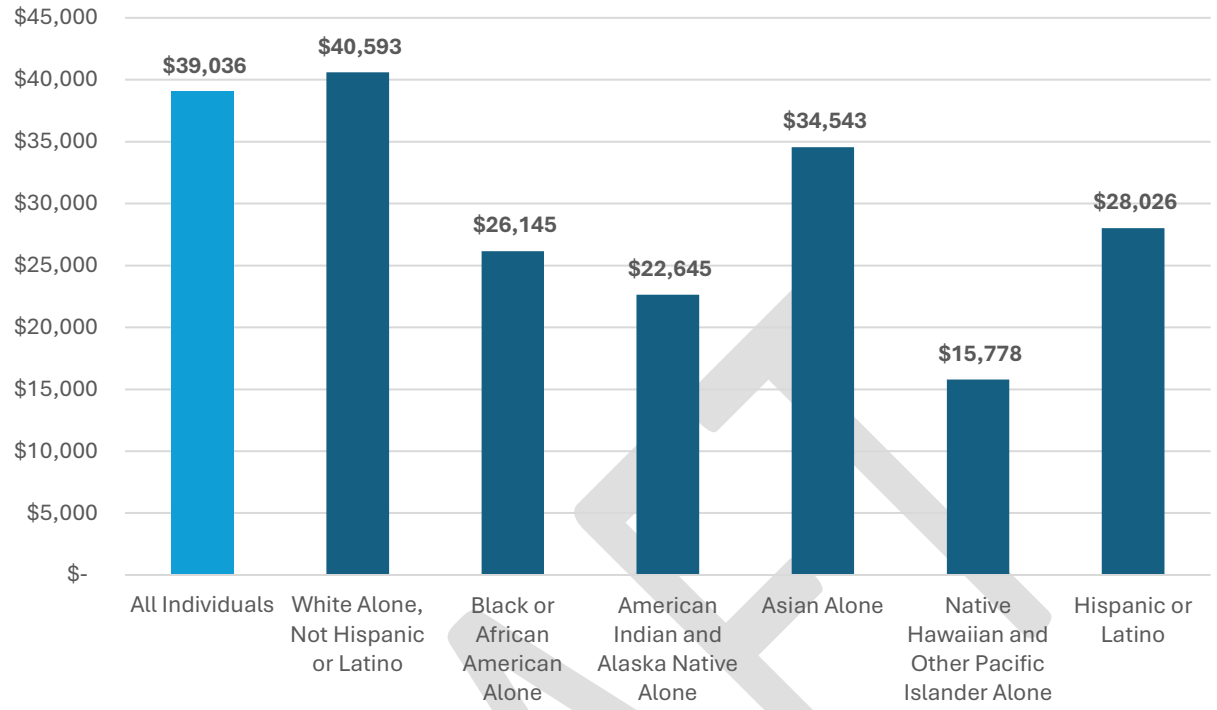
Source: City of Spokane; U.S. Census Bureau, U.S. Department of Commerce. (2023). Median Household Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars). American Community Survey, ACS 5-Year Estimates Detailed Tables, Tables B19013A-I

While housing is experienced at a household scale, larger household sizes for households of color, whether cultural or economically driven, play into household income. When income and race are compared at the individual level, rather than household level, disparities become more apparent. **The median individual income in 2023 for all households was $39,036.** See Figure 21

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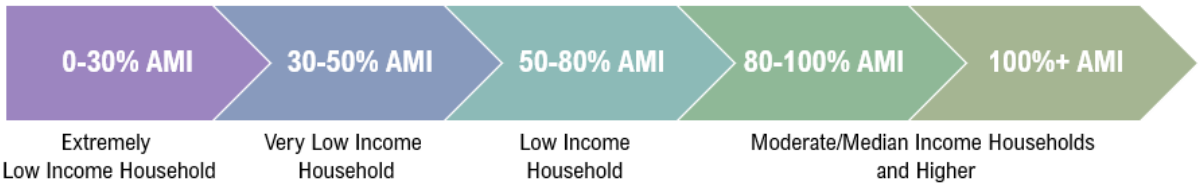
Figure 21. Median Individual Income in Past 12 Months, 2023



Source: City of Spokane; U.S. Census Bureau, Per Capita Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars). American Community Survey, ACS 5-Year Estimates Detailed Tables, Tables B19301A-H. Note: This figure represents the income of individuals over the age of 15 who earned $1 or more in the past year.

When examining household income levels, the Area Median Income (AMI) is a helpful benchmark for understanding what different households can afford to pay for housing expenses. Since housing needs vary by family size and costs vary by region, the Department of Housing and Urban Development (HUD) produces a median income benchmark for different family sizes and regions on an annual basis. These benchmarks help determine eligibility for HUD housing programs and support the tracking of different housing needs for a range of household incomes.

Area Median Income



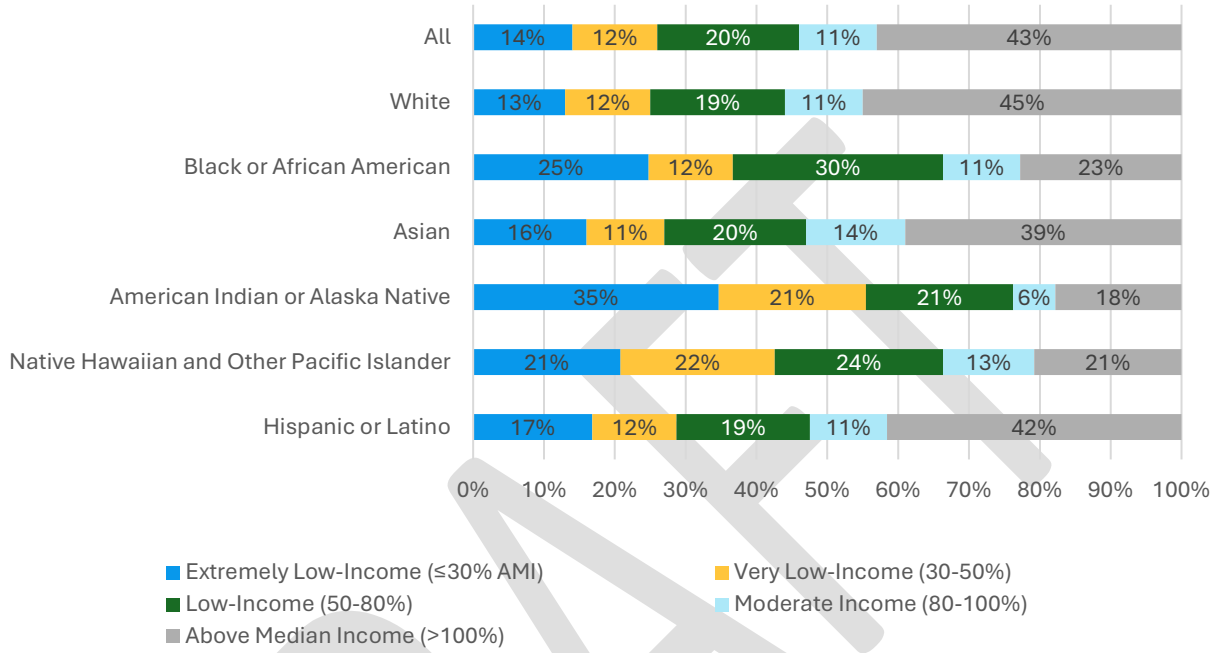
Source: Spokane Housing Action Plan, 2021

With 45% of households making greater than 100% AMI, the community with the highest percentage of households earning above the area median income is White households, followed by Hispanic or Latino households with 43% of households making more than median income. **A higher distribution of households of color earn less than 80% of the City's AMI, compared to White households.** See

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Figure 22. Over 60% of Black and NHOPI households earn less than 80% AMI. American Indian and Alaska Native households earn less, with over three quarters of households earning less than 80% AMI and a third making less than 30% AMI (extremely low-income).

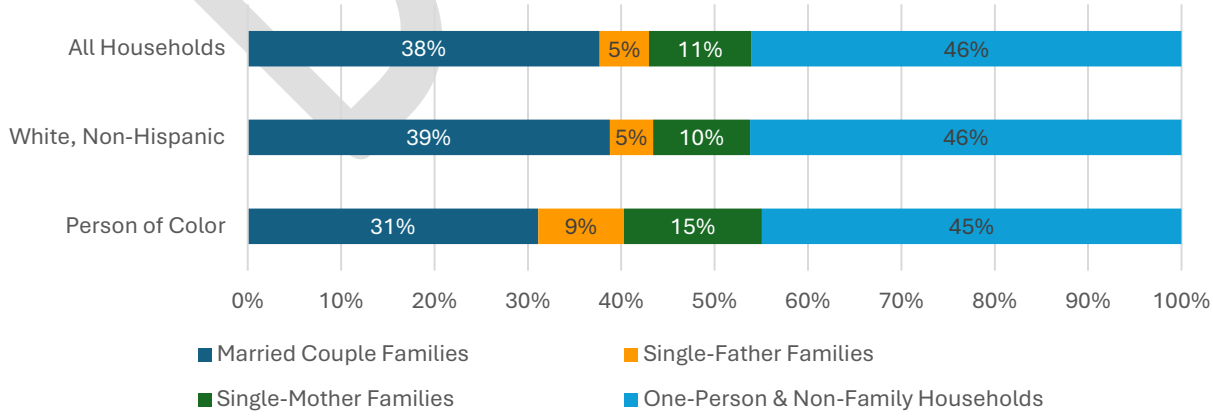
Figure 22. Distribution of Households by AMI and Race/Ethnicity, 2021



Source: City of Spokane; US HUD, 2017-2021 Comprehensive Housing Affordability Strategy (CHAS) (Table 1)

When looking at the composition of households by race, there is almost an equal percentage of White Non-Hispanic households and BIPOC households that consist of families. **Nearly a quarter of BIPOC households are a single-parent family**, compared to 15% of White, Non-Hispanic households. See Figure 23

Figure 23. Household Type by Race/Ethnicity, 2023



Source: City of Spokane; U.S. Census Bureau, Average Household Size of Occupied Housing Units by Tenure (2023). American Community Survey, ACS 5-Year Estimates Detailed Tables, Tables B11001A-I

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3.5 Access to Fair Housing

The Fair Housing Act of 1968 protects people seeking homes from discrimination based on race, color, national origin, religion, sex, familial status and disability. The Fair Housing Act requires that recipients of federal housing and urban development funds take meaningful action to address housing disparities caused by both public and private actions. This includes undoing segregated living patterns, transforming racially and ethnic concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

The City of Spokane adopted the 2024-2027 Fair Housing Plan, developed by the Northwest Fair Housing Alliance which works to is to eliminate housing discrimination and to ensure equal housing opportunity for the people of Washington State through education, counseling and advocacy. The Fair Housing Plan outlines extensive data and reporting on fair housing impediments, as well as providing feedback from community members and recommendations for policy changes.[33]

The Fair Housing Plan outlined the following complaint data for Spokane, which was obtained from HUD and the Washington State Human Rights Commission. Between July 2019 and March 2024, at least 62 complaints filed with HUD and/or the WSHRC originated in Spokane:

Complaint	Percent of complaints
Disability-based housing discrimination	71% (33 complaints) • 11 complaints as disability with one or more secondary protected classes (race, sex, familial status, retaliation)
Familial Status	12%
Sex and Sexual Orientation & Gender Identity	11%
Race complaints	5%
National Origin complaints	3%
Marital Status	1.6%

The 2024 Fair Housing Plan provides more details on fair housing issues, contributing factors, and protected class groups adversely impacted.

[33] City of Spokane. (2024a). *Spokane Fair Housing Plan*. https://static.spokanecity.org/documents/chhs/plans-reports/planning/2024-draft-fair-housing-plan.pdf

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4. Disparities in Access and Wellbeing

Disparities in housing outcomes, like homeownership, cost burden, and overcrowding, drive disparate impacts in many other facets of life. **Where people can live is also a determination of several factors related to quality of life and wellbeing such as access to services, education, environmental health outcomes, and life expectancy.** It is important to recognize where in the city different populations can access housing and how that adversely impacts their lives. Examining these downstream effects of housing location and choice can help identify policies that may cause a racially disparate impact.

4.1 Neighborhood Access

Neighborhood access is defined by the WA Department of Commerce as the ability of a household to access housing in a specific neighborhood.[34] Neighborhood access can be assessed by comparing household incomes to housing costs. Long standing patterns of discrimination in housing, lending, and community investment have contributed to racial disparities in household income and housing equity. Analyzing the areas of the city accessible by racial groups based on patterns of household income can help to identify areas of the city that are functionally inaccessible to different racial groups and reflect on how that accessibility has changed over time. Comparing the outcome of this analysis across racial groups can demonstrate whether land use policies are in effect creating a racially disparate impact or are exclusionary. This analysis reflects the neighborhoods which are functionally inaccessible to households of different racial groups.

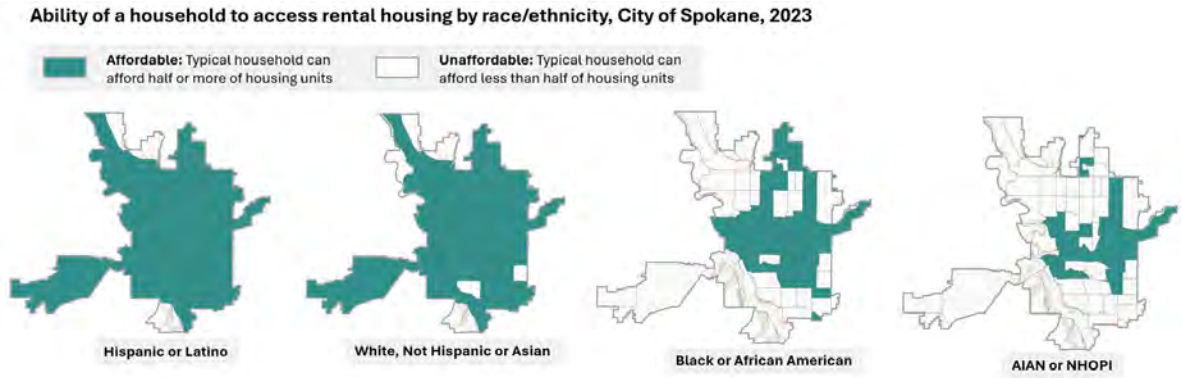
Access to Rental Housing

The analysis evaluated the areas in which the typical household can afford half or more of housing units (affordable) to areas in which they can afford less than half of housing units (unaffordable). In 2023, Hispanic or Latino, White Non-Hispanic, and Asian households had the broadest ability to access rental housing across Spokane based on household income and housing costs. **The ability of Black, American Indian and Native Alaska, and Native Hawaiian and Other Pacific Islander households to access rental housing was considerably more limited with access generally limited to Central and Northeast Spokane.** See Figure 24

[34] Commerce, 2023a

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Figure 24. Access to Rental Housing, 2023

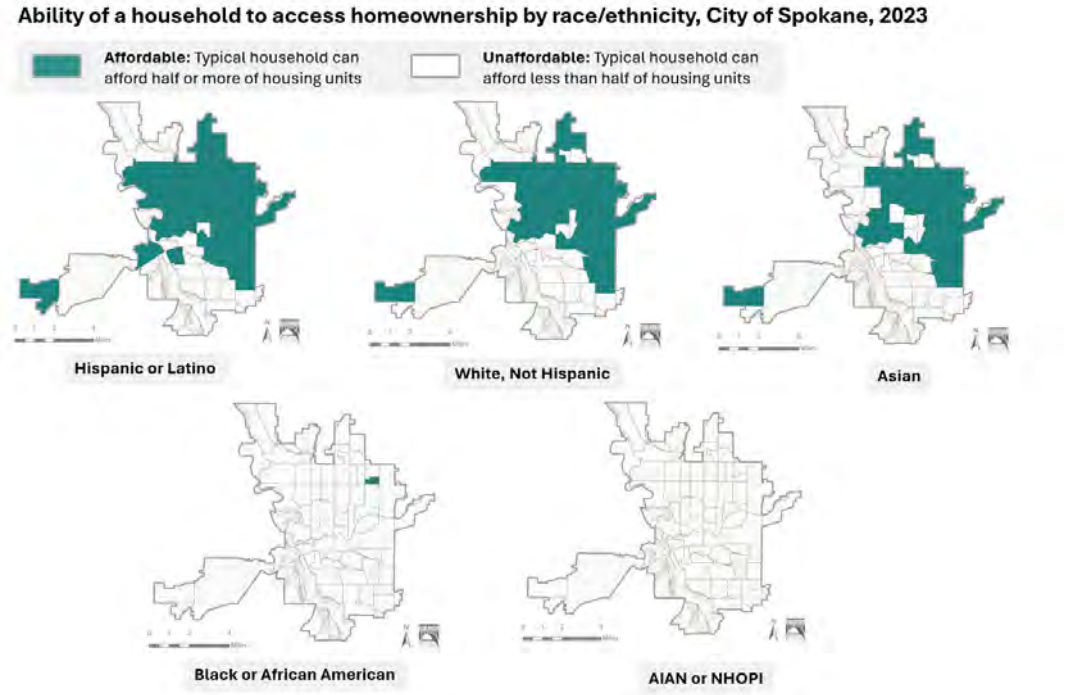


Source: City of Spokane; U.S. Census Bureau, U.S. Department of Commerce. American Community Survey, ACS 5-Year Estimates, 2023. Median Household Income in the Past 12 Months, Table B19013. Selected Housing Characteristics, Table DP04.

Access to Homeownership

Similar to rental housing, Hispanic or Latino, White Non-Hispanic, and Asian households have the broadest ability to access homeownership across Spokane based on household income and housing costs, though it is more limited than access to rental housing. In comparison, **the ability of Black or African American, American Indian and Alaska Native, and Native Hawaiian and Other Pacific Islander households to access homeownership based on household income and housing costs is severely limited across large portions of the city.** South Spokane had the least accessibility for homeownership of all races, but no area south of I-90 was affordable for a typical Black, American Indian and Alaska Native, and Native Hawaiian and Other Pacific Islander household. See Figure 25

Figure 25. Access to Homeownership, 2023



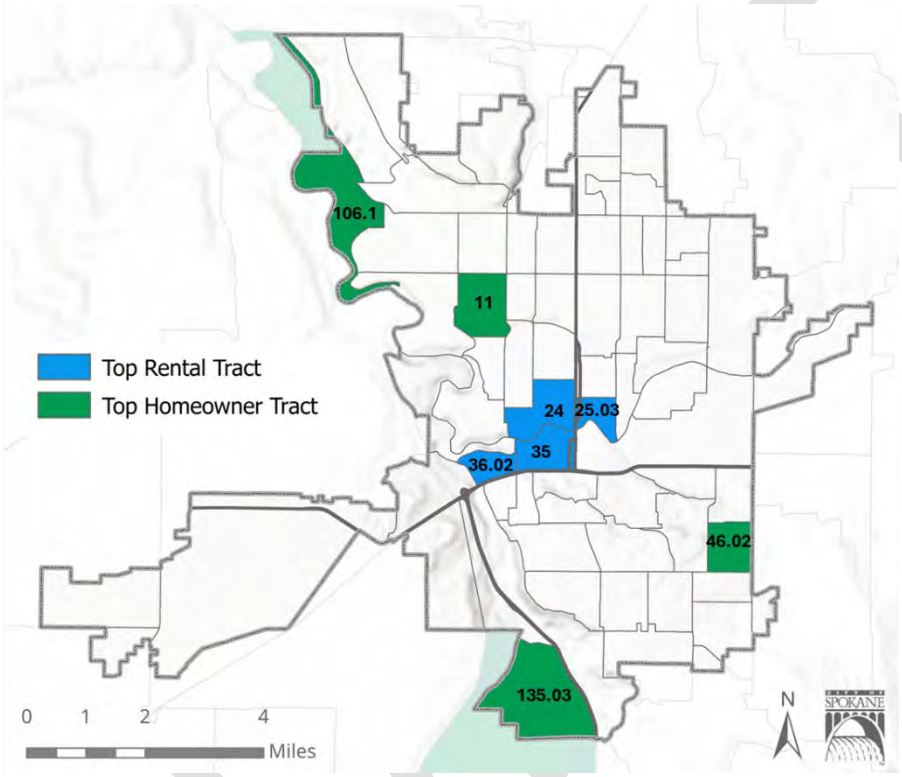
Source: City of Spokane; U.S. Census Bureau, U.S. Department of Commerce. American Community Survey, ACS 5-Year Estimates, 2023. Median Household Income in the Past 12 Months, Table B19013. Selected Housing Characteristics, Table DP04.

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Rental and Homeownership Rates by Census Tract

Looking at the highest concentrations of households renting and owning by Census Tracts, the Census Tracts with the highest percentage of renters are in Central Spokane, in portions of the Browne's Addition, Riverside, Emerson/Garfield, West Central, and Logan neighborhoods, while the Census Tracts with the highest homeownership rates are on the South Hill and in Northwest Spokane, specifically the Northwest, Audubon-Downriver, Lincoln Heights, and Latah/Hangman neighborhoods. Census Tract 25.03, which covers Gonzaga University, has the highest rental rate in the city and reflects the large student population. **See Figure 26**

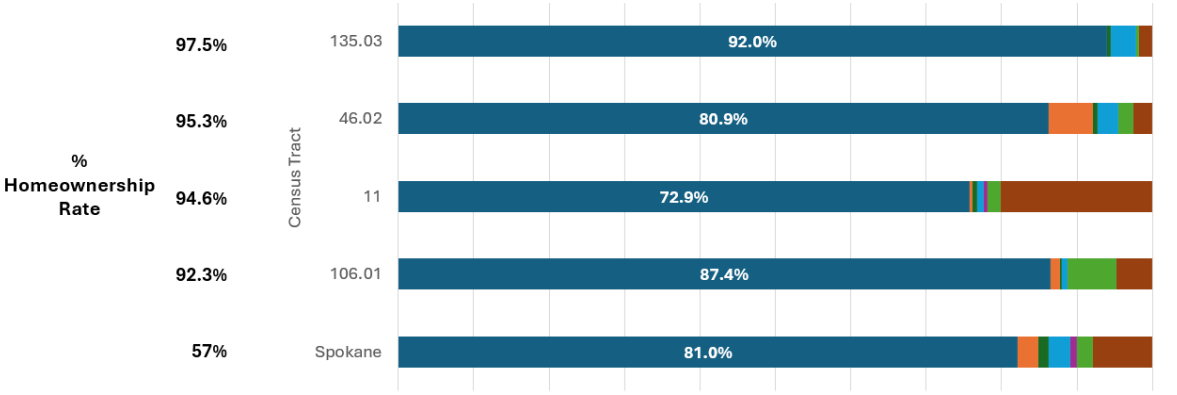
Figure 26. Highest Homeownership/Rental Census Tracts, 2021



Source: City of Spokane; US HUD, 2017-2021 Comprehensive Housing Affordability Strategy (CHAS)(Table 1)

Looking at the demographics of the Census Tracts with the highest rental and homeownership rates, there is a racial disparity in the representation of households. **For the Census Tracts with the highest homeownership rates, 3 of 4 census tracts have a higher percentage of White population than citywide.** Some Census Tracts also had higher rates of BIPOC populations, suggesting a concentration of racial groups for homeownership. These percentages, however, are still lower than the percentage of White population in the census tracts. **Native Hawaiian and Other Pacific Islander and American Indian and Alaska Native households are underrepresented in all the highest homeownership Census Tracts.** Census Tract 11, in Audubon/Downriver, had the most diversity in homeownership in both racial groups and household incomes. **See Figure 27**

Figure 27. Demographics of Highest Homeownership Census Tracts, 2023

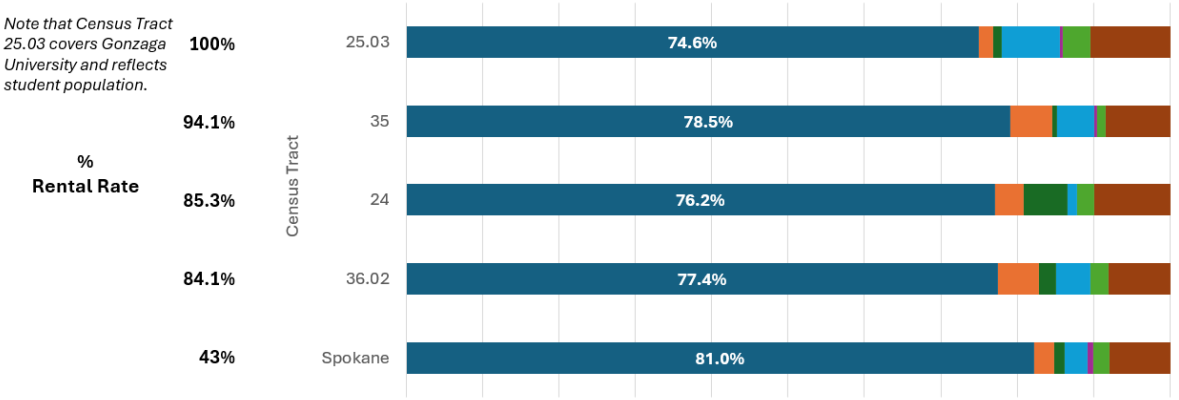


	Census Tracts				
	Spokane	106.01	11	46.02	135.03
White	81.0%	87.4%	72.9%	80.9%	92.0%
Black or African American	2.7%	1.3%	0.4%	5.5%	0.0%
American Indian and Alaska Native	1.3%	0.2%	0.5%	0.6%	0.5%
Asian	2.9%	0.8%	0.9%	2.6%	3.3%
Native Hawaiian and Other Pacific Islander	0.8%	0.0%	0.5%	0.0%	0.0%
Some Other Race	2.1%	6.6%	1.6%	1.8%	0.3%
Hispanic or Latino (of any race)	7.8%	4.8%	19.4%	2.4%	1.8%

Source: City of Spokane; U.S. Census Bureau, U.S. Department of Commerce. American Community Survey, 2023: 5-Year Estimates, Table DP05

All of the Census Tracts with the highest rental rates have a lower percentage of White population than the city level. **These Census Tracts all had at least two BIPOC racial groups overrepresented compared to the city level.** American Indian and Alaska Native households were overrepresented in half of the highest rental Census Tracts. See Figure 28

Figure 28. Demographics of Highest Rental Census Tracts, 2023



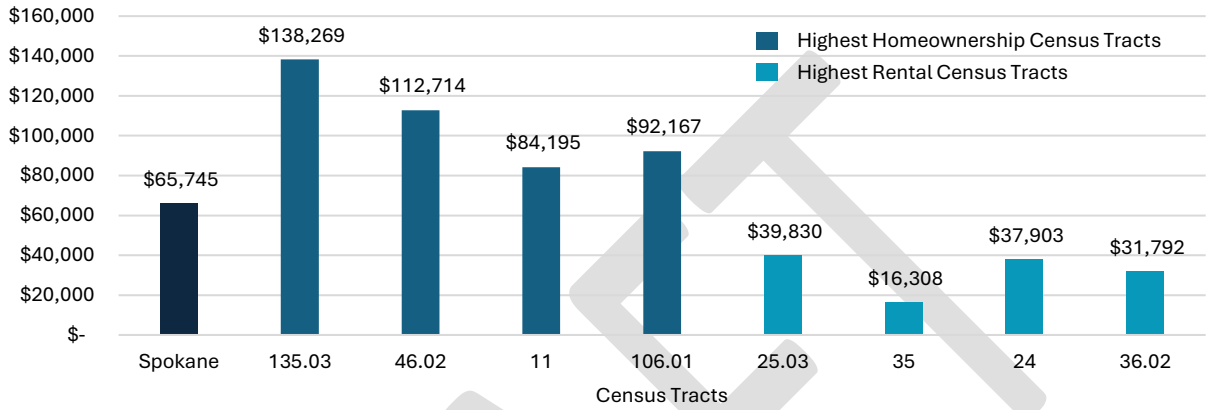
	Census Tracts				
	Spokane	36.02	24	35	25.03
White	81.0%	77.4%	76.2%	78.5%	74.6%
Black or African American	2.7%	5.3%	3.7%	5.4%	1.9%
American Indian and Alaska Native	1.3%	2.3%	5.7%	0.6%	1.1%
Asian	2.9%	4.5%	1.3%	4.9%	7.6%
Native Hawaiian and Other Pacific Islander	0.8%	0.0%	0.0%	0.3%	0.3%
Some Other Race	2.1%	2.4%	2.2%	1.1%	3.6%
Hispanic or Latino (of any race)	7.8%	8.0%	9.8%	8.4%	10.4%

Source: City of Spokane; U.S. Census Bureau, U.S. Department of Commerce. American Community Survey, 2023: 5-Year Estimates, Table DP05

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All highest homeownership Census tracts had higher median household incomes than the city, and all highest rental tracts had lower median household incomes than the city overall. **The range between the highest majority homeowner household income and the lowest majority renter household income was $121,961, meaning the median household income of Census Tract 135.03 was eight times greater than that of Census Tract 35.** See Figure 29

Figure 29. Median Household Incomes of Highest Homeownership and Rental Census Tracts, 2023



Source: City of Spokane; U.S. Census Bureau, U.S. Department of Commerce. American Community Survey, 2023: 5-Year Estimates, Table DP03

4.2 Educational Access

The quality of access to education can be impacted by where families can access housing. Assessment of educational access by race includes racial representativeness of children in higher performing schools compared to lower performing schools and locations of higher performing schools relative to racial composition of the surrounding neighborhood.[35]

Kindergarten Readiness

To document kindergarten readiness, six areas of development are assessed by the Washington State Office of the Superintendent of Instruction: social-emotional, physical, cognitive, language, literacy, and mathematics. Children who demonstrate readiness in all six areas have a greater likelihood of success in kindergarten and beyond. These assessments largely reflect a student's experiences and learning before entering public school (rather than school performance).

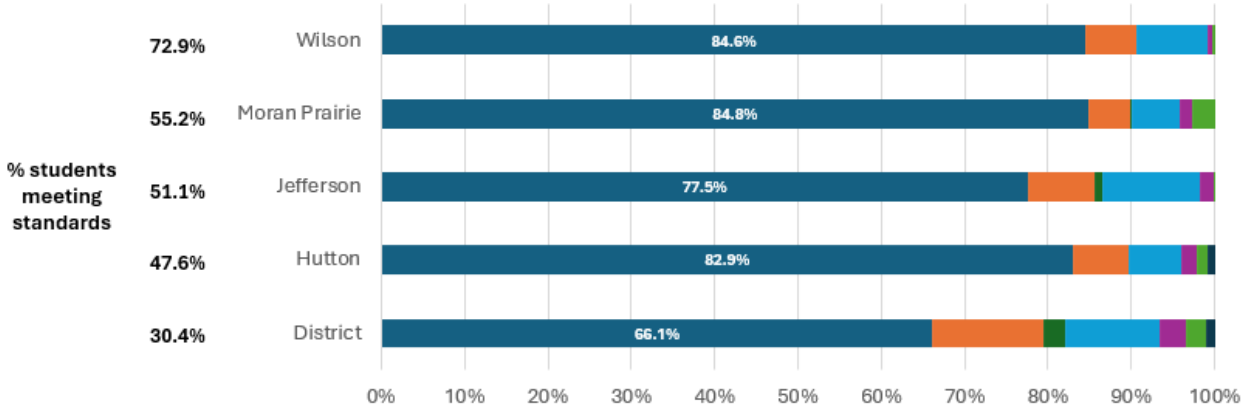
District wide demographics for Spokane Public Schools (SPS) provide a reference point. **The top kindergarten readiness schools in SPS have higher percentage of White students compared to the district overall. Hispanic, Black, American Indian and Alaska Native, and Native Hawaiian and Other Pacific Islander students are majority under-represented in the top schools compared to the district overall.** Two schools had higher representation of Asian and Hispanic/Latino students than the district overall. See Figure 30. Comparatively, the lowest kindergarten readiness schools had a lower percentage of White students compared to the district

[35] Commerce, 2023a

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overall. BIPOC students match the district demographics or are over-represented compared to the district overall. See Figure 31

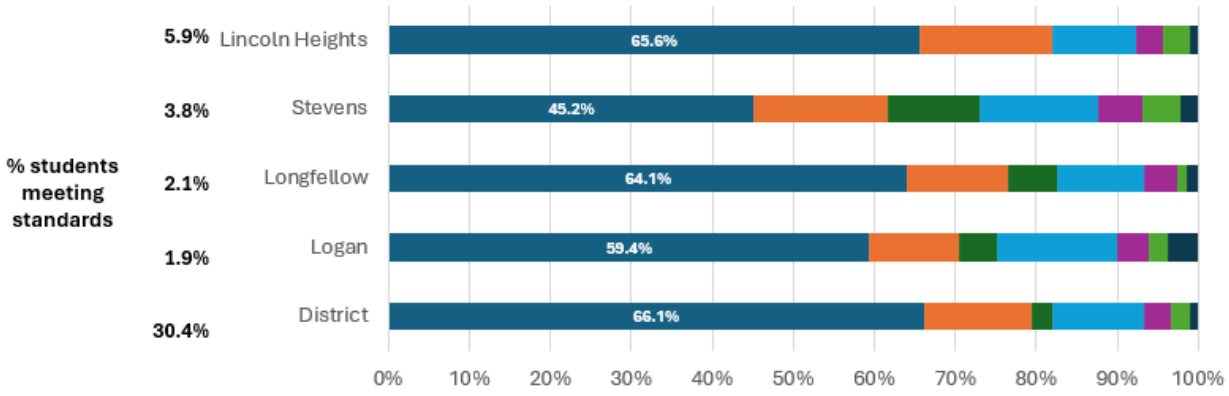
Figure 30. Demographics of Top Four Kindergarten Readiness Schools, Spokane Public Schools, 2022-2023



	District	Hutton	Jefferson	Moran Prairie	Wilson
White	66.1%	82.9%	77.5%	84.8%	84.6%
Two or More Races	13.3%	6.8%	8.1%	5.0%	6.1%
Native Hawaiian and Other Pacific Islander	2.6%	0.0%	0.9%	0.2%	0.0%
Hispanic/Latino of any race	11.4%	6.2%	11.7%	5.8%	8.5%
Black/African American	3.2%	1.9%	1.6%	1.5%	0.6%
Asian	2.3%	1.3%	0.2%	2.7%	0.3%
American Indian and Alaska Native	1.1%	0.9%	0%	0%	0%

Source: City of Spokane; Washington OSPI. Report Card Kindergarten Readiness 2022-23 School Year. https://data.wa.gov/education/Report-Card-WaKids-2022-23-School-Year/3ji8-ykgj/about_data

Figure 31. Demographics of Lowest Four Kindergarten Readiness Schools, Spokane Public Schools, 2022-2023



	District	Logan	Longfellow	Stevens	Lincoln Heights
White	66.1%	59.4%	64.1%	45.2%	65.6%
Two or More Races	13.3%	11.1%	12.4%	16.6%	16.4%
Native Hawaiian and Other Pacific Islander	2.6%	4.7%	6.0%	11.2%	0.0%
Hispanic/Latino of any race	11.4%	14.8%	10.8%	14.8%	10.4%
Black/African American	3.2%	4.0%	4.1%	5.5%	3.3%
Asian	2.3%	2.3%	1.2%	4.7%	3.3%
American Indian and Alaska Native	1.1%	3.7%	1.4%	2.1%	1.0%

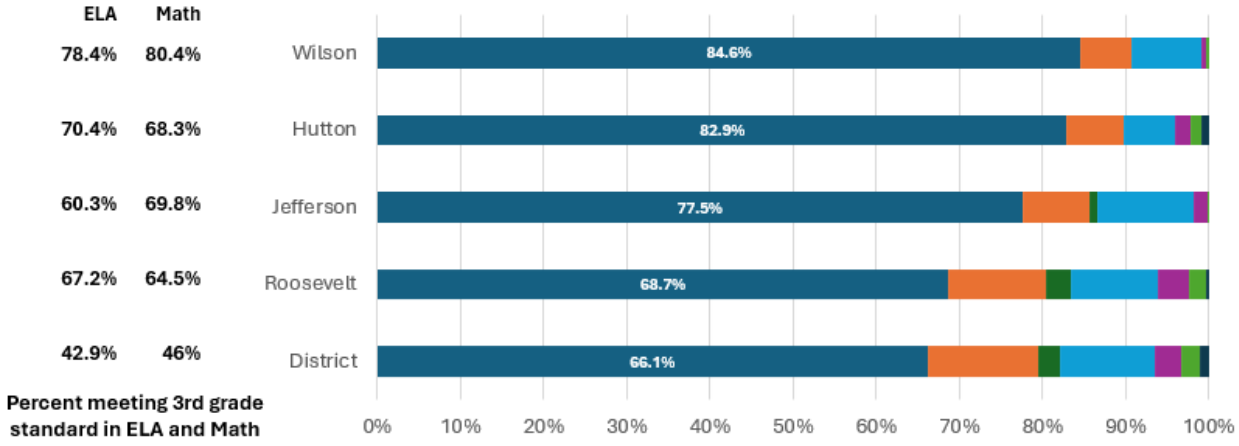
Source: City of Spokane; Washington OSPI. Report Card Kindergarten Readiness 2022-23 School Year. https://data.wa.gov/education/Report-Card-WaKids-2022-23-School-Year/3ji8-ykgj/about_data

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Third Grade ELA and Mathematics Assessments

SPS offers assessments at 3rd grade in English Language Arts (ELA) and Mathematics, which helps to reflect school performance and resources available to the students while at school, as well as in homes and neighborhoods. **At the top performing elementary schools by 3rd Grade Assessment, White students are overrepresented compared to the district overall, while BIPOC students are majority underrepresented at these schools**, particularly American Indian and Alaska Native and Native Hawaiian and Other Pacific Islander students. See Figure 32. At the lowest performing four elementary schools, BIPOC students match the demographic rates of the district or are over-represented. White students are below the district level for all the lowest performing schools. See Figure 33

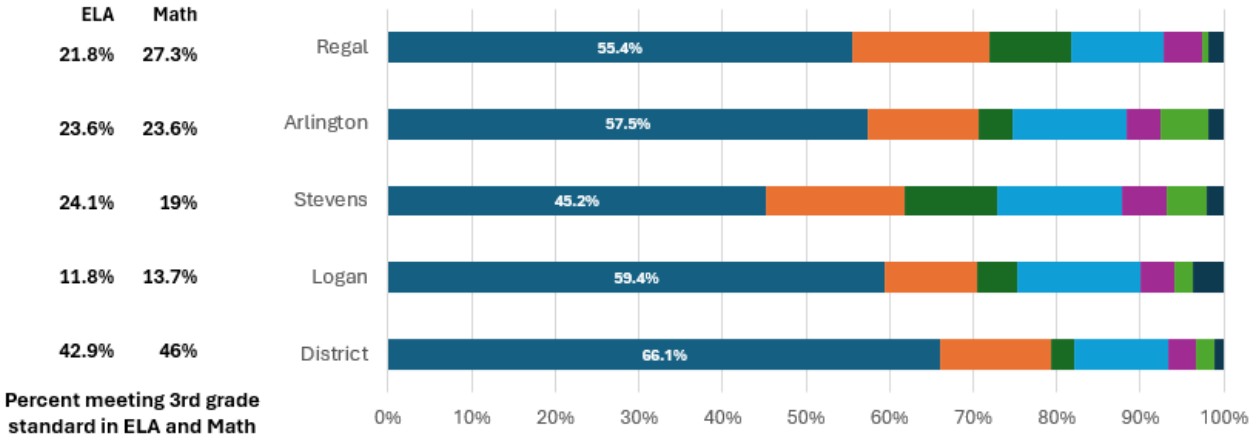
Figure 32. Demographics of Top Four Elementary Schools by 3rd Grade Assessment, Spokane Public Schools, 2022-2023



	District	Roosevelt	Jefferson	Hutton	Wilson
White	66.1%	68.7%	77.5%	82.9%	84.6%
Two or More Races	13.3%	11.7%	8.1%	6.8%	6.1%
Native Hawaiian and Other Pacific Islander	2.6%	3.0%	0.9%	0.0%	0.0%
Hispanic/Latino of any race	11.4%	10.5%	11.7%	6.2%	8.5%
Black/African American	3.2%	3.8%	1.6%	1.9%	0.6%
Asian	2.3%	2.0%	0.2%	1.3%	0.3%
American Indian and Alaska Native	1.1%	0.4%	0%	0.9%	0%

Source: City of Spokane; Washington OSPI. Report Card Assessment Data 2022-23 School Year. https://data.wa.gov/education/Report-Card-Assessment-Data-2022-23-School-Year/xh7m-utwp/about_data

Figure 33. Demographics of Lowest Four Elementary Schools by 3rd Grade Assessment, Spokane Public Schools, 2022-2023



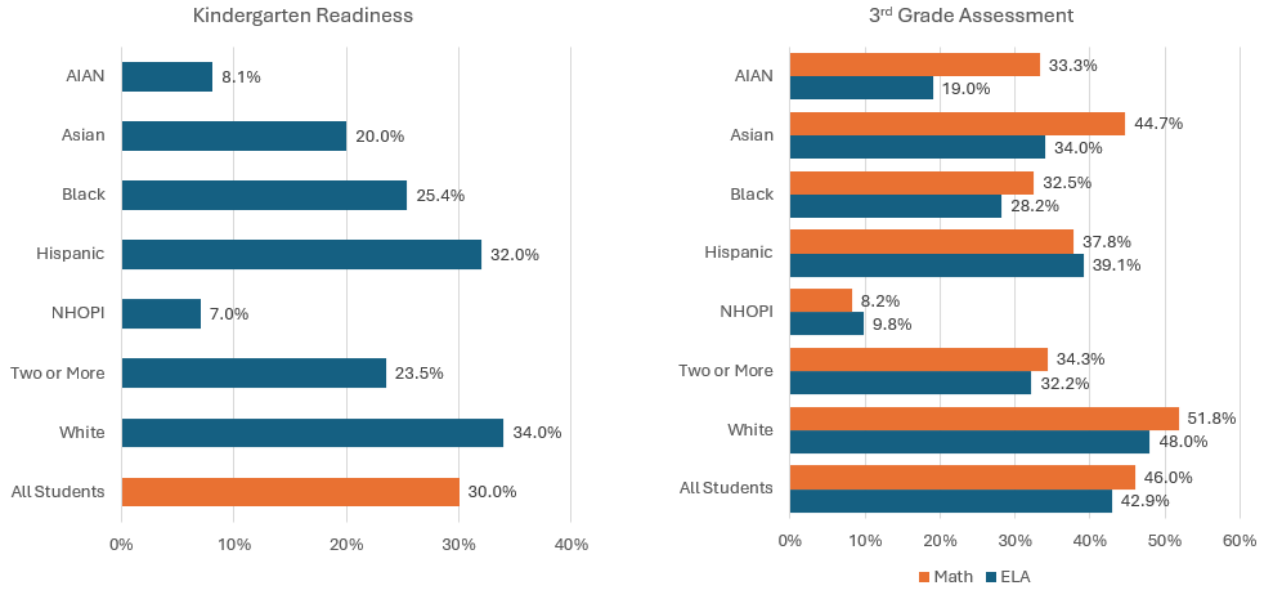
	District	Logan	Stevens	Arlington	Regal
White	66.1%	59.4%	45.2%	57.5%	55.4%
Two or More Races	13.3%	11.1%	16.6%	13.3%	16.4%
Native Hawaiian and Other Pacific Islander	2.6%	4.7%	11.2%	4.0%	9.8%
Hispanic/Latino of any race	11.4%	14.8%	14.8%	13.8%	11.1%
Black/African American	3.2%	4.0%	5.5%	4.0%	4.5%
Asian	2.3%	2.3%	4.7%	5.8%	0.8%
American Indian and Alaska Native	1.1%	3.7%	2.1%	1.8%	1.9%

Source: City of Spokane; Washington OSPI. Report Card Assessment Data 2022-23 School Year. https://data.wa.gov/education/Report-Card-Assessment-Data-2022-23-School-Year/xh7m-utwp/about_data

Districtwide Assessments

District wide readiness rates for Native Hawaiian and Other Pacific Islander, American Indian and Alaska Native, Asian, Black, and multiracial students in Spokane Public Schools were below the district overall, and below Hispanic and White students. For the 3rd grade assessment rates, all students of color were below the district overall and below White students in ELA. Rates for math were lower for all students of color other than Asian students, which was higher than the district but still lower than White students. Disparities in achieving grade-level standards are seen particularly in NHOPI students, who increased the least in meeting standards from Kindergarten to 3rd grade. **See Figure 34**

Figure 34. Demographics of Student Assessments, Spokane Public Schools, 2022-2023

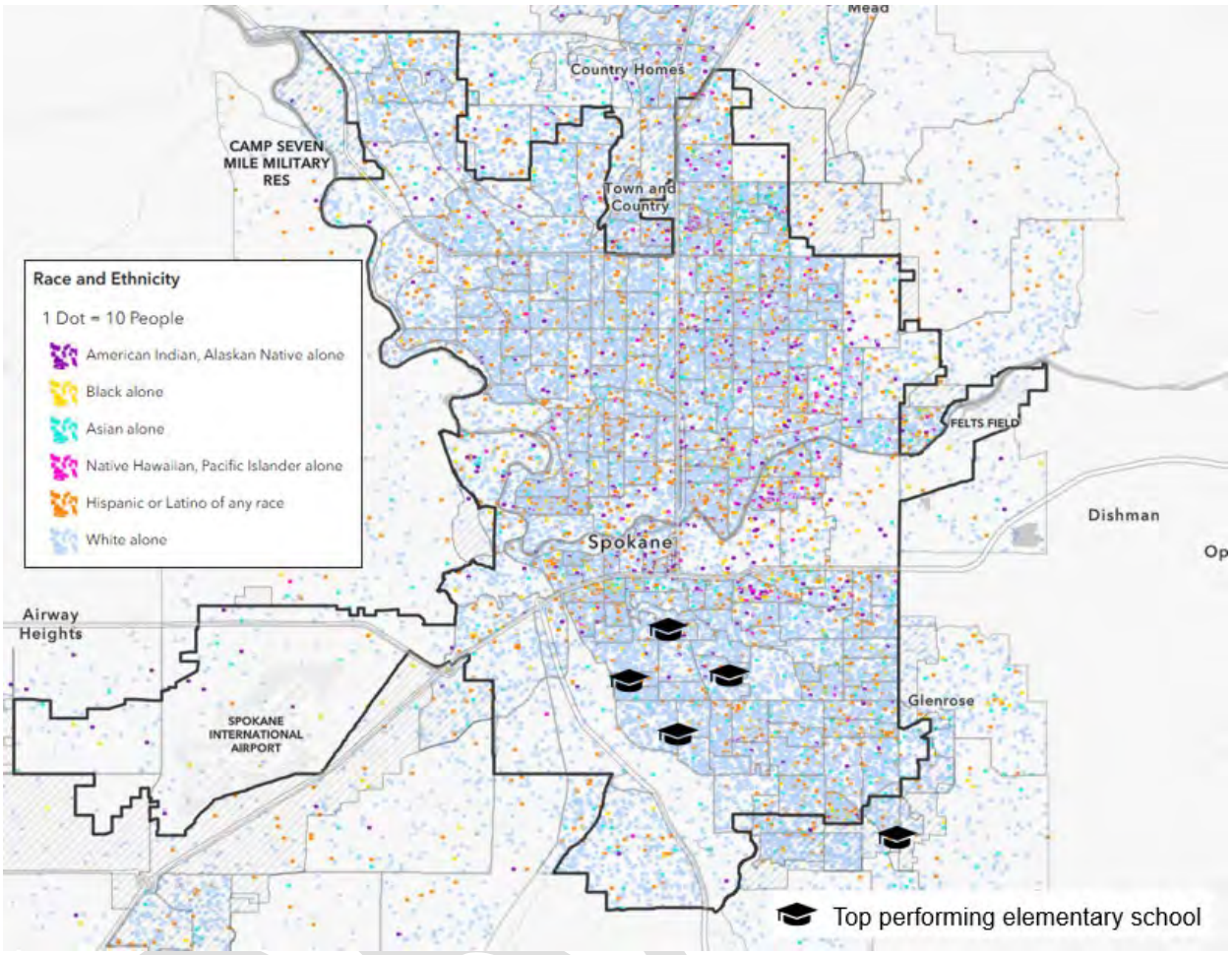


Sources: City of Spokane; Washington OSPI. Report Card Kindergarten Readiness 2022-23 School Year. https://data.wa.gov/education/Report-Card-WaKids-2022-23-School-Year/3ji8-ykgj/about_data. Washington OSPI. Report Card Assessment Data 2022-23 School Year. https://data.wa.gov/education/Report-Card-Assessment-Data-2022-23-School-Year/xh7m-utwp/about_data

When considering the disparities in educational access, all top 5 elementary schools are located south of I-90 on the South Hill. While the school boundaries cover larger areas compared to census tracts, **there is a disparity in access to quality education for populations living north of I-90, compared to those living south of I-90.** The racial distribution map shows a higher concentration of White population in south Spokane, with non-White populations more concentrated in Central and Northeast Spokane. See Figure 35

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Figure 35. Location of Higher Performing Schools Relative to Racial Composition



Source: City of Spokane; Spokane Climate Vulnerability Index; Washington OSPI, 2022-2023

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4.3 Park Access

Spokane Parks produced the Spokane Parks and Natural Lands Master Plan in 2021 to guide the Parks and Recreation Department's focus and direction over the next ten years.[36] Outlined in the Parks Master Plan, parks are distributed throughout the city to provide 89% of households a publicly available park within a comfortable walking distance. Although serving the smallest number of households, City Council District 2 (South Spokane) has approximately 1,000 more park acres than District 1 (Northeast Spokane) and 900 more acres than District 3 (Northwest Spokane). District 2 holds the most individual parks – 43 park properties compared to 28 in both District 1 and 2. District 2 also holds nine distinct natural lands properties compared to one in District 1 and four in District 3, meaning that residents in this district are afforded more access to recreation in a natural setting. District 1 has the least amount of park acreage, resulting in more competition and use of park amenities. **See Table 2**

Table 2. Spokane Parks and Households per City Council District

DISTRICT	HOUSEHOLDS	PARK ACRES	PARK PROPERTIES	PARK ACRES PER HOUSEHOLD
District 1	32,267	458	28	0.014
District 2	29,380	1,681	43	0.057
District 3	33,466	748	28	0.02
Total	95,113	3,863	105	0.04

Source: City of Spokane GIS data 2021

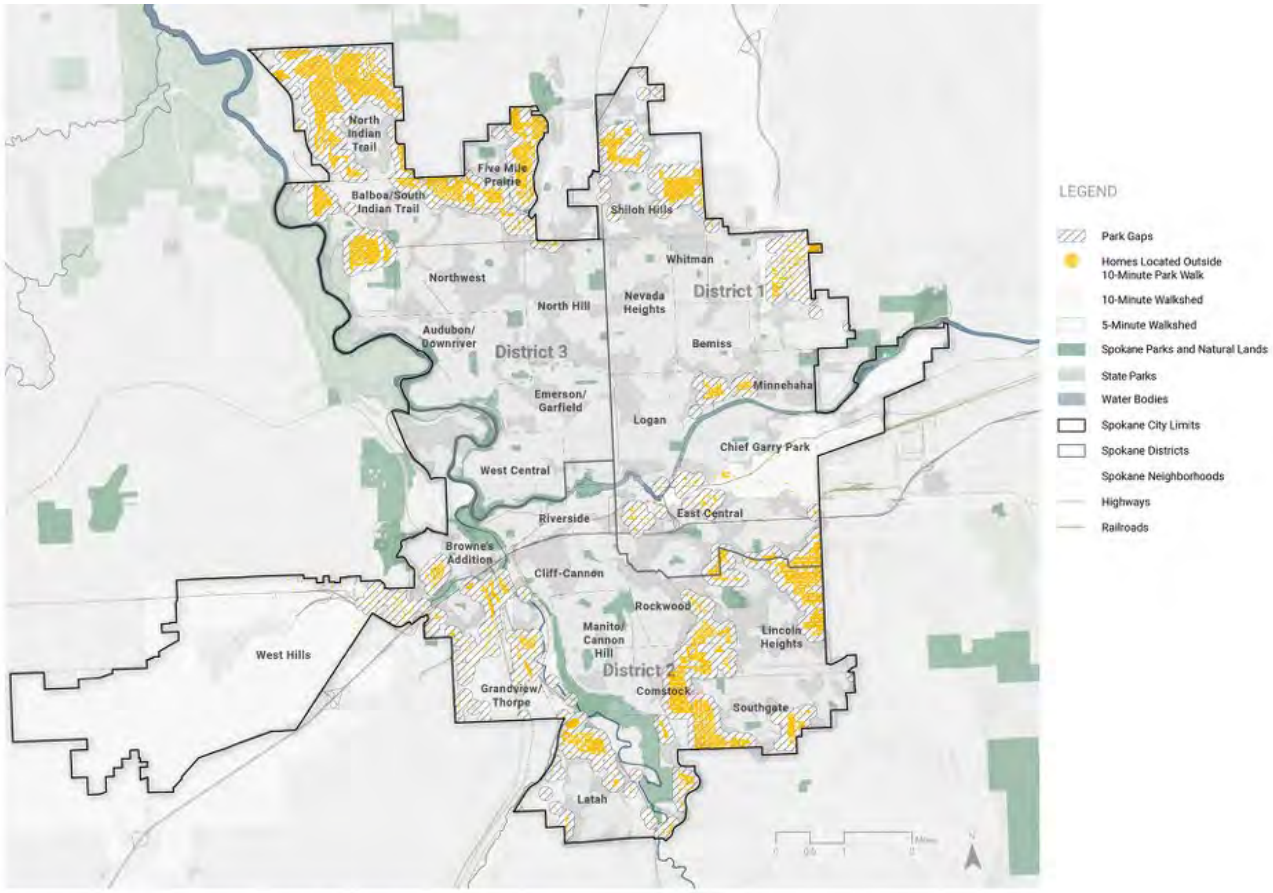
Source: Spokane Parks Master Plan, 2021

The Parks Master Plan outlines that larger amenities like neighborhood and regional parks are not distributed equally, and are more closely connected to higher income and homeownership areas. **See Figure 36.** This suggest that not just the presence of amenities like parks is important, but the quality and investment of the amenities could contribute to overall outcomes when considering amenities and infrastructure.

[36] City of Spokane. Spokane Parks and Recreation Department (Spokane Parks). (2021). *Spokane Parks and Natural Lands Master Plan.* https://my.spokanecity.org/parksrec/master-plan/

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Figure 36. Spokane Parks Walkshed Park Gaps



Source: Design Workshop Analysis 2021, City of Spokane GIS data 2021, Spokane County GIS Data

Source: Spokane Parks Master Plan, 2021

The following outlines the percentage of households outside 10-minute walk access to a City-owned park:[37]

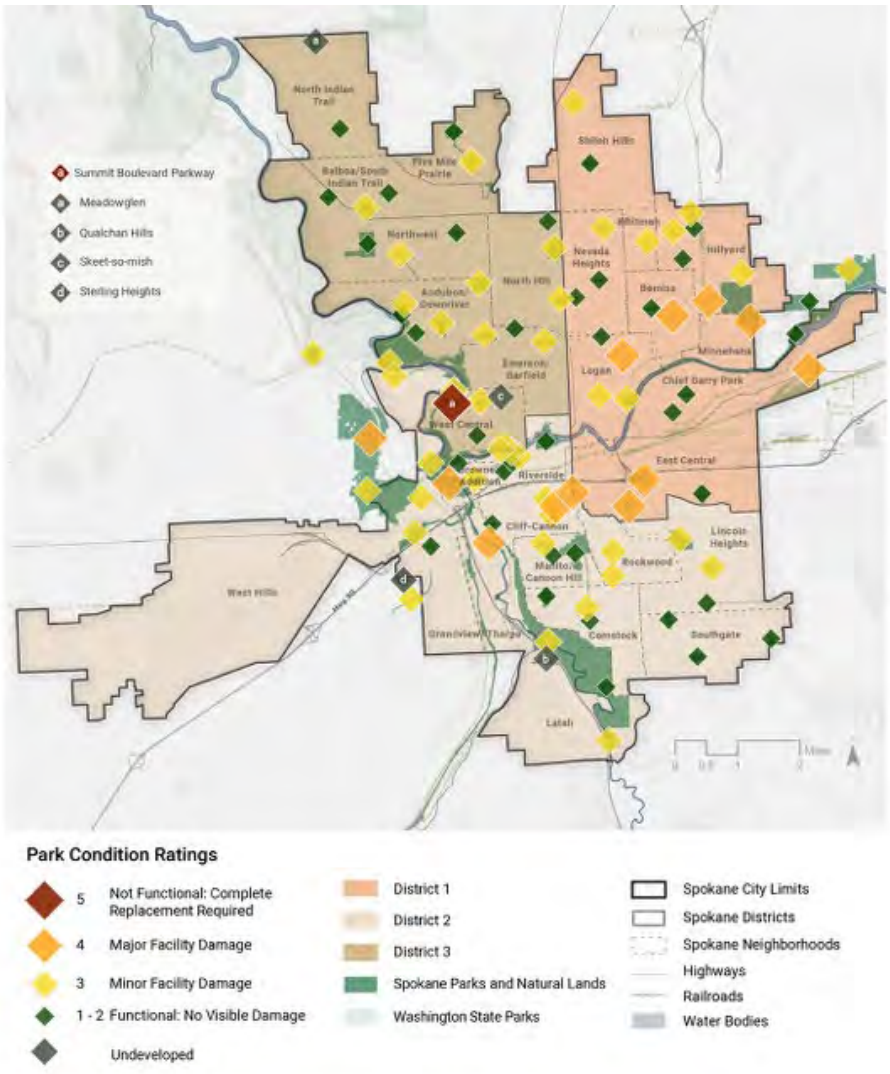
- **District 1** has 15% of its households without a park within walking distance (equates to 4,720 households). They have a larger percentage of households with parks within walking distance of their homes, but the smallest total acreage of parks. According to public feedback, the quality of some of these parks is less desirable and that they are used less. This indicates that walkshed is not the only measure of park need. The majority of parks with major facility damage are in District 1. **See Figure 37**
- **District 2** has 18% of its households without a park within walking distance (equates to 7,403 households). Many of their parks are larger natural areas or larger acreage parks. The large number of households without park access indicates a need for better connections between park spaces and to residential areas of the district, particularly in the Lincoln Heights and Southgate neighborhoods. District 2 has more park acres per household than both Districts 1 and 3 combined.

[37] Spokane Parks, 2021

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- **District 3** has 14% of the district's households are without a park within a 10-minute walk of their home (equates to 4,232 households). District 3 parks appear to be in the best overall shape when compared to other districts. Investments on City-owned property within the northwest portion of the district will improve park access for residents in this quickly growing part of the city.

Figure 37. Spokane Parks Condition Ratings



Source: City of Spokane Parks & Recreation, City of Spokane GIS data 2021, Spokane County GIS Data

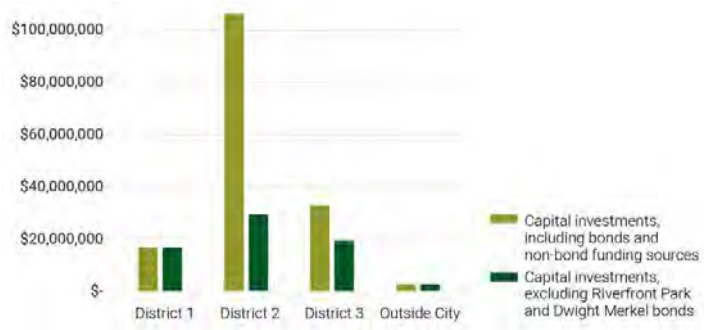
Source: Spokane Parks Master Plan, 2021

When looking at the distribution of spending across Spokane's three council districts, there is a disparity in various parts of the city.[38] Park investments made in District 2 are more than six times that of District 1 and three times greater than District 2 over a 22-year period; however, this also includes major investment in Riverfront Park. To account for this, shown in dark green are capital

[38] Spokane Parks, 2021

investments per district with the exclusion of Riverfront Park and Dwight Merkel Sports Complex. This data depicts greater spending in District 2 between 1999 and 2021, with less spending in Districts 1 and 3. When excluding bond initiatives, capital investment spending data by council district between 2017 and 2021 illuminates that investments made in District 2 have still exceeded that of Districts 1 and 3 by 200 percent or more than $4 million. **See Figure 38**

Figure 38. Capital Investments by Council District, 1999-2021



Source: City of Spokane. History of Park Investments, 1999-2021

4.4 Environmental Health Disparities

Where residents can access housing also determines what pollution and other environmental hazards they are exposed to. The Washington State Department of Health compiles information on environmental health and hazard risk information for each census tract in Washington state in the Environmental Health Disparities Map.[39] The dataset identifies which areas are most impacted by environmental pollution and can help determine where more attention needs to be placed in order to address and reduce the specific pollution, societal, and health harms affecting people.

Environmental health disparities are defined as the increasing combination of factors (social, medical, climate, and environmental) that create inequities in health, which cause more sickness, disease, pollution, and other problems to Washington communities with more economic need, specifically providing data on exposure to:

- Diesel exhaust PM2.5 emissions
- Ozone Concentration
- Particulate matter (PM2.5)
- Toxic releases from facilities
- Proximity to heavy traffic roadways

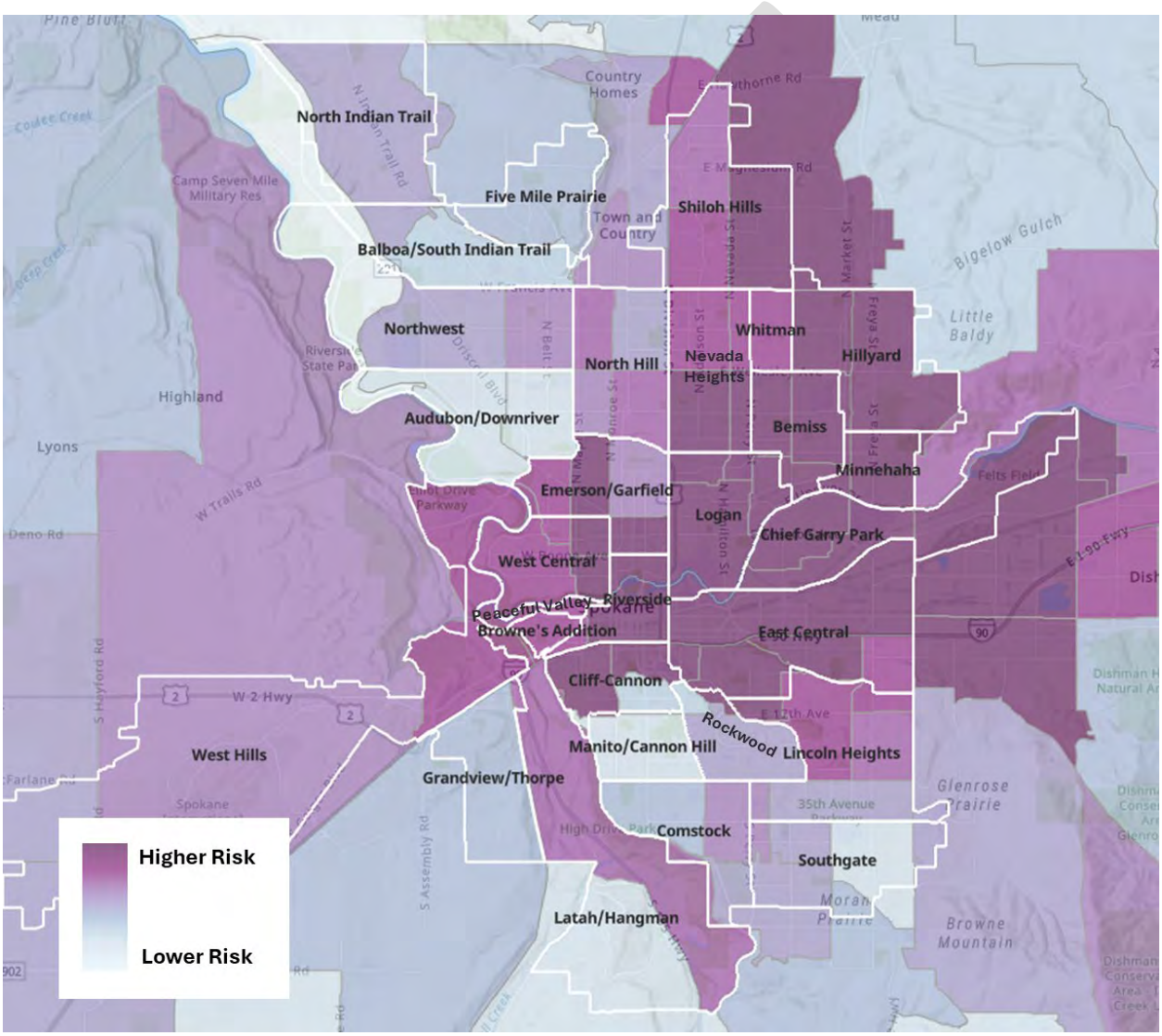
Almost one-third of Spokane's population (32.7%) live in an area that is considered extremely environmentally overburdened, ranking 10 out of 10 on the DOH map comparing

[39] Washington State Department of Health. (2022). Environmental Health Disparities Map – Version 2.0. https://doh.wa.gov/data-and-statistical-reports/washington-tracking-network-wtn/washington-environmental-health-disparities-map

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environmental health disparities across the state.[40] The highest-ranking census tracts for exposure to environmental harms are along the I-90 corridor, particularly East Central, and Northeast Spokane, as well as the lower South Hill. According to DOH, Spokane has higher rates of death from cardiovascular disease and lower birth weights than much of the state, especially in central neighborhoods in the city, like downtown (Riverside), West Central, and East Central. [41] Other areas in the northwest and towards the edge of Spokane experience much lower environmental health risks. See Figure 39

Figure 39. Environmental Health Disparities



Source: WA DOH, Environmental Health Disparities Map

[40] City of Spokane. (2024). *Spokane Climate Impacts and Climate Justice Memo.* https://static.spokanecity.org/documents/planspokane/climate-planning/spokane-climate-impacts-and-climate-justice-memo-2025-03-07.pdf

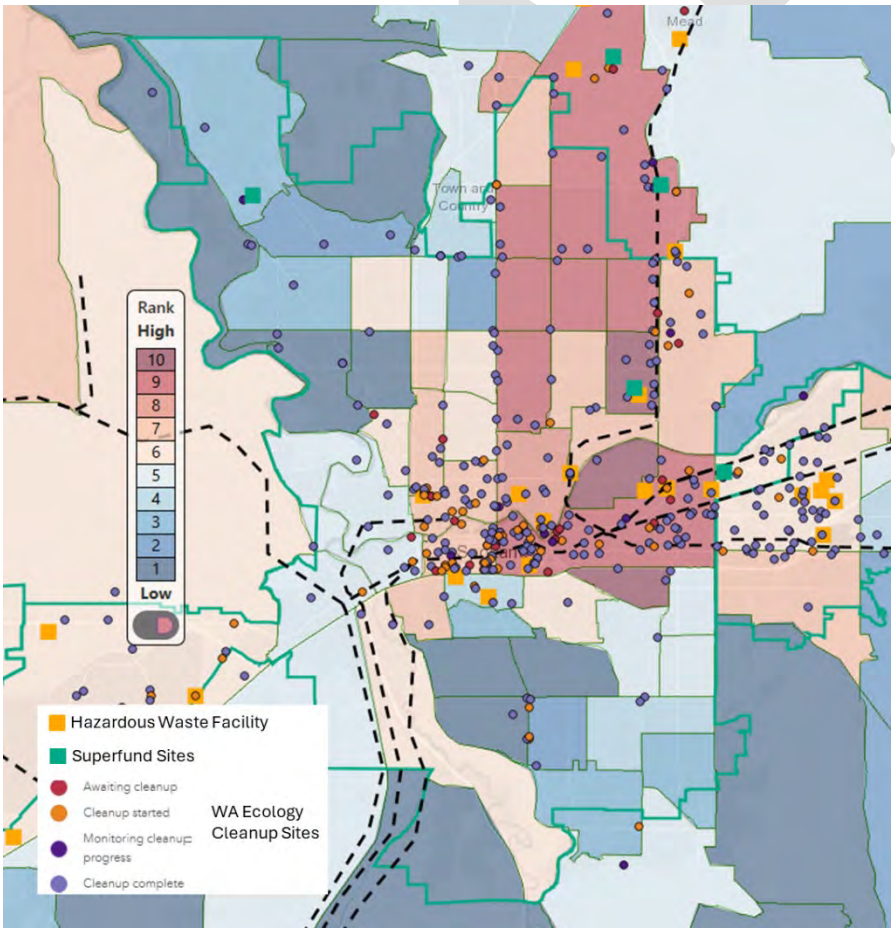
[41] City of Spokane, 2024b. *Spokane Climate Impacts and Climate Justice Memo.*

Vulnerability to environmental harms is represented by indicators of socioeconomic factors and sensitive populations for which there is clear evidence that they may affect susceptibility or vulnerability to an increased pollution burden.[42] Indicators in socioeconomic factors measure population characteristics that modify the pollution burden itself, including:

- No high school diploma;
- People of color (race/ethnicity);
- Population living in poverty;
- Primary language other than English;
- Transportation expense;
- Cost-burdened; and
- Unemployment.

Residents in Spokane who are more vulnerable to hazards and polution based on socioeconomic factors are more likely to be exposed to hazardous facilities and pollution from transportation corridors including railroads and highways like I-90 and US 395. This is primarily concentrated in neighborhoods in Central and Northeast Spokane. See Figure 40

Figure 40. Socioeconomic Factors and Hazardous Facility Locations

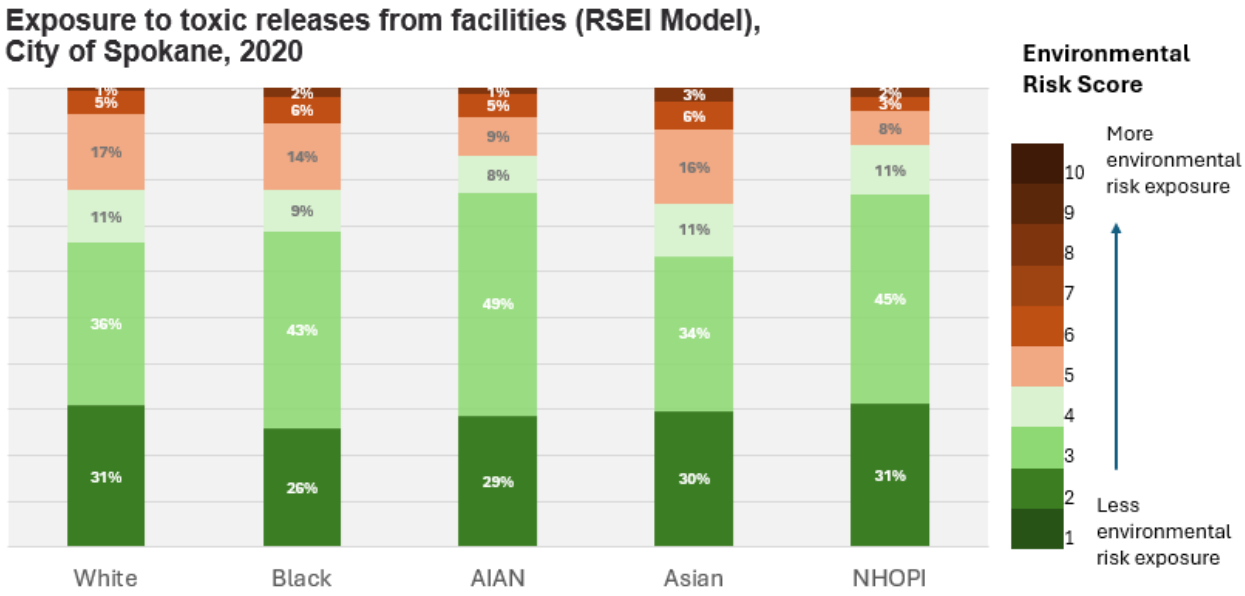


[42] WA DOH, 2022

Source: WA DOH, Environmental Health Disparities Map

Toxic releases from facilities referrs to chemicals emitted into the air from industrial facilities. These hazardous pollutants, including hazardous waste and emissions, are monitored by the EPA in their Toxic Release Inventory and measured for each census tract. **In the city of Spokane in 2020, Asian households had a higher proportion of people living with more severe exposure to toxic releases from facilities compared to other racial groups.** See Figure 41

Figure 41. Exposure to Toxic Releases from Facilities, 2020

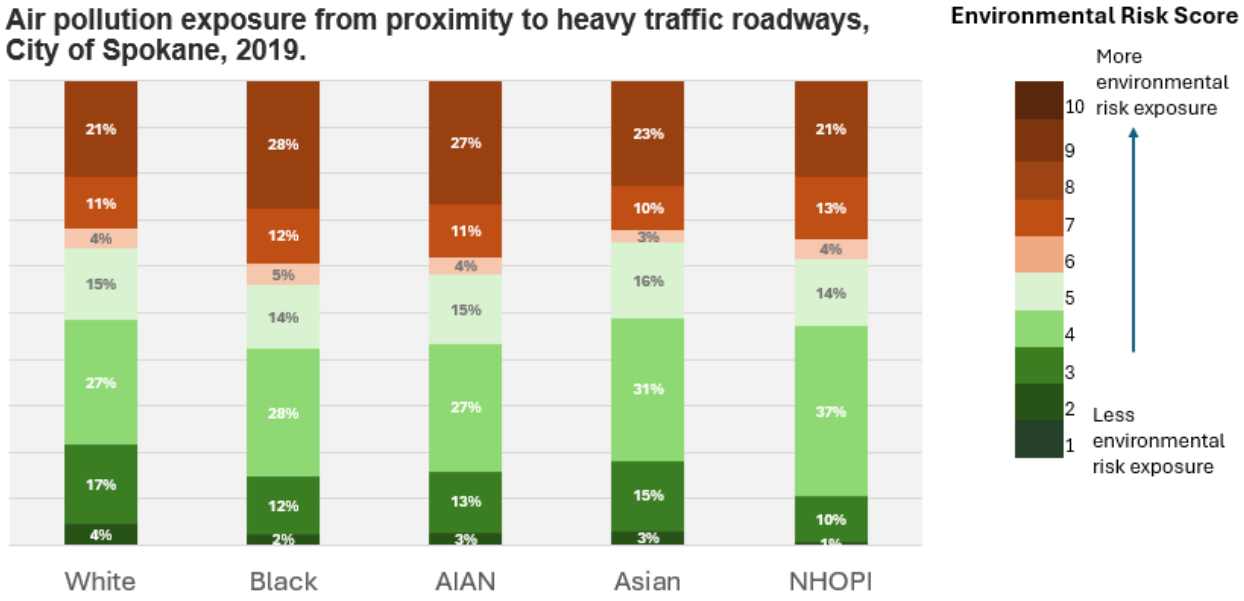


Source: City of Spokane; US EPA EJ Screen 2021, based on Risk Screening Environmental Indicator (RSEI) 2018-2020 3-year average

Exposure to high levels of pollution affects residents' health. Traffic volume and density greatly impact health conditions and are associated with cardiovascular diseases and cancers. This data was based on traffic along Washington highways and collected for each census tract. The chart below presents the exposure to air pollutants from roadways for each racial group based on where those populations live. **Black, American Indian and Alaska Native, and Native Hawaiian and Other Pacific Islander households have a higher proportion of people living with more severe exposure to traffic air pollution compared to White and Asian households.** See Figure 42

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Figure 42. Air Pollution Exposure, 2019



Source: City of Spokane; Washington Tracking Network, Washington State Department of Health, 2019 roadway traffic data from WSDOT

4.5 Climate Vulnerability

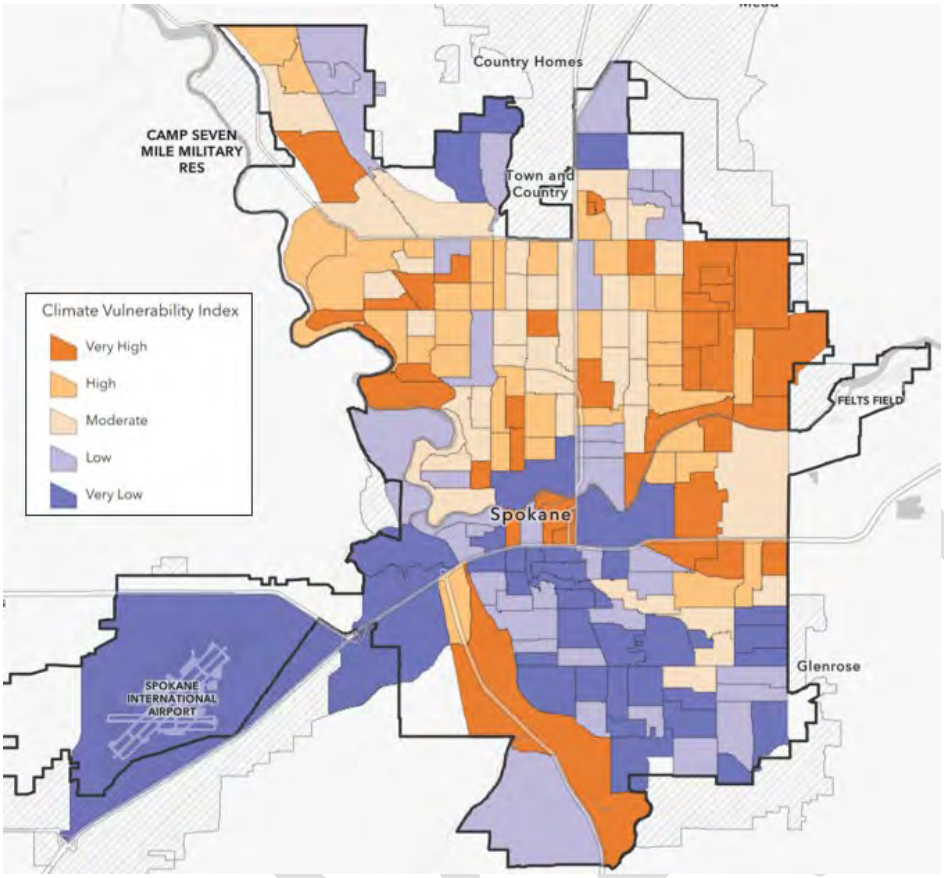
The Spokane Climate Vulnerability Index (CVI), prepared as part of the City's climate planning efforts in the comprehensive plan, helps identify areas, people, and infrastructure in Spokane that are more at risk from changing climate hazards like extreme heat, wildfire risks, and health issues caused by heat and smoke.[43] Climate vulnerability is defined as the combination of exposure to a changing climate, the health and environmental sensitivity to a changing climate, and the capacity of the community and place to cope with the impacts of a changing climate. The CVI combines over 30 indicators of climate vulnerability and identifies which census block groups are more or less vulnerable to extreme heat or extreme precipitation, relative to other areas in the city of Spokane.

Like the DOH Environmental Health Disparities Map, **the Spokane Climate Vulnerability Index idenfities that neighborhoods in NE Spokane have the highest level of climate vulnerability**, particularly Hillyard, Bemiss, Minnehaha, and East Central. See Figure 43

[43] City of Spokane. (2025). *Spokane Climate Vulnerability Index.* https://storymaps.arcgis.com/collections/f6e4fae1a4eb400bab2c236ce63b75da

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Figure 43. Spokane Climate Vulnerability Index

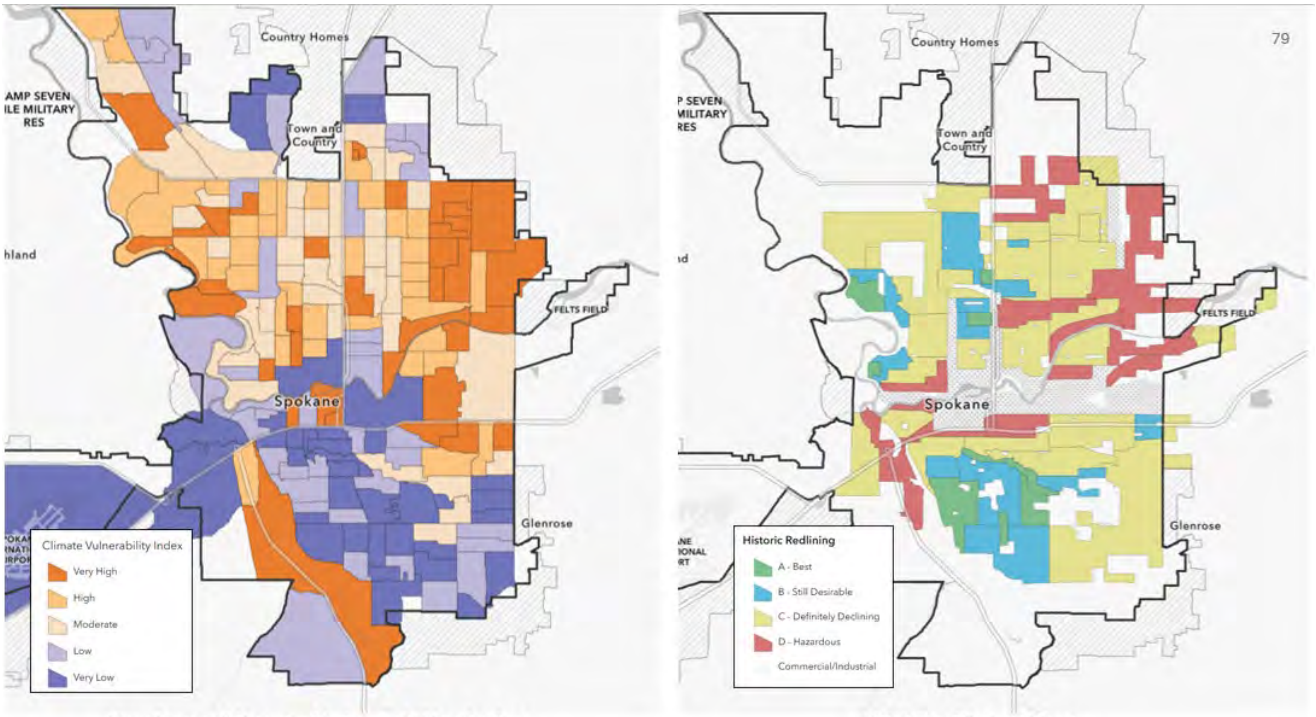


Source: Spokane Climate Vulnerability Index, 2025

Redlining led to a legacy of disinvestment in communities resulting in reduced tree canopy and green spaces, lower-quality housing, and increased impervious surfaces, which are hardened areas like roads, roofs, and parking lots that prevent water from soaking into the ground. This increases stormwater runoff and pollution, decreases the viability of trees, leads to higher temperatures, and contributes to other environmental and human health defects. Redlined areas were subjected to practices like highway construction, railroads, toxic waste siting, and other uses that have created health disparities today. This exacerbates climate risks and has left communities disproportionately vulnerable to climate change impacts like extreme heat. **When comparing climate vulnerability in Spokane today to redlining in the past, there is a pattern between the areas that have higher climate vulnerability and areas that were redlined, particularly neighborhoods in Northeast Spokane and the East Central neighborhood.** See Figure 44

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Figure 44. Climate Vulnerability and Redlining



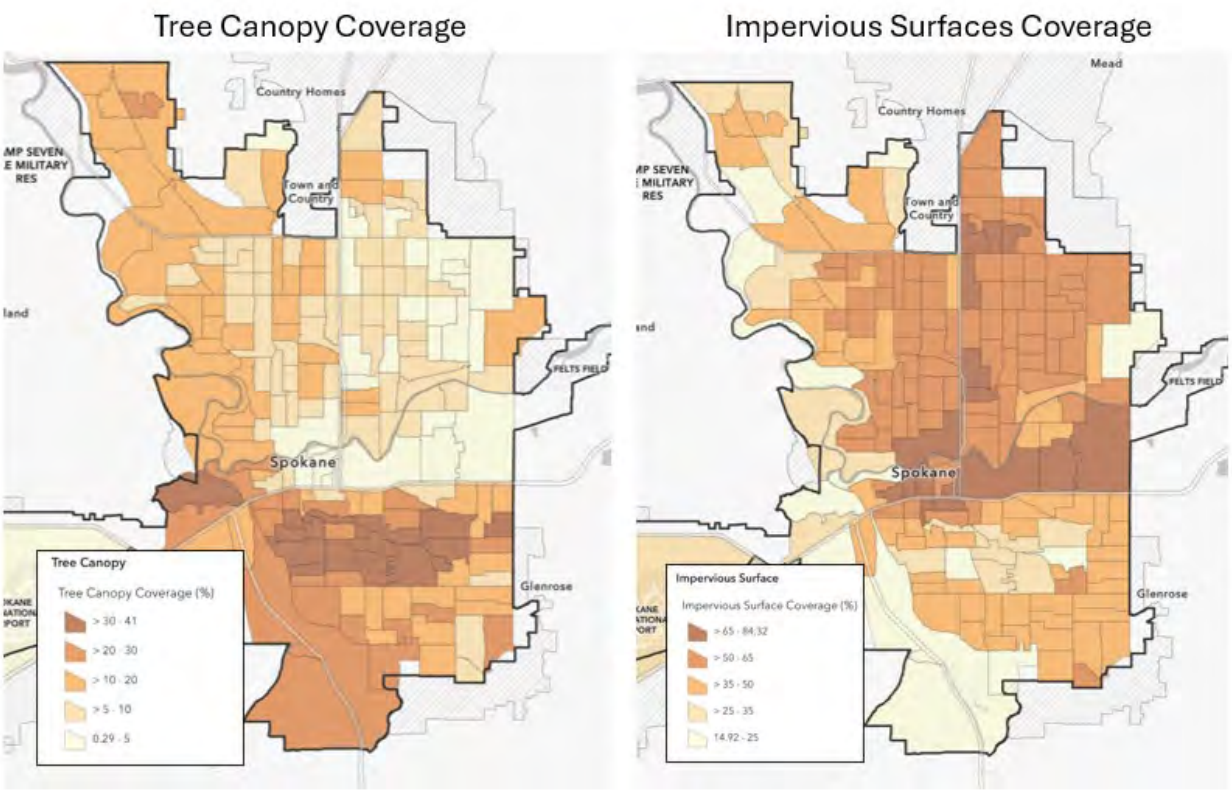
Spokane Climate Vulnerability Index **1938 Redlining Map**

Sources: City of Spokane; Spokane Climate Vulnerability Index, 2025; Spokane HOLC "Redlining" Map

Relating to climate vulnerability, neighborhoods in Northeast Spokane have the lowest percent of tree canopy coverage and higher impervious surfaces coverage, particularly Hillyard, Bemiss, Minnehaha, Chief Garry Park, and East Central. Spokane on average has 20% canopy coverage, with the highest tree coverage being in neighborhoods on the South Hill at almost 40% canopy coverage.[44] Compare that with Northeast Spokane which has the neighborhood with the lowest tree canopy coverage and an average of 13% canopy coverage, lower than the city average, and significantly lower than the South Hill. See Figure 45

[44] The Lands Council. Urban Forestry – SpoCanopy & CoolCanopy. https://landscouncil.org/urban-canopy

Figure 45. Tree Canopy and Impervious Surface Coverage



Source: City of Spokane; Spokane Climate Vulnerability Index, 2025

4.6 Life Expectancy Outcomes

Disparities in access to services, education, and quality of environment, determined by where people can access housing, have long term impacts on their health. The Spokane Regional Health District (SRHD) provides the County Health Insights Eye on Equity to identify, communicate, and improve health inequity by illustrating differences in health and well-being across different groups within Spokane County.[45] SRHD defines health inequity as differences in population health that can be traced to unequal economic and social conditions and are systemic and avoidable – and thus inherently unjust and unfair.

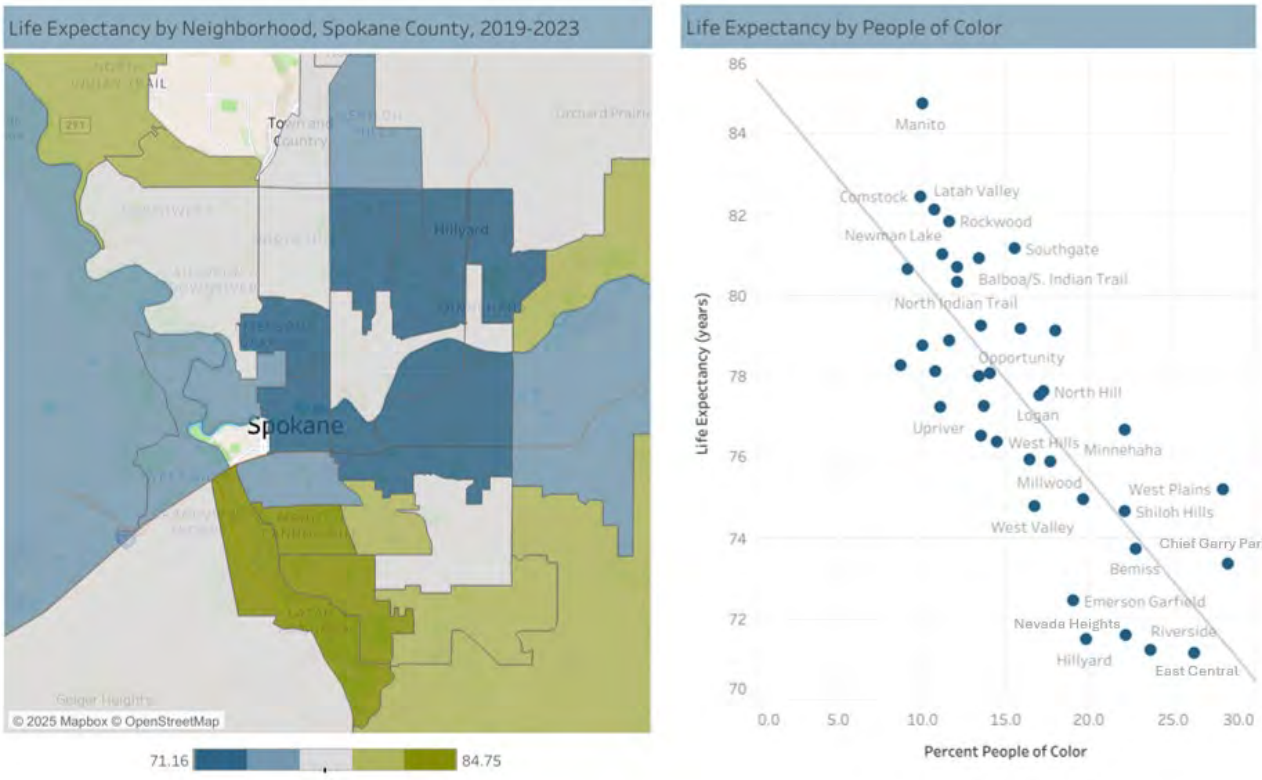
Different neighborhoods have different access to stable housing, quality schools, good jobs, and affordable healthcare, leading a neighborhood or a zip code to be a strong indicator of life expectancy. Life expectancy varies significantly between zip codes, even within the same city or county, and is often influenced by socioeconomic and environmental factors.

[45] Spokane Regional Health District (SRHD). (2023). *Spokane County Health Insights Eye on Equity.* https://countyhealthinsights.org/county/spokane/dashboard/eye-on-equity-life-expectancy/

The average life expectancy in Spokane is 76.9 years,[46] lower than Spokane County at 78.2 years and Washington State at 79.6 years.[47] **In the city of Spokane, there is a 13.6-year difference between the neighborhoods with the highest life expectancy of 84.75 years and the neighborhood with the lowest life expectancy 71.16 years.** The neighborhoods with the lowest life expectancy outcomes are in Central Spokane, including East Central, Riverside and West Central, and Northeast Spokane, including Hillyard, Whitman, and Nevada Heights. Neighborhoods on the South Hill have higher life expectancy outcomes, in particular Manito/Cannon Hill, Comstock, Latah/Hangman, Rockwood, and Southgate.

There is a relationship between life expectancy and where people live. Neighborhoods with lower life expectancies also contain a higher percent of BIPOC population. Racial groups within neighborhoods also have different life expectancy, with lower life expectancy outcomes for American Indian and Alaska Native, Black, Hispanic, and Native Hawaiian and Other Pacific Islander. In Manito/Cannon Hill, with the highest life expectancy at 84.75 years, Black residents have a lower life expectancy by 24 years than White, Non-Hispanic and Hispanic residents. See Figure 46

Figure 46. Life Expectancy by Neighborhood and Race, 2023



Source: Spokane Regional Health District, 2023

[46] Spokane Regional Health District, 2023
[47] EWU Institute for Public Policy and Economic Analysis. Spokane Trends. (2025). *5.1.8 Life Expectancy by Zip Code: Average Top 5 to Bottom 5 Zip Codes.* https://www.spokanetrends.org/graph.cfm?cat_id=5&sub_cat_id=1&ind_id=20

5. Exclusion In Housing

Exclusion is the act or effect of shutting or keeping certain populations out of housing within a specified area, in a manner that may be intentional or unintentional, but which leads to non-inclusive impacts.[48] Exclusion is assessed by examining patterns of segregation, that is identifying areas of the city in which the population does not reflect the composition of the overall population. Exclusion may extend beyond race to income, ethnicity, or other sociodemographic characteristics. Analysis of these other factors indicates areas where land use policies may have had a segregating impact.

5.1 Publicly Subsidized Affordable Housing

Publicly supported affordable housing provides access to safe, affordable housing for households within specific income limits.[49] Some publicly supported housing is owned and operated by the Spokane Housing Authority (SHA) and others by not-for-profit or for-profit entities. The Spokane Housing Authority offers housing choice vouchers (HCV) for households to use to rent private housing can segregate voucher-users into low-rent areas.

Housing incentives for affordable housing projects like Low Income Housing Tax Credits (LITHC) and Multi-Family Tax Exemption (MFTE) appear to be consistently distributed within several areas of Spokane. **The highest concentration of housing choice voucher usage is located in Central Spokane,** particularly downtown in the Riverside neighborhood (more than 750 units), and in the East Central and Chief Garry Park neighborhoods. See Figure 47. When housing patterns or policies concentrate subsidized housing into a few areas, it may mean that low-income households have reduced choice and access to places of opportunity.

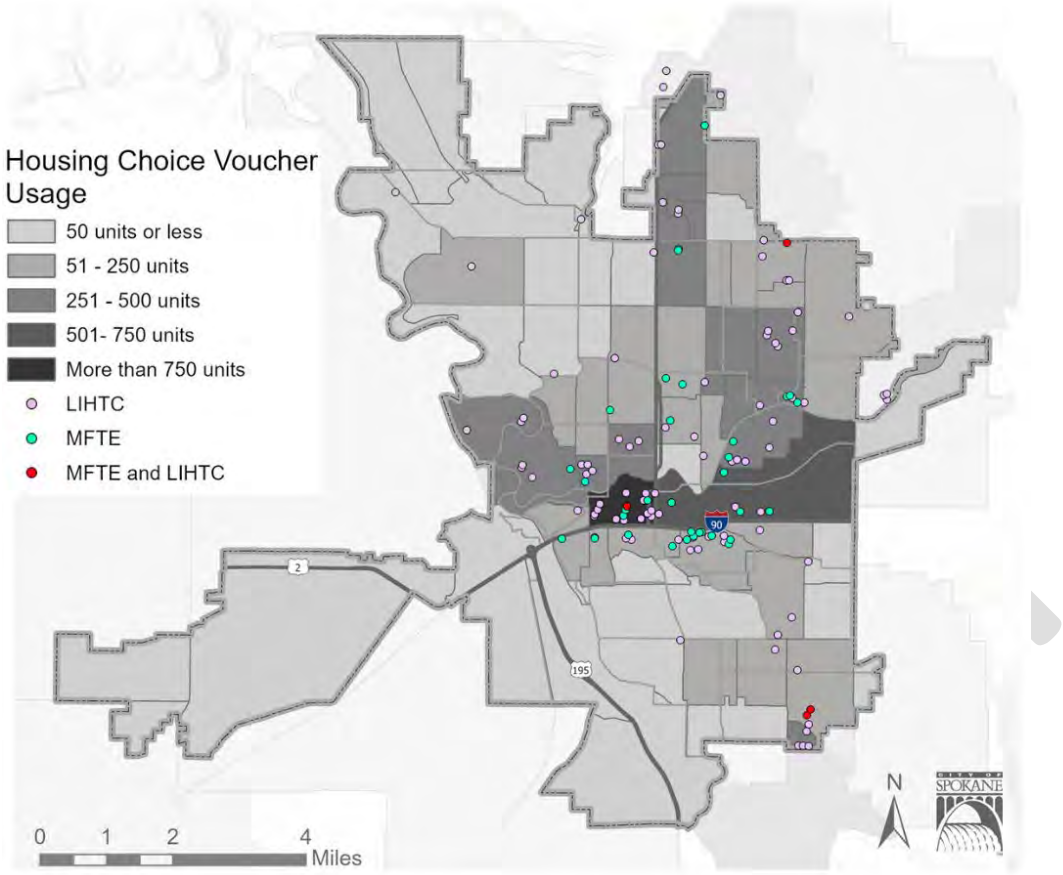
The Spokane 2024 Fair Housing Plan found that Black and Indigenous people participate in publicly supported housing programs at higher rates than other people.[50] The percent of households participating in HUD subsidized housing programs who are Black, non-Hispanic in Spokane has remained between 7-8% since 2014, while American Indian and Alaska Native made up 4% of all HUD subsidized housing program participants.

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[48] Commerce, 2023a
[49] Commerce, 2023a
[50] City of Spokane, 2024a

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Figure 47. Publicly Subsidized Affordable Housing



Sources: City of Spokane; Spokane Housing Authority - Housing Choice Voucher usage data, 2020-2024; City of Spokane Planning Services - MFTE and LIHTC project locations, 2024

People with disabilities are disproportionately represented among public supported housing programs, making up over 40% of participants. Additionally, 68% of HCV participants have a disability, and the majority of these are single person households (76%). However, there is a shortage of available subsidized accessible units and private market units which HCV rent standards will cover. The Fair Housing Plan also found that accessible units are majority found in newly constructed multi-family housing, due to the requirements and exemptions in the Fair Housing Act for design and construction. People with disabilities are thus often limited to residing in areas with multi-unit housing, which includes a concentration of usage downtown and in neighborhoods farther north. People with physical disabilities are likely to have less opportunity to reside in areas with predominantly single-unit housing. Additionally, people with disabilities are also often dependent upon public transportation, which further limits housing choice to regions of the city to where they can access public transportation.

In 2019, SHA converted all 125 public housing units to project-based vouchers under the HCV program, which the Fair Housing Plan identified as a concern for the loss of public housing.[51]

[51] City of Spokane, 2024a

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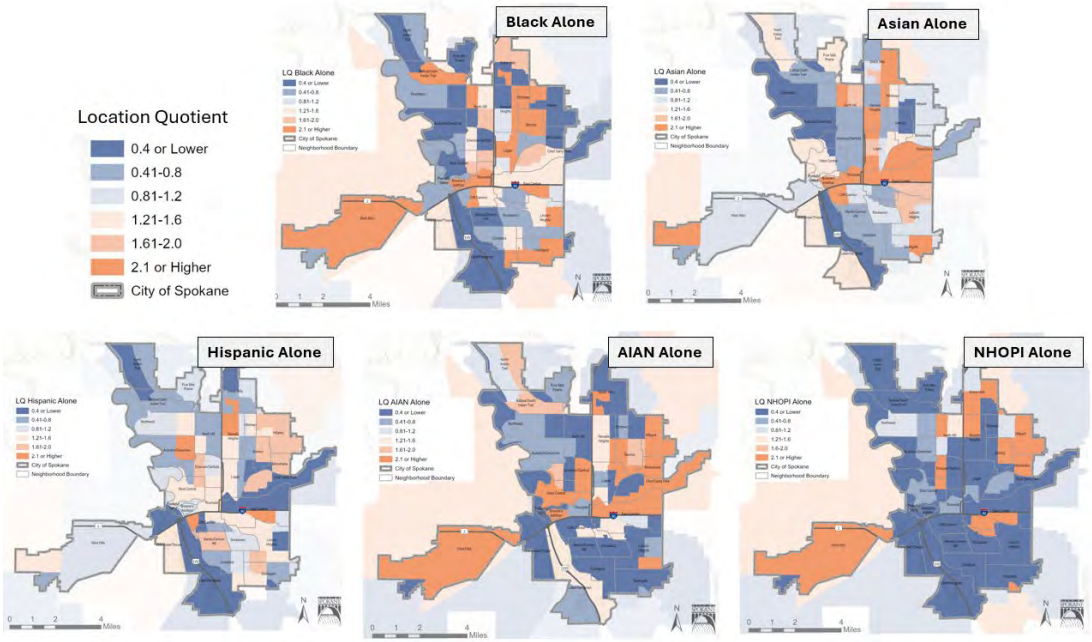
5.2 Concentrations of Population Groups

Another way to assess segregation is by using a location quotient.[52] The location quotient is a measure of how concentrated a particular demographic group is within an area. Calculating the location quotient of a specific demographic group can show the relative concentration of that group in each census tract relative to the city as a whole.

- **Equal:** A value of 1 means the census tract has the same proportion of people of a race/ethnicity than the County.
- **Higher:** A value higher than 1 means the census tract has a higher proportion of people of a race/ethnicity than the County, meaning where people are segregated.
- **Lower:** A value lower than 1 means the census tract has a lower proportion of people of a race/ethnicity than the County, meaning where people are excluded.

Northeast Spokane has the highest diversity in the city, and many neighborhoods have a location quotient over 1, with a higher concentration of Black, American Indian and Alaska Native, and Native Hawaiian and Other Pacific Islander populations. Asian and Hispanic populations are slightly less concentrated but still follow a similar pattern in Northeast Spokane. AIAN and NHOPI populations are almost entirely excluded from neighborhoods in South Spokane and Northwest Spokane. NHOPI populations are most concentrated and primarily live in northeast Spokane and East Central. Hispanic populations are most evenly distributed throughout Spokane, with a large number of neighborhoods with a location quotient close to 1. See Figure 48

Figure 48. Concentration of Race/Ethnicity in Neighborhoods



Source: City of Spokane; PolicyMap, 2025.

[52] Commerce, 2023a

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5.3 Employment and Access to Jobs

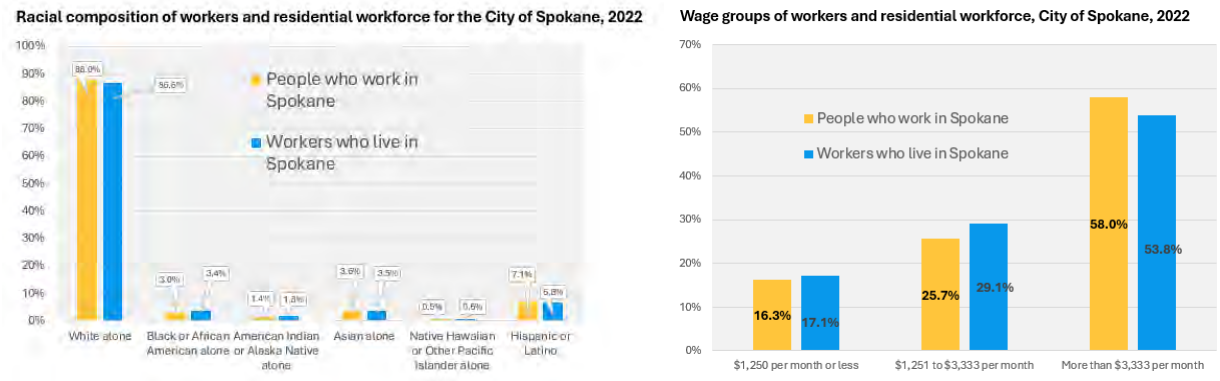
People of all racial and ethnic backgrounds should have equitable access to Spokane's employment opportunities.[53] However, BIPOC households have encountered many structural barriers to accessing housing in high demand areas due to such factors as racially restrictive covenants and regulations that prohibit housing suited to their needs. One approach to assess whether there is evidence of exclusion from a jurisdiction as a whole is to compare the racial profile of the local workforce (the people who work in a jurisdiction) to the workers who live in a jurisdiction (the working residents) to see if the residential profile and the workforce profile are similar or different, which would suggest an exclusionary effect in housing.

The racial profile of the Spokane workforce is similar to the overall demographics of the city. A slightly larger proportion of the people who work in Spokane are White (88%) than compared to the workers who live in Spokane (86.6%). There are slightly more people of color who live in the city of Spokane than people of color who work in the city of Spokane. The data suggests a lack of residential exclusion of BIPOC households from living within the city. See Figure 49

For workers who earn less than $3,333 per month, there is more workers who live in Spokane, than people who work in Spokane. For workers who earn more than $3,333 per month, there is more people who work in Spokane than workers who live in Spokane. However, higher income earners have more access to housing choice. This data suggests that there is housing opportunity across all income groups for workers in the city of Spokane.

Overall, while there are clear impacts to housing access by income and race for different areas within the city of Spokane, the data does not support the claim that people who want to live in Spokane are excluded from doing so based on race or income. This is likely due to Spokane being the leader in the region for affordable housing provision and a diversity of housing types that provide a range of options for residents and their needs.

Figure 49. Composition of Workers and Residential Workforce, 2022



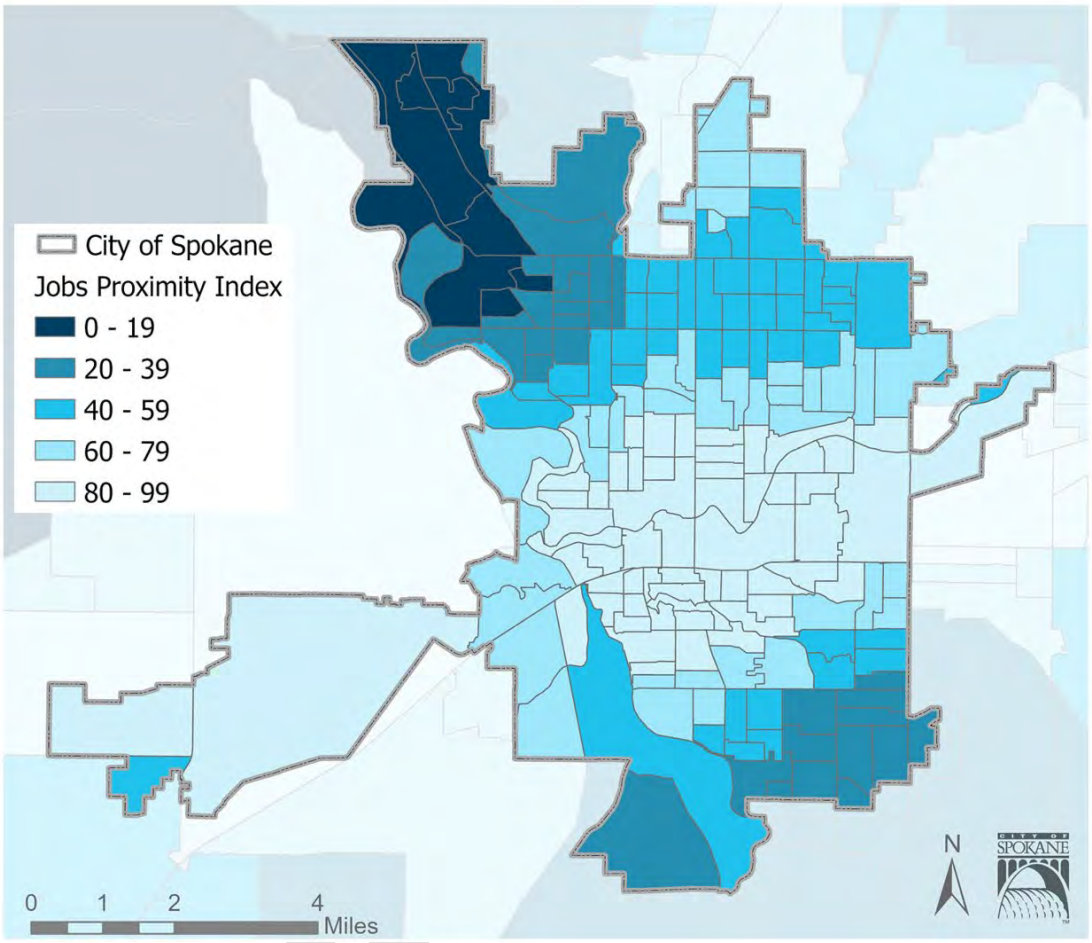
Source: City of Spokane; US Census Bureau LEHD Origin Destination Employment Statistics (On TheMap), 2022

[53] Commerce, 2023a

5.4 Jobs Proximity & Commute Burden

The jobs proximity index quantifies the accessibility of a given census block group related to its distance to all job locations within Spokane, with larger employment centers weighted more heavily. The higher the index value, the better access to employment opportunities for residents. **Due to I-90, areas closer to downtown have better access to jobs compared to those on the outskirts of the city, suggesting there is not an exclusion to jobs proximity.** See Figure 50

Figure 50. Jobs Proximity Index



Source: City of Spokane*; HUD AFFH-T Data documentation-AFFHT0006, 2020*

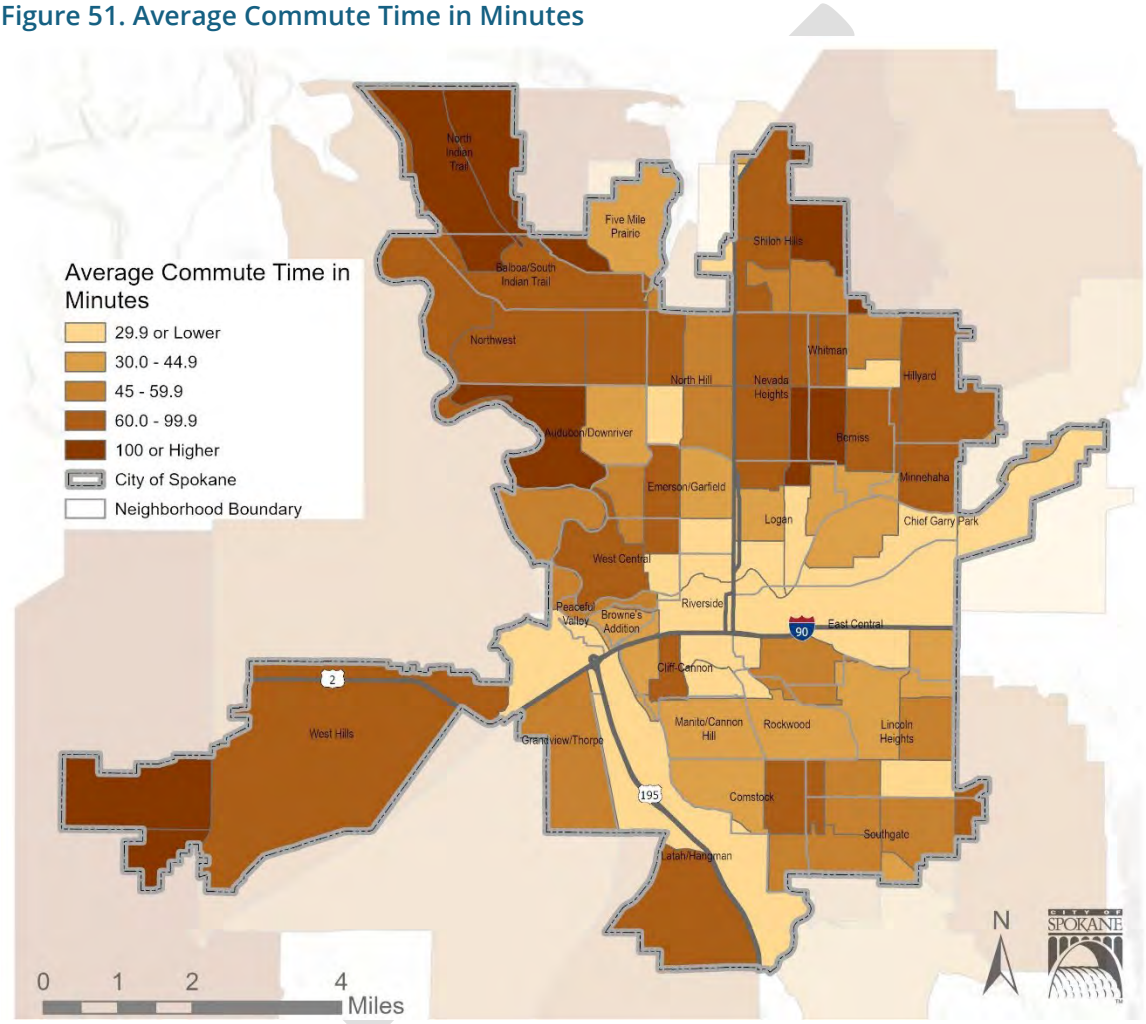
Looking further at commute burden can identify if different populations experience different work commute lengths, which may be due to lack of affordable housing near job centers, inadequate transit and segregation impacts of historical housing policies.[54] By examining travel time at the Census tract level alongside race, ethnicity and income data, analysis can explore whether certain subgroups are impacted by commuting.

[54] Commerce, 2023a

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In Spokane, Census tracts at the edges of the city, especially north and west, have a higher commute burden (60 minutes or higher) compared to those closer to downtown. Understanding the demographic concentration of people of color in northeast Spokane, East Central, and the central city, the commute trends suggest there is not a racially disparate impact for commute burden. **The proximity to I-90 in East Central and Riverside neighborhoods, which historically and currently have higher populations of communities of color, suggest a lower commute burden but is still reflective of the legacy of divisive highway infrastructure and a reminder of the benefits and burdened associated with proximity to transportation corridors.** See Figure 51

Figure 51. Average Commute Time in Minutes

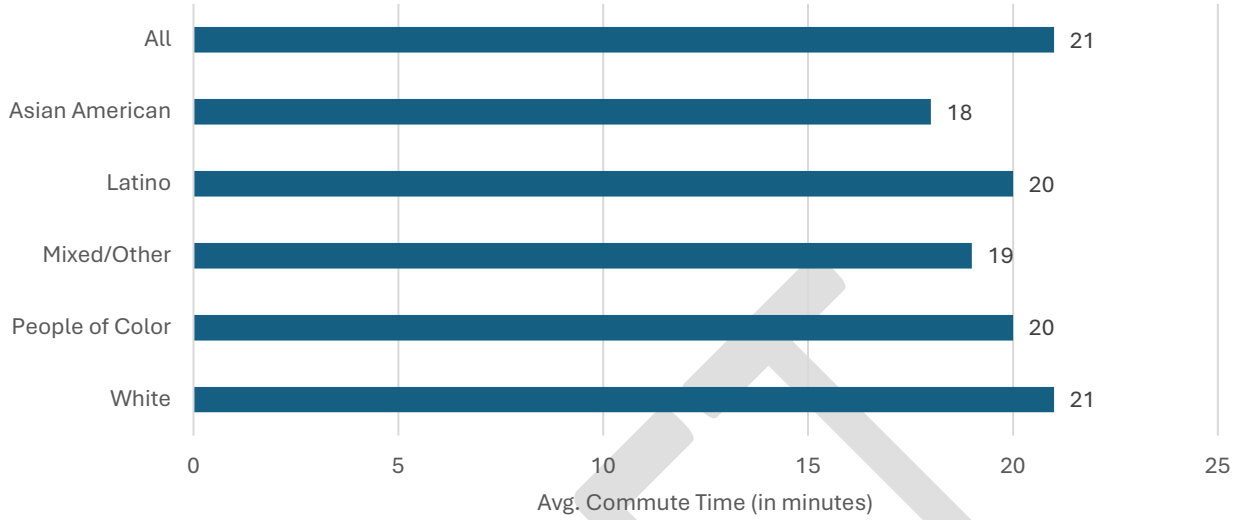


Source: City of Spokane; US Census Bureau, 2019-2023 ACS-5 Year Estimates

Data suggests there is a slightly higher commute burden for people of color below the 200% poverty level. While the commute is shorter for those in Central Spokane and East Central, it comes at high cost of noise and air pollution, environmental harms, and increased health disparities. See Figure 52

White residents have the highest commute burden when comparing race and income levels. This commute burden generally aligns with neighborhoods also that have higher household incomes and higher homeownership census tracts in the northwest and southwest, which suggests that wealthier people are able to live further from the city center.

Figure 52. Commute Burden by Race, 2022



Source: City of Spokane; National Equity Atlas, IPUMS USA, https://nationalequityatlas.org/indicators/Commute_time?geo=07000000005367000

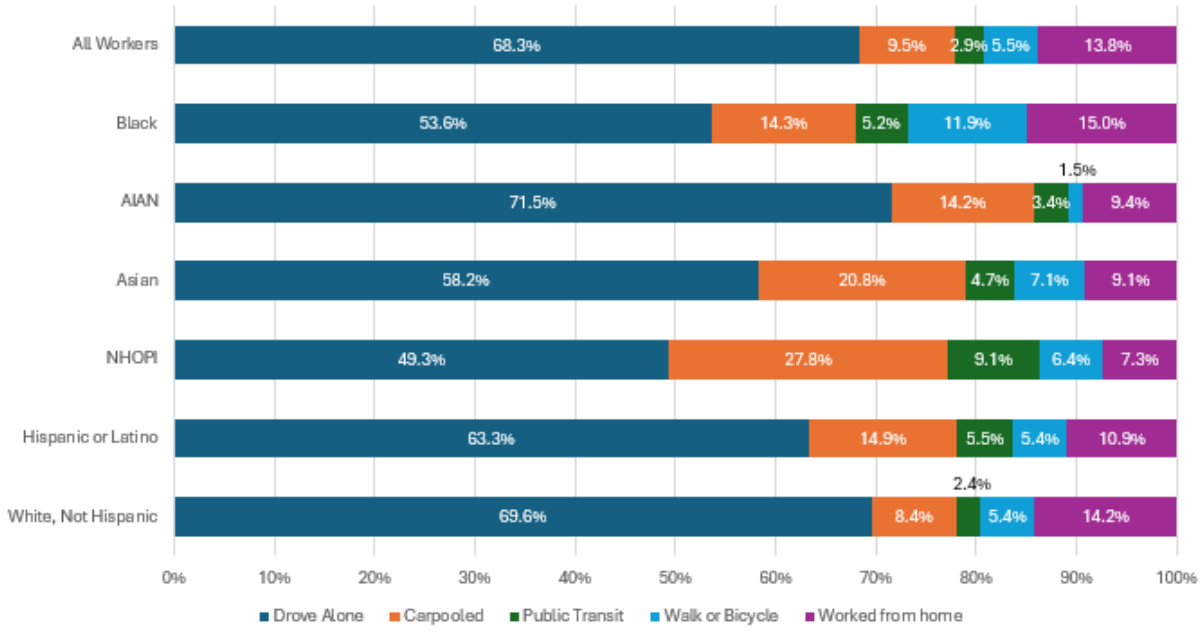
For means of transportation to work, 68% of workers in Spokane drove to work alone. **See Figure 53.** Specific findings suggest differing access and proximity to housing, jobs, and are reflective of income levels:

- American Indian and Alaska Native workers and White, Not Hispanic workers had the highest percentage of driving to work alone, both higher than the average of all workers.
- American Indian and Alaska Native had the lowest use of public transit, which could suggest living far from public transit routes.
- Asian workers had high rates of carpooling, while Native Hawaiian and Other Pacific Islander workers had the highest percentage of public transit use and carpooling.
- Black workers had the highest rate of working from home, and nearly double walking or cycling to work than other racial groups, while also high rates of carpooling.
- White, Not-Hispanic workers had the lowest use of carpooling and public transit use of any race/ethnicity group.
- All workers of color had higher rates than the city level for transportation by other means than driving alone.

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Figure 53. Means of Transportation for Workers by Race/Ethnicity, 2023



Source: City of Spokane; U.S. Census Bureau, U.S. Department of Commerce. (2023). Means of Transportation to Work. American Community Survey, ACS 5-Year Estimates Detailed Tables. Tables B08105 A-I

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6. Displacement

In addition to analyzing racially disparate impacts regarding access to housing and the outcomes associated with where someone is able to live, it is also important to consider the potential risk of losing that housing. Displacement is when a household is forced or pressured to move from their community by factors outside of their control.[55] Displacement can have a life-changing negative effect on households that are directly impacted. It can also disrupt the social fabric and networks of trust and support that exist within a community. Displacement can happen to households, businesses, and community institutions. Importantly, the scale of displacement analysis should be at the neighborhood level; that is, whether households or businesses are forced out of their neighborhood.

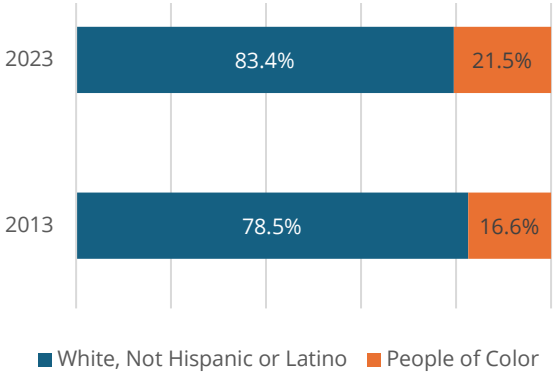
While displacement due to rising costs is the most common form, there are many forms of displacement, including:

- **Economic displacement**: Displacement due to inability to afford rising rents or costs of homeownership like property taxes.
- **Physical displacement**: Displacement resulting from eviction, acquisition, rehabilitation or demolition of property, or the expiration of covenants on rent-or income-restricted housing. Climate-related displacement, such as increasing flood risk, dangerous heat or forest fire, falls into this category.
- **Cultural displacement**: Residents are prompted to move because the people and institutions that make up their cultural community have left the area. This may also include displacement as residents seeking opportunities such as education, employment, amenities, or community institutions cannot find them within their neighborhood.

6.1 Demographic Composition

From 2013 to 2023, the city of Spokane gained close to 20,000 residents, an increase of 9.4%. **While Spokane is predominately White, the proportion of the White, Not Hispanic or Latino population decreased from 83.4% to 78.5%, while the BIPOC proportion increased from 16.6% to 21.5%.** See Figure 54. Most of this growth is seen in people who identify as two or more races and Hispanic or Latino population of any race. Other populations that more than doubled include the NHOPI population and people identifying as some other race. Smaller increases were seen in the Asian population, while the American Indian and Alaska Native population decreased. See Table 3

Figure 54. Race and Ethnicity Composition, 2013 & 2023



Source: City of Spokane; U.S. Census Bureau. American Community Survey, ACS 5-Year Estimates Data Profiles 2013 & 2023, Table DP05.

[55] Commerce, 2023a

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Table 3. Population Demographic Change, 2013 – 2023

Race/Ethnicity	2013	2023	% Pop	2013-2023 Pop Change	2013-2023 % Change
Total Population	209,478	229,228	-	19,750	9.4%
White, Not Hispanic alone	174,730	179,992	78.5%	5,262	3.0%
Black or African American alone	5,461	6,162	2.7%	701	12.8%
American Indian and Alaska Native alone	3,441	3,006	1.3%	-435	-12.6%
Asian alone	6,392	6,595	2.9%	203	3.2%
Native Hawaiian and Other Pacific Islander alone	882	1,853	0.8%	971	110.0%
Some Other Race alone	2,175	4,729	2.1%	2,554	117.4%
Two or More Races alone	9,454	21,297	9.3%	11,843	125.3%
Hispanic or Latino (or any race)	11,158	17,904	7.8%	6,746	60.5%

Source: City of Spokane; U.S. Census Bureau. American Community Survey, ACS 5-Year Estimates Data Profiles 2013 & 2023, Table DP05.

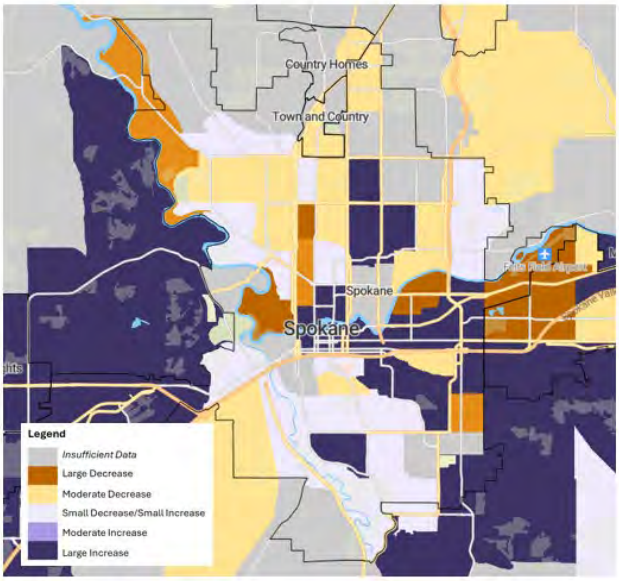
While the city of Spokane has grown consistently over the last decade, the growth has not been spread equally across the city. **There has been higher percent change in total population between the 5-year periods of 2014-2018 and 2019-2023 in Central Spokane and pockets in Northeast and Southeast Spokane, particularly on the southeastern edge of the city.** There has been percent decrease in Northwest Spokane, as well as areas closer in neighborhoods in West Central and Chief Garry Park. See Figure 55

When looking at the percent change in the count of BIPOC population over the same time periods, the majority of Census Tracts in Spokane experienced population growth in BIPOC population, particularly in South Spokane in areas that have had historically lower BIPOC populations. This suggests an increase in integration into areas that have historically had more exclusion. In contrast, **areas that have historically had larger BIPOC populations saw a decrease in BIPOC population during the same time frame**, including East Central and Chief Garry Park neighborhoods, which can suggest displacement or gentrification within these historic cultural communities. Areas that had a decrease in total population but an increase in BIPOC population include the West Central, Bemiss, Minnehaha, and Grandview/Thrope neighborhoods.

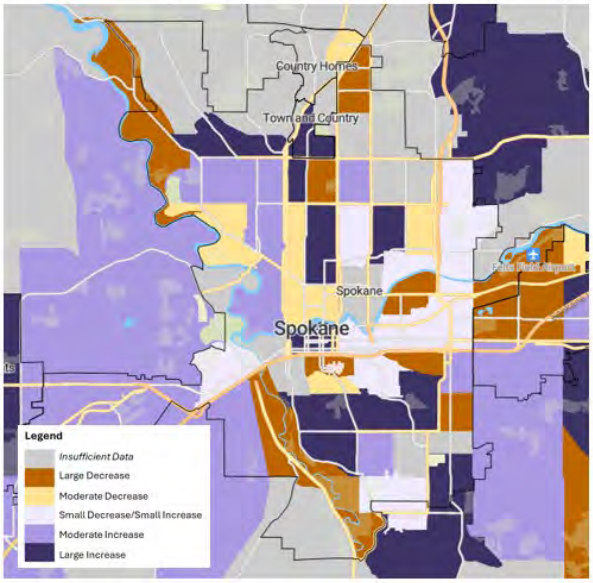
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Figure 55. Population Percent Change, 2014-2023

Total Population: Percent Change between 2014-2018 and 2019-2023



People of Color Population: Percent Change between 2014-2018 and 2019-2023

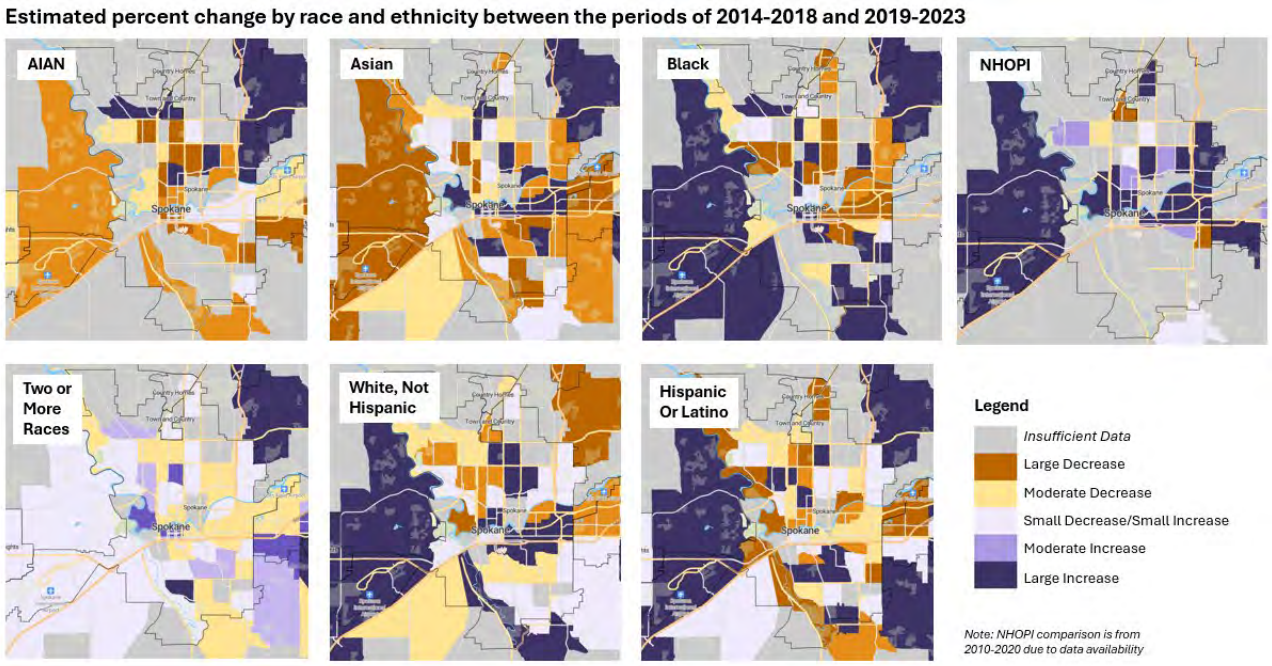


Source: PolicyMap. (n.d.). Estimated percent change in the number of the population between the periods of 2014-2018 and 2019-2023 [Map based on data from Census: US Bureau of the Census]. http://www.policymap.com

When looking more specifically at changes in the East Central Neighborhood, population groups that had a moderate to large decrease in proportion of that population within the Census Tract were Black, Two or More races, and Hispanic or Latino populations. East Central saw an increase in proportion of American Indian and Alaska Native, Asian, and Native Hawaiian and Other Pacific Islander populations, as well as a larger increase in the proportion of White, Not Hispanic and Latino populations. As a diverse neighborhood with a historically Black population, the increases in proportion of other races within East Central, along with a decrease in the Black population, suggests potential ongoing displacement of Black residents. The Chief Garry Park Neighborhood saw a decrease among Asian, Black, Hispanic or Latino, and White, Not Hispanic residents while seeing an increase in Native Hawaiian and Other Pacific Islander, Asian, and multiracial populations. See Figure 56

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Figure 56. Population Percent Change by Race and Ethnicity, 2014-2023



Source: PolicyMap. (n.d.). Estimated percent change in the number of the population between the periods of 2014-2018 and 2019-2023 [Map based on data from Census: US Bureau of the Census]. http://www.policymap.com

6.2 Evictions and Foreclosures

Eviction is the process by which a household is forced to leave their housing due to a failure to meet the conditions of the leasing contract and is a direct form of displacement to the household.[56] People who have experienced eviction are at a greater risk of housing insecurity, vulnerability to exploitation, and homelessness.

Between 2018 and 2022, the highest concentration of evictions in Spokane was in the Central and Northeast neighborhoods, especially those directly north of I-90 or east of Division Street. Downtown (Riverside), West Central, and Shiloh Hills neighborhoods had the highest number of evictions overall, while Shiloh Hills, Minnehaha, and West Hills had the most individual properties with the highest number of evictions. See Figure 57

During the COVID pandemic, the City of Spokane had an eviction moratorium, initially implemented as part of the state-wide eviction moratorium. The state-wide moratorium ended in June 2021 and the City of Spokane ended COVID protections in July 2023. It is likely evictions have risen since this time, post-eviction moratorium, so the analysis focuses on the difference in concentration of evictions by area, rather than total number.

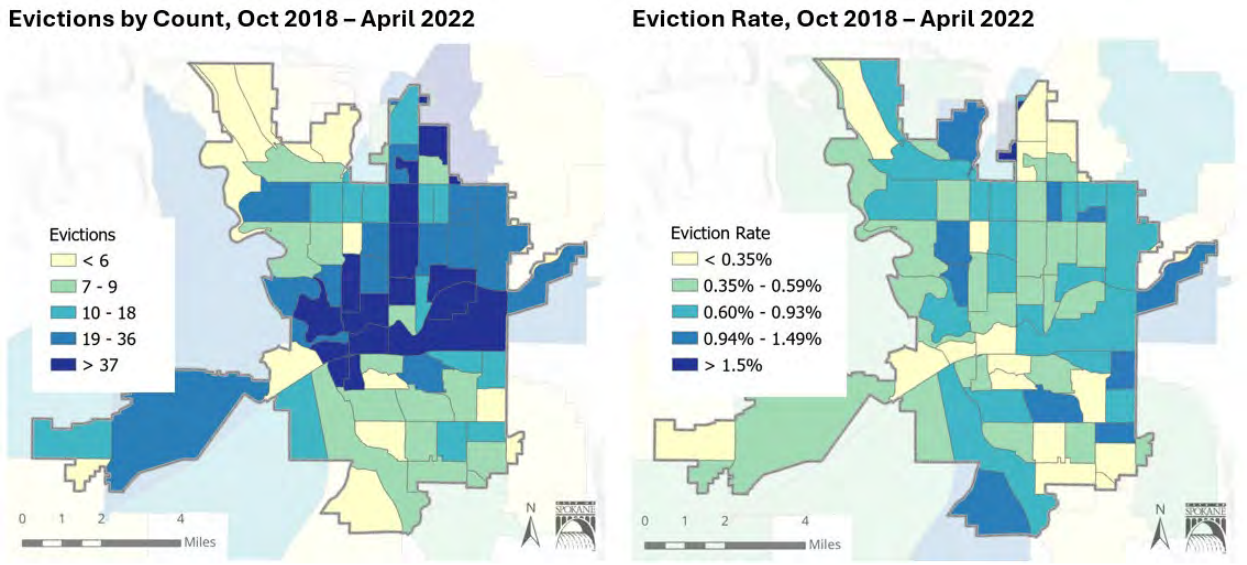
When considering the concentration of rental housing in each Census Tract, citywide spatial patterns of evictions are less apparent. Areas that do not stand out when looking at eviction count alone, especially those with the highest homeowner rates, stand out as having higher evictions rates because

[56] Commerce, 2023a

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those few evictions make up more of the limited rentals units available. On the other hand, areas with more rental opportunities like in Central Spokane appear less impacted by evictions when reviewing eviction rate, rather than total evictions, due to the larger number of rental units available.

Figure 57. Evictions, 2018-2022



Source: City of Spokane; Staal, A., Zickefoose, G., Mutungi, D., Newton, T., Andrie, T., Deitz, S., Ramos, D., and M. Anderson. (2022), Displacement, Houselessness, and Gentrification in Spokane, WA: Empirical Analysis of Housing, Eviction, and PIT Data. Eastern Washington University.

To understand not only where these evictions occurred, but also who was impacted, the demographic data from the *Washington State's Appointed Counsel Program: Baseline Report* (August 2023) was used.[57] The Washington State Appointed Council Program provides legal representation to low-income residents facing eviction in Washington State. Highlighted within the 2024 Fair Housing Plan, the report states that the statewide racial composition of clients served was 54.8% White, 10.4% Black, 6% Native American, and 4% Latino. This means that Black and Native American people disproportionately participated in the right-to-counsel program while facing eviction.[58]

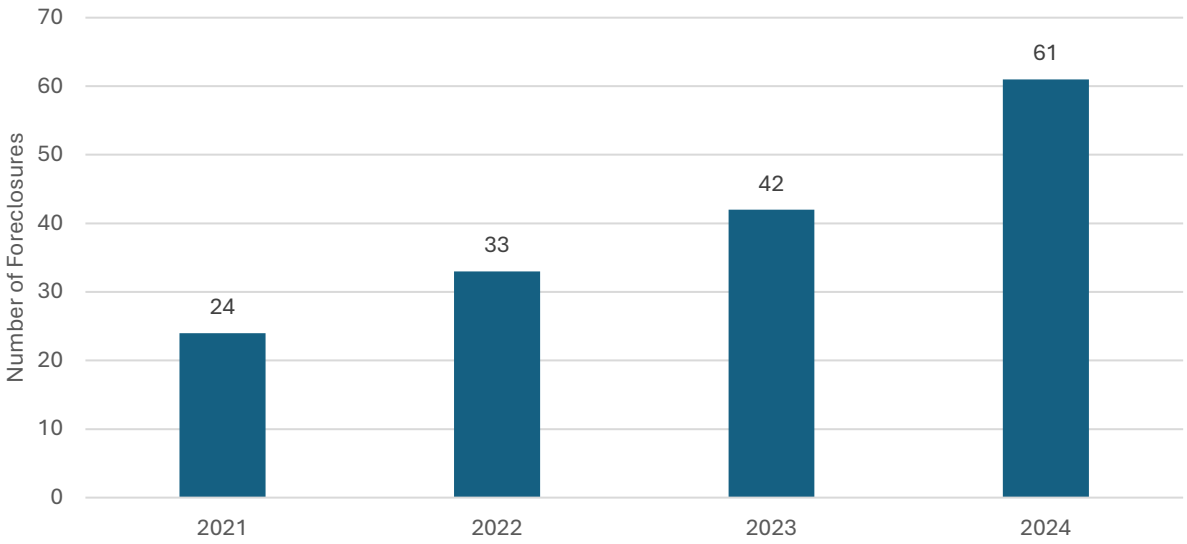
In addition to renters, homeowners face the potential for direct displacement through mortgage foreclosures. Foreclosures affect homeowners who are no longer able to maintain mortgage payments.[59] Foreclosures can indicate the presence of vulnerable homeowners. If a property owner hits financial distress and enters foreclosure, the tenants could be at risk of displacement when the building is sold. In foreclosures, the homeowner and household members are displaced, often at a time with limited financial resources.

[57] Fyall, R., Martin, K., and von Geldern, W. (2023). *Washington State's Appointed Counsel Program: Baseline Report.* University of Washington. https://ocla.wa.gov/sites/default/files/2025-06/OCLA_202310_FinalReportonImplementationofTenantAppointmentCounselProgram.pdf
[58] City of Spokane, 2024a
[59] Commerce, 2023a

Mortgage foreclosures in the Spokane have increased consistently since 2021, with a total of 160 foreclosures from 2021 to 2024. Foreclosures occurred across the entire city, with a majority being along and north of I-90. **See Figure 58**

Foreclosure can also occur in the context of unpaid property taxes. Tax foreclosure occurs after three consecutive years of non-payment. Between 2021 and 2024, there were also a total of 17 tax foreclosures in the city of Spokane.[60]

Figure 58. Mortgage Foreclosures, 2021-2024



Sources: City of Spokane; Spokane County Auditor Online Recorded Documents, 2021-2024, Trustee Deeds. https://recording.spokanecounty.org/recorder/web/

6.3 Demolitions

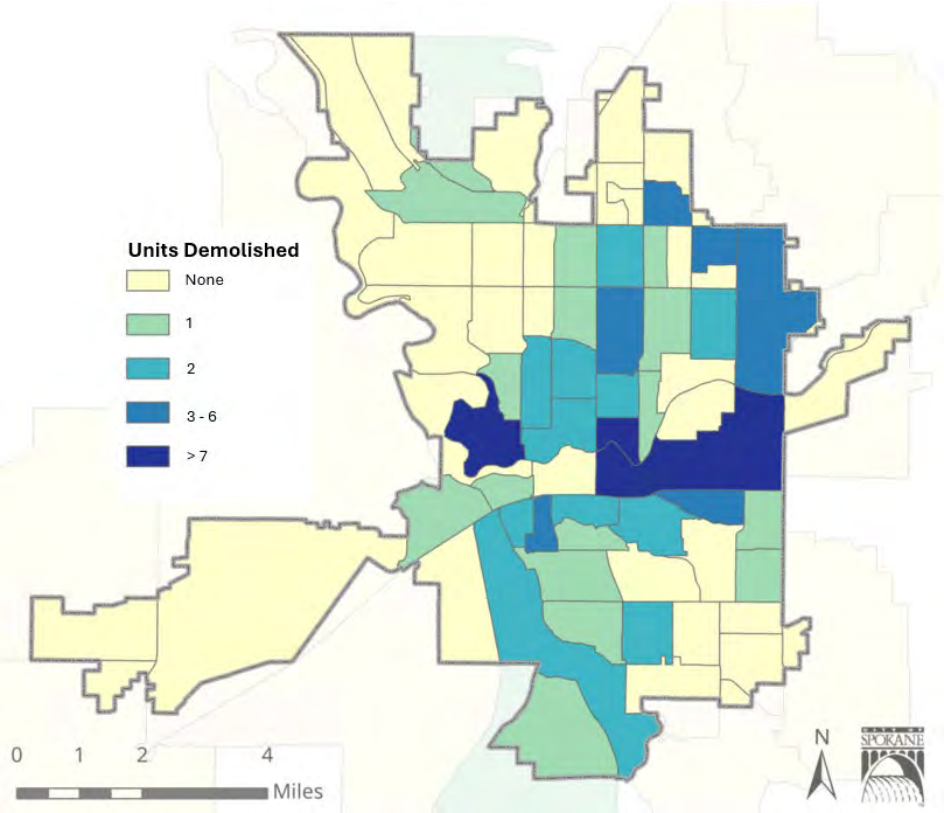
Reviewing where housing has been lost over time due to demolition, condemnations, natural disasters, conversions, or public acquisition can reveal additional evidence of physical displacement that has already occurred.[61] Though housing units lost may be replaced by new structures through redevelopment, the new development may not meet the needs of the displaced residents, either due to lack of affordability, change is size of unit(s), or the development of a non-residential use. Not only do demolitions and redevelopment displace residents from their homes, but it may also lead to rising housing costs and eventually displace them from their neighborhoods.

A total of 154 residential units were lost in the city to demolitions between 2022 and 2024. Census Tract 145 in East Central had the largest number of demolitions with more than 15 units lost, closely followed by Census Tract 25.03 in Logan and Census Tract 23 in West Central. **See Figure 59**

[60] Spokane County Treasurer
[61] Commerce, 2023a

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Figure 59. Housing Units Demolished, 2022-2024



Source: City of Spokane DSC, 2022-2024

6.3.1 Right of Way Acquisition

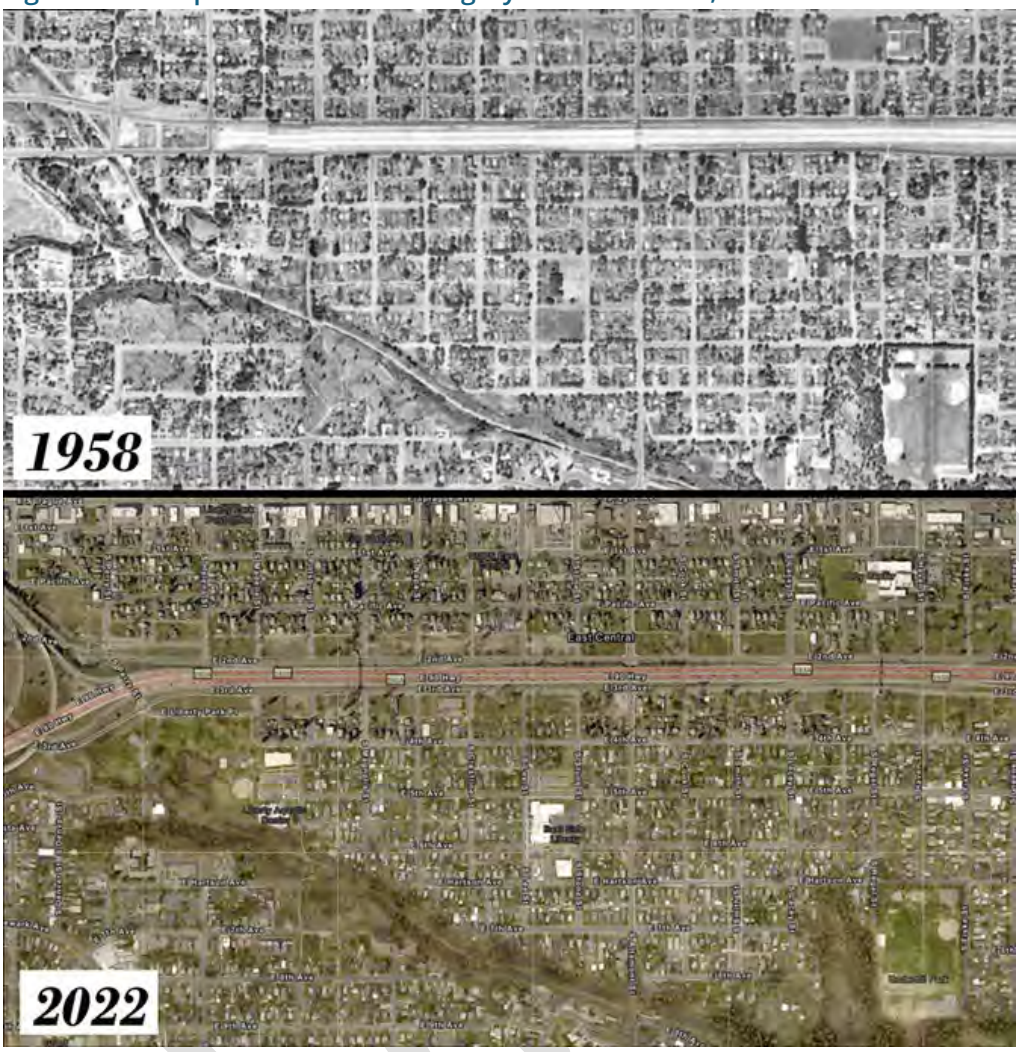
Spokane has also experienced displacement through right of way acquisition from freeway building, both historic and ongoing. In East Central, freeway construction by the Federal Highway Administration divided the neighborhood with the I-90 surface level freeway in the 1960s as part of the interstate highway system. Federal highway construction across the country had a disproportionately negative impact on BIPOC communities, often leading to displacement, segregation, and economic disinvestment, and East Central suffered a similar fate. In 1953, Washington State Department of Transportation (WSDOT) acquired lots for the planned freeway, and they auctioned off the buildings on the sites.[62] Research provided by the Spokane Office of Historic Preservation outlined: "Some families were willing to sell their homes for the state's offer price, but other's homes were taken through eminent domain."

Research conducted by the New Urban Mobility Alliance (NUMO) in 2025, in partnership with the City of Spokane and Carl Maxey Center, estimated that 657 parcels were removed in East Central for I-90 between 2nd and 3rd Avenues from Liberty Park and Havana Street.[63] **See Figure 60.** Exact uses are

[62] Spokane Historic Preservation Office, 2023
[63] New Urban Mobility Alliance (NUMO). (2025). *Spokane Land Use Analysis.* https://my.spokanecity.org/projects/fifth-avenue-plan/

not available, but would have included residential and commercial parcels. In addition, 19 of 21 acres of Liberty Park were taken over by the freeway.

Figure 60. Comparison of Aerial Imagery in East Central, 1958 and 2022



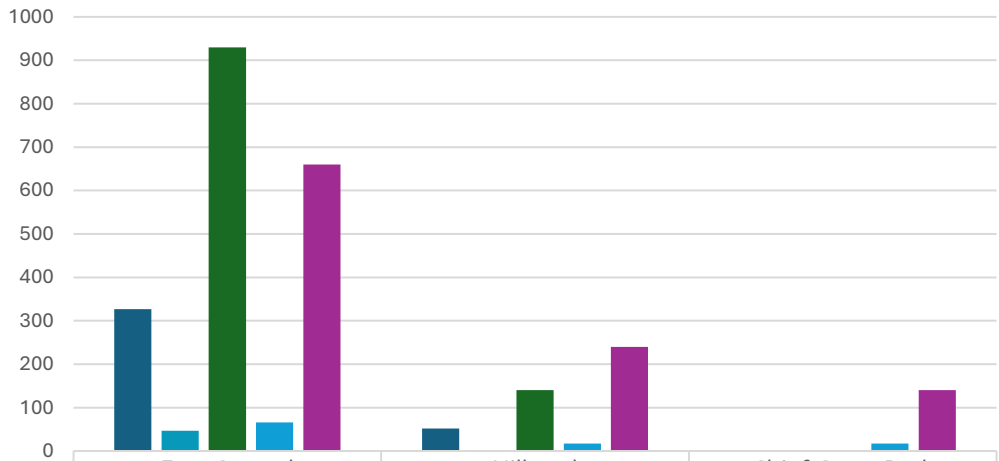
Source: Spokane Historic Preservation Office, 2023

Around the same time as the I-90 planning, the North Spokane Corridor (NSC) was conceived in the mid-1940s as an alternate north/south route through Spokane.[64] It took more than 50 years of research, planning, legislation, and public input for WSDOT to gain approval for the North Spokane Corridor (US 395), which would once again impact the East Central Neighborhood by connecting the new freeway to I-90 in East Central. To prepare for the construction, WSDOT pursued right of way acquisition to acquire additional properties for the US 395 and I-90 interchange beginning in the early 2000s. Running north and south, US 395 would come to bisect four neighborhoods, Hillyard, Minnehaha, Chief Garry Park, and East Central—all in Northeast Spokane.

[64] Washington State Department of Transportation (WSDOT). (2025). *Major Project: North Spokane Corridor.* https://wsdot.wa.gov/construction-planning/major-projects/north-spokane-corridor

In the North Spokane Freeway Final Environmental Impact Statement undertaken by WSDOT in 1997, analysis outlined that the preferred alternative for the US 395 development would displace 450 single family homes and 53 multi-family units for a total of 503 housing units, estimated to be 1,280 people displaced.[65] Additionally, it was estimated that 114 businesses would be displaced, totaling 1,220 employees. By neighborhood, East Central had the greatest displacement with 374 housing units (327 SF and 47 MF units) lost, estimated to be 930 people displaced; in addition to 66 businesses, totaling 660 employees. Displacement in Hillyard was estimated to be 54 housing units, 140 people, 17 businesses, and 240 employees. The NSC route through Chief Garry Park did not impact a residential area but an estimated 17 businesses, totaling 140 employees, were displaced. **See Figure 61**

Figure 61. Displacements by Neighborhood for the North Spokane Corridor Preferred Alternative



	East Central	Hillyard	Chief Garry Park
SF Units Displaced	327	52	0
MF Units Displaced	47	2	0
People Displaced	930	140	0
Businesses Displaced	66	17	17
Employees Displaced	660	240	140

Source: City of Spokane; Washington State Department of Transportation, 1997. Note: The table was created using data from the FEIS.

The 1997 Final Environmental Impact Statement (FEIS) further outlined displacement impacts in East Central due to the freeway infrastructure: "Displacement of persons living along the south side, and more especially the north side, of I-90 will further erode the neighborhood's residential quality. The area along the north side of I-90 would be reduced from two to one and one-half blocks wide, or even less in some cases. Added to this is a higher level of activity resulting from the freeway and the Sprague Avenue business district, which could further affect neighborhood livability. Stability for single family

[65] U.S. Department of Transportation, Federal Highways Administration, and Washington State Department of Transportation (WSDOT). (1997). *North Spokane Freeway Final Environmental Impact Statement and Section 4(f) Evaluation*

homeowners would be less certain. Expanding businesses and replacing single family houses with apartments could create a speculative rather than a stable environment."[66]

The FEIS analyzed that widening this section of the I-90 corridor unavoidably displaced many families, particularly minorities: "This predominately white neighborhood, where the highest percentage of family displacement occurs, also has higher percentages of minorities than the city as a whole. There is a moderate change in the majority percentage, from 81% within the neighborhood as a whole to 75% within the impacted area."

In East Central, the racial and ethnic characteristics of displaced families included 9.3% Black residents, 5.8% American Indian residents, 2.1% Asian residents, 4.8% Hispanic residents, and 2.7% other racial/ethnic groups—for a total of 24.3% of the population representing people of color. **See Figure 62.** In the 1990 Census, the closest decennial Census to the FEIS publication, the White, Not Hispanic or Latino population for the city of Spokane was 92% of the population and 8% people of color, highlighting the disproportionate representation of BIPOC population in East Central as well as those displaced.[67] For a city with only 1.9% Black population in 1990, 9.3% was more than four times the concentration of Black residents than the city overall. A similar disparate impact existed with American Indian and Hispanic populations, which were both 2% of the city's 1990 population, respectively. **This highlights that people of color in East Central, and particularly Black resident, are disproportionately impacted by displacement from the NSC freeway construction.**

Figure 62. Ethnic Characteristics of Displaced Families in East Central from the US 395 Preferred Alternative

White	Black	Amer. Indian	Asian	Hispanic	Other
75.3%	9.3%	5.8%	2.1%	4.8%	2.7%

NOTE: Percentages were calculated from US Census data, supplied by SRTC, using block data. The C/D takes are by ½ blocks on either side of the freeway & includes some partial block takes for the NSF/I-90 I/C.

Ethnic Characteristics of Displaced Families Within the East Central Neighborhood

Table 4-33

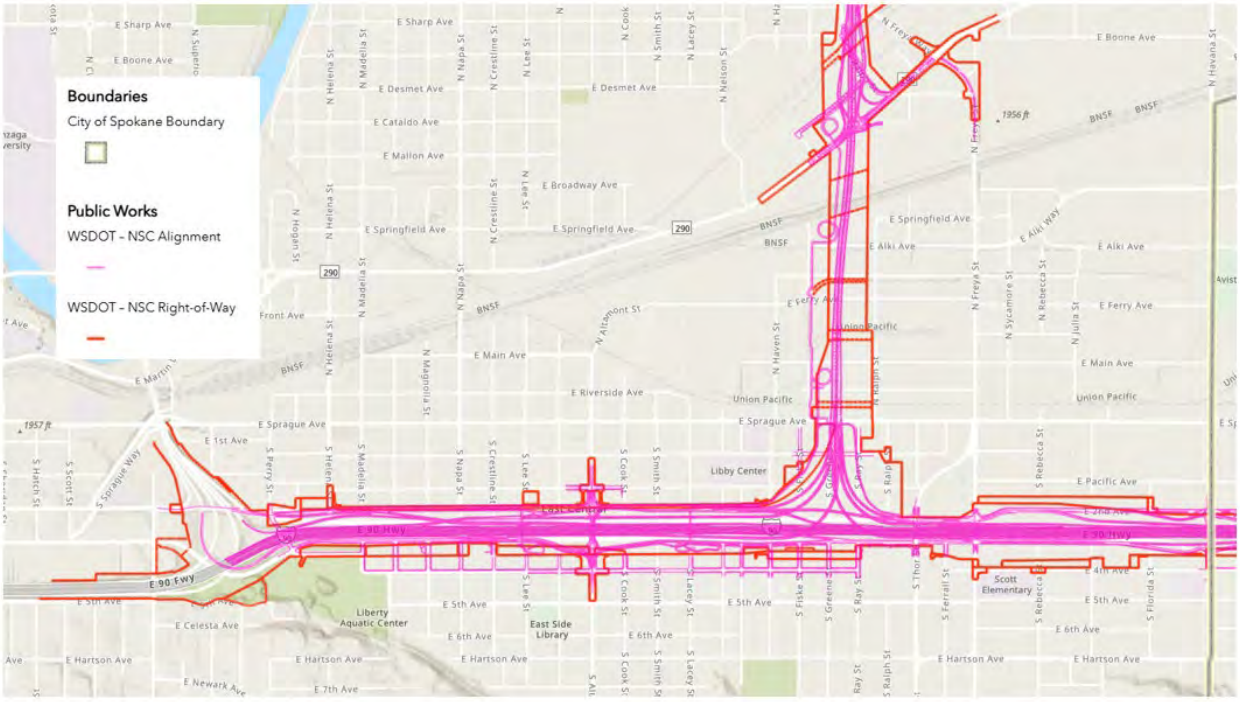
Source: WSDOT FEIS, 1997, Page 4-136. Note that the highlight is included in source text to highlight revisions to the body of the text after the September 1995 publication of the Draft EIS.

As of 2025, the estimated number of housing units displaced in East Central from right of way property acquisition is between 400-450, nearly 100 more than anticipated—located primarily along I-90 immediately north and south of the freeway in Census Tracts 29, 30 and part of Tract 145. There remains a lasting impact from the development of these freeways in East Central and Northeast Spokane, which displaced many Spokane residents and businesses, and disproportionally affected communities of color. **See Figure 63**

[66] WSDOT, 1997

[67] U.S. Census Bureau. (1990). *1990 Census of Population: General Population Characteristics Washington.* https://www2.census.gov/library/publications/decennial/1990/cp-1/cp-1-49.pdf

Figure 63. North Spokane Corridor Alignment and Right of Way in East Central



Source: City of Spokane; WSDOT

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7. Displacement Risk

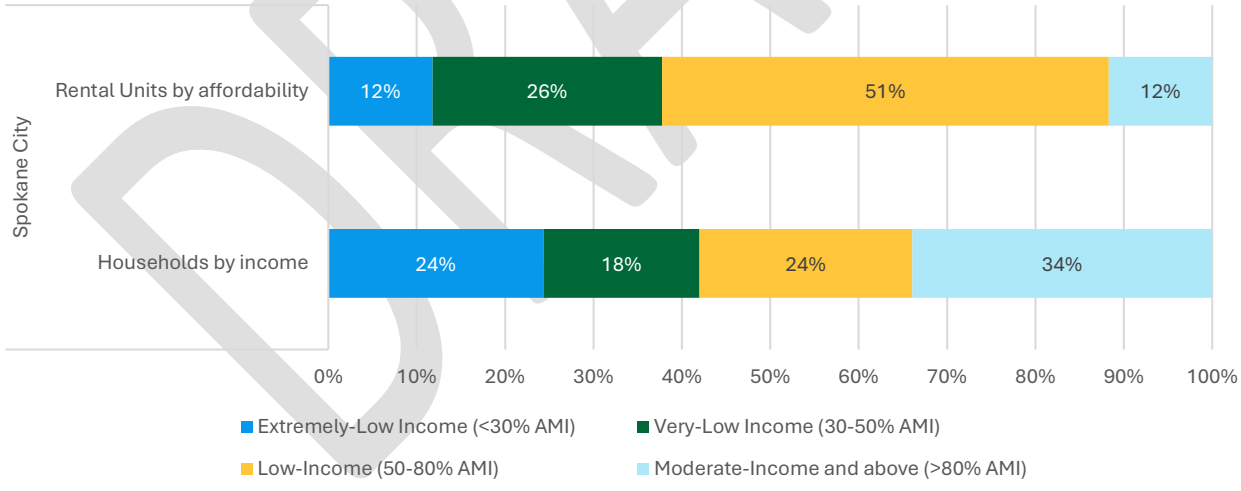
Whereas analysis of displacement assesses where people have been displaced, displacement risk analysis looks at where future displacement is likely to occur given the current and expected market conditions and characteristics of households in the area.[68] The GMA requires communities to identify areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments (RCW 36.70A.070(2)(g)). Identifying these areas allows a community to better plan for the needs of impacted households and implement protective measures.

7.1 Housing Affordability and Availability

One way to look at housing constraints and losses is to look at the change in rental unit availability by affordability level. HUD CHAS data provides estimates of housing units affordable to households with incomes ranges at various area median income levels, known as AMI.[69] AMI is used to determine eligibility for various housing and income-based programs, varying by household size and income.

In the city of Spokane, extremely low-income households (< 30% AMI) have fewer affordable rental units available to them than other income groups (24% of households earn <30AMI, but only 12% of rental units are affordable to households with that income). Households earning moderate income and above (>80% AMI) also have fewer rental units available to them. See Figure 64

Figure 64. Spokane Renter Income Compared to Rental Unit Affordability, 2021



Source: City of Spokane; US HUD, 2017-2021 Comprehensive Housing Affordability Strategy (CHAS) (Table 8)

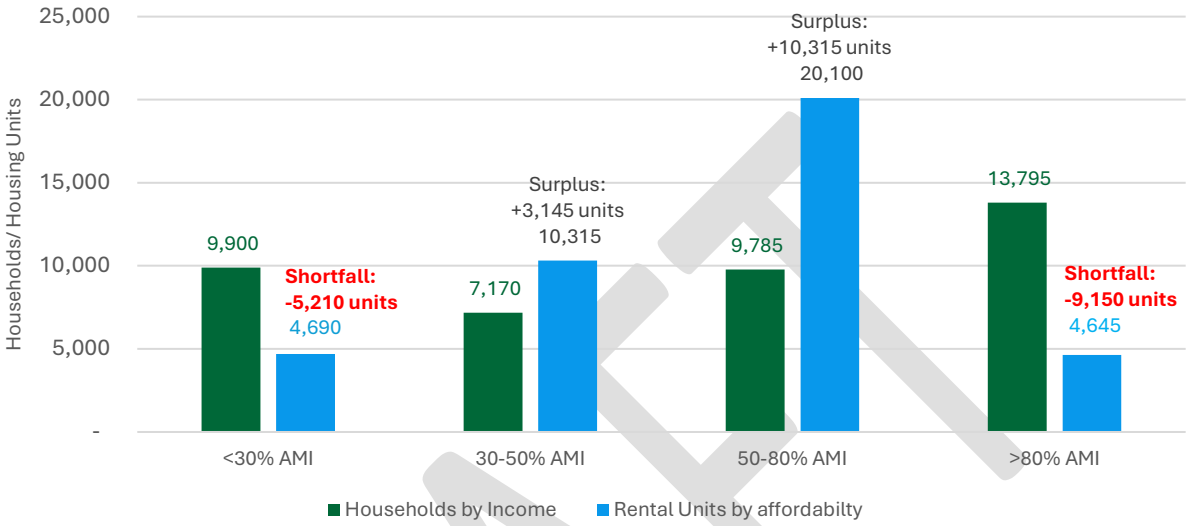
[68] Commerce, 2023a

[69] Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low-income households.

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In 2021, the difference between the number of extremely low-income households (< 30% AMI) and the number of rental units available and affordable at the price resulted in a shortfall of 5,210 units, meaning they had access to fewer housing options they could afford. Households earning moderate income and above (>80% AMI) also had fewer rental units available to them. See Figure 65

Figure 65. Spokane Renter Income and Rental Unit Availability, 2021



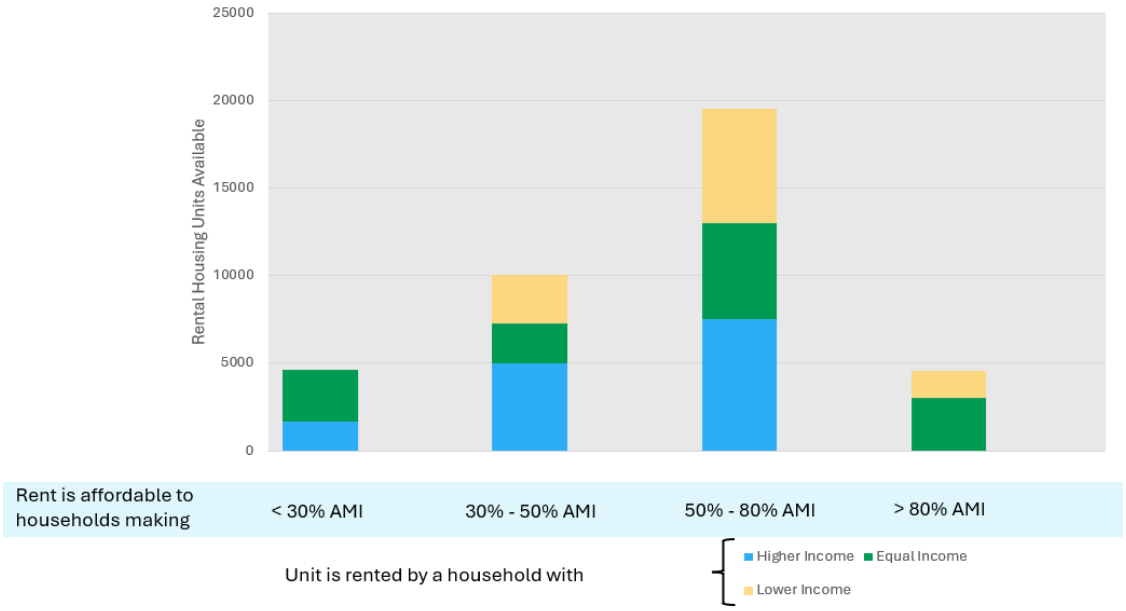
Sources: City of Spokane; US HUD, 2017-2021 Comprehensive Housing Affordability Strategy (CHAS) (Table 8), (Table 15C) & US HUD, 2017-2021 Comprehensive Housing Affordability Strategy (CHAS) (Table 14B). Note: +/- The difference between number of households in the income group and the number of rental units affordable to the income group.

This difference in number of households at each affordability level and the number of units available to them suggests households are being forced to over-rent and under-rent. **Over-renting** is when families are cost-burdened and pay more than 30% of their income on housing. Conversely, **under-renting** is when households pay less than they can afford for rent, further reducing housing available to lower income households.

In Spokane, about half of the units affordable to 30 – 50% AMI income households and about one third of units affordable to 50 – 80% AMI income households are rented by households with more income, meaning they are under-renting. About a quarter of the units affordable to 30 – 50% AMI income households and about 1/3 of units affordable to 50 – 80% AMI income households are rented by households with less income, meaning they are spending more than 30% of their income on housing and are cost burdened**. The lack of units affordable to households making below 30% or above 80% AMI results in households over and under renting, reducing the number of units available to the renters in those affordability brackets.** See Figure 66

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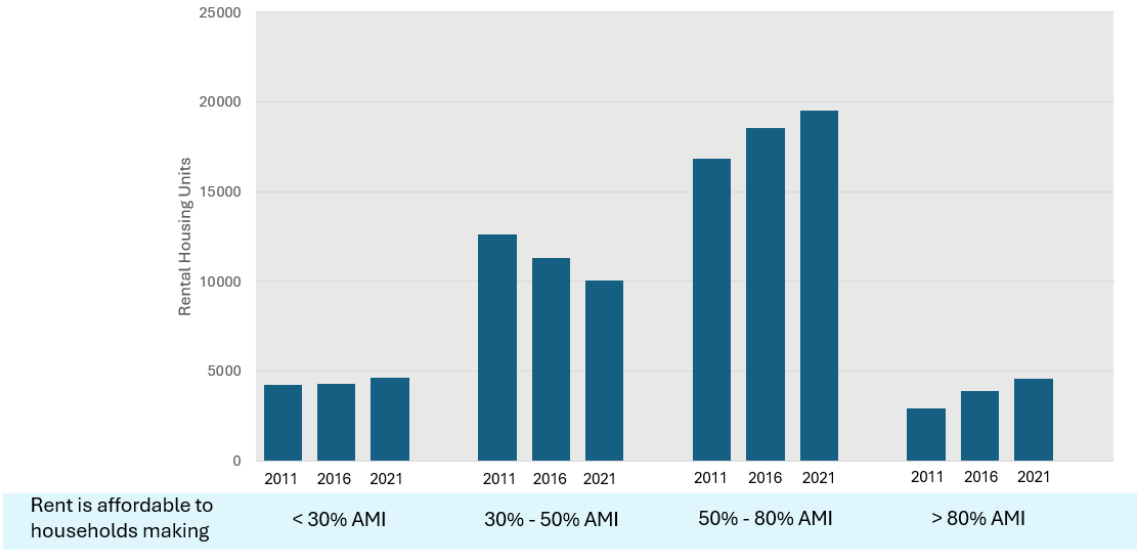
Figure 66. Rental Units by Affordability Level and Renter Income, 2017-2021



Sources: City of Spokane; US HUD, 2017-2021 Comprehensive Housing Affordability Strategy (CHAS) Table 15C

The proportion of households under and over renting remains generally consistent over time in Spokane. The more apparent change is the number of units affordable to each income band over time. The number of rental units affordable to households making 30%-50% AMI has decreased between 2011 and 2021 while it has increased for all other affordability levels. This suggests that the City is making progress in meeting the needs of the higher income renters through new market-rate construction, but the progress is slower for lower-income housing, including the loss of units affordable to very low-income households. See Figure 67

Figure 67. Rental Units Available by Affordability Level, 2011-2021



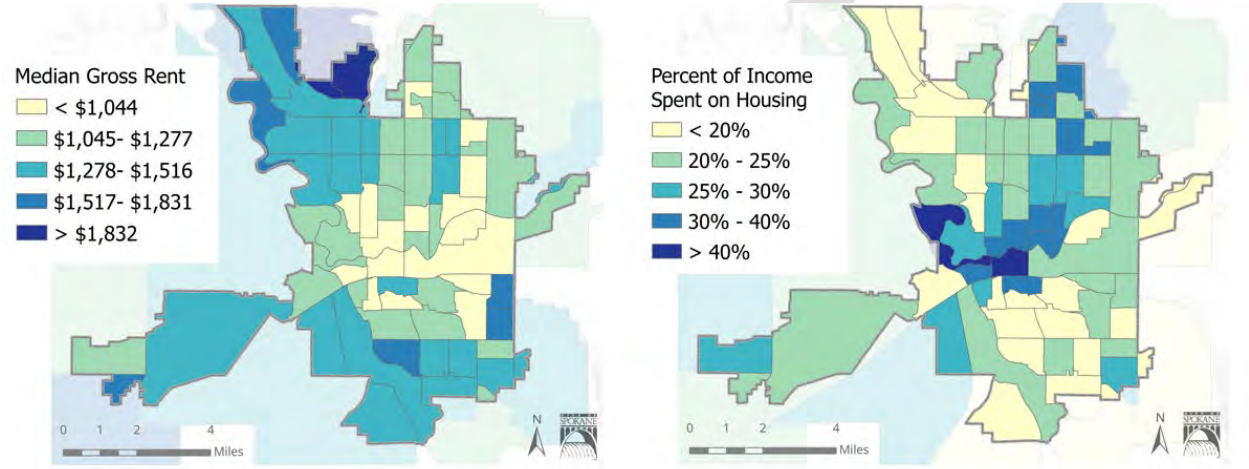
Sources: City of Spokane; US HUD, 2017-2021 Comprehensive Housing Affordability Strategy (CHAS) Table 15C

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Rental Affordability

Looking at the geographic areas where residents are spending more of their income on housing could indicate places at risk for future displacement. While rental costs are highest on the South Hill and in Northwest Spokane, income is also generally higher in those areas. When looking at percent of income spent on housing, median households in Central and Northeast Spokane spend a higher proportion of their income on housing than the remaining areas of the city and may be less likely to be able to adapt to displacement pressures. **See Figure 68**

Figure 68. Rental Housing Affordability, 2023



Sources: City of Spokane; US Census ACS Table B25031 Median Gross Rent (2023) and Table S2503 Financial Characteristics (2023)

Homeownership Affordability

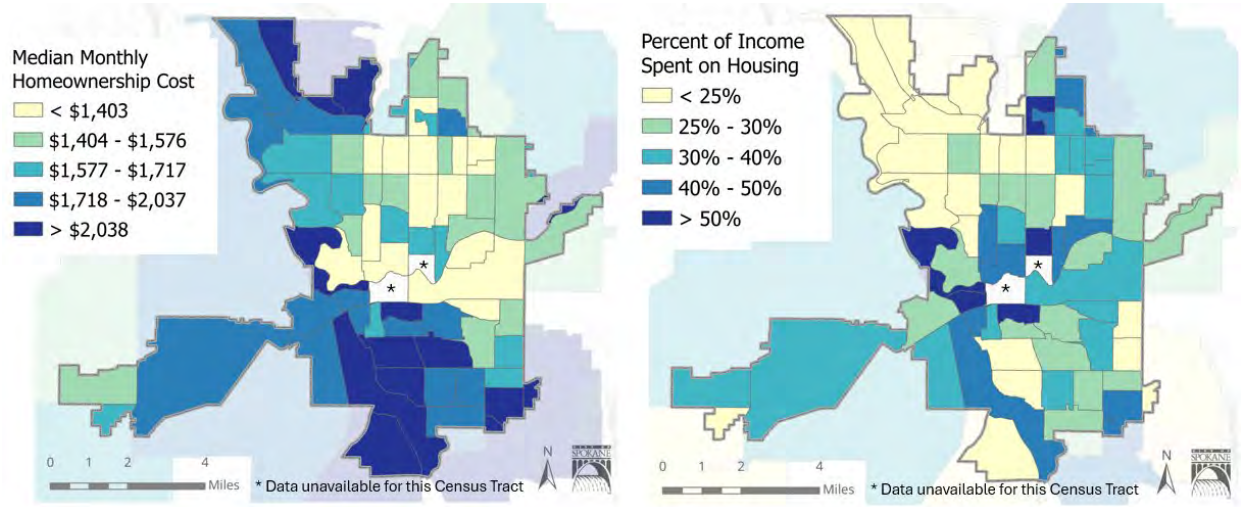
Monthly homeownership costs are generally higher than rental costs, and are highest in South Spokane, particularly in the Manito/Cannon Hill, Comstock, Rockwood, Latah/Hangman, and Southgate neighborhoods. There are also higher homeownership costs in Northwest Spokane on the edge of the city in North Indian Trail and 5 Mile Prairie neighborhoods. **See Figure 69**

There are some Census Tracts with higher homeownership costs that are adjacent to Tracts with lower homeownership costs, which can suggest proximity to a gentrifying area, patterns of historic investment or disinvestment, or other market pressures such as proximity to amenities like view corridors or barriers from topography, infrastructure, and environmental disparities.

When looking at percent of income spent on housing, some of the Census Tracts with higher homeownership costs have lower cost burden, suggesting higher incomes and the ability to afford higher costs in neighborhoods like Manito/Cannon Hill and Comstock. Conversely, there are some Census Tracts that have lower homeownership costs but are cost-burdened, suggesting households may be struggling to afford housing in neighborhoods in Northeast Spokane and Central Spokane. There are three Census Tracts that have both higher homeownership costs and are severely cost burdened which include portions of West Hills, East Central, Cliff-Cannon, and Shiloh Hills, suggesting higher risk for homeowner displacement and vulnerability.

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Figure 69. Homeownership Affordability, 2023



Source: City of Spokane; US Census ACS Table S2503 Financial Characteristics (2023)

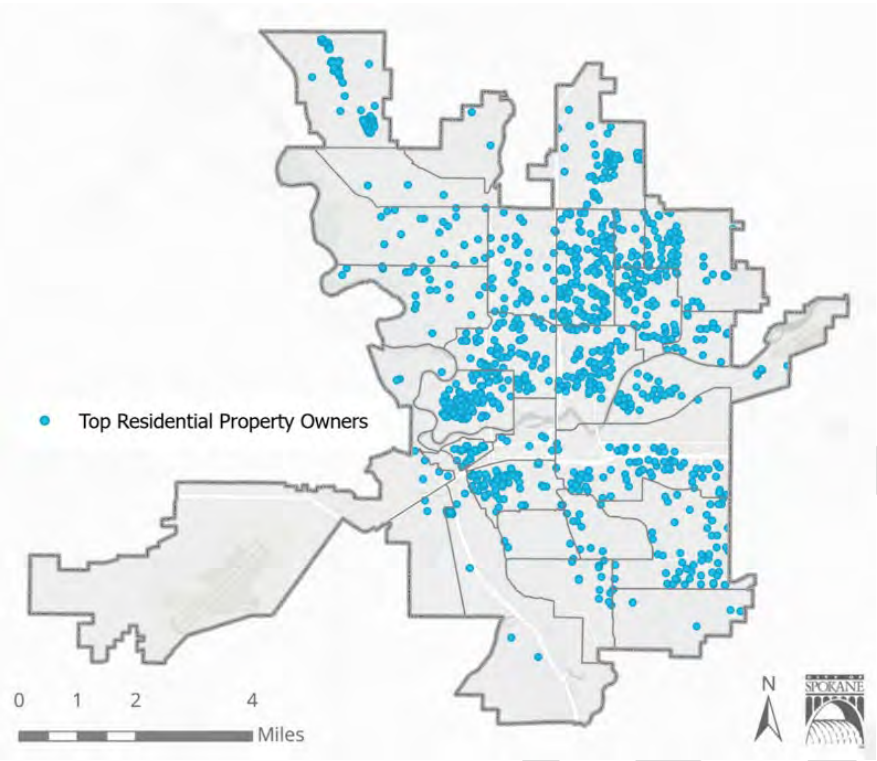
Large-scale Property Owners

Large-scale corporate ownership of rental properties, especially by outside investors, has been linked to increased sale and rental prices due to the reduction in number of units available for homeownership opportunities and the ability of the corporate investors to influence the market through the scale of units they control. The top 23 rental property owners in Spokane own 1,230 properties, totaling more than 6,350 rental units, with high concentrations in North Indian Trail, Nevada Heights, West Central, East Central, and neighborhoods in the northeast as well as closer in central city.[70] **See Figure 70.**

Two-thirds of the rental units are single unit properties, with the remaining third are 2-4 unit and 5-plus unit properties. Nearly 10% of the properties have been built since 2018, with a larger majority built before 1960. The majority of the owners are categorized as large, local landlords.[71]

[70] City of Spokane, Spokane County Accessors Office
[71] City of Spokane, Code Enforcement

Figure 70. Top Residential Property Owners in Spokane



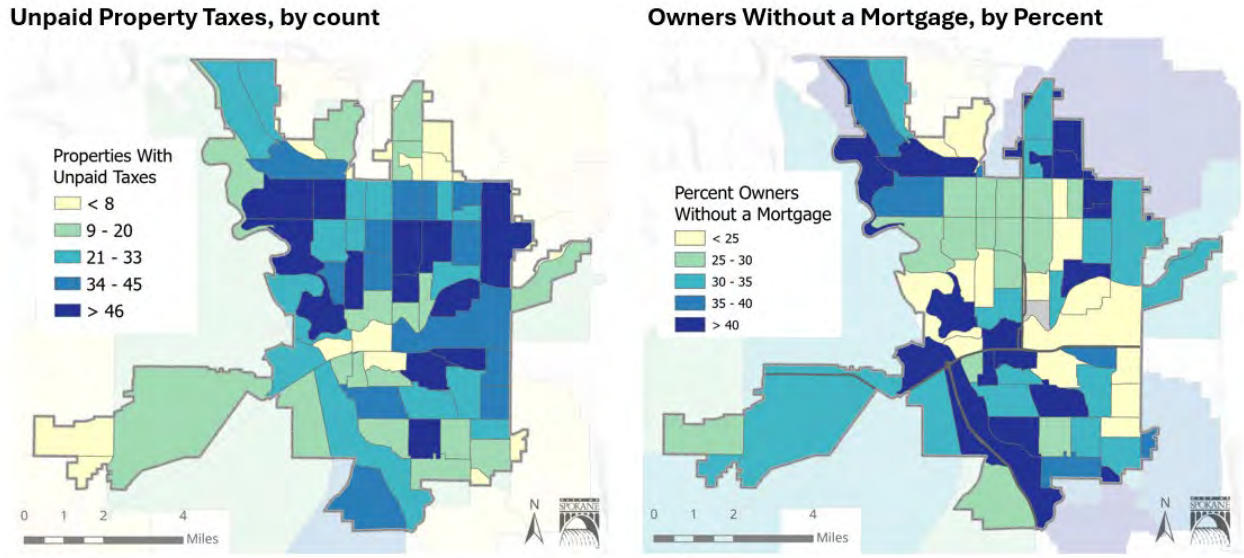
Source: City of Spokane; Spokane County Accessor; Tolemi, Top Residential Property Owners, 2025

7.2 Unpaid Property Taxes

Unpaid taxes can also be an indicator of financial stress and lead to tax foreclosure after three consecutive years of non-payment. In Spokane, 2,188 parcels, roughly 3% of residential properties, have unpaid taxes that were due in 2023 or 2024 totaling over $4.73 million. See Figure 71

Homeowners who have paid off their mortgage may choose to defer their property tax up to two years without penalty which may skew the unpaid property tax results. For example, in North Spokane, Census Tracts south of Francis Avenue generally have lower homeowner rates and higher unpaid property taxes than Tracts on the South Hill or in North Indian Trail. This could mean that the areas with higher homeownership rates are taking advantage of the property tax deferral rather than not paying based on economic burden. If that is the case, North Spokane has a higher risk of tax foreclosure based on economic hardship than South Spokane and has a higher risk for future displacement.

Figure 71. Unpaid Property Taxes, 2025



Sources: City of Spokane; Spokane County Accessors Office, 2025

7.3 Amenities and Infrastructure

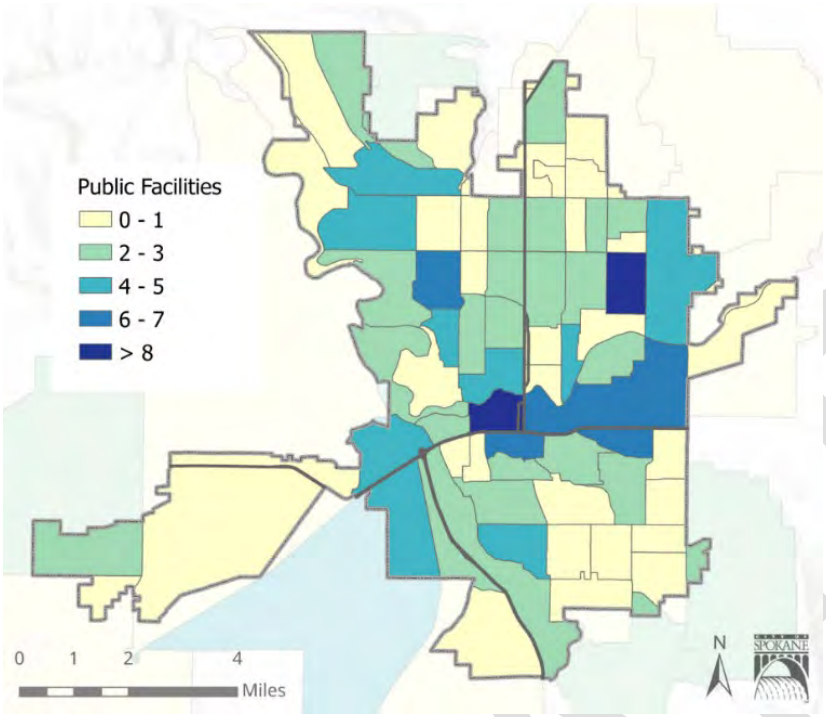
Displacement risk can also be influenced by proximity to or presence of amenities, including access to parks, schools, community centers, libraries, and aquatic centers. These desirable amenities provide stability and quality of life, which can both help preserve neighborhoods and put pressure on existing residents if investments and desirability changes over time. Cumulatively, locations where multiple amenities are concentrated include downtown, Liberty Park, the Northeast Community Center, and Shadle Park.

Access to public transportation can also impact the desirability and access of neighborhoods with lasting impacts on displacement risk for existing residents. Some areas of the city have no current access to public transportation or infrequent service, while others have access to multiple routes with frequent service.

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Figure 72. Presence of Public Facilities

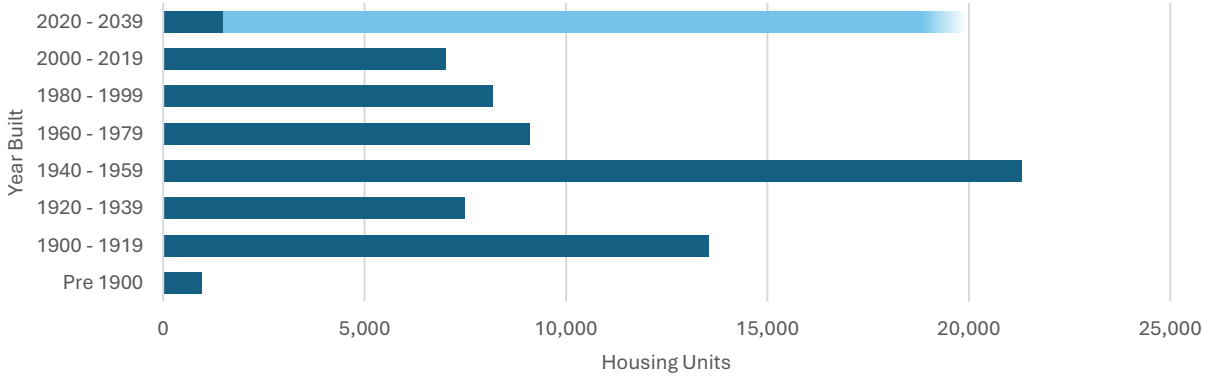


Source: City of Spokane, 2025

7.4 Housing Age and Quality

Housing age can provide indication of housing quality and condition. While older housing does not inherently mean poorer quality, it can mean additional maintenance costs for residents that could contribute to financial stress and eventually displacement. **In Spokane, 21% of the city's housing units are more than 100 years old, while more than 75% were built before 1980.** Close to half of housing units were built before 1960, the adoption date of modern building codes. See Figure 73

Figure 73. Spokane Housing Units by Year Built

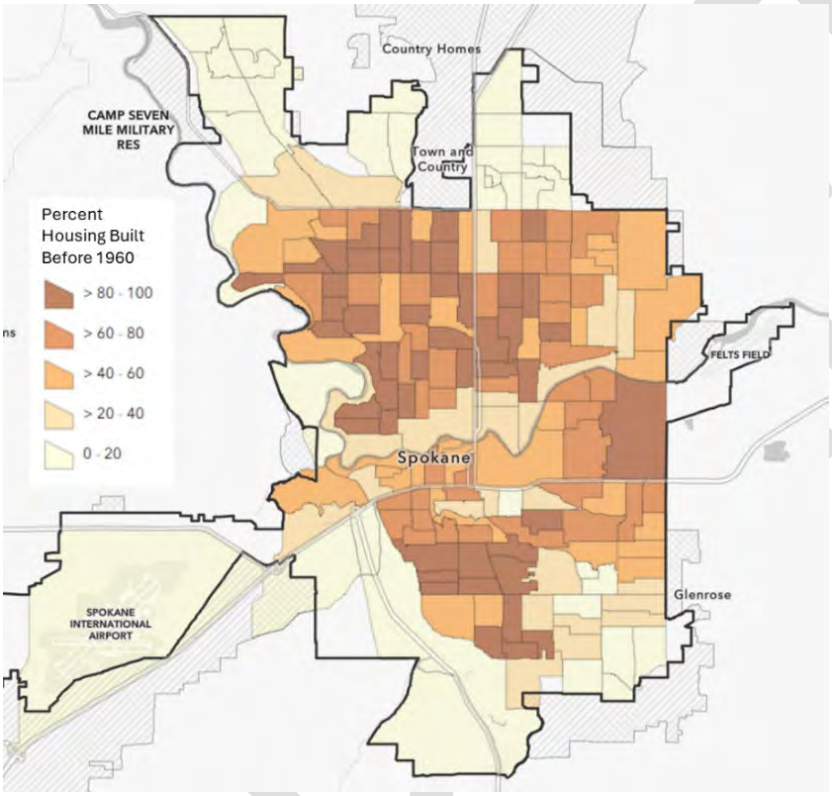


Source: City of Spokane; Spokane County Accessors Office, 2025. Note: Permits from 2020 – 2024 shown. Permitted units through 2040 projected based on 1,000 units a year, more conservative than current permitting.

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Neighborhoods with older homes in Spokane do not always relate to poorer housing condition. Many of the older homes are in traditionally established single-family neighborhoods that developed in the early- to mid-1900s, have high rates of homeownership, higher household income, higher percentage of White, Not Hispanic or Latino population, and have quality of life amenities, like parks, high tree canopy coverage, and high performing schools. This is particularly present on the South Hill around Manito/Cannon Hill, Comstock, and Rockwood neighborhoods. **See Figure 74.** Many of the areas with now older homes were not redlined but considered as most desirable on the HOLC maps and highlighted in the grade descriptions, which can be connected to higher investment and resources in these areas over time. **See Figure 75.** A similar pattern is also seen in pockets of West Central, Audubon/Downriver, Emerson/Garfield, and North Hill neighborhoods in North Spokane.

Figure 74. Housing Age before 1960



Source: Spokane Climate Vulnerability Index, 2025

Figure 75. HOLC Scan Area Description of A6, 1938

AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase ample ; b. Home building ample

CLARIFYING REMARKS: Highly deed restricted and zoned single family residential. Lot values $12 to $20 per front foot. The rugged terrain lends itself to the effective landscaping and the beautiful gardens for which the area is noted. Also notable is the excellence of architectural design, construction, and maintenance. Many families of wealth and position have their homes in this area which is one of the best in the city and is accorded a "high green" grade.

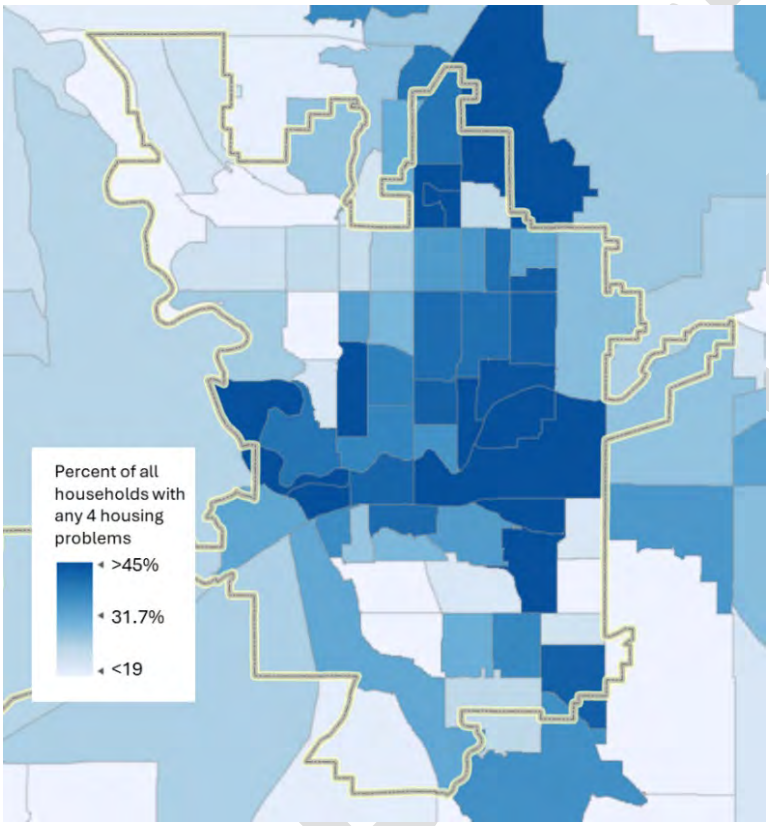
NAME AND LOCATION South Rockwood District, Spokane, W SECURITY GRADE A AREA NO. 6

Source: Mapping Inequality, University of Richmond

Housing quality can also be assessed by analyzing data identifying instances where "housing problems" exist. HUD provides information on housing problems that document the extent of housing problems and housing needs, particularly for low-income households, at the Census Tract level. The four housing problems are: incomplete kitchen facilities; incomplete plumbing facilities; more than 1 person per room; and cost burden greater than 30 percent.[72]

Higher percentage of households with any one of the four housing problems are found in East Central, West Central, the lower South Hill, and northeast including Chief Garry Park and Shiloh Hills. **See Figure 76.** These areas also have a higher population of people of color, lower income households, and other indicators that suggest a disparate impact in housing quality and ability to repair those housing problems without risk of displacement.

Figure 76. Households with Housing Problems



Source: HUD ACS 5 YR CHAS Estimate Data by Tract, 2016-2020

7.5 Development Pressure

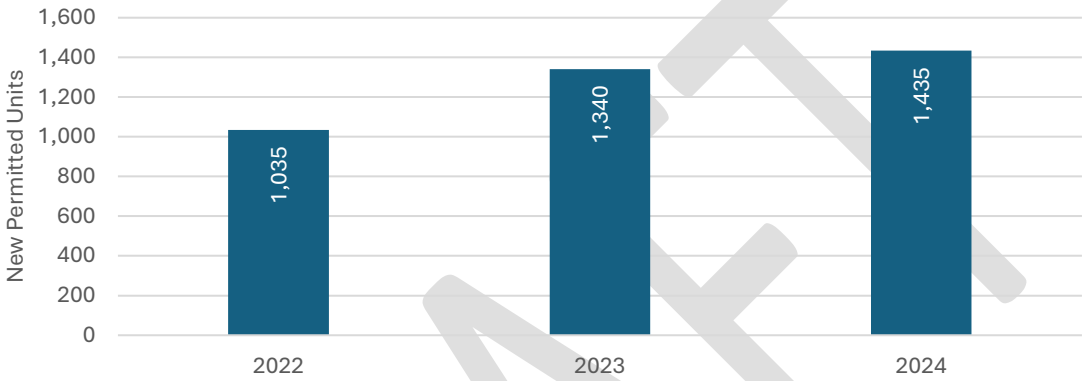
New residential construction, especially in areas seeing a rise in residential speculation, can make areas less affordable for existing neighborhood residents. Since 2022, the City of Spokane has permitted more new housing units each year than the year before. **See Figure 77.** The highest

[72] Department of Housing and Urban Development (HUD). (2023). ACS 5 YR CHAS Estimate Data by Tract, 2016-2020. https://hudgis-hud.opendata.arcgis.com/datasets/HUD::acs-5yr-chas-estimate-data-by-tract/about

concentration of new housing units permitted between 2022 and 2024 is in the East Central, Shiloh Hills, and Cliff-Cannon neighborhoods. **See Figure 78**

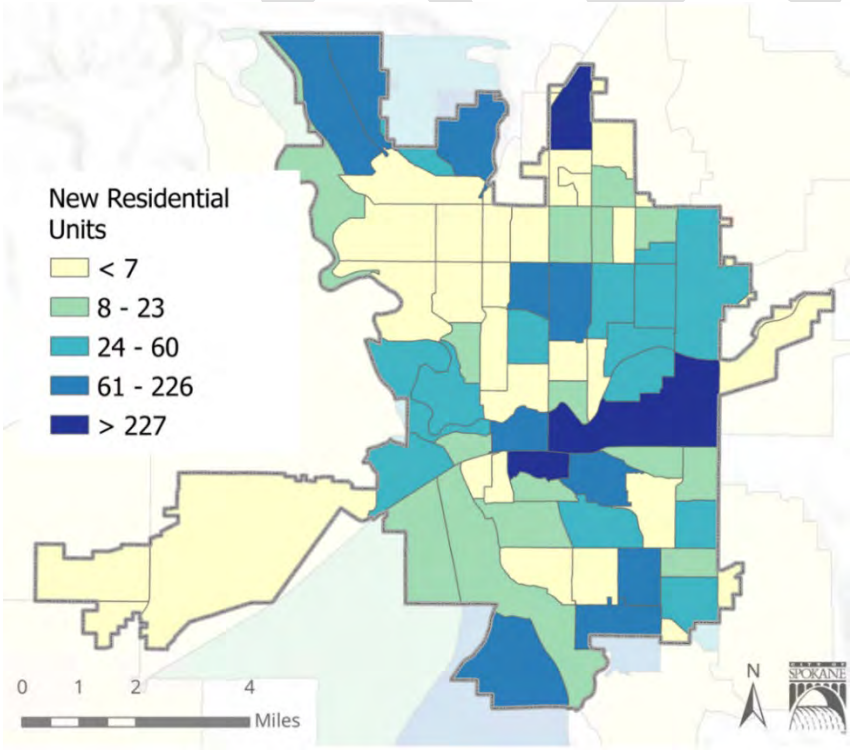
Redevelopment can also be a driver of displacement through the direct loss of units through demolition. Though there may be a net increase in housing units, in the short term, these units are generally less affordable than the units they are replacing, limiting a resident's ability to remain in their neighborhood. Under the City's most recent comprehensive plan and adopted zoning with changes made in 2024, additional development capacity exists throughout Spokane, especially in the central, southwest, and northeast areas.

Figure 77. New Housing Units Permitted, 2022-2024



Source: City of Spokane DSC, 2022-2024

Figure 78. New Residential Units, 2022-2024



Source: City of Spokane DSC, 2022-2024

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7.6 Displacement Risk Assessment

The displacement risk assessment identifies if a specific population in a specific area is currently being, or is under elevated risk of being, forced out of the area based on factors outside of their control.[73] Displacement risk was last mapped for the city of Spokane as part of the Housing Action Plan, adopted by City Council in 2021.[74]

A displacement risk assessment includes a combination of measures that can be categorized into groups:

- **Sociodemographic measures** include variables that are associated with a higher risk of displacement such as households that rent their housing, have household incomes lower than other households in the area, are BIPOC, speak a language other than English or have lower educational attainment than adjacent areas. These factors are associated with greater housing vulnerability and structural barriers that decrease their ability to find and access replacement housing in the neighborhood should they be forced from their current housing.
- **Sociodemographic change measures** assess whether the pattern of change in the demographic profile of a neighborhood is diverging from the pattern of change in the jurisdiction.
- **Market change measures** include variables of housing cost and housing cost change in the area, typically compared to a larger market reference of the jurisdiction or the region. These may include some observations of whether the area was previously a low or high-cost area. Risings costs in previously low-cost areas suggest a higher displacement risk than rising costs in previously high-cost areas.
- **Proximity or presence of amenity measures** often include access to transit, parks, schools, libraries, and community centers. Change in the presence of amenities, particularly transit services, are regarded as predictive of increased displacement pressure.

Displacement risk analysis typically includes a map showing areas of higher risk of displacement. Measures to identify higher risk of displacement also includes a combination of inputs: **community engagement** with residents, developers, community-based organizations, housing agencies and other parties that would have knowledge of displacement; and **staff knowledge** of areas that have experienced redevelopment/displacement or how a change in zoning or regulations could influence the development feasibility of the area.

Commerce has provided a baseline statewide map of displacement risk at the Census tract level to support jurisdictions in meeting the new requirements of the housing element.[75] Displacement risk for this assessment builds off this work by integrating the following data factors:

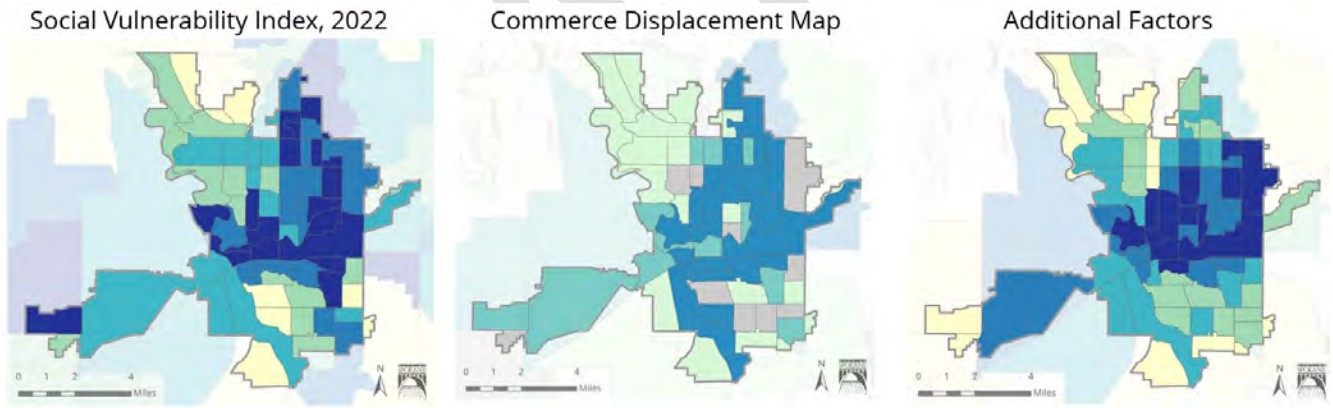
[73] Commerce, 2023a
[74] City of Spokane. (2021). *Spokane Housing Action Plan.* https://my.spokanecity.org/housing/spokane-housing-action-plan/
[75] Washington State Department of Commerce. (2023b). *Draft Displacement Risk Map.* https://experience.arcgis.com/experience/d26f4383cab3411cb45f39ddfc666b74/?data_id=83713d4b3ea34743bed49d3d61be4fb3-187dd75e9f2-layer-27-187dcfb6357-layer-4%3A499

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- **WA Department of Commerce's Statewide Displacement Risk Map.** This displacement risk analysis is modeled on the work of researcher and Portland State University Professor Lisa K. Bates (2013), which focuses on three factors to determine displacement risk based on demographic and market change: the social vulnerability of the residential population, evidence of demographic change, and market conditions (Bates, 2013).[76]
- **Center for Disease Control's (CDC) Social Vulnerability Index (SVI), 2022.** The CDC SVI provides vulnerability index values for all census tracts in the United States. The service includes an interactive map and ability to download the SVI scores across four dimensions of vulnerability: socioeconomic, household composition and disability, minority status and language, and housing type and transportation.[77]
- **Additional Housing and Market Factors.** Additional factors that may impact displacement risk, but are not found within the previous data sets, include concentration of existing displacement, affordability, public infrastructure, and anticipated future development.

Each map input outlined provided a set of indicators which contribute to displacement risk. They were each weighted equally to create an overall index of displacement risk in Spokane. Census Tracts with unknown risk in the Commerce map were evaluated only on the remaining indicators. For those Tracts, the Commerce map was not used to develop the index score. See Figure 79

Figure 79. Displacement Risk Assessment Inputs



Source: City of Spokane; CDC Social Vulnerability Index, 2022; Department of Commerce Displacement Risk Map, 2023

When combined into a single displacement risk assessment, all indicators point toward a higher displacement risk in Central and Northeast Spokane, with some variation. See Figure 80 for Displacement Risk Map.

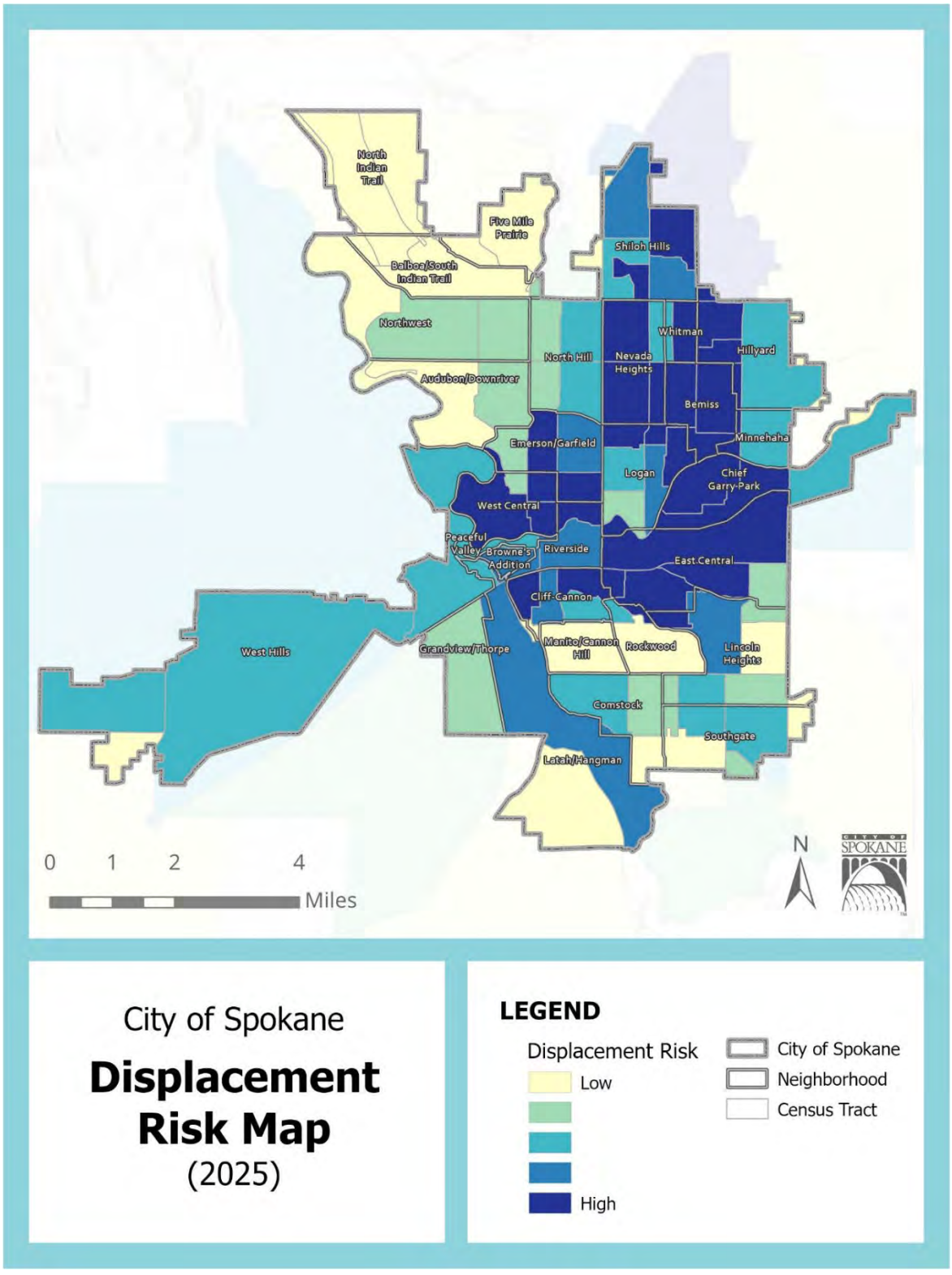
[76] Bates, L. K. (2013). *Gentrification and Displacement Study: implementing an equitable inclusive development strategy in the context of gentrification.* Commissioned by the City of Portland, Bureau of Planning and Sustainability.

[77] Centers for Disease Control (CDC). *CDC/ATSDR Social Vulnerability Index (SVI).* [2022] Database [Washington]. https://www.atsdr.cdc.gov/place-health/php/svi/index.html. Accessed 2025.

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7.6.1 Displacement Risk Map

Figure 80. Displacement Risk Map, 2025



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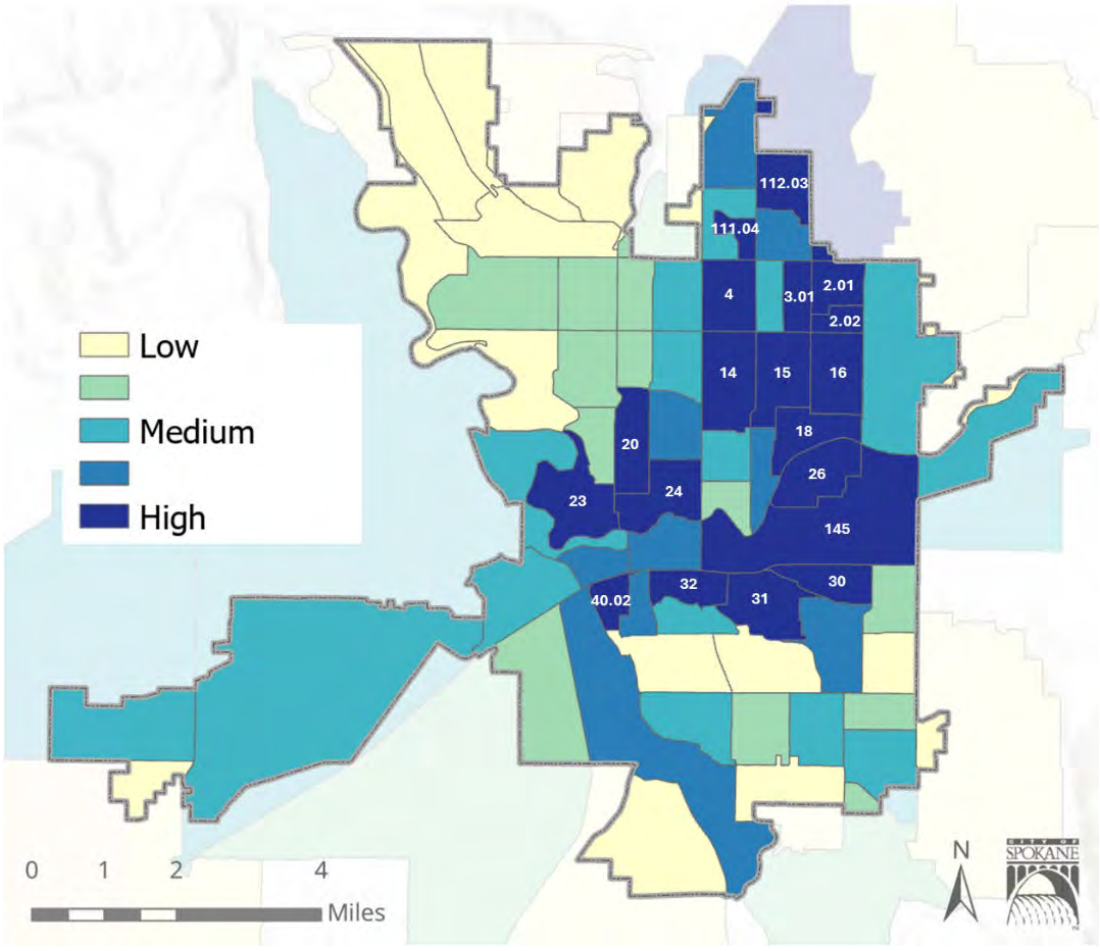
Highest Displacement Risk Census Tracts

For the highest displacement risk Census Tracts in Spokane, an average of 25.6% of the population is BIPOC, which is higher than the city level of 21.5%. **See Figure 81.** The highest displacement risk Census Tracts have:

- 12 of 19 Census tracts (63%) have higher BIPOC populations and similar or lower White, Not Hispanic populations than the city level
- 18 of 19 Census tracts (95%) have a median household income lower than the city level
- 16 of 19 Census tracts (84%) have higher poverty rate than the city level
- 11 of 19 Census tracts (58%) had a higher percentage of population that had a different residence one year ago than the city level
- 14 of 19 Census tracts (73%) have a higher percentage of renter households than the city level
- 5 of 19 Census tracts (26%) have a higher percentage of homeowners than the city level

Table 4 features demographics and socioeconomics from the Census tracks ranked by the highest risk for displacement.

Figure 81. Highest Risk Displacement Census Tracts



Source: City of Spokane, 2025

Table 4. Highest Displacement Risk Census Tracts Socioeconomics

Lower than City Level	Similar or higher than City level

Census Tract	White, Not Hispanic or Latino	BIPOC	Median Household Income	Poverty Rate	Different Residence 1 Year Ago	Owner Occupied	Renter Occupied
145	74.2%	25.8%	$44,655	33.5%	23.3%	28.8%	71.2%
20	78.6%	21.4%	$41,250	30.3%	14.7%	48.6%	51.4%
24	72.9%	27.1%	$37,903	39.5%	38.1%	14.7%	85.3%
16	72.9%	27.1%	$48,424	27.7%	11.9%	50.2%	49.8%
4	73.2%	26.8%	$65,661	12.3%	18.9%	45.3%	54.7%
30	66.9%	33.1%	$53,686	25.7%	16.0%	66.4%	33.6%
18	81.8%	18.2%	$39,263	24.2%	18.2%	45.1%	54.9%
2.02	72.7%	27.3%	$41,071	36.0%	28.9%	42.6%	57.4%
26	64.4%	35.6%	$58,692	14.6%	12.9%	54.6%	45.4%
112.03	79.6%	20.4%	$38,844	22.8%	11.8%	27.4%	72.6%
14	73.6%	26.4%	$56,641	21.3%	22.9%	58.1%	41.9%
23	71.5%	28.5%	$54,458	20.8%	15.6%	66.6%	33.4%
3.01	67.8%	32.2%	$49,493	11.6%	14.4%	74.2%	25.8%
32	83.7%	16.3%	$51,591	21.6%	34.3%	28.3%	71.7%
2.01	78.6%	21.4%	$45,083	14.1%	15.2%	66.8%	33.2%
111.04	65.1%	34.9%	$48,750	29.7%	26.8%	20.2%	79.8%
15	85.0%	15.0%	$63,651	18.9%	22.5%	69.5%	30.5%
31	83.6%	16.4%	$73,097	22.5%	24.6%	49.2%	50.8%
40.02	66.9%	33.1%	$45,690	25.4%	28.8%	27.9%	72.1%
Average	*74.8%*	*25.2%*	*$48,750 (Median)*	*23.7%*	*20.6%*	*47.6%*	*52.4%*
Spokane	**78.5%**	**21.5%**	**$65,745**	**14.6%**	**18.2%**	**58.3%**	**41.7%**

Source: City of Spokane; U.S. Census Bureau, ACS 5-Year Estimates, 2019-2023

8. Policy Evaluation

It is clear the City of Spokane has perpetuated racially disparate impacts, stemming from historic policies and practices that continue to impact residents' abilities to access housing and opportunities. To ensure existing policies are modified to no longer exacerbate disparate impacts, WA Commerce provides guidance on how to evaluate policies for racially disparate impacts. **According to the guidance, once jurisdictions have identified if there is evidence of racially disparate impacts, displacement, and exclusion in housing, the next step is to review goals, policies, and regulations to assess whether policies contribute to those impacts.**

Policy analysis is important to change policy direction. Once policy is evaluated and revised in Step 3 and 4 in the Comprehensive Plan, this leads to implementation through regulations with clear and achievable incentives, strategies, actions and regulations that help move toward goals. There are likely supportive and conflicting regulations within the Spokane Municipal Code as well. **Review and updating of development regulations will be in Step 5 as part of implementation of these policy discussions which will come as part of the adoption of PlanSpokane 2046 in 2026.** See Figure 82 for process.

Figure 82. Process for Assessing Racially Disparate Impacts



Source: Commerce, 2023a

The first lens for policy evaluation focuses on actions the policies support or prohibit, using the questions below for consideration. The second lens focuses on the narrative effect of the policy and whether it furthers harmful biases about groups of people and communities. Racial bias is a predisposition for or against based on unconscious associations about people based on race, whether intentional or unintentional. Jurisdictions are expected to review each goal and policy in the existing Housing Element for terminology that encodes bias, racially informed presumptions or phrases that promote exclusion.

Questions for Consideration:

- Is the policy effective in accommodating needed housing?
- Does the policy contribute to racially disparate impacts? Displacement? Exclusion in housing?
- Who benefits and who is burdened by the policy?

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- Does the policy increase displacement risk? If so, can this be mitigated through policies or actions?
- Does the policy provide vulnerable communities protection from displacement?
- Does existing terminology encode bias, racially informed presumptions or phrases that promote exclusion?

Evaluation Criteria

RDI Criteria	Evaluation	Code
The policy is valid and supports meeting the identified housing needs. The policy is needed and addresses identified racially disparate impacts, displacement and exclusion in housing.	Supportive	S
The policy can support meeting the identified housing needs but may be insufficient or does not address racially disparate impacts, displacement and exclusion in housing.	Approaching	A
The policy may challenge the jurisdiction's ability to meet the identified housing needs. The policy's benefits and burdens should be reviewed to optimize the ability to meet the policy's objectives while improving the equitable distribution of benefits and burdens imposed by the policy.	Challenging	C
The policy does not impact the jurisdiction's ability to meet the identified housing needs and has no influence or impact on racially disparate impacts, displacement or exclusion.	Not Applicable	NA

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Housing Element Policy Evaluation

Policy	Discussion	RDI Criteria	Analysis
Policy from the Comprehensive Plan as of Sept 2025	*Discussion underneath policy in the Comprehensive Plan. This is not the policy but adds context to understand intent.*	*Criteria for advancing RDI*	*Draft staff analysis for consideration of policy intent, outcomes, focus, and relevancy.*
H 1 HOUSING CHOICE AND DIVERSITY Goal: Provide opportunities for a variety of housing types that is safe and affordable for all income levels to meet the diverse housing needs of current and future residents.			
H 1.1 Regional Coordination Coordinate the city's comprehensive planning with other jurisdictions in the region to address housing-related needs and issues.	Discussion: It is critical to maximize the effectiveness of scarce public resources in improving housing opportunities throughout the region with coordination and management programs across jurisdictional boundaries.	A	Policy supports regional coordination to efficiently address housing needs, which is supportive of providing housing opportunities to all residents. However, the policy could focus more directly on addressing housing needs, leaving coordination as a tool, but not the focus of the policy itself.
H 1.2 Regional Fair Share Housing Participate in a process that monitors and adjusts the distribution of low income housing throughout the region.	Discussion: An issue within the greater Spokane region is the distribution of affordable housing for all income groups. Areas that continue to accommodate large shares of the low-income housing market have higher demands to satisfy social health and service needs. A regional process that periodically monitors progress toward achieving the region's housing goals and makes adjustments to policy, programs, and land use plans helps bring about the desired distribution of housing cost diversity.	C	Policy supports regional coordination of provision of low-income housing, which supports housing options where people might want to live. While the Discussion text is meant to clarify the need for other jurisdictions, *in addition to* the City of Spokane, to provide adequate affordable housing, the language could be misinterpreted as challenging the requirement to provide low-income housing as too costly.
H 1.3 Housing Employer-Sponsored Provide incentives	Discussion: Housing should be available near employment areas in order to provide transportation options, to increase	A	Policy supports reducing commute burden by developing affordable housing close to jobs and referencing in the discussion those most impacted by commute burden.

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for employers to sponsor or develop affordable housing in proximity to their place of employment.	accessibility to employment for those most in need and least able to afford personal vehicle transportation, and to create shorter trips.		It does not specifically refer to low-income or marginalized groups, leaving intent of benefits uncertain. Could include language about prioritizing historically marginalized areas and integrating anti-displacement mitigation measures to protect current housing stock affordability and prevent increased housing costs. Could be further be paired with affordability criteria and stronger incentives direction to provide more policy direction.
H 1.4 Use of Existing Infrastructure Direct new residential development into areas where community and human public services and facilities are available.	Discussion: Using existing services and infrastructure often reduces the cost of creating new housing. New construction that takes advantage of existing services and infrastructure conserves public resources that can then be redirected to other needs such as adding amenities to these projects.	A	Policy supports making housing development more affordable by focusing development on infill and where infrastructure and services (schools, transit, healthcare) already exist. Could potentially increase displacement if already well-serviced areas are higher in cost and have desirable amenities, as these areas historically have been less accessible to marginalized racial groups and lower income households. Anti-displacement measures should be considered to preserve residents in well-serviced areas while also protecting residents in areas that receive new infrastructure upgrades. Policy could also clarify the City's commitment to equitable distribution of services citywide.
H 1.5 Housing Information Participate in and promote the development of educational resources and programs that assist low and moderate-income households in obtaining	Discussion: A lack of financial literacy or how to obtain housing and home financing is often an impediment to finding and maintaining suitable housing. A place such as a resource center where financing assistance is available and home purchasing techniques are taught can help households find suitable housing.	S	Policy supports educational resources to raise awareness and increase access to important housing information for historically marginalized communities. Could be made stronger by including additional focus on culturally relevant education, partnerships with community-based organizations serving BIPOC communities, and translation of materials. May help reduce displacement risk by supporting housing access and stability.

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affordable and suitable housing.			
H 1.6 Fair Housing Promote compliance with fair housing laws.	Discussion: Provide information to the general public about their rights and obligations under the fair housing laws and the grievance procedures available in case of violation. The city should document and forward violations of state and federal civil rights laws related to housing to the appropriate authorities.	S	Policy recognizes fair housing in housing, which is rooted in anti-discrimination and removing barriers to housing. This helps reduce racially disparate impacts and exclusion by protecting protected classes from discriminatory housing practices. Could be made stronger by changing "promote" language to focus on requirements, identifying anti-discrimination measures, and integrating specific policies from the Fair Housing Plan into the Comprehensive Plan, particularly policies addressing BIPOC households and income levels most impacted by fair housing issues. Also, the creation of the Office of Civil Rights, Equity, and Inclusion in 2023 and the Human Rights Commission helps track civil rights violations for reporting. Mention of these kinds of bodies in the policy, as sources for promoting these ideals, could strengthen the policy.
H 1.7 Socioeconomic Integration Promote socioeconomic integration throughout the city.	Discussion: Socioeconomic integration includes people of all races, color, religion, sex, national origin, handicap, disability, economic status, familial status, age, sexual orientation, or other arbitrary factors. Often, housing affordability acts as a barrier to integration of all socioeconomic groups throughout the community.	S	Policy supports socioeconomic integration of different economic backgrounds throughout the city. Should increase access for low-income households to higher opportunity areas to expand housing choice and options. The language is vague overall and could be more direct in language around diversity, equity, and affordability by including language from the Discussion into the policy. Could also include language about access and opportunity. Similar to H 1.9 so could be revised and combined.
H 1.8 Affordable Housing Requirement	Discussion: Requiring that affordable housing be incorporated in every new housing development helps	S	Policy directs affordable housing be integrated into all new developments, and the Discussion references reversing economic

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Include a percentage of affordable housing within all new developments that include housing.	reverse the economic segregation trends within the city. This has the positive effect of integrating households of varying incomes. Housing types such as smaller homes on smaller lots or townhouse structures should be allowed to accommodate this requirement. This housing should be priced so that it is available to households that earn up to eighty percent of the countywide median household income.		segregation. Reduces exclusion by ensuring affordable housing is part of new developments in various neighborhoods, identifying an AMI target. Could be made stronger to include language addressing racial segregation as well. Mandating affordable housing into developments would further create mixed income housing, not singling out affordable development only but supporting integration to give people of all income levels more choices.
H 1.9 Mixed-Income Housing Encourage mixed-income developments throughout the city.	Discussion: Mixed-income housing provides housing for people with a broad range of incomes on the same site, development, or immediate neighborhood. Mixed-income housing provides socio-economic diversity that enhances community stability and ensures that low-income households are not isolated in concentrations of poverty.	S	Policy supports integration of different economic backgrounds and diversity throughout the city and addresses the need for community stability in the Discussion. Could be made stronger by adding some Discussion language into the policy language to be more direct about diversity and focusing on historically disenfranchised neighborhoods to overcome socioeconomic isolation and loss of community wealth building, particularly when paired with anti-displacement measures. Similar to H 1.7 so could be revised and combined. In discussing mixed-income housing, focus on moderate income housing could help broaden to include workforce housing, which can help increase housing options and support the stability of mixed-income housing.
H 1.10 Lower-Income Housing Development Incentives Support and assist the public and private sectors to	Discussion: When addressing the housing needs of lower-income households, public funding, incentive programs, and technical help may be needed in order for housing development projects to be successful. Local incentives	A	Policy is focused on developing lower income housing for households not typically supported in the market, which when implemented can directly increase the supply of subsidized and lower-income housing and address gaps where market-rate housing is unaffordable. This supports low-

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develop lower-income or subsidized housing for households that cannot compete in the market for housing by using federal, state, and local aid.	to lower or subsidize the cost of developing new housing may include density bonuses, fee exemptions, priority permit processing, property tax deferral, increased options in housing types, and inclusionary zoning requirements.		income households, which also supports opportunities for lower income BIPOC households to access housing with more options and programmatic support. There is a growing gap in supporting development for moderate income households at the 80-120% AMI, so this could be recognized further or be focused on in a separate policy. Funding is going to the developer and housing providers, so additional policy focus could be on supporting residents with rental assistance and other programs that benefit residents directly.
H 1.11 Access to Transportation Encourage housing that provides easy access to public transit and other efficient modes of transportation.	Discussion: Transportation is the second largest expenditure after housing and can range from 10 to 25 percent of household expenditures. Examining where housing is located and the associated transportation costs may provide a more realistic evaluation of housing affordability in the future.	A	Policy addresses high cost of transportation on households and promotes reducing commute burden. This is supportive of nearly all households in the city, but particularly lower income and renter households which have higher rates of cost burden. Could contribute to displacement in transit-rich areas due to rising demand, access to services, and desirably, particularly if housing affordability is not preserved. Should clarify inclusion of all income levels and accessibility needs or emphasis on providing benefits to historically marginalized communities or areas with historic disinvestment to avoid exclusion.
H 1.12 Affordable Housing Funding Sources Support the development of affordable housing development funding sources.	Discussion: Lower-income housing development funding sources may include but are not limited to a community land trust, trust fund, mortgage revenue bonds, levies, or low-income housing tax credits.	A	Policy is supportive of affordable housing and addressing ways to identify funding through different housing models. The Discussion includes many policy solutions that could be fleshed out further to give better direction in the comprehensive plan for what the city will prioritize. Additionally, the relationship between this policy and H 1.10 should be better understood and refined, as they call for similar action on the part of the City and

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			others. Affordable housing typically focusing on low income may create gaps for moderate income households that typically don't qualify for supportive funding. As housing prices rise, the need to support moderate income households is also growing. This could be included here or developed in another policy.
H 1.13 Siting of Subsidized Low-Income Housing Set clear site selection criteria for publicly subsidized housing to minimize geographic concentrations of publicly subsidized housing projects in neighborhoods with a high percent of minority or low-income households.		A	Policy acknowledges consideration of siting publicly subsidized housing to help integrate neighborhoods. Providing subsidized housing in higher income areas in addition to supporting housing options in lower income areas provides the most options for households to find housing that fits their needs. Policy could be enhanced by being more direct at integrating affordable housing that supports low income as well as moderate income into higher income neighborhoods while also acknowledging the historic practices of redlining and racially restrictive covenants that limited housing options for BIPOC and low-income households and segregating higher income, White neighborhoods. Site selection criteria should integrate RDI analysis to ensure impacts are addressed.
H 1.14 Building, Fire, Infrastructure, and Land Use Standards Review periodically and, when needed, revise building, fire, infrastructure, and land use standards and requirements to	Discussion: City standards need to be reviewed periodically to ensure that they are efficient, cost effective, reflect current technology, and maintain the goal of affordable housing.	A	Policy has the potential to address displacement risk by keeping housing affordable. Need to clarify "community standards" so that it is not discriminating against racial groups that may be different from dominant culture.

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ensure community standards are implemented and that new or rehabilitated housing remains affordable.			
H 1.15 Performance Standards Create a flexible project review process that allows for the use of alternative standards, but only if their use results in a project that is equal or superior to using existing standards.	Discussion: Often several ways of achieving a standard exist. Health and safety concerns must be preserved but flexibility in how to achieve the desired standard is needed. A review process should be available to address a proposed development practice that is different from the existing development standards. When the proposed development practice is demonstrated to achieve the same ends as those prescribed in the existing development standards, the procedure should be approved. Different methods should be allowed when the results of the development practice achieve identical results in comparison to the prescribed standards. In many cases, allowing alternative development methods to be used can reduce development costs.	NA	As currently worded, this policy concerns itself with development standards and design requirements for housing. While these topics are important, they have less direct impact on BIPOC residents. The topic here is not where housing is constructed or how much, thus it's impact on RDI and Displacement topics is limited. That said, flexibility in standards can extend to topics of RDI and Displacement concern, thus this policy is worth mentioning.
H 1.16 New Manufactured Housing Permit manufactured homes on individual lots in all areas where	Discussion: Courts have ruled against discriminatory ordinances which restrict the location of Uniform Building Code compliant manufactured housing. Manufactured housing cannot be regulated	S	Policy supports manufactured homes in all residential areas, which can help lower the barrier to entry for lower-income households and increase housing options for all. Could be made stronger include focus on mobile home preservation and consideration of community-owned models so residents are able

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residential uses are allowed.	differently than on-site built housing.		to build equity and ownership. It is worth considering a policy calling for updated manufactured home standards in Spokane that allow for a greater amount of diversity in type, construction, and location. Currently, the City limits manufactured housing to "double wides," excluding many modern types and technologies that might lower barriers to homeownership for all parts of the community, BIPOC households included.
H 1.17 Partnerships to Increase Housing Opportunities Create partnerships with public and private lending institutions to find solutions that increase opportunities and reduce financial barriers for builders and consumers of affordable and lower-income housing.		S	Policy supports affordable housing partnerships to increase housing opportunities. No solutions identified, so could give better direction on how to increase opportunities and reduce financial burdens. Could be further enhanced to support partnerships with BIPOC organizations and support workforce development and training to build up more BIPOC individuals in the development, construction, real estate, finance, and other private sectors. Again, consideration of moderate income housing for homeownership opportunities to address a growing gap in supportive policies and funding sources.
H 1.18 Distribution of Housing Options Promote a wide range of housing types and housing diversity to meet the needs of the diverse population and ensure that this housing is available throughout the	Discussion: A variety of housing types should be available in each neighborhood. Diversity includes styles, types, size, and cost of housing. Many different housing forms can exist in an area and still exhibit an aesthetic continuity. Development of a diversity of housing must take into account the context of the area and should result in an	S	Policy supports housing options in every neighborhood, which promotes integration of housing types and can ultimately support integration of people. Includes reference to diversity and could be made stronger to promote housing opportunities that meet the needs of communities of color, different cultural backgrounds, and accessibility. Language should be included from discussion to bolster emphasis on all neighborhoods. Updating outdated language around

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community for people of all income levels and special needs.	improvement to the existing surrounding neighborhood.		special needs will need to be more inclusive. Discussion language on context and improvements to existing neighborhood should be cautious to not leave higher-income, White neighborhoods unchanged or in some way "protected" from change.
H 1.19 Senior Housing Encourage and support accessible design and housing strategies that provide seniors the opportunity to remain within their neighborhoods as their housing needs change.	Discussion: Accessory dwelling units, condominiums, and existing home conversions within centers are examples of other arrangements that reduce maintenance worries and increase access to services.	S	Policy supports accessible design standards for aging in place and addresses displacement risk, though not directly. Policy ideas can also be applied to all to support people of all incomes, racial groups, and abilities to remain in their neighborhood as housing needs change. Could be expanded to include focus on universal accessibility standards that support everyone at all life stages. Housing types referenced in the discussion are not just solutions for senior housing but housing types that could be affordable options for all households. The policy should highlight the need for proximity to health and community services, design standards that promote physical as well as financial accessibility, and the idea that multi-generational housing is as beneficial to a neighborhood as is diversity of housing in general.
H 1.20 Accessory Dwelling Units Allow one accessory dwelling unit as an ancillary use to single-family homes in all designated residential areas as an affordable housing option.	Discussion: Accessory dwelling units (ADUs) increase the amount and variety of available affordable housing. Increasing the variety of housing can help to satisfy changing family needs and the trend of smaller households. ADUs help provide an avenue for seniors, single parents, and families with grown children to remain in their homes and neighborhoods while	A	Policy supports more housing options for all, but needs to be updated with current regulations allowing two ADUs per lot and code language to be more inclusive. This was addressed previously in the Building Opportunity and Choices for All and Building Opportunity for Housing initiatives that addressed zoning changes to allow for more housing types across all residential zones. As SMC 17C.300 outlines, ADUs can increase the housing stock and provide a mix of housing that responds to changing family needs

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	obtaining extra income, security, companionship and services. Often ADUs allow a more efficient use of existing housing and infrastructure. Accessory dwelling units should be built in a manner that does not adversely affect the neighborhood. They should be designed to be physically and visually compatible with surrounding structures.		and smaller households, and provide a broader range of accessible and more affordable housing. Policy should be updated to reflect current policy direction and language. Also of note is that allowing for ADUs does not address affordability directly or availability of long-term rental options. ADUs could contribute to displacement risk if ADUs lead to increased property values or rents without mitigation. The policy could be enhanced to reflect affordable housing goals and reduce the impacts of short-term rentals on housing options. This policy should also be reviewed to ensure an equitable distribution of benefits and burdens across neighborhoods. An additional opportunity exists here for a new policy calling on the City to continue its efforts towards making ownership of ADUs separate from the primary home possible, as this could provide another avenue for homeownership citywide.
H 1.21 Development of Single-Room Occupancy Housing Allow development of single-room occupancy units in downtown Spokane and in other areas where high-density housing is permitted.	Discussion: Single-room occupancy (SRO) housing contains units for occupancy by one person. These units may contain food preparation areas, sanitary facilities, or both. Due to their small size, SRO units are less expensive to rent than regular apartments, so they often serve as the only affordable housing option for many lower-income individuals. Maintaining and increasing the supply of SRO housing is an important part of the lower-income housing market.	A	Policy supports single-room occupancy housing as a housing option. Current regulations allow SROs anywhere hotels are allowed. To meet HB 1998, adopted in 2024, the City will need to allow SROs in all residential zones except RA. SROs historically have been a part of the housing stock for people at various life stages, and inclusion of this option allows for people who are not able obtain other forms of housing as an affordable and accessible housing option. Housing quality needs to be considered critical to this to ensure housing conditions are maintained with public health and safety, integrity, and dignity for residents. Could be part of a solution to address homelessness.

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H 1.22 Special Needs Housing Encourage the retention, inclusion, and development of special needs and assisted living housing.	Discussion: Both the Growth Management Act and Countywide Planning Policies require that essential public facilities be fairly and equitably distributed. This applies within jurisdictions, as well as between neighboring jurisdictions. This policy does not apply to criminal or prerelease transitional housing.	A	Policy acknowledges need for housing supportive for people with disabilities by increasing stable housing. Individuals living with a disability experience inherent barriers to accessing housing and there is a high need for more accessible units for people with disabilities and policies to ensure units are accessible or modified to be accessible. Policy should include universal design standards in all housing by moving away from segregated housing to include independent living and housing options that expand where people can live not limit it. Need to avoid concentrating housing in isolated areas, which can reinforce segregation. Language needs to be updated to be more culturally inclusive by changing to first-person language. Additional Discussion includes references to criminals, which perpetuates inaccurate and harmful stigma towards people with disabilities and should be removed. The policy should also mention the need for housing to be of the same quality and standard as other housing, avoiding development of substandard housing targeted at vulnerable communities.
H 1.23 Distribution of Special Needs Housing Include units that are affordable for low-income special need families in all housing developments.	Discussion: Adequate housing for special needs populations is in very short supply. New units required within housing developments help fill this need while also helping to distribute the supply of special needs housing throughout the community.	A	Policy is more supportive of inclusion and integration of accessible housing into neighborhoods. Language needs to be updated to be more inclusive. Focus should be enhanced to include affordable accessible housing that meets the needs of people with disabilities. The Spokane Fair Housing Plan found that most accessible units are in newly constructed multi-family housing, due to the requirements

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			and exemptions in the Fair Housing Act for design and construction. People with disabilities are thus often limited to residing in rental units in zones which allow multi-family housing. Policy should support more housing types of people with disabilities to find housing that meets their needs.
H 1.24 Taxes and Tax Structure Support state consideration of property tax reform measures that provide increased local options that contribute to housing choice and diversity.	Discussion: Other methods of taxing land have shown different effects on the long-term use of land. Local options for property taxation methods furnish increased tools to guide the health and development of the region. Providing tax relief for low-income housing improvements is one way to encourage community revitalization. Tax increment financing is also a tool for housing improvement in target areas. Taxing land based upon the current use of residential property rather than taxing land on the basis of the highest and best use can help preserve lower-income housing. Developing a tax structure that does not hinder home and land improvements will encourage community revitalization.	A	Policy supports tax relief for low-income households. This can lower household costs, which can minimize displacement risk for low-income households and historically impacted BIPOC communities. One concern raised by this policy is the City's limited ability to control the overall tax structure—language requires update to better represent what is possible rather than an aspirational goal that is unreachable.
H 2 HOUSING QUALITY Goal: Improve the overall quality of the City of Spokane's housing.			
H 2.1 Housing Rehabilitation Provide assistance for housing rehabilitation beyond housing maintenance		S	Policy is supportive of preserving and improving existing housing stock, potentially increasing safe and affordable housing availability without requiring new construction. Also supports anti-displacement measures by emphasizing financial solutions to help people stay in their

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code requirements if the assistance is supportive of general community development activity and is on a voluntary basis.			homes. Could be clarified to be more focused on anti-displacement.
H 2.2 Property Responsibility and Maintenance Assist in and promote improved and increased public and private property maintenance and property responsibility throughout the city.	Discussion: Recognition of "good" property owners can help set the standard for others to follow. The city should lead by example and maintain its property to community standards, at a minimum. Additionally, the city should continue to support and fund the repair and rehabilitation of single-family and multifamily housing using federal, state, and local funding sources. Emergency code compliance loans are another method of maintaining standards. When other methods of maintaining minimum community standards fail, a strong code enforcement program is needed to protect surrounding property owners. Enforcement of city codes should not depend solely on complaints filed by neighbors but should be driven by the city's awareness of a violation.	C	Policy supports neighborhood stability, which can support housing retention and community pride. Policy discussion uses coded language around "good property owners" that can reinforce emphasis on dominant culture and who is considered a good property owner by rewarding or targeting certain groups. Policy needs to balance code enforcement with proactive measures to help people address property maintenance to further avoid reinforcement of disparities. Policy should be updated to focus on recent City efforts to integrate proactive code enforcement, like rental registries, and steps to avoid foreclosure and demolition.
H 2.3 Housing Preservation Encourage preservation of viable housing.	Discussion: Housing that is susceptible to redevelopment is often serving lower income households and is an important part of the housing mix within the city. Future sub-area plans	A	Policy is focused on anti-displacement. Could integrate language to be emphasize the concept of displacement and the need to mitigate and prevent. Could address areas at highest risk of displacement, and communities most impacted by RDI. Should also

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	should preserve existing viable housing outside of designated center or corridor environments where redevelopment and intensification are encouraged. Often the housing that is destroyed cannot be replaced by new housing elsewhere at the same cost level. Sub-area plans should permit the transfer of unused development rights from low-income housing to eligible sites elsewhere in the planning area or the city as a preservation strategy. Information about soon-to-be-demolished housing should be made available to the public, such as on the internet, so that concerned housing-related groups can determine if there are alternatives to demolition when the structure is worth preserving. Options might include purchase of the property or relocation of the housing.		expand as a tool not just limited to subarea planning, but throughout the city. Should revise and expand with a stronger set of anti-displacement policies. Beyond anti-displacement, retention and maintenance of existing housing can support current affordability of housing, in that even those older units that are well maintained and cared for are generally rented at a lower level than newly constructed housing. The affordability aspect of this policy can benefit all of the community, BIPOC households included.
H 2.4 Linking Housing With Other Uses Ensure that plans provide increased physical connection between housing, employment, transportation, recreation, daily-needs services, and educational uses.	Discussion: The location of housing in relation to other land uses is a part of what determines the quality of housing. The desirability and viability of housing changes for different segments of the community, based on an area's mix of land uses. As complementary land uses become spread further apart, transportation options decrease while transportation costs increase. These added	A	Policy supports fostering efficient land use that can improve access to housing near key amenities. Acknowledges how housing is integral to a community, and how access to housing can limit or enhance access to other resources, services, and opportunities. Redlining, racially restrictive covenants, and historic zoning practices created the inequities across neighborhoods, so addressing this is critical to ensuring people have well-resourced neighborhoods wherever they live. Policy could be revised to refocus on

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	transportation costs reduce the amount of household income available for housing and other household needs. This affects lower-income households first. In urban areas, basic services, such as grocery stores, public transportation, and public parks, should be available within a mile walk of all housing.		equity and ensuring all have access to amenities that support their needs, so that improved connectivity does not increase displacement risk from increased property values and rents. It's important to note that several policies in the Social Health and Neighborhoods chapter support the goal of this policy and enhance its effectiveness and application.
H 2.5 Housing Goal Monitoring Provide a report annually to the City Plan Commission that monitors progress toward achieving the housing goals and includes recommended policy change if positive direction toward achieving the housing goals is not occurring.	Discussion: Using readily available datasets as a basis for a simple set of indicators can illustrate progress that has been made to achieve housing goals and policies and provide assistance in determining what actions are needed to implement the goals and policies and whether revisions to the policies are needed. The public can provide feedback about the indicators that are most important to them.	A	Accountability and transparency is an important part of addressing disparate impacts. RDI analysis should be included in any reporting to ensure the city is moving forward on addressing the impacts and that policies are supporting the outcomes intended and not creating new impacts.

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8.1 Spokane Housing Action Plan

The City Council adopted the Spokane Housing Action Plan in 2021, with the support of Washington Department of Commerce guidance and grant funding, to help identify actions that the City can consider to promote greater housing diversity, affordability, and access to opportunity for residents of all income levels in Spokane.[78] The Housing Action Plan (HAP) followed a data-driven, community-informed approach, seeking a focus on equity, to understand the current state of housing needs, identify trends, and develop strategies which can address the need for more housing for all types. Developed between 2019 and 2021, the HAP was a foundational piece to guide implementation of Comprehensive Plan policies and identify policies for future consideration to further encourage housing development to meet our housing goals and policies.

Commerce encouraged HAPs to proactively address the history of racial and income inequality. The City of Spokane integrated equity into the HAP as part of the analysis and considered the ways that practices like redlining and restrictive covenants on property have had long-lasting impacts on neighborhoods and homeownership. As part of the focus on equity in the Housing Action Plan, the City worked to understand and address the history of racial and income inequality. This included reviewing local zoning practices, understanding barriers to accessing housing and homeownership, working with impacted voices to understand experiences, identifying communities at risk of displacement, and considering strategies to address equitable outcomes.

The Spokane HAP outlined four priorities, with strategies and potential actions to assist with the development of more housing for Spokane:

A. **Increase housing supply, options, and affordability for all incomes.** This looks at strategies to support the availability of housing options and encourage the construction of both affordable and market-rate housing.
B. **Preserve housing affordability and quality to help people thrive where they live.** This priority highlights the connections between housing affordability and quality to preserve and enhance existing housing throughout Spokane and support residents in every neighborhood.
C. **Enhance equitable access to housing and homeownership.** This priority seeks to understand and consider the historic context that have contributed to patterns of inequity and encourage the City to break down barriers to accessing housing.
D. **Leverage and grow partnerships to support housing initiatives across the region.** This priority encourages local and regional partnerships to tackle the full scale of housing challenges faced by the community, and across the greater region.

Community engagement informed the priorities and strategies in the HAP. The City assembled a working group with community members representing housing developers, local realtors, nonprofit housing advocates, community groups, faith-based organizations, housing providers, City Boards and Commissions, and agency partners. The City worked with stakeholders and partners to discuss concerns, issues, and feedback on housing, and invited community input through several

[78] City of Spokane, 2021

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opportunities. Summaries of the engagement outcomes are available on the HAP City project webpage.

- Outreach and announcements were provided through email updates, local community leaders, a project website, and social media. All engagement activities were conducted virtually and using online media due to COVID-19 and social distancing requirements.
- A series of four roundtable discussions were held in the fall of 2020 discussing development regulations, land use and housing policy, equity in housing, and affordable housing and rental housing. The roundtables were in-depth discussions with over 100 community members and sought to collectively understand housing challenges facing Spokane, amplify community knowledge and experience, understand inequities in housing, and help build understanding
- for community solutions. Participants included many members of the working group, internal team, and additional community members. The City also conducted a community survey on housing experiences and issues, receiving over 1,200 responses. Two surveys were provided, one for people who live within the city of Spokane boundaries and one for people who work in Spokane but live outside of the city limits. The surveys were published in six languages: Arabic, English, Marshallese, Russian, Spanish, and Vietnamese. Below are key themes identified from the community survey.
- The City conducted a third survey targeted at housing industry professionals, regarding housing development trends and gaps. Over 100 responses were received, with respondents identifying as housing advocates, developers, property managers, builders, design professionals, project managers, realtors, remodelers, and brokers, among others.
- Additional public input opportunities were provided during the community review of the Draft Housing Action Plan, including public workshops and hearings.

As a foundational document, the Spokane HAP provided important information, data, and community discussion into identifying housing needs, gaps, challenges, and opportunities. While the HAP did not make changes to the Comprehensive Plan directly, it informed City actions upon adoption to make necessary changes around zoning and land use to allow more housing types across the city.

The following table outlines policies from the HAP that support expanding housing options, and implicitly or explicitly address racially disparate impacts and anti-displacement. These should be the basis for further consideration and integration into the Housing element as part of the PlanSpokane 2046 comprehensive plan update. More details of individual strategies and actions are included in the Spokane HAP.

Housing Action Plan Supportive Strategies

HAP Strategy	Action
Strategy that is supportive of expanding housing options, RDI, and equity in housing.	*Action that implicitly or explicitly addresses RDI and equity in housing.*
Goal A. Increase housing supply, options, and affordability for all incomes.	
A1. Explore and expand allowed housing types to encourage missing	More housing types in currently zoned single-family residential areas

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middle housing throughout Spokane's neighborhoods.	
A1. Explore and expand allowed housing types to encourage missing middle housing throughout Spokane's neighborhoods.	Encourage increased density and housing types in all residential areas
A2. Target efforts to increase the development of affordable housing throughout the City to support mixed-income neighborhoods.	Examine incentives for affordable housing, including fee waivers for development of income-restricted units, while also exploring policies to mitigate displacement.
A2. Target efforts to increase the development of affordable housing throughout the City to support mixed-income neighborhoods.	Target efforts to create and preserve dedicated affordable housing in areas with greater services and amenities and expand efforts in lower income neighborhoods to grow economic opportunity.
A2. Target efforts to increase the development of affordable housing throughout the City to support mixed-income neighborhoods.	Explore incentives for the inclusion of more affordable homes in new market-rate development, consistent with Comprehensive Plan Housing Policy H 1.8.
A2. Target efforts to increase the development of affordable housing throughout the City to support mixed-income neighborhoods.	Support efforts among local and regional partners to re-engage and grow a community land trust, including identifying ways to use the City's assets to support this effort.
A6. Leverage public and partner-owned land for housing, including a land bank.	Work with the community to create a land bank that facilitates redevelopment and supports the development and preservation of affordable housing.
A6. Leverage public and partner-owned land for housing, including a land bank.	Consider adaptive reuse and brownfield remediation, when suitable, for affordable housing.
A6. Leverage public and partner-owned land for housing, including a land bank.	Allow more flexibility for faith institutions to increase the number of affordable homes they can build on their property, pursuant to RCW 35A.63.300 and RCW 36.70A.545.
B. Preserve existing housing affordability and quality to help people thrive where they live.	
B1. Expand preventative and proactive code enforcement to help maintain safe and quality housing.	Improve resolution to "zombie" properties by prioritizing receivership instead of demolition.
B1. Expand preventative and proactive code enforcement to help maintain safe and quality housing.	Expand the current model of residential foreclosure property monitoring to include monitoring of other situations that tend to result in concentration of code violations, such as vacancy.
B1. Expand preventative and proactive code enforcement to help maintain safe and quality housing.	Continue to support the City's code enforcement efforts and initiatives aimed at preserving safe and quality housing, including the continued development of a proactive and preventative-based approach to code enforcement, as called for in Comprehensive Plan policy H 2.2.

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B2. Align and leverage programs, funding, and resources to preserve the quality and livability of existing affordable housing.	Streamline navigation for community members and City processes to support improved access to housing and community development programs, including providing housing program materials in more languages, increase the frequency of announcements, and improve websites and other materials.
B2. Align and leverage programs, funding, and resources to preserve the quality and livability of existing affordable housing.	Highlight and grow City and partner programs that support affordable homeownership, including single-family rehab programs, essential home repair programs, derelict housing programs, and similar programs offered by partner organizations.
B2. Align and leverage programs, funding, and resources to preserve the quality and livability of existing affordable housing.	Expand resources to mitigate and reverse the effects of environmental hazards, past and present, and promote the health and safety of existing housing, including remediation of existing lead and asbestos in some homes.
B2. Align and leverage programs, funding, and resources to preserve the quality and livability of existing affordable housing.	Explore a local housing trust fund as an ongoing source of dedicated funding to support housing affordability and meet the most critical housing needs.
B2. Align and leverage programs, funding, and resources to preserve the quality and livability of existing affordable housing.	Consider forgiveness of City-controlled liens (i.e. rehab liens) for derelict properties under certain affordable housing criteria.
B2. Align and leverage programs, funding, and resources to preserve the quality and livability of existing affordable housing.	Consider developing criteria for forgiveness of City-controlled liens in order to facilitate redevelopment of derelict properties for affordable housing.
B3. Enhance protections and assistance for renters, particularly the most vulnerable.	Work with community members and tenant advocates to address ongoing barriers to accessing rental housing.
B3. Enhance protections and assistance for renters, particularly the most vulnerable.	Continue community discussions around a set of tenant protections policies.
B3. Enhance protections and assistance for renters, particularly the most vulnerable.	Monitor the efficacy of recently adopted state laws aimed at mitigating tenant displacement, identifying opportunities and gaps where local strategies may be helpful.
B3. Enhance protections and assistance for renters, particularly the most vulnerable.	Identify ongoing sources of rental and utility assistance to promote housing stability post-COVID for low-income households.
B4. Maintain and improve existing affordable rental housing.	Continue to support the purchase of existing affordable housing by non-profit housing organizations and community-based organizations to preserve the housing stock and prevent displacement.

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B4. Maintain and improve existing affordable rental housing.	Consider incentives to preserve affordable single-family rentals, to support the maintenance and utilities of homes, and encourage financially responsible involvement.
B5. Study the local short-term rental market to reduce impact on housing affordability, neighborhood identity, and displacement.	Study current short-term rental regulations, informed by local market data, and amend them to limit negative impacts where appropriate.
C. Enhance equitable access to housing and homeownership.	
C1. Reduce barriers and expand access to housing and homeownership for lower income households, first-time homebuyers, people of color, and people with disabilities.	Expand information provided in Spanish, Russian, Marshallese, Vietnamese, Arabic, and other languages to help increase access to housing and community development programs and resources.
C1. Reduce barriers and expand access to housing and homeownership for lower income households, first-time homebuyers, people of color, and people with disabilities.	Support land use and development code regulations that allow diverse housing types and support mixed-income communities, consistent with Comprehensive Plan Policy H 2.2.
C1. Reduce barriers and expand access to housing and homeownership for lower income households, first-time homebuyers, people of color, and people with disabilities.	Prioritize investment and incentives that support housing affordability and stability for low-income residents and people of color in historically underserved neighborhoods, while also increasing access to high-resource neighborhoods.
C1. Reduce barriers and expand access to housing and homeownership for lower income households, first-time homebuyers, people of color, and people with disabilities.	Support partner organizations' efforts to expand homeownership education, outreach, and assistance programming to reach more potential homebuyers, including expanding down payment assistance and financial counseling classes.
C1. Reduce barriers and expand access to housing and homeownership for lower income households, first-time homebuyers, people of color, and people with disabilities.	Support community-based organizations with a commitment to increasing Black, Indigenous, Latinx and People of Color homeownership and reducing the racial homeownership gap.
C1. Reduce barriers and expand access to housing and homeownership for lower income households, first-time homebuyers, people of color, and people with disabilities.	Promote universal design in residential development to support all people regardless of their age, size, and ability in accessing housing to the greatest extent possible, without the need for adaptation or specialization.
C1. Reduce barriers and expand access to housing and homeownership for lower income households, first-time homebuyers, people of color, and people with disabilities.	Work with the community and partner organizations to explore shared equity models to provide home ownership opportunities to low- and moderate-income families, including limited-equity resident-owned communities, cooperatives, and deed restrictions.

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C2. Address racial inequities and disparities in housing.	Develop a racial equity framework and expand analysis of equity indicators to inform housing and land use policy, code regulations, and to mitigate displacement.
C2. Address racial inequities and disparities in housing.	Conduct an equity review and update the Comprehensive Plan Housing Chapter if needed.
C2. Address racial inequities and disparities in housing.	Continue work to eliminate barriers identified in the City's Analysis to Impediments of Fair Housing, and affirmatively further fair housing practices in City government.
C2. Address racial inequities and disparities in housing.	Expand research and application of equity and anti-displacement practices to deepen place-based analysis and reflect in policy development.
C2. Address racial inequities and disparities in housing.	Work with community partners to encourage actions that address unfair/discriminatory housing, lending and appraisal practices and increase access to credit.
C2. Address racial inequities and disparities in housing.	Equitably engage and empower all community members to participate in shaping housing policies, particularly those most impacted including but not limited to people of color, people with disabilities, lower income households, renters, refugees, immigrants, women and LGBTQIA+ and other under-represented groups.
C2. Address racial inequities and disparities in housing.	Partner with local organizations to provide fair housing education for housing providers, and fair housing design and construction training for developers, contractors, architects, engineers, and city planning and development personnel.
C3. Preserve and stabilize the viability of existing homeownership for low-income homeowners.	Identify and allocate additional resources for the rehabilitation and maintain viable affordable housing that goes beyond regular upkeep.
C3. Preserve and stabilize the viability of existing homeownership for low-income homeowners.	Encourage proactive counseling and education for homeowners on maintenance and upkeep of their homes.
C3. Preserve and stabilize the viability of existing homeownership for low-income homeowners.	Support programs that reduce tax burdens to help homeowners with costs and stay in their neighborhoods, targeting but not limiting such programs to lower and moderate income, elderly, disabled, and veteran homeowners.
C3. Preserve and stabilize the viability of existing homeownership for low-income homeowners.	Investigate expanding City resources, programming, and partnerships to support home safety modification projects for lower income, disabled, and elderly homeowners.
D. Leverage and grow partnerships to support housing initiatives across the region.	
D2. Leverage partnerships within the health, education, parks, and transportation fields to support	Continue to explore connections and partnerships with school districts on housing, planning, and education outcomes to support greater access to opportunity for all students and families.

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housing affordability, access to opportunity and quality of life.	
D2. Leverage partnerships within the health, education, parks, and transportation fields to support housing affordability, access to opportunity and quality of life.	Leverage partnerships with hospitals and health care institutions to address upstream causes of inequity, promote safe and healthy housing, and maximize positive health outcomes.
D3. Grow and expand use of both local and regional housing data and analysis.	Build partnerships to create a database or registry of affordable and accessible housing. Monitor expiring affordability.

8.1.1 Housing Action Plan Implementation

Following the adoption of the Spokane HAP, and in recognition of the growing housing crisis, the City of Spokane embarked on an ambitious effort to increase housing options and affordability through the reduction of barriers to housing development of all types.

Code changes were made in 2022 to permit accessory dwelling units and streamline and simplify the development permit process:

- **Housing Action Plan Code Changes Phase I.** On June 27, 2022 City Council passed changes to the development code to make Accessory Dwelling Unit (ADU) development more feasible by making development and design standards more flexible for ADUs; removing the Lot Size Transition requirement for subdivisions in the RA and RSF zones, and modifying the notification requirements for short subdivisions and reducing the application fees for preliminary and final short subdivisions.[79]
- **Housing Action Plan Code Changes Phase II.** The Housing Action Plan directs the City to streamline and simplify the development permit process to remove obstacles to building housing. Following recommendations from the Washington Legislature listed in RCW 36.70A.600, the City is proposing changes to the permitting process for environmental reviews required under the State Environmental Policy Act (SEPA). Additionally, the City made updates to where and how short-term rentals are approved, recognizing how they impact the housing supply locally.[80]

In 2022, the City adopted an interim zoning ordinance called *Building Opportunity and Choices for All*.[81] This was a pilot program focused on expanded zoning regulations to allow middle housing such as duplexes, triplexes, fourplexes, and townhomes, on any residentially zoned lot in the city and modified site standards to make their development more feasible. During the pilot program, Planning Services staff worked with stakeholders and the broader community to create permanent code changes that make housing choice more of a reality for Spokane's residents.

[79] https://my.spokanecity.org/projects/shaping-spokane-housing/hap-phase-one/
[80] https://my.spokanecity.org/projects/shaping-spokane-housing/hap-phase-two/
[81] https://my.spokanecity.org/housing/building-opportunity/

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After the interim ordinance, *Building Opportunity for Housing* developed lasting Comprehensive Plan and Municipal Code amendments that increase housing choice and diversity throughout the city in 2023.[82] The goal of this program was to increase housing choice and attainability in the city for all income levels and housing types, focusing most intensely on middle housing options (2-unit, 3-unit, and 4-unit developments). Community engagement helped staff understand the array of experiences of housing and to identify opportunities to increase housing and diversity of housing choice in a way that maintained and improved residents' quality of life.

Policy discussions focused heavily on the Land Use chapter of the Comprehensive Plan so that it was supportive of a diversity of housing types and affordability throughout the city, was more inclusive, and was flexible enough to meet the evolving needs of the community.[83] For example, the previous community values listed in the Land Use chapter included "Protecting the character of Single-family neighborhoods." The City heard from residents that this language, especially the term character, was exclusionary, with a past of racial discrimination, and competed with the interests of providing more housing options everywhere in the city. These discussions also challenged the concept of single-family. Buildings with a single residential unit are currently housing any number of people or families, whether by choice or necessity.

Key changes to the Comprehensive Plan in 2023 included:

- Changed biased and exclusionary language, including:
    - Removed single-family and two-family residential language to focus on intensity of residential uses
    - Removed language on protecting the character of single-family neighborhoods to instead promote the uniqueness of each neighborhood and diversity
    - Changed focus from compatible uses that can highlight sameness, to complementary which emphasizes an array of options and acknowledges how differences can be beneficial
- Added new language in policy descriptions that support housing choice and diversity
- Added value statement: "Ensuring equitable housing supply by encouraging diversity of housing choice, mitigating the effects of displacement on existing residents, and ensuring attainable and accessible housing for all members of the community"

These changes were incorporated into the Comprehensive Plan in 2023 and adopted by ordinance in the Spokane Municipal Code in 2024 with permanent development code changes that continued to reduce barriers to developing housing.[84] Reduced lot size requirements and setbacks, increased height, and removal of parking minimums, along with no maximum density on infill lots provides the

[82] City of Spokane. (2023a). *Building Opportunity for Housing.* https://my.spokanecity.org/projects/shaping-spokane-housing/building-opportunity-for-housing/
[83] City of Spokane. (2023b). *Building Opportunity for Housing - 2023 Comprehensive Plan Amendment.* https://my.spokanecity.org/projects/shaping-spokane-housing/building-opportunity-for-housing/2023-comprehensive-plan-amendment/
[84] City of Spokane, 2023b

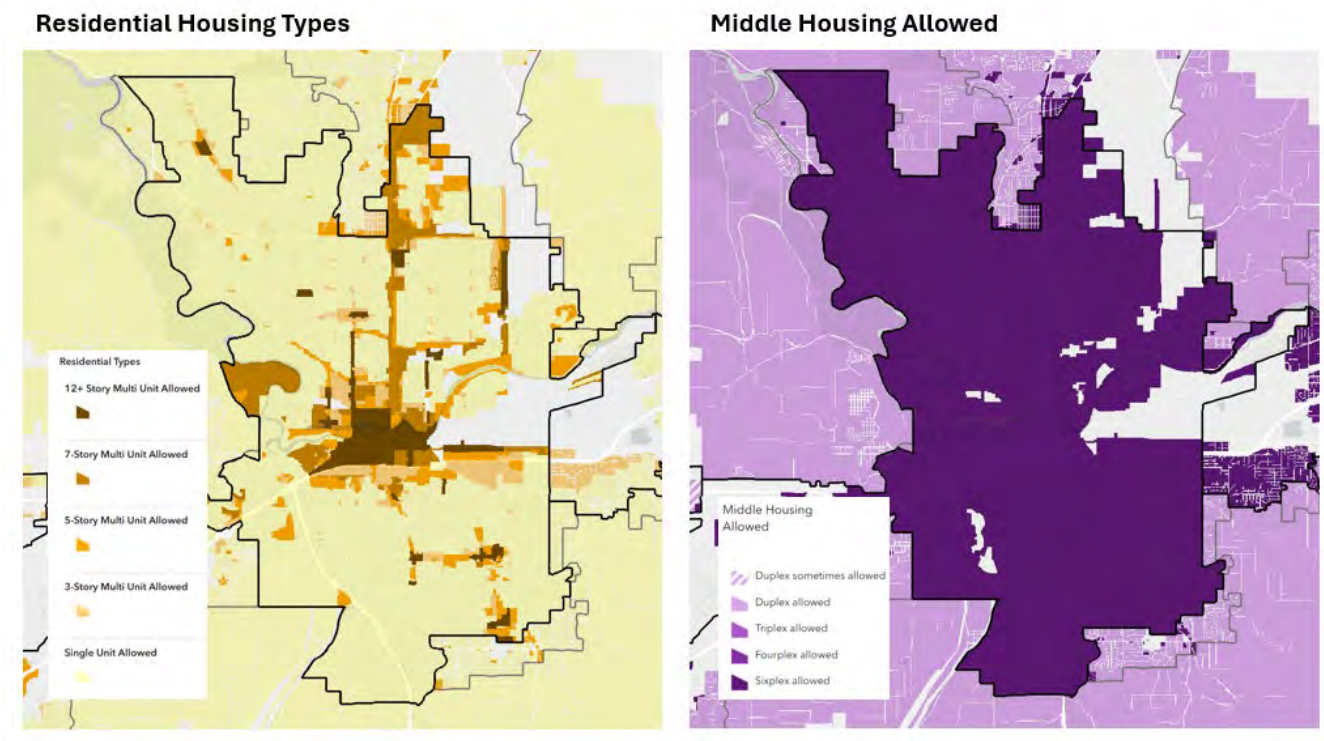
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regulatory framework for developing even more residential units at a more affordable price. See Figure 83 and Figure 84

Key changes to the development code in 2024 included:

- Renamed "Residential Single-Family" to "R1" and "Residential Two-Family" to "R2"
- Matching design standards for single-unit detached homes and Middle Housing developments
- Added Multi-Unit Residential Building to list of permitted housing types in R1/R2 zones to allow Middle Housing types
- No parking required for residential uses within ½ mile of a transit stop, later reduced to no parking required for any use citywide
- No lot density maximums for lots less than 2 acres in size
- Reduced lot size minimums to 1,200 square feet across the majority of the city
- Expanded Unit Lot Subdivision process to allow for greater site flexibility
- Increased building height and reduced front and rear setbacks for some zones

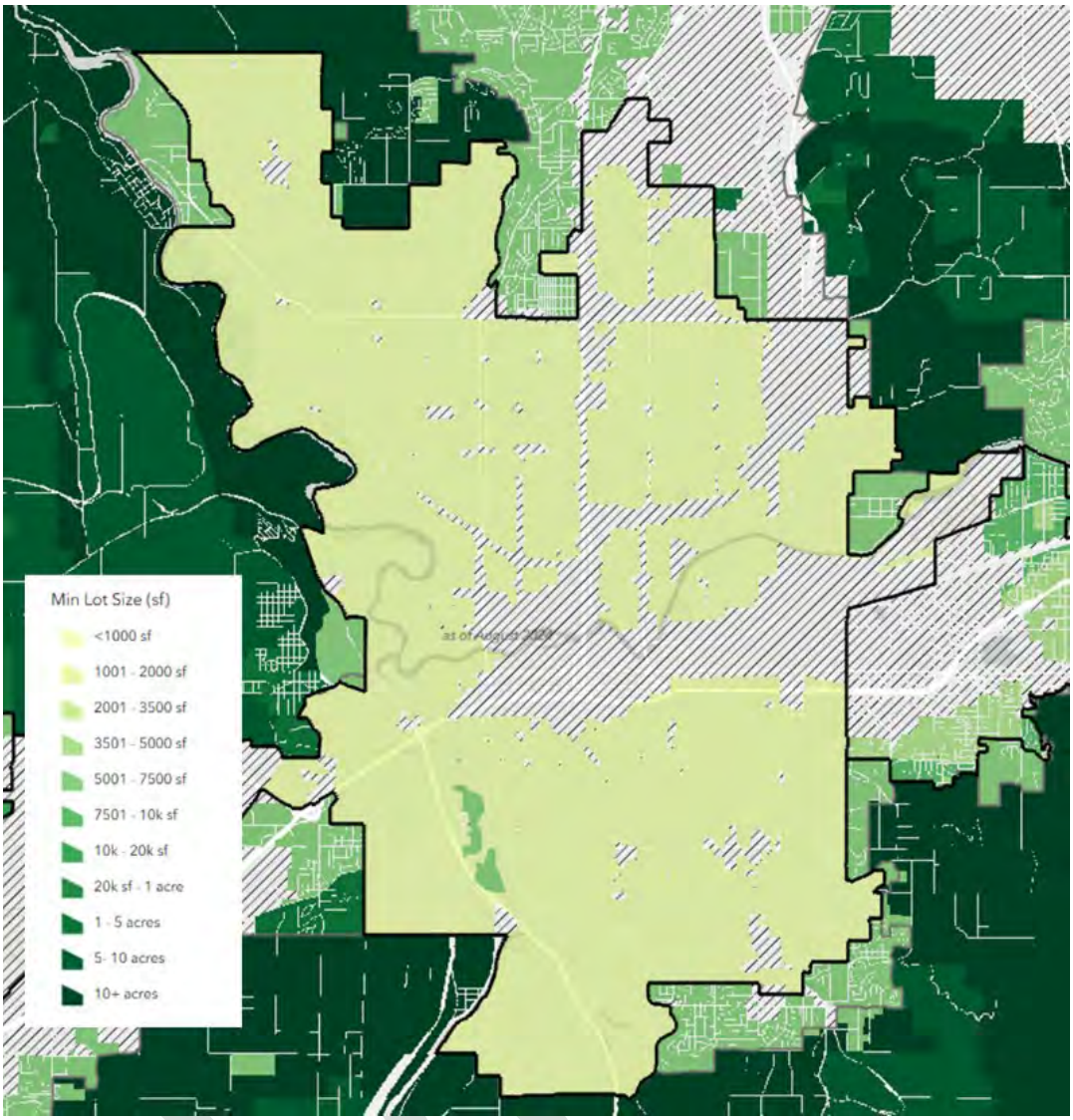
Figure 83. Residential Zoning Uses Allowed



Source: Washington State Zoning Atlas, 2025.[85]

[85] Washington State Department of Commerce. (2025). *Washington State Zoning Atlas (WAZA).* https://www.commerce.wa.gov/growth-management/data-research/waza/

Figure 84. Minimum Lot Size Allowed



Source: Washington State Zoning Atlas, 2025.

8.2 Next Steps

While significant progress has been made to expand housing choice in Spokane, additional work is still needed to fully implement the Housing Action Plan goals and policies, integrate them into the Comprehensive Plan, and to address the impacts found through this analysis. The analysis, evaluation, and community discussion around racially disparate impacts will support further revision of existing policies and addition of updated and inclusive policies to better reflect the City's ongoing focus on equity in housing and deepen the impact of policy changes and updates to the development regulations.

To meet the housing needs of all community members, WA Commerce outlines that cities will need to use a range of policies, incentives, strategies, actions and regulations, across multiple strategic categories such as:[86]

- Increasing affordable housing production,
- Preserving existing affordable housing,
- Protecting existing communities, and
- Ensuring the benefits of investment and development are equitably distributed.

The City of Spokane has made substantial progress in addressing policies that have a discriminatory effect through the previous land use and code changes. Additional work is needed to further refine, including:

- **Editing language to strengthen and clarify existing policies.**
- **Identifying new policies that are needed to better address existing racially disparate impacts, displacement, and exclusion in housing.**
- **Identifying new policies to prevent future displacement.**
- **Considering how policies overlap in the Comprehensive Plan to fully address racially disparate impacts, displacement, displacement risk, or exclusion in housing.**

8.2.1 Anti-Displacement Menu of Measures

The City of Spokane has identified a menu of anti-displacement measures in previous subarea planning projects, including in the South Logan Transit-Oriented Development (TOD) Plan[87] and the West Central Neighborhood Infrastructure Project that can be implemented to potentially mitigate the risks of displacement.[88] The following table includes anti-displacement measures for further consideration in the Housing Element:

Measure	Details	Target
Community Engagement	Engage early and often with neighborhood stakeholders to ensure all voices are heard.	Community
Rental Assistance Fund	A Rental Assistance Fund is a relatively low-cost way to minimize the impacts of displacement on the most economically vulnerable populations. The Fund could be capitalized through development-related fees or through government or grant subsidy. The Fund would be available to those residents needing relocation cost assistance or to cover security deposit requirements or moving expenses.	Community

[86] Commerce, 2023a

[87] Wharton, B., E. Kang, and L. Striar. Heartland LLC. (2023). *South Logan Strategies Memorandum – Housing & Anti-Displacement.* https://static.spokanecity.org/documents/projects/south-logan-tod/south-logan-tod-final-housing-and-anti-displacement-memo-september-2023.pdf

[88] City of Spokane. (2024c). *West Central Neighborhood Infrastructure Project.* https://my.spokanecity.org/projects/west-central-infrastructure-project/

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Public Development Authority ("PDA")	PDAs play a critical role in addressing displacement pressures arising from rising housing costs and gentrification in urban environments. These authorities can implement a range of strategies to promote equitable development and prevent the displacement of vulnerable residents and businesses. Consider structuring PDAs to respond to community needs, like the example of Cultural Space Agency (CSA) in Seattle, which is a Public Development Authority that secures long-term affordable cultural space with community partners. Cultural spaces forestall cultural displacement by giving community members a place to assemble, organize, celebrate, and create a sense of connection. CSA partners with communities of color to create opportunities for ownership of commercial cultural space.	Commercial, Residential
Land Bank	Land banks can used in service of other forms of public benefit, which might include in the creation of affordable housing and the development of properties which offer below-market commercial space, both of which contribute directly to anti-displacement goals.	Residential
Use of Development Agreements	A development agreement is a contract between a city and a property owner which summarizes responsibilities associated with redevelopment of land. Development agreements are highly customized and specific to a particular site. Development agreements can be a useful tool to document an agreement between the City and the property owner to guide development towards certain policy goals, including the creation of housing.	Residential
Minimum Density Requirements	Setting a right-sized minimum density to be structured as an incentive rather than as a requirement. If the density requirement is set at too high a level, development could be discouraged in the near- and medium-term, a counterproductive and unintended consequence. If the requirement is too low, opportunities to add density in strategic locations could be less than capacity.	Residential
Credit support for small-scale developers	Lack of sufficient financial capacity is typically the primary barrier to financing of small projects and stands in the way of a citizen-developer corps who can do the hard but valuable work of locally-led, tactical, small-scale development.	Residential
Subsidy for less common ownership models	Land trusts, limited-equity cooperatives, and co-housing are relatively rare in the United States, but can be powerful models for long-term affordability and anti-displacement protection.	Residential
Middle Housing	Address housing choice and affordability	Residential

Affordable Housing Density Bonus	In Spokane, projects with 25% or more units designated as "affordable" are granted expanded ground floors (building coverage) and additional floor area. Affordable housing bonuses can expand beyond these provisions to include bonus height, density, and waivers to typical costs such as off-site infrastructure impact fees.	Residential
Public Investments In Infrastructure To Support Development	Building housing along older commercial corridors can involve hidden risks and challenges. Chief among those risks is uncertainty and cost associated with older infrastructure like sewer, water, and electricity. Cities, regional governments, and states can play a role in accelerating housing production by making investments in aging sewer, water, and electric infrastructure at a neighborhood-wide scale to reduce financial barriers to housing development.	Residential
Low-Cost Rental Housing Preservation	Preventing displacement and preserving "naturally occurring" affordable housing through acquisition, low-interest loans/revolving loan fund for preservation, and/or code enforcement. Example: The Oregon Legislature committed $15 million in lottery bonds to Oregon Housing and Community Services (OHCS) in 2019 to create a naturally occurring affordable housing loan fund modeled after the Greater Minnesota Housing Fund.	Residential
Reduce or Eliminate Minimum Parking Requirements	Reduce or eliminate parking requirements, in exchange for a contribution in lieu which furthers the public benefit.	Residential, Commercial
Building Heights	Support increasing allowable building heights along transit corridors. Consider pairing with neighborhood Design Standards, especially in critical, high visibility areas.	Residential, Commercial
Community Preference Program	Consider a "community preference" policy which establishes preference for existing residents of the community in applications for affordable housing units to allow for disadvantaged residents of high displacement areas to access priority to new affordable housing units which could directly address displacement.	Residential, Community
Right-to Purchase Programs	Provides tenants and cities with the right to purchase government-assisted multifamily rental properties and mobile home parks when the owner decides to sell a property or exit an affordable housing program. This right is typically provided to qualified nonprofit organizations with the intent to keep current tenants housed and to prevent disruption of residence.	Residential, Community
Community Land Trusts	Land acquired by public agencies, nonprofits, or community-based organizations that maintain permanent ownership of land. Prospective homeowners are able to enter long-term (i.e., 99-year), renewable leases at an affordable rate. Upon selling, homeowners only earn a	Residential, Community

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	portion of the increased property value, while the trust keeps the remainder, thereby preserving affordability for future low- to moderate-income families.	
Flexibility for Ground Floor Retail Requirement	Flexible ground floor standards that permit but do not require retail, or require a smaller portion of the ground floor (e.g. corner space of buildings at intersections), would allow opportunities for retail to flourish in the right locations without also creating an impediment to new housing construction. Certain ground floor design or construction standards such as minimum floor heights can be employed to ensure flexibility to convert residential or "flex" space to convert to retail over time should demand for retail space increase in a particular location.	Commercial
Tax Increment Financing ("TIF")	Tax Increment Financing (TIF) can be used for the "purchasing, rehabilitating, retrofitting for energy efficiency, and constructing housing for the purpose of creating or preserving long-term affordable housing," RCW.39.114.	Commercial
Facilitate Public-Private Partnerships	Partner with institutional partners, like universities, to support business and economic development in strategic areas.	Commercial
Business Improvement District ("BID")	BID could have as a guiding philosophy the support of new and preservation of existing local businesses, along with provision of funding programs, advisory services, and political advocacy.	Commercial
Affordable Commercial Tenanting	Provides public subsidy of commercial rents for qualified tenants in new construction. In Portland, OR, the City's Affordable Commercial Tenanting Program addresses the displacement of small businesses from Portland's urban neighborhoods. The program provides incentives to property owners in exchange for below-market rents for commercial tenants. Tenants must satisfy certain conditions including revenue thresholds, cultural contributions to the neighborhood.	Commercial
Small Developer Technical Assistance	Small loans ($20,000-$50,000) coupled with technical assistance to help local land owners and entrepreneurs build new development or renovate existing structures. Program features low-barrier underwriting, and very low or no interest.	Commercial
Storefront Improvement Program	Grants (typically <$50,000) for small-scale revitalization projects such as rehabilitation of street-facing building facades including storefronts, cornices, gutters and downspouts, signs and graphics, exterior lighting, canopies and awnings, painting and masonry cleaning, and limited security and accessibility improvements.	Commercial
Small Business Alliance	Develop a business association focused on small or home-based businesses. Ensure this group is narrowly focused	Commercial

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	on issues impacting the neighborhood. Should be facilitated by City staff who can also provide technical assistance.	
Local Vendor Collective	Resources to support home-based and other businesses without brick-and-mortar space. In Vancouver, BC, the vendor's collective offers vending opportunities to low-income artists, craftspeople, and entrepreneurs with experience in the informal economy. Resources could include booths and/or table space, publicity and event organization, dedicated space for vending activities.	Commercial

8.2.2 Spokane 2024 Fair Housing Plan

The Spokane 2024 Fair Housing Plan[89] also outlined several recommendations based on the fair housing analysis and community feedback. These are included here as further consideration for the Housing Element. More information and context are provided in the Fair Housing Plan.

Middle Housing Recommendations:

- Middle housing needs to be expanded to include an affordability requirement.
- Allow and incentivize mid-size development like 6-plexes, which can be harder to build cost-effectively than larger multi-family complexes.
- Anti-displacement measures should be developed with middle housing to minimize displacement that may occur if affordable housing is demolished to make way for new middle housing. Stakeholder concerns expressed include:
    - Affordable housing will be lost and replaced by higher rent units
    - Housing that typically has lower barrier background screening policies will be eliminated and replaced by developments that utilize more stringent screening criteria and check criminal history
    - Remodels, demolition, and building of ADUs will allow tenants to be terminated with no cause notice and displaced
- Consideration of policy for right of first return requirement for displaced tenants
- Open more zoning for larger multi-family housing, not just missing middle type

Mixed Use Housing

- Promotion of "Community Model" of housing to create mixed use and mixed income housing to allow for owners, renters, low- and high-income households, seniors, and families with children to interact with walkable neighborhood development and access to green space, public transit, grocery stores, playgrounds, gardens, and libraries.
- Barrier to developing housing in and near grocery and other commercial amenities is zoning laws which limit commercial development in residential-only neighborhoods.
- Land which the City may have available to develop may be under long-term contracts, during which time it may be difficult to change to mixed-use.

[89] City of Spokane, 2024a

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- "Social housing" was suggested by several interviewees and survey participants as a desirable mixed-income housing model, where everyone pays 30% of income, regardless of income.

Siting of Affordable & Permanent Supportive Housing

- Much of Spokane's affordable housing and permanent supportive housing development has been concentrated downtown, in part due to zoning, available property to build, and central access to social services. Clustered housing can put people recovering from substance use disorder near those currently using and make it difficult to escape a cycle of relapse, a serious concern especially amidst the fentanyl epidemic.
- Need for increased scattered site affordable housing. Scattered site housing allows people more options for neighborhood access and deconcentrates people with low incomes from only living near each other. Scattered site housing also enables people to have different housing experiences besides large apartment building living, access different neighborhoods, and increase equity in school systems.

Tenant Protections

- Changes to tenant screening requirements
- Rental registry should move from voluntary to enforcement, and require inspection before renting, not just cause-based inspections of residential rental property.
- Need for ongoing rental assistance

Racial Equity

- BIPOC people need to be included in City and Regional Boards and Commissions.
- Racial equity analysis to examine policies, programs, and practices to identify racial disparities and uncover systemic biases, and then use race-neutral metrics, such as poverty rates and percentages of area median income, to design equitable programs.
- Expand interpreting and translation services
- Providing rental applications in other languages

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BRIEFING PAPER
City of Spokane
Plan Commission Briefing
September 24, 2025

Subject

Cannon Hill Park Addition Historic District Overlay Zone SMC 17D.100.285 and Design Standards and Guidelines

Background

In mid-2024, a group of property owners within a portion of the Cannon Hill Park 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 21st Avenue on the south to 18th 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 21st 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 Local Historic District Spokane Register Nomination Form
- Cannon Hill Park Local Historic District Resource Forms
- Cannon Hill Park Local Historic District Design Standards and Guidelines
- Cannon Hill Park Overlay Zone Ordinance (SMC 17D.100.285)

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;

For further information contact: Megan Duvall, Historic Preservation Officer, 625-6543 or mduvall@spokanecity.org.

AGENDA

- 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 10th). Five properties along 18th Avenue were erroneously omitted from the initial mailing list which was discovered on June 16th. 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 18th 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, comments due July 18, 2025;
- July 23, 2025 – Plan Commission Workshop;
- August 15, 2025 Notice of Intent to Adopt an Amendment to the Unified Development Code was sent to Commerce;
- August 18, 2025 Department of Commerce Acknowledgement Letter received
- August 18, 2025 Ballots due from property owners
- August 20, 2025 – Spokane Historic Landmarks Commission Public Hearing – unanimously recommended for approval to City Council passage of the SMC 17D.100.285 overlay district ordinance, nomination, resource forms and design standards and guidelines;
- August 27, 2025 SEPA Determination of Non-Significance Non-Project Action. Public comment was open until 5:00 pm September 12, 2025. No public comment was received.
- On August 28, 2025 the Historic Preservation Office mailed a Notice of Plan Commission Hearing and SEPA Determination to all property owners in the proposed boundary of the Cannon Hill Park Historic District Overlay with information about the hearing on the overlay zone.
- September 24, 2025 – Spokane Plan Commission Hearing
- October 20, 2025 – Urban Experience meeting presentation to City Council;
- City Council process to follow Plan Commission recommendation, tentatively scheduled for hearing on November 17, 2025.

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.

AGENDA

Action

The SHLC reviewed the final documents and overlay zone ordinance (SMC 17D.100.285) after the balloting of property owners was completed (5/8/25 through 8/18/25) on August 20, 2025. The final voting numbers of property owners is:

- **193 votes** were sent to 191 property owners on May 8, 2025 (two owners own an extra parcel). Balloting was completed on August 18, 2025.
- **135 "yes" votes** for forming the district; **17 "no" votes** against forming the district; and **2 "neutral" votes** (count as "no" votes).
- Final tally consisted of **70% of property owners voted in favor of forming the district**, with a return rate of 80% 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 Spokane Historic Landmarks Commission conducted a Public Hearing on August 20, 2025 and unanimously recommended for approval to City Council passage of the SMC 17D.100.285 overlay district ordinance, nomination, resource forms and design standards and guidelines. The Landmarks Commission is tasked under SMC 4.35.080 with the following duties: identify and actively encourage the conservation of City and County historic resources; recommend the designation of historic landmarks and districts; raise community awareness of historic resources; and advise the City Council on matters of history, historic planning and preservation.

The Plan Commission's role in this action is 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 Spokane Municipal Code (SMC 17D.100.285). The HPO seeks a recommendation from the Plan Commission that the *Cannon Hill Park Historic District Overlay Zone and Design Standards and Guidelines* be recommended for approval to City Council.

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

AGENDA

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.

AGENDA

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.

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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.

AGENDA

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:

_____
City Clerk

_____
Mayor

Approved as to form:

_____
Assistant City Attorney

_____
Date

_____
Effective Date

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AGENDA

Evaluation for
Agency Use Only

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.

AGENDA

Evaluation for
Agency Use Only

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.**

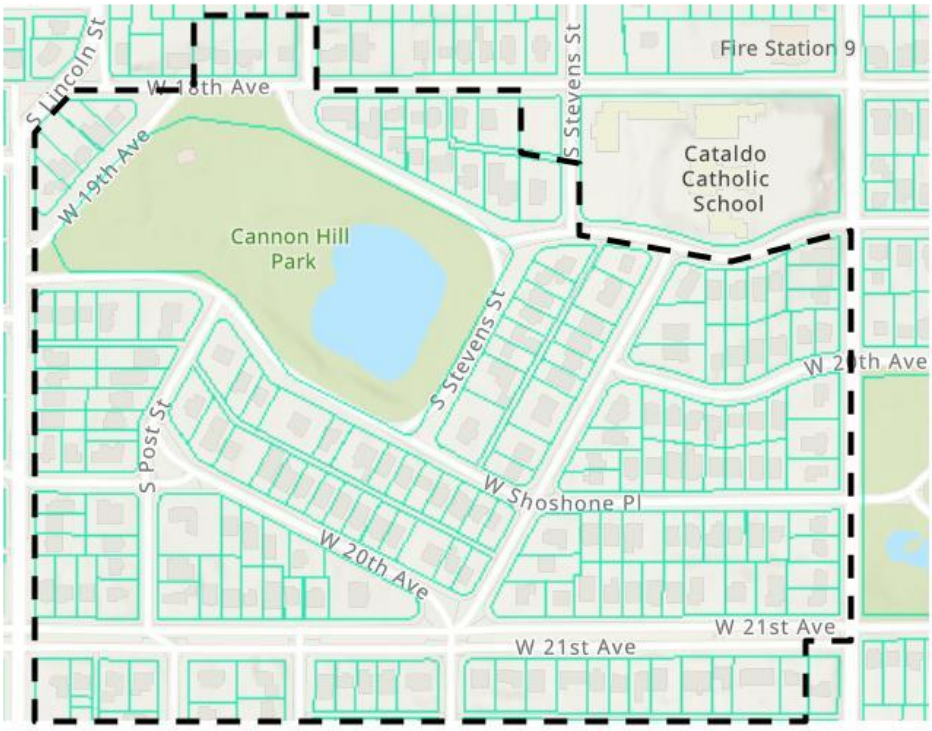
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain

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

AGENDA

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 **X** Hilly ☐ Steep slopes ☐ Mountainous

Other: _____

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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)

AGENDA

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: **X** alder ☐ maple ☐
aspen
Other: _____

Evergreen tree: ☐ fir **X** cedar **X** pine

Other: _____

X Shrubs **X** 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: _____

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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**

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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**

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

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: _____

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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.

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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

AGENDA

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.

Evaluation for
Agency Use Only

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: NTR

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.

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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 - (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, 18th Avenue on the north, Bernard Street on the east, and the 21st-22nd 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

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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 CITY|COUNTY
HISTORIC PRESERVATION OFFICE

DETERMINATION OF NON-SIGNIFICANCE
NON-PROJECT ACTION

Project Name: Cannon Hill Park Local Historic District

File Number: ORDINANCE 17D.100.285

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

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Legislative Process: This proposal will come before Plan Commission (workshop on 7/23/2025, hearing 9/24/2025) 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 (hearing on 10/27/2025). Additionally, property owners within the proposed district voted on this proposal through a process outlined in SMC 17D.100.100. 135 of 193 owners of parcels (70%) voted in support of the district.

Determination: 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. The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist, agency comments, Spokane Municipal Code, and other information on file with the lead agency. This information is available to the public upon request.

[ ] There is no comment period for this DNS.
[ ] This DNS is issued after using the optional DNS process in section 197-11-355 WAC. There is no further comment period on the DNS.
[**X**] This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date of issuance (below). **Comments regarding this DNS must be submitted no later than 5:00 p.m. on September 12, 2025 if they are intended to alter the DNS.**

****

Responsible Official: Megan Duvall
Address: 808 W. Spokane Falls Blvd., Spokane, WA 99201
Date Issued: 8/27/2025

Position/Title: Historic Preservation Officer
Phone: 509-625-6543
Signature: Megan M Duvall

AGENDA

APPEAL OF THIS DETERMINATION

Appeal may be made to:

Responsible Official: City of Spokane Hearing Examiner
Address: 808 W. Spokane Falls Blvd., Spokane, WA 99201
Email: hearingexaminer@spokanecity.org
Phone: 509-625-6010
Deadline: 14 days from the date of the signed DNS
5:00 p.m. on September 12, 2025

The appeal must be on forms provided by the Responsible Official, and make specific factual objections. Appeals must be accompanied by the appeal fee. Contact the Responsible Official for assistance with the specifics of a SEPA appeal.

SPOKANE CITY|COUNTY
HISTORIC PRESERVATION OFFICE

60-DAY NOTICE OF INTENT TO ADOPT
AN AMMENDMENT TO THE UNIFIED DEVELOPMENT CODE

Subject: 60-Day Notice of Intent to Adopt to Washington Department of Commerce

Date: August 15, 2025

Location: The proposal is located within the Manito/Cannon Hill Neighborhood, roughly bound by Lincoln Street on the west, 18th Avenue on the north, Bernard Street on the east, and the 21st-22nd 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 9/24/2025) 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. As of 8/15/2025, 133 of 193 owners of parcels (69%) have voted in support of the district. Comments on this proposal will be accepted by the Spokane Historic Preservation Office until September 24, 2025 at 2:00PM. Please send any comments to: preservation@spokanecity.org.

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. Agency comment was completed on July 18, 2025, 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.

More information: Any person may call for additional information and/or sign up to receive email updates on this project by sending an email to the Spokane City/County Historic Preservation Office.

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

AGENDA

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

Category	Ownership	Status	Present Use	
☐building	☐public ☐both	☒occupied	☐agricultural	☐museum
☐site	☒private	☐work in progress	☐commercial	☐park
☐structure			☐educational	☒residential
☐object				
X district	**Public Acquisition**	**Accessible**	☐entertainment	☐religious
	☐in process	☐yes, restricted	☐government	☐scientific
	☐being considered	☐yes, unrestricted	☐industrial	☐transportation
		☐no	☐military	☐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

AGENDA

7. Description

Architectural Classification	Condition	Check One
	☒excellent	☐unaltered
	☐good	☒altered
	☐fair	
	☐deteriorated	**Check One**
	☐ruins	☐original site
	☐unexposed	☐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 20th Avenue, Spokane, WA 99203
Telephone Number: 509.822.0300

AGENDA

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)

_____

_____

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

Attest: Approved as to form:

City Clerk Assistant City Attorney

AGENDA

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. 21st Avenue form its southern boundary; the northern boundary includes houses on the south side of W. 18th Avenue as well as the lots on the north side of 18th that directly face the park, and on the south side of W. 19th 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.[1]

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.[2] 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. 21st Street between S. Howard and S. Bernard streets. The avenues gain elevation as they move to the south.[3] 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."[4] This work included grading the lots surrounding Cannon Hill Park as "an amphitheater of view lots rising on three sides around a sunken lake."[5] The resulting landscape has become naturalized over time with mature plantings and many of the street trees planted in 1909 still remain.

[1] "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.

[2] "Sale Opens Today, Highlands of Cannon Hill Park" *Spokesman Review* 1 October 1911.

[3] 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.

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

[5] Ibid.

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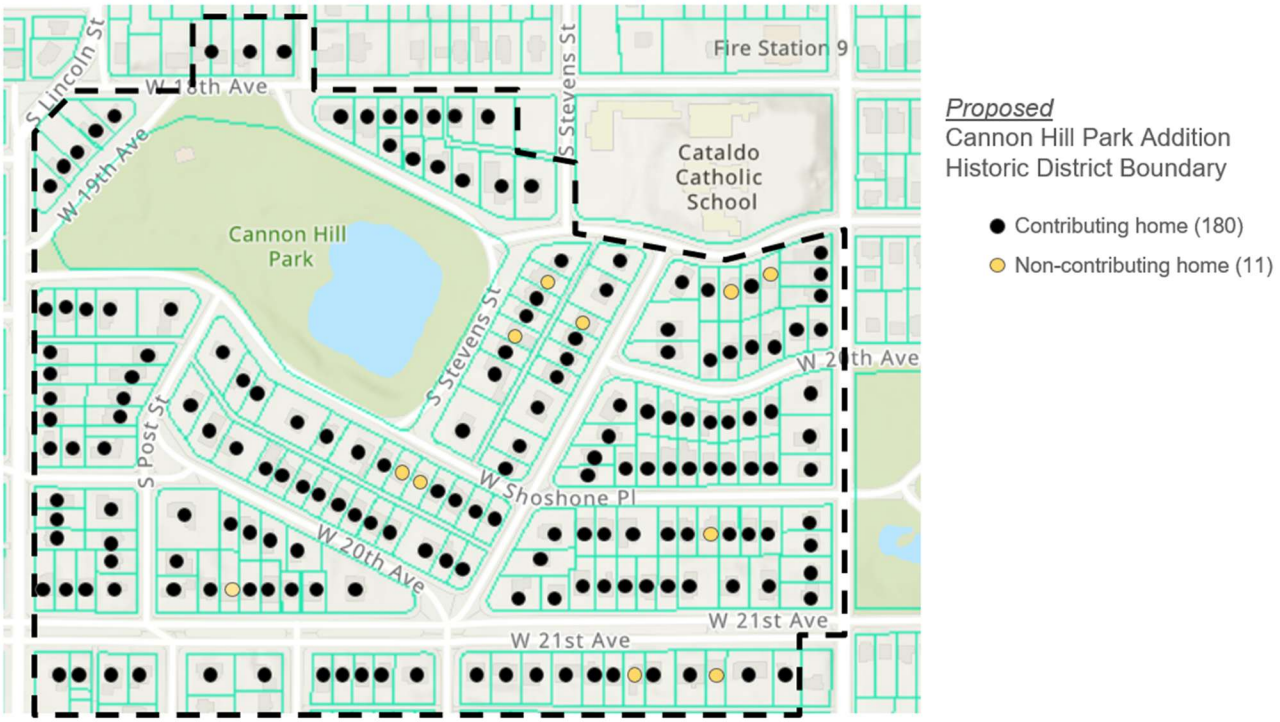


Fig. 1. Cannon Hill Park Addition Historic District boundary, based on the original plat and dominance of Cannon Hill Park. Black dots indicate the 180 contributing properties; yellow dots indicate 11 non-contributing properties.

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).[6] This arrangement allowed the Jones Co. to state that these lots "front directly on the park instead of on a street."[7] Later, the street names adjacent to the park were extended to these drives.

[6] 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.

[7] Arthur D. Jones Company advertisement, *The Spokesman-Review* 7 March 1909.

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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. 20th Avenue between Bernard Street and S. Oneida Place. The similar curved forms of W. 19th and W. 20th 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. 21st Avenue adheres to the regular grid of streets to the east and west of the addition, and hence the need for Shoshone Place between 20th and 21st 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. 20th 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.[8]

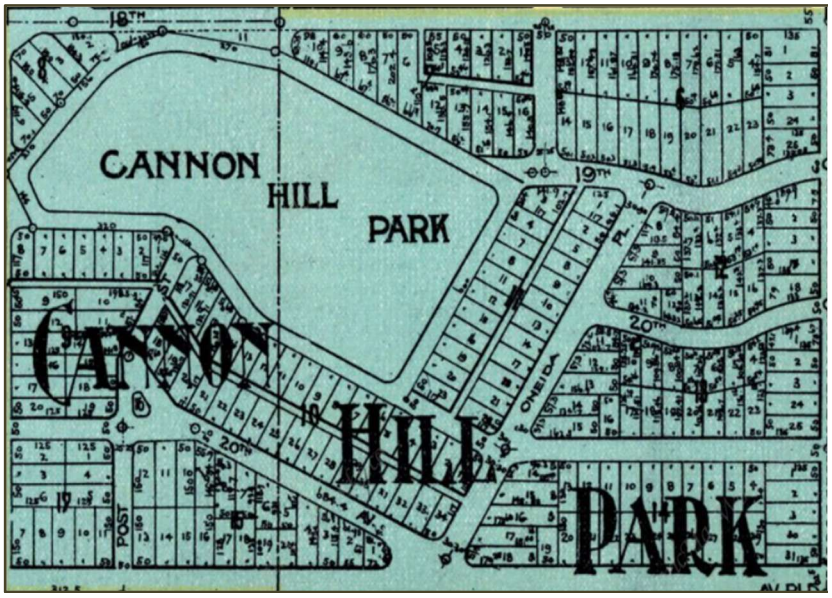


Fig. 2., *Spokane County* 1912. Geo A. Ogle. P.52.

The Olmsted Brothers Plan for Spokane parks included a system of boulevards to connect parks and extend through residential areas. The plan included W. 21st 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.[9]

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. 21st Avenue. Broad

[8] "Cannon Hill Park Plat Accepted," *Spokane Press* 10 March 1909.

[9] Arthur D. Jones Company advertisement, *The Spokesman-Review* 7 March 1909.

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



Fig. 3. Intersection of W. 20th 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. 21st 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."[10] 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; littleaf linden, tilia cordata, 34. The

[10] Arthur D. Jones advertisement, *Spokesman Review* 25 July 1909.

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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.

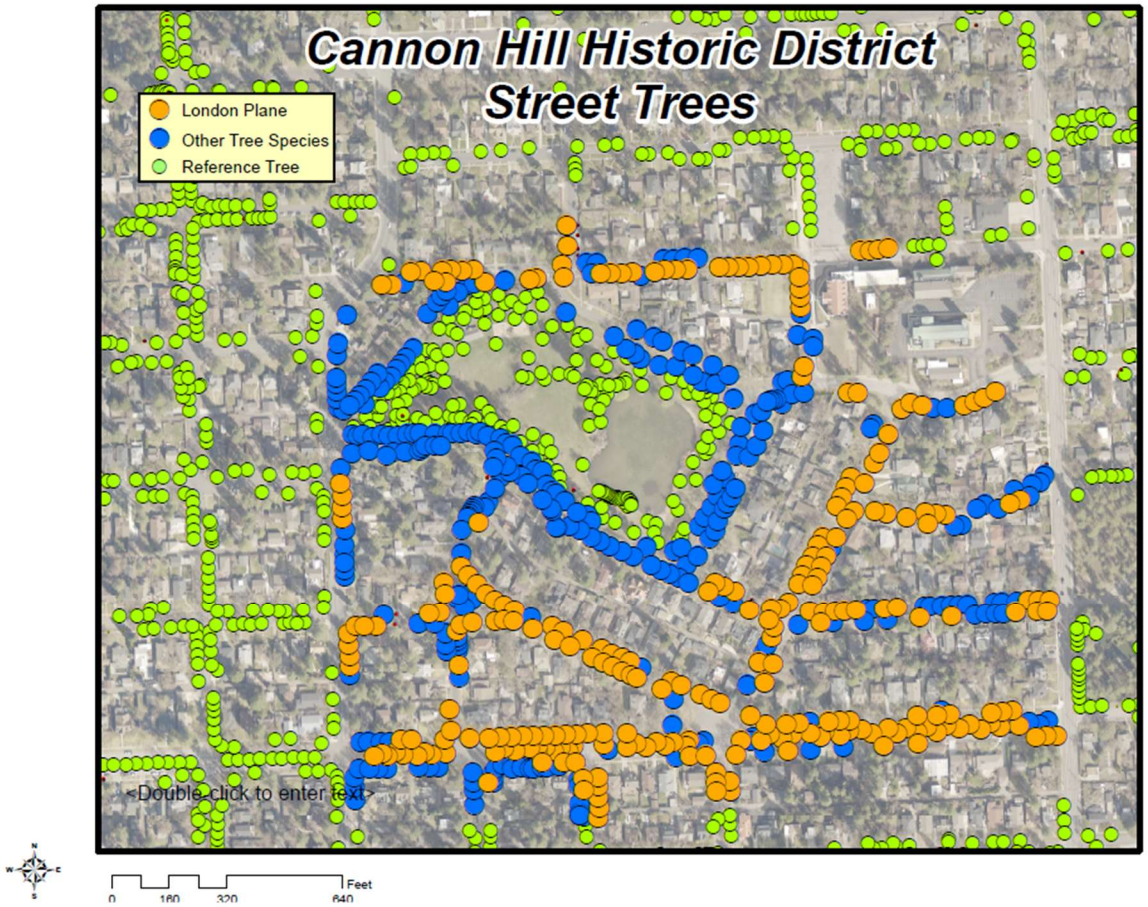


Fig. 4. Map of street trees in the Cannon Hill Park Addition Historic District.
Source: City of Spokane Urban Forestry Department

The Jones Co. planted the beginnings of what has become an urban forest on the 21st 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.[11]

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. 21st Avenue and Cannon Hill Park. The Jones Co. promotional material

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

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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.

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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.

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

Style	Bungalow/Cottage/Ranch form	Residence form
Craftsman or English 64 houses express this style. Timeframe: 1909-1924 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.	 **Craftsman Bungalow** 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.	 **Craftsman/English Residence** 20 substantial two-story residences referred to at the time of construction as English were built between 1909 and 1924.
English 41 houses express this style. Timeframe: 1922-1940 This style draws on substantial English cottages that often have steeply-pitched roofs, front-facing gables, gabled entrances,	 **English Cottage**	 **English Residence**

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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 20th 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. 21st Avenue. They demonstrate the popularity of this style from 1919 to 1927 and 1936.

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	The Cape Cod cottage was a common house form for Minimal Traditional houses built after World War II.	
Dutch Colonial Revival: 5 residences express this style. Timeframe: 1913-1924 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.		
Swiss Chalet Revival: 2 houses express this style. Others show influence. Timeframe: ca. 1912 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.	 Craftsman Bungalow with Swiss Chalet influence	

AGENDA

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.





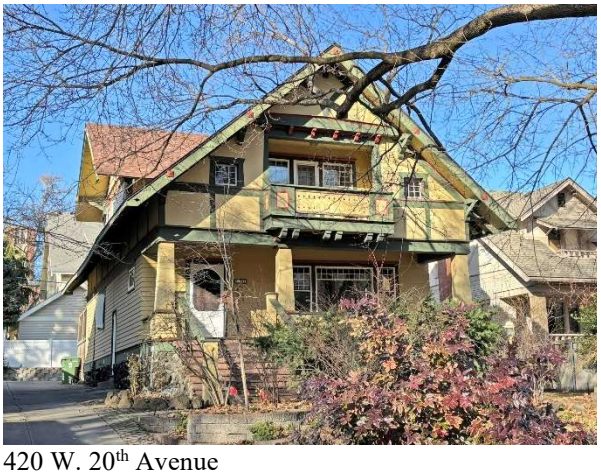




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Popular Houses and Styles

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. 20th Avenue



421 W. 19th Avenue



728 W. 20th Avenue



445 W. 21st Avenue

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

AGENDA

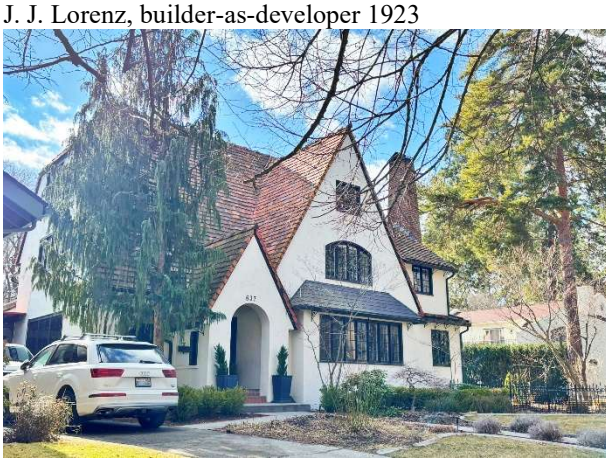
The builder-as-developer J. J. Lohrenz built the first of eight English residences in 1923 on the south side of Cannon Hill Park. Three additional houses, two with architects of record, followed. The last one was completed nearly a decade after the first one, suggesting an enduring appeal of the projecting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



405 W. 20th Avenue
Sam Christian, builder-as-developer 1932

Fig. 6. English Residences with prominent front gables.

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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.[12] 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. 20TH Avenue 1910



633 W. Shoshone Place 1924



1918 S. Oneida Place 1914



1905 S. Lincoln Street 1911

Fig. 7. Bungalows in the district.

[12] "In One Addition $100,000 in Homes," *The Spokesman-Review* 21 May 1911.

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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. 21st Avenue 1930



824 W. 19th Avenue 1931



816 W. 20th 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.[13]

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

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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 21st Avenue 1950



627 W. 21st Avenue 1958



628 W. 19th Avenue1954

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. 21st Avenue and the Swiss Chalet character of 804 W. 18th 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.

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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 21st 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.

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Section 8: Statement of Significance and Narrative Evidence

Statement of Significance

The Cannon Hill Park Addition (CHPA)[14] 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. 21st 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.

[14] 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.

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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 21st 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. 19th 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. 18th Avenue	1921	Architecture	2021
504 W. 19th Avenue	1941	Cold War Social History	2022
725 W. 20th Avenue	1913	Architecture	1999
448 W. 21st Avenue	1912	Architecture and Community Planning & Development	2006

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628 W. 21st Avenue	1911	Architecture and Community Planning & Development	2006
702 W. 21st 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 20th 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.[15]

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.[16] 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 20th 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 19th century he had invested in land in and around

[15] In the first decade of the new century, Spokane's population more than tripled, from 36,848 to 104,402.

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

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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.[17]

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.[18] 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.[19]

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.[20] 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 21st 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

[17] The Spokane newspapers reported frequently on Adams' visits to the city and activities.
[18] "Jones Buys Adams Tract," *Spokane Daily Chronicle*, 27 November 1908, p. 1.
[19] "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.
[20] "Park Areas Vanishing" *The Spokesman-Review* 28 May 1909, p. 1.

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supply. Soon after, Brook established a partnership with J. H. Spear which then became the Washington Brick and Lime Co.[21]

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.[22]. 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.[23] 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.[24]

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[25] and as a hole in the ground, unsalable for residential purposes.[26] 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.[27]

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

[22] 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.

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

[24] 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.

[25] *Report of the Board of Park Commissioners, Spokane, Washington, 1891–1913,* known also as the Olmsted Report p. 87.

[26] "Street Puzzle and Big Hole," *Spokane Press*, 8 March 1909.

[27] Joan Hockaday, *Greenscapes: Olmsted's Pacific Northwest* (Pullman: Washington State University Press, 2009), p. 107.

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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.[28]

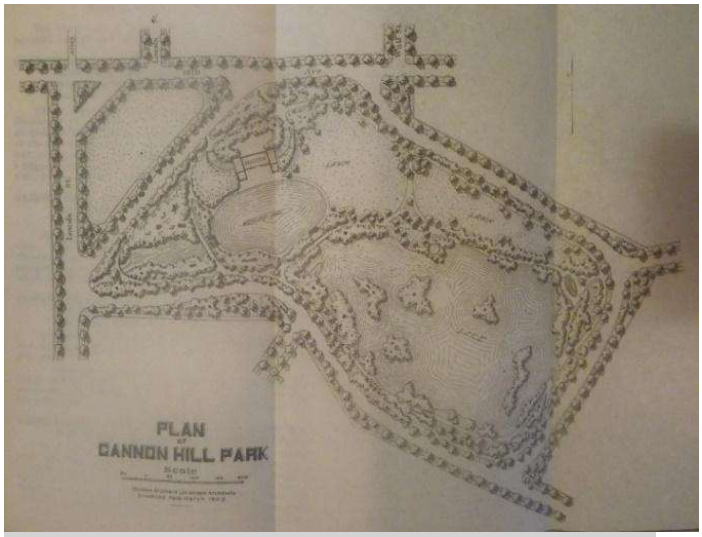


Fig. 10. Plan for Cannon Hill Park, 1909. Source: Ann Marie Doyon, draft *Olmsted Park System of Spokane, Washington National Register of Historic Places Multiple Property Documentation Form*, 2013. P. 55.

The boulevard form of W 21st Avenue was part of a drive system that connected city parks (Fig. 10).[29] W. 21st 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 21st Avenue boulevard, two-thirds of a mile long, would be wider west of Lincoln Street, a full 150-feet wide.[30]

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).[31] 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

[28] "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.
[29] "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.
[30] *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.
[31] Arthur B. Jones & Co. advertisement, *The Spokesman-Review* 19 September 1909.

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boulevard, but intended to plant a variety of trees in contrast to those already at the eastern end of the boulevard.[32]



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. 21st Avenue boulevard



Depiction of what the W 21st 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.[33] The lake in Cannon Hill Park became a popular ice-skating venue.[34]

[32] "Long High Drive Assured on Cannon Hill," *The Spokesman-Review* 13 March 1910.
[33] "Show Growth of the Parks," *Spokane Daily Chronicle* 11 February 1913, p. 15.
[34] "Skaters are Reveling These Crisp Days on Southside Park Lagoons," *The Spokesman-Review* 13 December 1912.

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Adams Park in Cannon Hill Has Scenic Lakes

Has Seven Acres of Water.

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.[35]

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.[36] 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.

[35] "Death Summons Arthur D. Jones" *The Spokesman-Review* 1 April 1935, p. 8.

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

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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.[37] 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.[38] 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.[39] A Jones Co. advertisement asserted that this new line changed "the complexion of the whole upper hill."[40]

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.[41] 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?"[42]

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[37] 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.

[38] 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.

[39] "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.

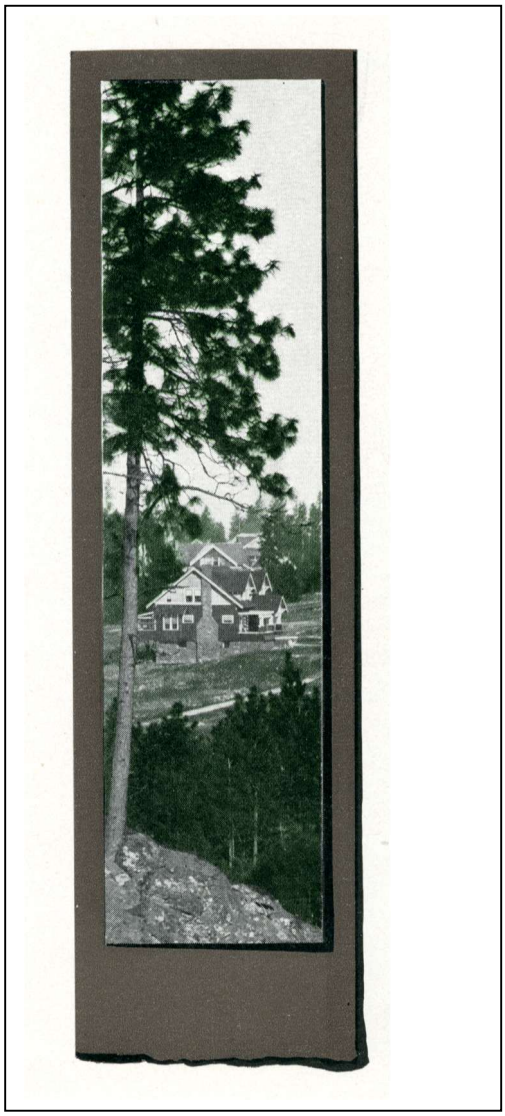
[40] "Cannon Hill Park Car Line Opens Tomorrow."

[41] "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.

[42] "What are YOU Doing about Cannon Hill Park" *Spokane Daily Chronicle* 29 October 1910, p. 18.

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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.

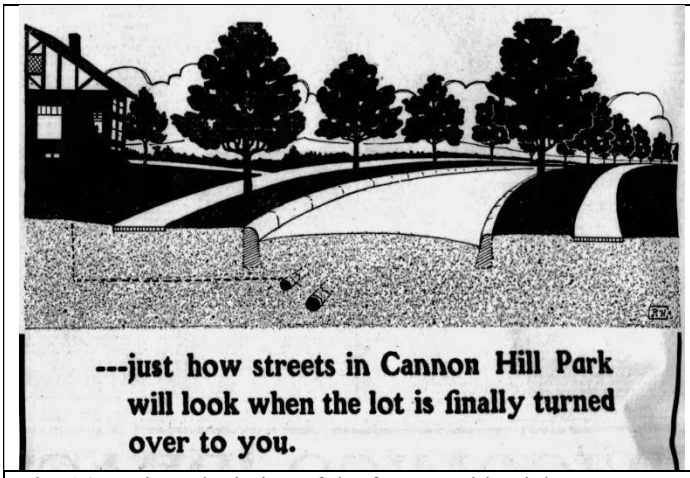


Fig. 14. Artist's depiction of the future residential area. Source: Arthur D. Jones advertisement, *The Spokesman-Review* 25 July 1909.

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

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necessary."[43] 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.[44] 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. 21st Avenue boulevard.

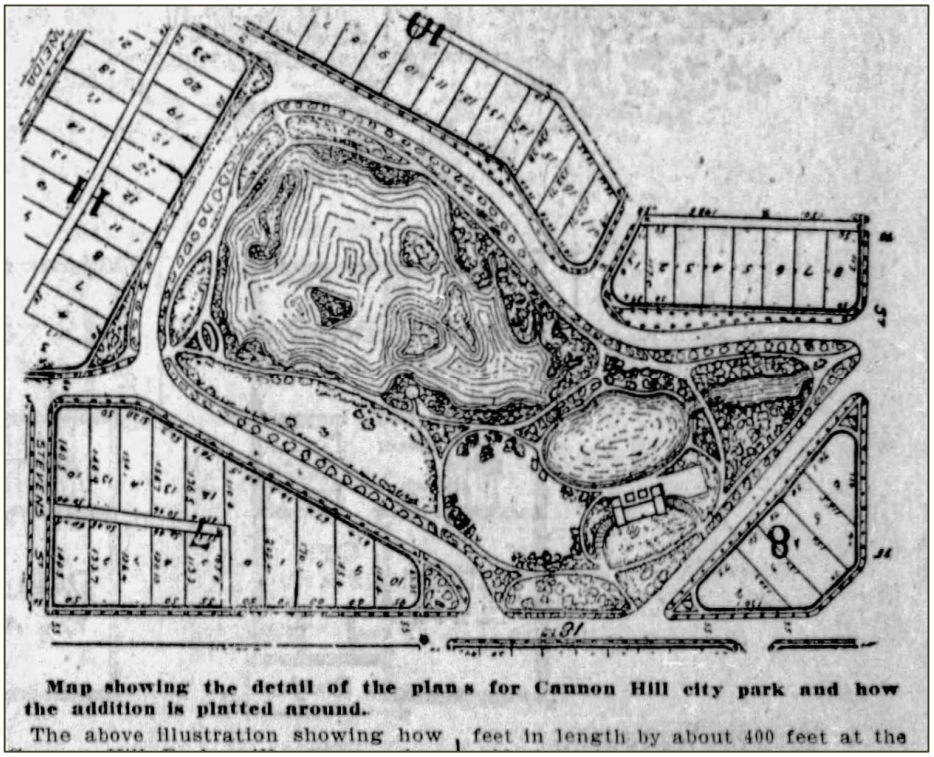


Fig. 15. Plan for Cannon Hill Park and surrounding blocks depicting tree planting plan. Note: The image is reversed with north at the bottom. Source: *The Spokesman-Review* June 20 1909.

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

[43] Report of the Board of Park Commissioners, Spokane, Washington, 1891–1913, known also as the Olmsted Report 1913, pp. 100-01.

[44] *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.

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neighborhood laid out by the prestigious Olmsted Brothers firm working with Robert Grinnell at the same time.[45]

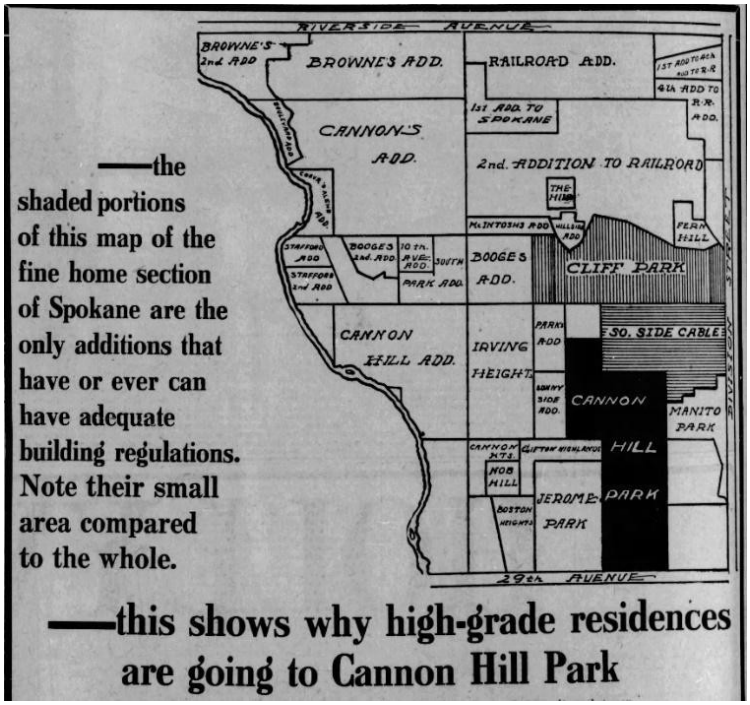


Fig. 16. Arthur D. Jones & Co. advertisement with map showing surrounding platted additions and making claims for the superiority of the Cannon Hill Park addition. Source: Arthur D. Jones & Co. advertisement, *The Spokesman-Review* 22 May 1910.

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.[46]

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 10th 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

[45] 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 29th Avenue rather than 25th Avenue.

[46] Logan Camporeale, *Cannon Streetcar Suburb District Spokane Register of Historic Places Nomination*. Spokane, 2022. pp 7-1 and 8-1.

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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.[47]
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).

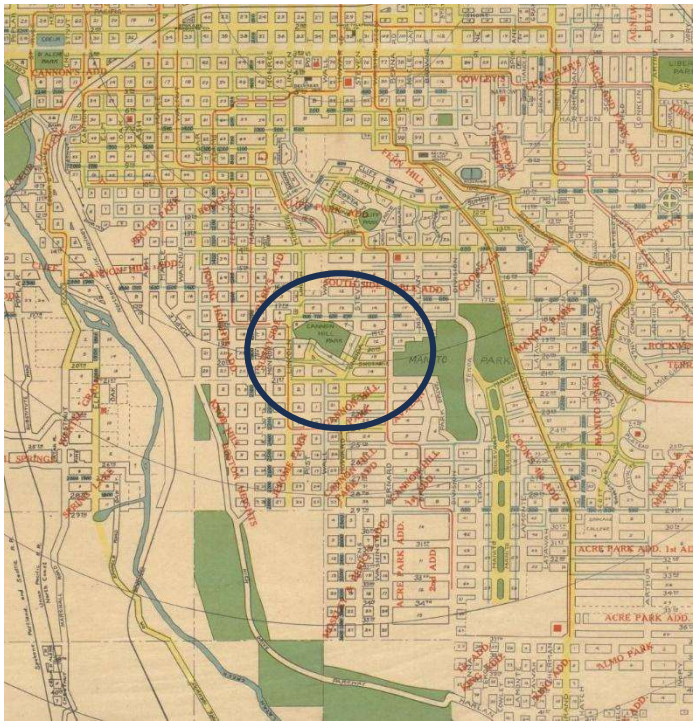


Fig. 17. Portion of 1922 streetcar system map, Spokane. CHPA lines in oval. Source: Spokane Historical, https://spokanehistorical.org/files/show/4063.

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.[48]

[47] 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.
[48] Mutschler, et al, pp. 48, 55.

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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
The Early Years		
1909-1912: Intense Promotion	44	23
The Build-out Years		
1913-1932: The Cannon Hill Park Addition Comes Into its Own	88	46
The In-Fill Years		
1935-1942: An Ideal Location to Build as the Economy Recovers	29	15
1946-1958 The Post World War II Building Boom	23	12
Post-1958 Still a Popular Neighborhood	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

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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.[49] 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."[50]

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

[49] "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.
[50] "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.

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	628 W. 21st Avenue	1911		824 W 19th Avenue	1931
	418 W. 20th Avenue	1911	Rathke, C. T.	441 W. Shoshone Place	1909
	725 W. 20th Avenue	1912		728 W. 20th Avenue	1910
	702 W. 21st Avenue	1913		724 W. 20th Avenue	1911
Bouten, Gus Const. Co.	802 W. 21st 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. 20th Avenue	1910
	1944 S. Post Street	1948		437 W. Shoshone	1911
Hankins, W.	1918 S. Post Street	1909		517 W. 21st Avenue	1911
	420 W. 20th Avenue	1910		445 W. 21st Avenue	1912
	1928 S. Post Street	1911	Stammerjohan, O.C.	603 W. Shoshone	1930
	1915 S. Lincoln Street	1911		411 W. 21st Avenue	1937
Larson, E. W.	1925 S. Oneida Place	1909		822 W. 20th Avenue	1937
	2004 S. Oneida Place	1909	Wickman, M. H.	2021 S. Oneida Place	1931
	514 W. 19th 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. 18th Avenue	1930
Cutter & Malmgren	2008 S. Oneida Place	1913
Hagen & Clark	827 W. Shoshone Place	1937
Frank G. Hutchinson	725 W 20th Avenue	1912
Keith & Whitehouse	711 W. Shoshone Place	1913
T. Magnusen	418 W. 21st Avenue	1912
Franklin Manz	438 W. 21st Avenue	1912
	442 W. 21st Avenue	1912
	448 W. 21st Avenue	1912
	538 W. Shoshone Place	1912
Earl Morrison	626 W. 21st Avenue	1912

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Rigg & Vantyne	827 W. Shoshone Place	1936
M. Randolph Smith	2055 S. Oneida Place	1936
	508 W. 21st Avenue	1936
Wells & Bertelsen	524 W. 19th Avenue	1925
	2049 S. Oneida Place	1927
Frederick Westcott	637 W. Shoshone Place	1925
Westcott & Gifford	519 W. 18th 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.[51] 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. 21st Avenue. It was selected to be furnished and open to the public during the June 1923 Better Homes week.[52]

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).[53]

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[51] "John Doran Buys $20,000 House," *The Spokesman Review* 15 May 1923.

[52] "Better Home Week House Selected," *Spokane Daily Chronicle* 21 May 1923.

[53] "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.

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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.[54] 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."[55]

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."[56] 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.[57]

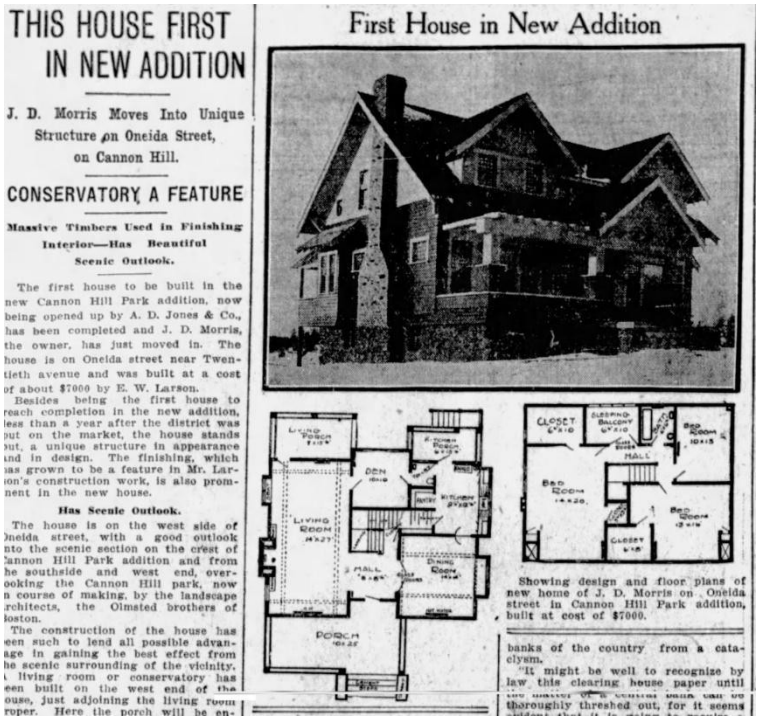
On January 23, 1910, the Jones Co. presented to the public the first house built in the CHPA, erected by E. W. Larson for J. D. Morris. Located on the west side of Oneida Place, a conservatory at the rear of the living room had a "beautiful scenic outlook" westward to Cannon Hill Park and its lake

[54] "Arthur D. Jones & Co. Offer Spokane's Finest Viewpoint Cannon Hill Park," *The Spokesman-Review* 7 March 1909.
[55] "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.
[56] "$600,000 in New Homes in Cannon Hill Park Addition in Two Years," *The Spokesman-Review* 24 March 1912
[57] Ibid.

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(Fig. 19).[58] 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."[59]

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).[60]



THIS HOUSE FIRST IN NEW ADDITION

J. D. Morris Moves Into Unique Structure on Oneida Street, on Cannon Hill.

CONSERVATORY A FEATURE

Massive Timbers Used in Finishing Interior—Has Beautiful Scenic Outlook.

The first house to be built in the new Cannon Hill Park addition, now being opened up by A. D. Jones & Co., has been completed and J. D. Morris, the owner, has just moved in. The house is on Oneida street near Twentieth avenue and was built at a cost of about $7000 by E. W. Larson.

Besides being the first house to reach completion in the new addition, less than a year after the district was put on the market, the house stands out, a unique structure in appearance and in design. The finishing, which has grown to be a feature in Mr. Larson's construction work, is also prominent in the new house.

Has Scenic Outlook.

The house is on the west side of Oneida street, with a good outlook into the scenic section on the crest of Cannon Hill Park addition and from the southside and west end, overlooking the Cannon Hill park, now in course of making, by the landscape architects, the Olmsted brothers of Boston.

The construction of the house has been such to lend all possible advantage in gaining the best effect from the scenic surrounding of the vicinity. A living room or conservatory has been built on the west end of the house, just adjoining the living room proper. Here the porch will be en-

First House in New Addition

Showing design and floor plans of new home of J. D. Morris on Oneida street in Cannon Hill Park addition, built at cost of $7000.

banks of the country from a cataclysm.

"It might be well to recognize by law this clearing house paper until thoroughly threshed out, for it seems

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

[58] "This House First in New Addition," *The Spokesman-Review* 23 January 1910.

[59] "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."

[60] "Buy Your Homesite in Cannon Hill Park Now." *Spokane Daily Chronicle* 22 October 1910.

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Types of Residences Being Built for Homes in Cannon Hill Park

Upper—House which the Larson brothers are building.
Lower—New home being built by J. F. Thomas.

New home of Lewis Searle.

it their home. The deal was mad
by Will Cannon of the Colvin Realt
company, Eagle building.

John Welley has sold his four-roo
house, located at E1302 Sanson stree
lot 7, block 5, East Kenwood additio
to Carl Lindvall and Clara Lindva
for $915.

A. J. Brown purchased from Georg
E. Holbrook his six-room moder
house, located at 02934 Nelson, Ro
Park addition, for $2000.

A. J. Brown has sold to George Ho
brook his 10-acre tract, located
Meadow Lake, for $2000.

The above deals, totaling $44,41
were closed by Will Cannon of t
Colvin Realty company since Ja

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

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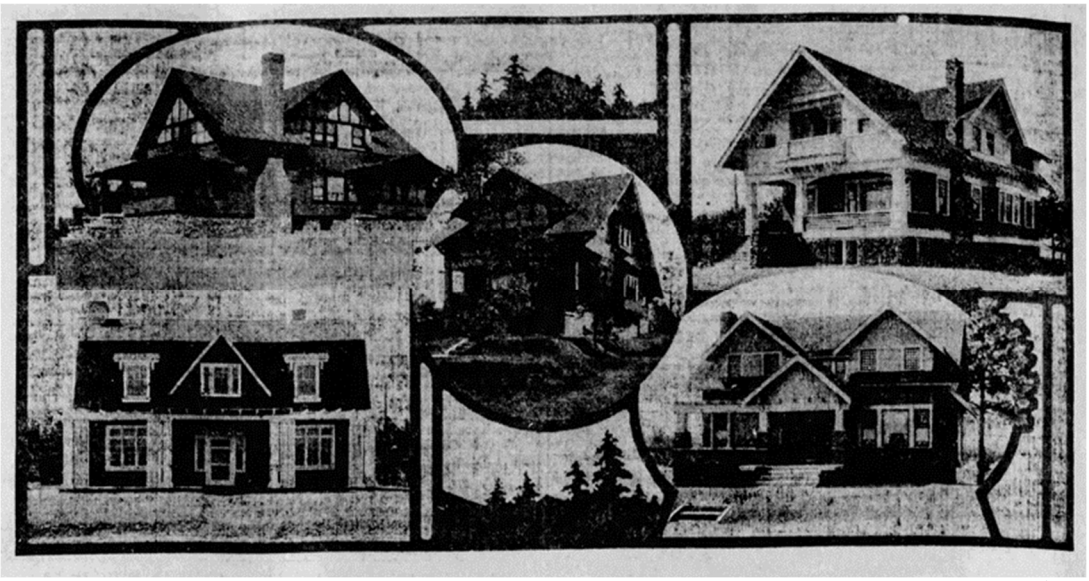


Fig. 21. "Some of the New Homes in Cannon Hill Park," features houses on Oneida Place, W. 20th Avenue and W. Shoshone Avenue in an Arthur D. Jones & Co. advertisement promoting the service of the new streetcar line. Source: *The Spokesman-Review* June 26, 1910, p. 8.



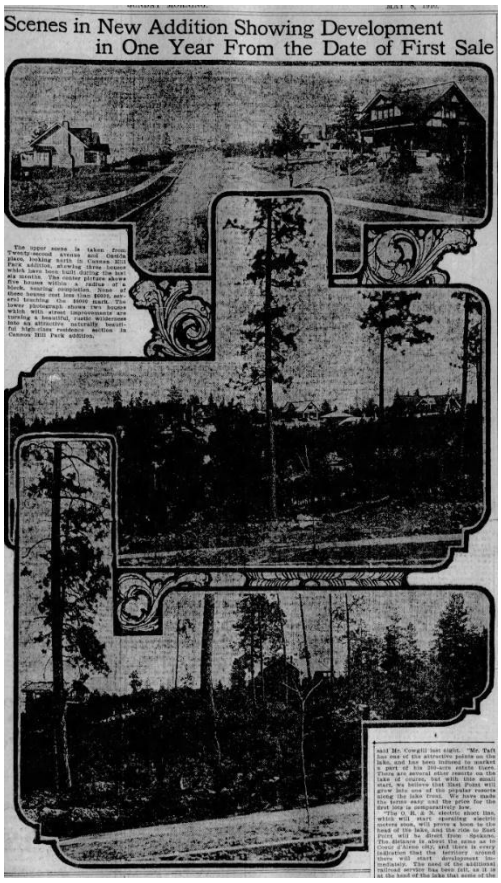
Fig. 22. A group of houses promoting the sale of lots that include bungalows and houses on W. Shoshone Avenue. Source: Arthur D. Jones & Co. advertisement, *Spokane Daily Chronicle* October 22, 1910.

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.

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Oneida street, looking northeast, in Cannon Hill Park. Note the parking strip all leveled down to be sown to lawn.



Scenes in New Addition Showing Development in One Year From the Date of First Sale



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.[61] The cost of the houses ranged considerably, far above the minimum costs required in deeds.[62] The builders-as-developers E. W. Larson , J. F. Thomas, M. L. Pershall, and L. Searle, among others, were actively building in the CHPA.

[61] "$600,000 in New Homes in Cannon Hill Park Addition in Two Years," *The Spokesman-Review* 24 March 1912
[62] Ibid.

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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[63] 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.[64] 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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[63] Unfortunately, not identified.

[64] "Cannon Hill Park Gets New Homes," *Spokane Daily Chronicle* 6 November 1923, p. 21.

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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."[65]

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.[66] 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.

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[65] "Grinnell Will Auction Sites," *Spokane Press* 30 October 1926.

[66] 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.

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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.[67]

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.[68] These descriptions are quite similar to those referencing surrounding districts; all were deed restricted and zoned for single-family residential use.[69]

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[70]

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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[67] Mapping Inequality website: https://dsl.richmond.edu/panorama/redlining/map/WA/Spokane/ area descriptions/A7#loc=12/47.668/-117.3898

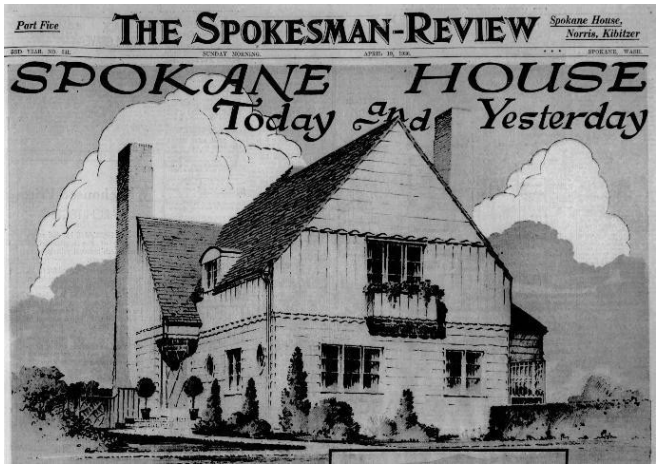
[68] Ibid.

[69] 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

[70] "'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.

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



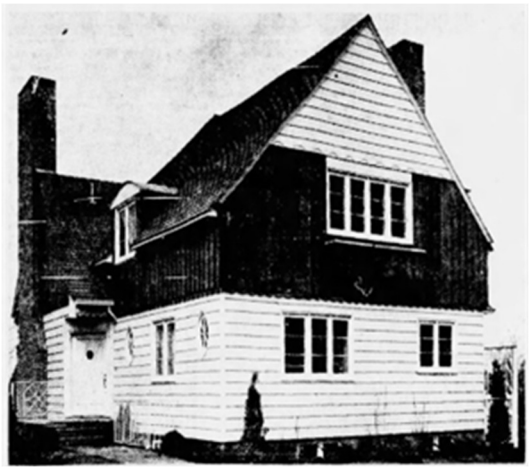


Fig. 25. Spokane House, in published rendering and photographed at the time of the 1936 public open house. Source: *The Spokesman-Review,* 19 April and 23 April 1936.

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.[72]

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.

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[71] *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.
[72] Building permits and "Mining Engineer Purchases Residence" *Spokane Daily Chronicle* 14 October 1939.

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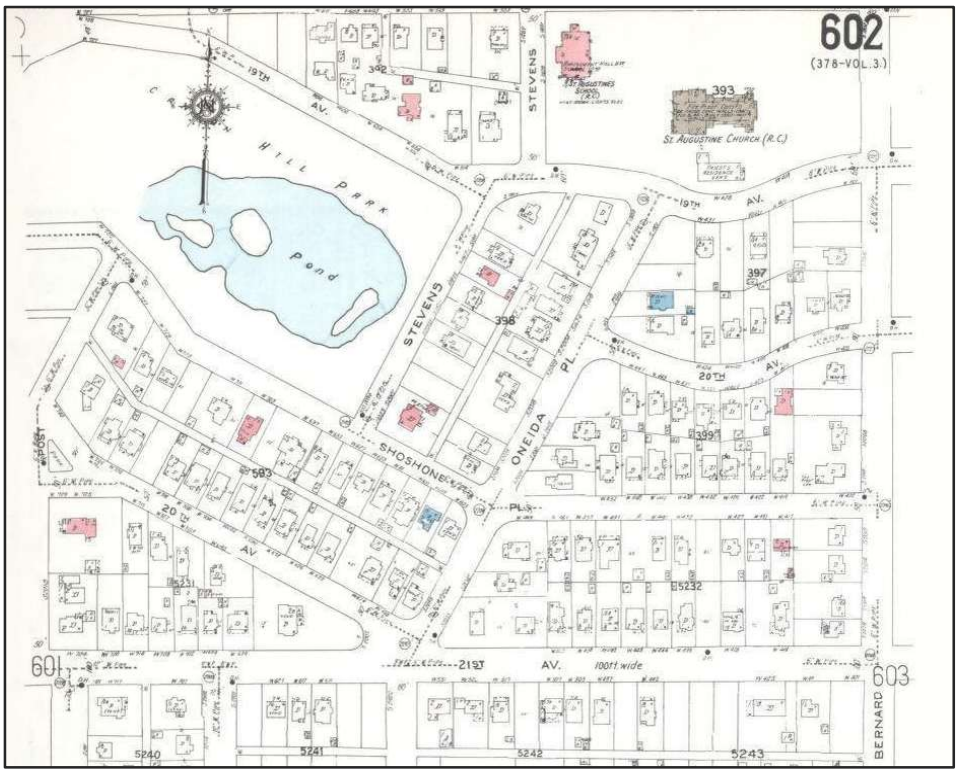


Fig. 26. The build-out of the CHPA by 1950. Source: D. A. Sanborn, *Fire Insurance Map of Spokane*, Portion of the 1950 Vol 4, p. 602. Note: pink indicates brick buildings.

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 21st Avenue are minimal traditional two-story dwellings set back at the building line. No. 423 W 21st 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."[73]

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

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

AGENDA

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.[74]

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. 20th 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. 18th and W. 19th 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.[75]

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.[76]

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 21st 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

[74] 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.
[75] Eleanor Rutherfield, "Beet, Zinnia Share Space in Dual Plot," *The Spokesman-Review* 16 September 1973.
[76] Marsha Rooney compiled this narrative of the club based on its scrapbooks and records in January, 2025.

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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 20th 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."

AGENDA

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AGENDA

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

AGENDA

W. 18th Avenue in the CHPA HD

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

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

AGENDA

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





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





AGENDA

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





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





AGENDA

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





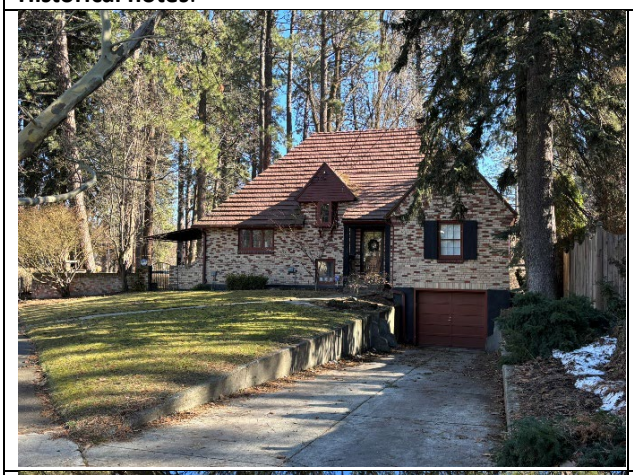
Address: 718 W 18th Avenue	**Category**: Contributing Reason: age
Date of Construction: 1923	Materials notes:
Historic name (if any): Hammerlund House	Siding appears: replaced with vinyl
Builder as Developer: K. J. Berggren	Windows appear: original
Architect (if any):	Façade and entry appear: original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





AGENDA

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







AGENDA

W 19th Avenue in CHPA HD Resource Forms

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

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

AGENDA

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





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





AGENDA

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

AGENDA

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







AGENDA

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




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



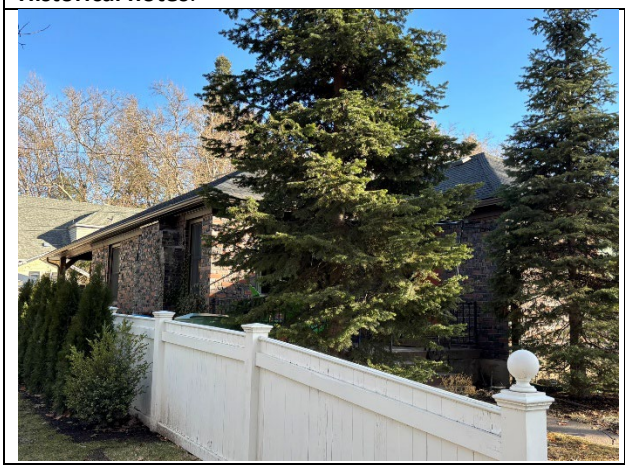

AGENDA

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





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





AGENDA

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

AGENDA

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







AGENDA

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







AGENDA

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




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




AGENDA

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





AGENDA

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

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

AGENDA

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





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





AGENDA

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





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





AGENDA

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





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





AGENDA

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





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





AGENDA

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





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





AGENDA

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





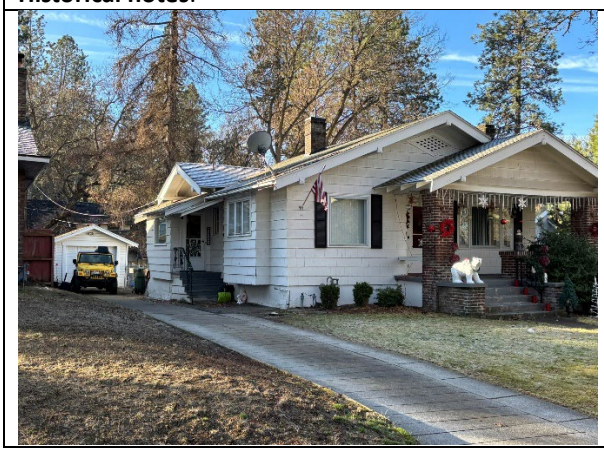
Address: 443 W 20th Avenue	**Category**: Contributing Reason: age
Date of Construction: 1920	Materials notes: wood siding
Historic name (if any):	Siding appears: original
Builder as Developer: O. M. Lilliquist	Windows appear: most replaced
Architect (if any):	Façade and entry appear: original
Type and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





AGENDA

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





AGENDA

West blocks of 20th, between Howard and Lincoln, CHPA HD Resource Forms

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




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




AGENDA

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





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





AGENDA

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

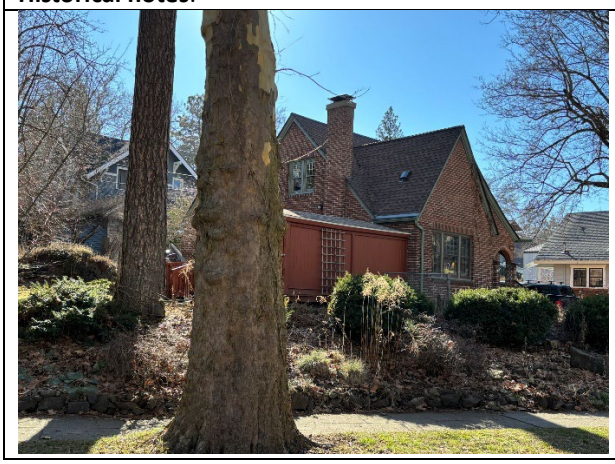



Address: 636 W 20th Avenue	**Category**: Contributing Reason: age
Date of Construction: 1911	Materials notes: wide reveal lapped siding
Historic name (if any):	Siding appears: perhaps replaced
Builder as Developer: R. E. McHugh	Windows appear: original
Architect (if any):	Façade and entry appear: original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




AGENDA

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





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





AGENDA

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





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





AGENDA

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

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

AGENDA

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




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




AGENDA

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

AGENDA

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







AGENDA

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





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





AGENDA

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





AGENDA

21st Avenue in the CHPA HD, East of Howard

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





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





AGENDA

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





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





AGENDA

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





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





AGENDA

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

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

AGENDA

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





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





AGENDA

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





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





AGENDA

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





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





AGENDA

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





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





AGENDA

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





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





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



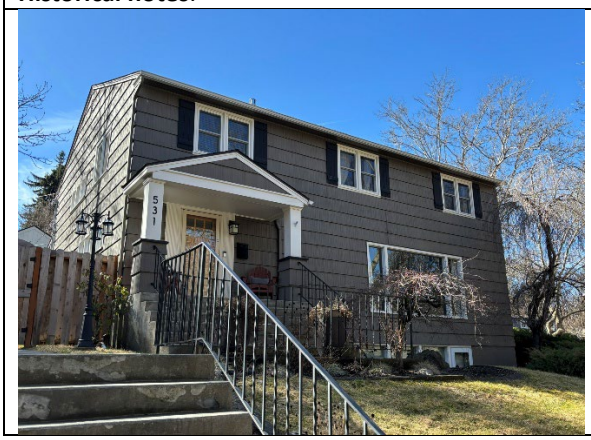


Address: 525 W 21st Avenue	**Category**: Contributing Reason: age
Date of Construction: 1950	Materials notes: cedar siding
Historic name (if any):	Siding appears: original
Builder as Developer: W. E. McGourin	Windows appear: some original
Architect (if any):	Façade and entry appear: original
Type and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





AGENDA

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

AGENDA

W 21st Ave in the CHPA HD, West of Howard

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





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





AGENDA

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





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





AGENDA

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









AGENDA

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




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




AGENDA

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




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




AGENDA

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





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





AGENDA

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

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

AGENDA

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





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





AGENDA

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

AGENDA

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

AGENDA

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





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





AGENDA

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





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





AGENDA

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





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





AGENDA

S Bernard Street CHPA HD Resource Forms

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

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

AGENDA

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





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





AGENDA

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





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





AGENDA

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







AGENDA

S. Lincoln Street CHPA HD Resource Forms

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

AGENDA

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




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




AGENDA

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





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





AGENDA

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





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





AGENDA

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





AGENDA

Oneida Place in the CHPA HD Resource Forms

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

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

AGENDA

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





Address: 1918 S Oneida Place	**Category:** Non Contributing Reason: rebuilt 1984
Date of Construction: 1984	Materials notes:
Historic name (if any):	Siding appears: original to 1984 wide reveal Masonite; shingles
Builder as Developer: Unknown, 1984	Windows appear: 1984 configuration and sash
Architect (if any): Undetermined, 1984	Façade and entry appear: original to 1984
Type and style: 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.	





AGENDA

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





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





AGENDA

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

AGENDA

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





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





AGENDA

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

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

AGENDA

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





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





AGENDA

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

AGENDA

Address: 2028 Oneida Place	**Category**: Contributing Reason: age
Date of Construction: 1935	Materials notes:
Historic name (if any):	Siding appears: original variety of wood siding
Builder: Hazen & Clark	Windows appear: original
Architect: Whitehouse & Price	Façade and entry appear original; main entrance on south side
Type and style: English Residence	Plan: no visible additions
Historical notes: 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.	
	

AGENDA

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

AGENDA

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

AGENDA

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

AGENDA

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





AGENDA

S Post Street CHPA HD Resource Forms

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




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




AGENDA

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

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

AGENDA

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





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





AGENDA

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





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





AGENDA

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





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

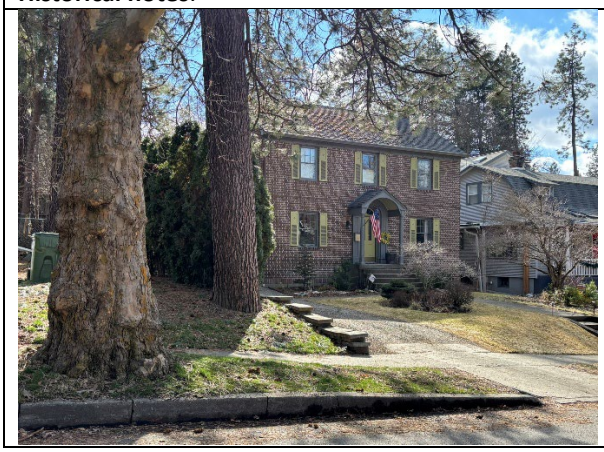




AGENDA

W Shoshone Place CHPA HD Resource Forms

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

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

AGENDA

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





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





AGENDA

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




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




AGENDA

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





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





AGENDA

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





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





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

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

AGENDA

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





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





AGENDA

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





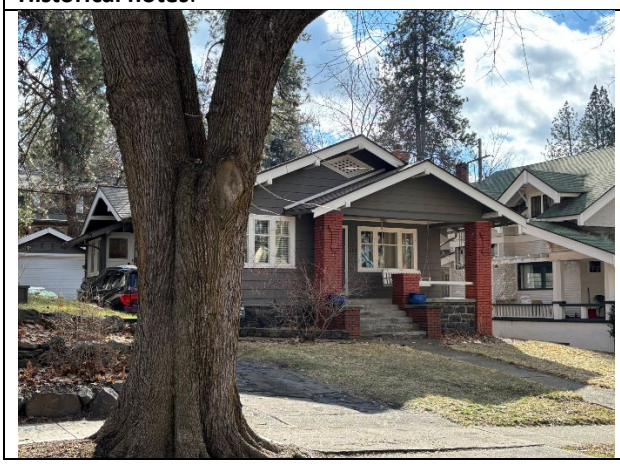
Address: 452 W Shoshone Place	**Category**: Contributing Reason: age
Date of Construction: 1919	Materials notes: cedar shingles
Historic name (if any):	Siding appears: original
Builder as Developer: O. M. Lilliquist	Windows appear: original
Architect (if any):	Façade and entry appear: original
Type and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





AGENDA

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



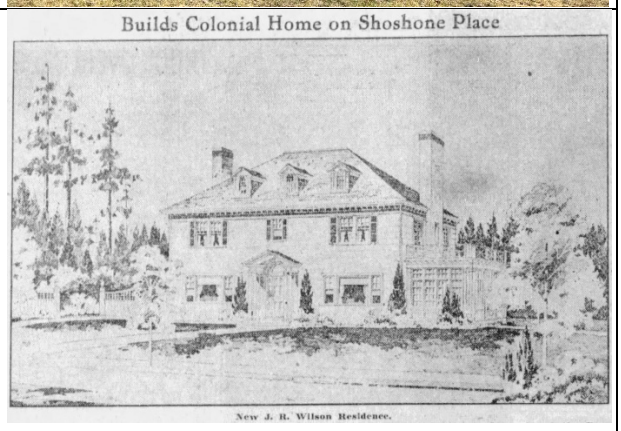


Address: 461 W Shoshone Place	**Category**: Contributing Reason: age
Date of Construction: 1911	Materials notes: narrow reveal wood siding with stucco and half-timbering in front gable face
Historic name (if any):	Siding appears: original
Builder as Developer: E. W. Larson	Windows appear: many original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





AGENDA

Address: 469 W Shoshone Place	**Category**: Contributing Reason: age
Date of Construction: 1919	Materials notes: cedar shingle siding
Historic name (if any): Wilson House	Siding appears: original
Builder as Developer:	Windows appear: many original
Architect (if any): Whitehouse & Price	Façade and entry appear: original
Type and style: 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.	
	
	

AGENDA

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





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





AGENDA

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





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





AGENDA

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





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





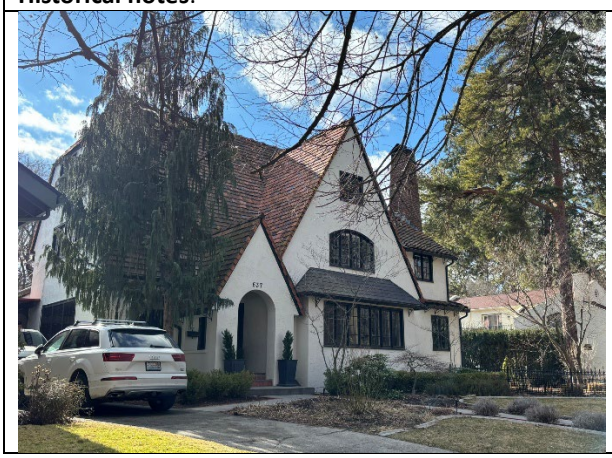
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Address: 633 W Shoshone Place	**Category**: Contributing Reason: age
Date of Construction: 1923	Materials notes: lapped wood
Historic name (if any):	Siding appears: original
Builder as Developer: Karl J. Berggren	Windows appear: original
Architect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





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





AGENDA

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





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





AGENDA

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





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





AGENDA

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







AGENDA

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







AGENDA

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





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





AGENDA

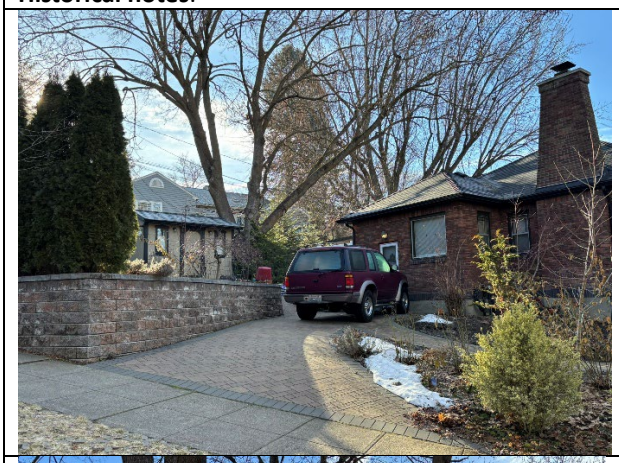
Address: 833 W Shoshone Place	**Category**: Contributing Reason: age
Date of Construction: 1936	Materials notes: cedar shingles
Historic name (if any):	Siding appears: original
Builder as Developer: B. C. Newel	Windows appear: original
Architect (if any):	Façade and entry appear: original
Type and style: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




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




AGENDA

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

AGENDA

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





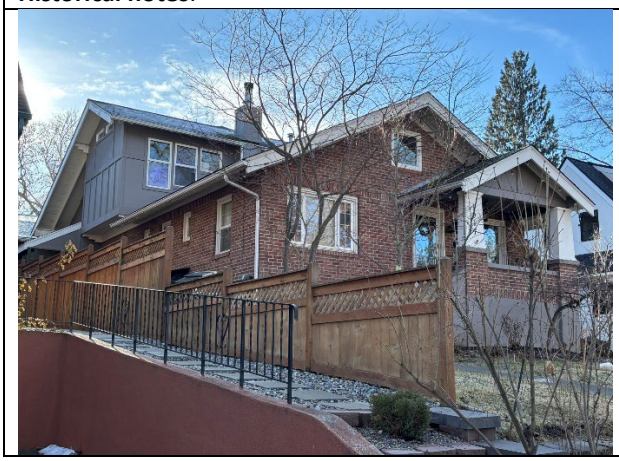
Address: 1911 S Stevens Street	**Category**: Contributing Reason: age
Date of Construction: 1928	Materials notes: brick, wide reveal painted boards gable faces
Historic name (if any):	Siding appears: original
Builder as Developer: A. J. Carr	Windows appear: original and replaced
Architect (if any):	Façade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





AGENDA

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





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





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





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





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







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DRAFT Cannon Hill Park Historic District Design Standards and Guidelines

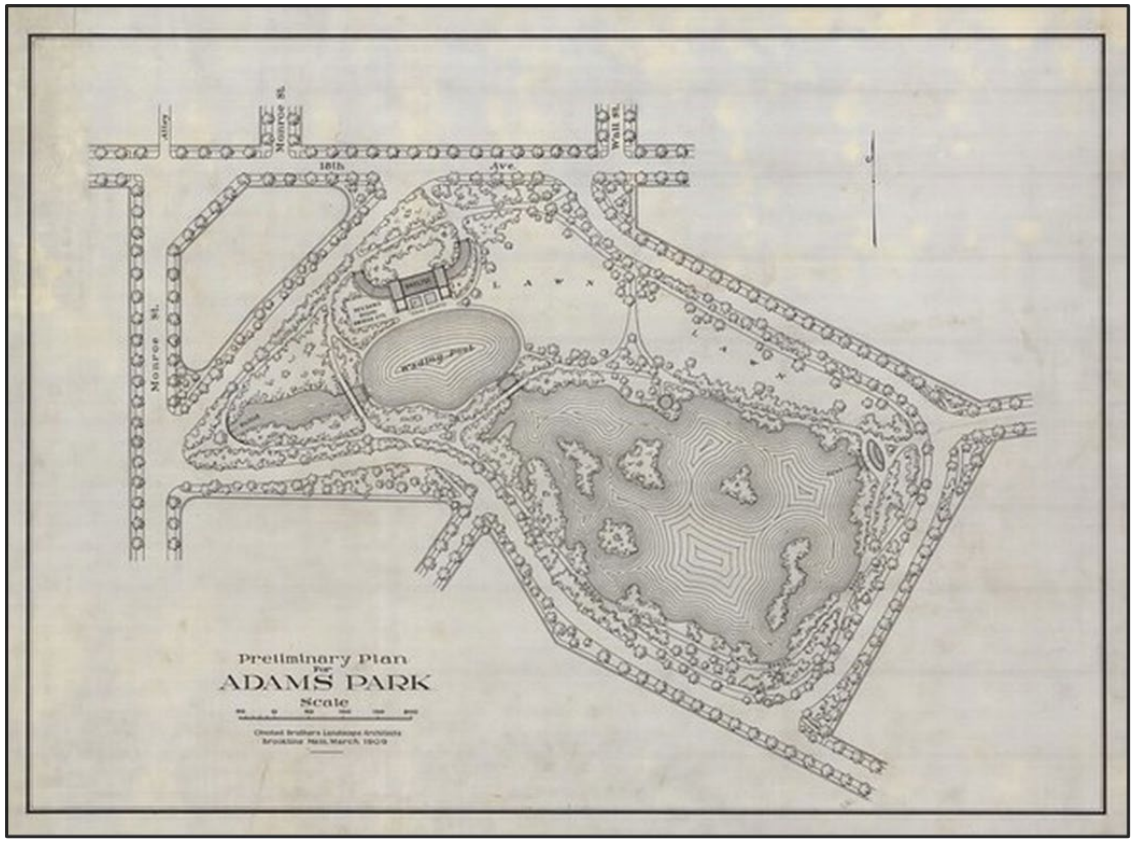


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ADOPTED BY THE CITY OF SPOKANE

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
Further adapted for the Cannon Hill Park Addition Historic District by Betsy H. Bradley and Nathan South, district residents

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ACKNOWLEDGMENTS

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Timothy Dickerson, Donna Punihaole, Dana Bronson, Elizabeth Wood, Chris Noll, Nicholas Reynolds, Tom Sawyer, Dawn Wynne

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.

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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).

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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.

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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.

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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

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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.

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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.

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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.

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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.

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Figure 1: Levels of Visibility

KEY: Highly Visible Minimally Visible Private

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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.

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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.

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- 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.

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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.

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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 cad 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

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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.

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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.

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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.

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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.

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- 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

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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

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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 20th Avenue

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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

Visibility Matters

- Windows are important building elements positioned at and near eye-level.
- 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.

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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

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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

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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.

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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.

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CHAPTER 9: USE OF SUBSTITUTE BUILDING MATERIALS

The term substitute materials is used to describe building materials that have the potential to match the appear-ance, 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 ac-curate 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.

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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.

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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

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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.

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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.

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- 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.

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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.

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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

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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

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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:

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- 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.

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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.



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.

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

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.

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.

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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

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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.

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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.

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- 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.

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- 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

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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		
Context compatibility with:		
Historic character of the area	0-4	
Facing block fronts	0-5	
Adjacent buildings	0-6	
	sub-total 15 max	
Streetscape factors		
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	
	sub-total 15 max	
Scale, massing, height		
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	
	sub-total 18 max	
Provision for automobiles:		
Maintains existing patterns	0-4	
	sub-total 4 max	
	Total Context & Form 52 max	

Section 2. Design Components		
Compatible Orientation, Design Quality, Presence		
Entrance oriented to street	0-3	
Evidence of traditional design principles	0-3	
Compatible, well-designed presence	0-3	
360-degree design	0-3	
	sub-total 12 max	
Use of façade material		
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	
	sub-total 15 max	
Use of secondary façade and accent materials		
Uses materials found in district	0-3	
Materials changed at vertical plane, story breaks, bays	0-3	
	sub-total 6 max	
Use of Color		
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	
	sub-total 15 max	
Façade design		
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	
	sub-total 25 max	
Incentivized aspect of the design		
Response to context	0-5	
Maintains setback and spacing between houses	0-5	
Building scaled to the lot size	0-5	
	sub-total 15 max	
	Total Design 88 max	
	COMPATIBILITY TOTAL140 max	

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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 pattens 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.

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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”

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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

Type of Work	No Review/COA	Staff Review	SHLC Review
Awnings			
Awning - change of color	X		
Awning - change of style		X	
Awning - new		X	
Paint			
Re-paint previously painted areas	X		
Paint previously-unpainted materials (e.g. masonry)			X
Remove paint from masonry		X	
Landscaping			
Install new landscaping structure		X	
Remove historic landscape structure			X
Install new fence		X	
Install paved walkway	X		
Windows and Doors			
Replace windows			X
Replace doors - street facing			X

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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	
Porch			
Repair porch	X		
Replace porch in kind		X	
Enclose porch - street facing			X
Enclose porch - side of house		X	
Build new porch			X
Siding			
Repair siding	X		
Install new siding			X
Garages and Accessory Dwelling Units (ADU)			
Demolish garage	X		
Construct detached garage or ADU (if street facing)		X	
Construct attached garage or ADU		X	Maybe
Roof			
New roof with like material		X	

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New roof with new material			X
Remove or alter chimney visible from street			X
Change roofline			X
Other Exterior Renovations or Construction			
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		

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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

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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.

AGENDA

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

AGENDA

From: MacNaughton, James (DAHP)
To: Camporeale, Logan
Cc: Elenga, Maureen (DAHP); Thompson, Michelle (DAHP)
Subject: RE: Cannon Hill Historic District - SEPA Checklist for Agency Comment
Date: Friday, July 18, 2025 12:42:29 PM
Attachments: image004.png
image005.png
image006.png
image008.png

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Good Afternoon Logan

This looks like a great project! Thank you for reaching out. If there's anything we at DAHP can do to help, just let us know!

All Best

James

James MacNaughton, MSc, RPA *(He/Him)*
Local Government Archaeologist
Email: James.MacNaughton@dahp.wa.gov
Mobile: (360) 280-7563 | Main Office: (360) 586-3065
Hours: 7AM – 3:30PM Monday to Friday
Physical Address: 1110 Capitol Way South Suite 30, Olympia, WA 98501
Mailing Address: PO Box 48343, Olympia, WA 98504-8343
www.dahp.wa.gov

From: Camporeale, Logan <lcamporeale@spokanecity.org>
Sent: Thursday, July 3, 2025 4:54 PM
To: Historic Preservation <preservation@spokanecity.org>
Subject: Cannon Hill Historic District - SEPA Checklist for Agency Comment

External Email

Good afternoon,

Please find attached the SEPA Request for Comments, SEPA Checklist, and Distribution List.

Project Name: Cannon Hill Park Addition Local Historic District

AGENDA

File Number: ORDINANCE 17D.100.285

Please direct any questions or comments to Logan Camporeale at lcamporeale@spokanecity.org or preservation@spokanecity.org by **Friday, July 18, 2025, at 5:00 PM.**

Thank you,

Logan Camporeale
Historic Preservation Specialist
City/County of Spokane
808 W. Spokane Falls Boulevard
Spokane, WA 99201-3329
Office: 509-625-6634
Cell: 509-564-4814
lcamporeale@spokanecity.org | www.historicspokane.org



From: Cravalho, Justin
To: Camporeale, Logan
Cc: Kokot, Dave
Subject: Re: Cannon Hill Historic District - SEPA Checklist for Agency Comment
Date: Thursday, July 17, 2025 12:27:11 PM
Attachments: image002.png
Outlook-iazv0is3.png

Good afternoon Logan,

Fire has no comments.

Thank you.

Justin M. Cravalho, Associate Engineer | Spokane Fire Department | Associate Fire Protection Engineer
509.625-7057 | *fax* 509.625.7006 | jcravalho@spokanecity.org | [spokanefire.org]spokanefire.org

OUR MISSION

We enhance your quality of life, always earning your trust, by saving lives, preventing harm and protecting property with compassion and integrity.

From: Camporeale, Logan <lcamporeale@spokanecity.org>
Sent: Thursday, July 3, 2025 4:54 PM
To: Historic Preservation <preservation@spokanecity.org>
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Project Name: Cannon Hill Park Addition Local Historic District
File Number: ORDINANCE 17D.100.285

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Thank you,

Logan Camporeale
Historic Preservation Specialist
City/County of Spokane
808 W. Spokane Falls Boulevard
Spokane, WA 99201-3329

AGENDA

Office: 509-625-6634
Cell: 509-564-4814
lcamporeale@spokanecity.org | www.historicspokane.org



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Spokane Tribe of Indians
Tribal Historic Preservation Office
P.O. Box 100 Wellpinit WA 99040

July 7, 2025

To: Logan Camporeale, Historic Preservation

RE: Cannon Hill Park Addition Local Historic District

Mr. Camporeale

Thank you for contacting the Tribe's Historic Preservation Office. We appreciate the opportunity to provide a cultural consult for your project; the intent of this process is to preserve and protect all cultural resources whenever protection is feasible.

In response 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, I have no concern on code change, however if any ground disturbing activity there will be more consultation needed to complete this project.

However, if any artifacts or human remains are found upon inadvertent discovery, this office should be immediately notified and the work in the immediate area cease.

Should additional information become available, or the scope of work change, our assessment may be revised.

Our tribe considers this a positive action that will assist us in protecting our shared heritage.

If question arise, contact my office at (509) 258 – 4222.

Sincerely,

Randy Abrahamson
Tribal Historic Preservation Officer.
Spokane Tribe of Indians

AGENDA

From: Marsha Rooney
To: Historic Preservation
Subject: Community Comment for Plan Commission meeting, Sept. 24, 2025
Date: Monday, September 15, 2025 10:10:16 AM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Spokane's historic architecture is crucial to keeping our city unique and livable.
These features – both historic and contemporary - illustrate centuries of diverse stories of work, family and community. And most are visible (at no cost!) for every citizen to enjoy daily.
The Spokane Register aims to recognize and preserve a broad range of such stories through individual and district nominations. Among them, the Cannon Hill Park Historic District itself represents the story of early Spokane city planning; as population boomed, public-private collaborations created numerous middle-class neighborhoods that also provided healthy, walkable access to leafy parks and boulevards.
Accommodating regional boom-bust cycles and changing market trends, the district densified over its extended 50-year build-out, changing to include smaller homes and lots than originally platted.
The Cannon Hill Park Historic District continues this historical tradition by encouraging structural additions and ADUs that blend with existing neighborhood design elements. The district also effectively supports both the Olmsted Plan and the Spokane Comprehensive Plan, recognizing historic preservation while meeting contemporary needs including walkable, alternative transportation links.

Marsha Rooney
517 W 21st Ave

AGENDA

From: Laura Lake
To: Historic Preservation
Subject: Cannon Hill Historic District
Date: Monday, September 15, 2025 8:11:18 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Cannon Hill becoming an historic district will help to preserve and maintain the integrity and charm of this area that I so love.

AGENDA

From: Joanne Lopata
To: Historic Preservation
Subject: Cannon Hill Historic district
Date: Tuesday, September 16, 2025 9:40:50 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Sent from my iPad

To the Plan Commission
I am a Cannon Hill resident for the past 24 years and strongly support the designation of a historic district. My husband and I were drawn to the city because of its unique neighborhoods and parks. As a NY state native, I was fascinated and impressed by the Olmstead Bros. Influence in our city design. Our neighborhood was platted along with the plan to connect with High drive with a tree lined parkway(21st) to Manito Park. The tree lined streets are still evident today and visitors often comment on the beauty and heat relief they provide when walking to Manito and Cannon Hill.
I recognize the importance of infill density in the neighborhood to prevent more urban sprawl and give residents a place to live close to public transportation and work. I feel that infill should be sympathetic in design style to existing homes in the neighborhood, including converting single family to multi-family or adding ADUs. I lived in Charlotte, NC in the 1980-90s and watched as charming, old walkable neighborhoods change as the original homes were torn downtown make room for very upscale large homes and condos. The character of the neighborhood was lost.
I am thankful that the city of Spokane Comprehensive plan values historic preservation as our city grows.
Thank you for your consideration,
Joanne Lopata
614 West 20th Ave

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