

Historic Resources by City Council District

Council District 1:

168 Properties Individually Listed on the SRHP

7 National Register Historic Districts

1 Spokane Register Historic Districts:

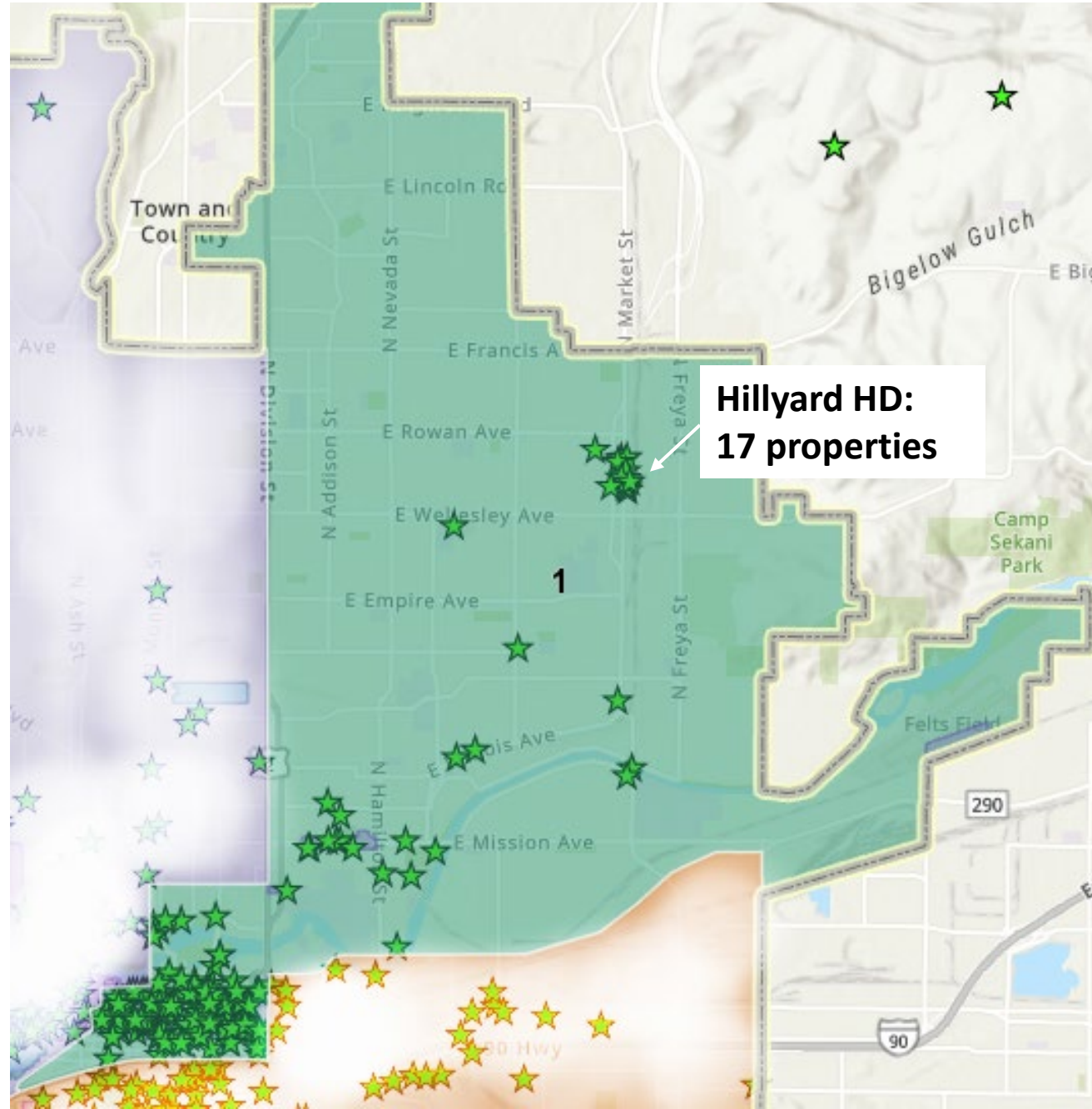
① Hillyard Historic Business District (17 properties, 2003)

Total Locally Listed Properties, District 1: 185

Council District 1

31

Properties Added to
the Spokane
Register of Historic
Places since 2016
in District 1



Council District 2:

182 Properties Individually Listed on the SRHP

4 National Register Historic Districts

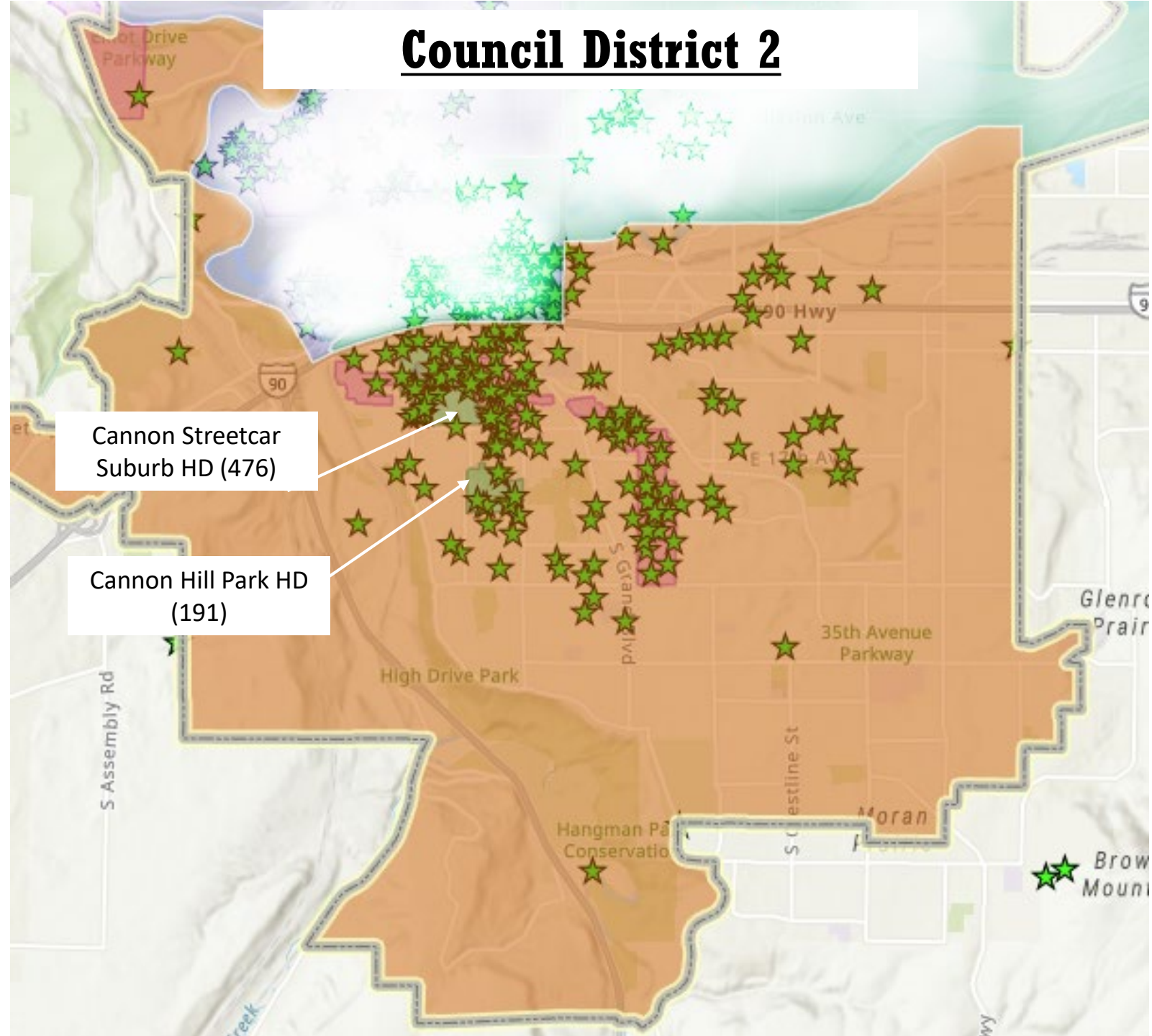
2 Spokane Register Historic Districts (667 total properties):

① Cannon Streetcar Suburb HD (476 properties, 2023)

② Cannon Hill Park HD (191 properties, 2025)

Total Locally Listed Properties, District 2: 849

49
Properties
2 Districts
Added to the
Spokane Register of
Historic Places
since 2016
in District 2



Council District 3:

74 Properties Individually Listed on the SRHP

4 National Register Historic Districts

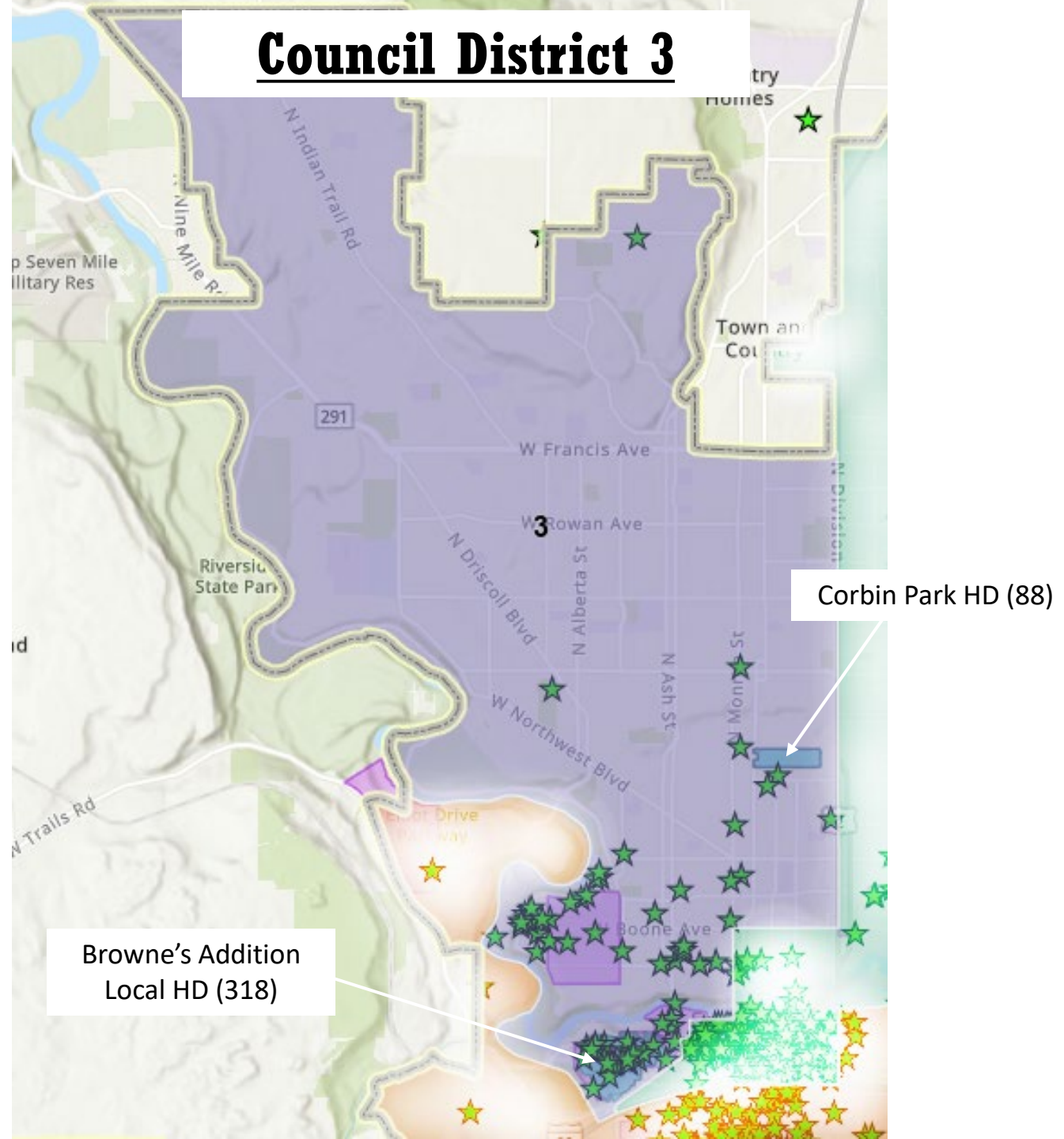
2 Spokane Register Historic Districts (406 total properties):

① Corbin Park HD (88 properties, 1991)

② Browne's Addition HD (318 properties, 2019)

Total Locally Listed Properties, District 3: 480

10
Properties
1 District
Added to the
Spokane Register of
Historic Places
since 2016
in District 3



Outside Funding For Preservation Projects

Department of Archaeology and Historic Preservation (DAHP) CLG Funds (Federal pass-through money, competitive annual fund):

- 2016: Native Rock Buildings Survey & CLG Training (\$15,000)
- 2017: Mid-century Modern Survey & Website (\$15,000)
- 2018: Browne's Addition Local Historic District (\$17,000)
- 2019-20: Cannon Streetcar Suburb Historic District (\$22,500)
- 2022: East Central Historic & Cultural Context (\$20,000)
- 2023: Spokane County Monument & Marker Survey (\$15,000)
- 2024: Under-represented Communities SRHP Nominations (\$15,000)
- 2025: Medical Lake Context Study & Nomination (\$16,300)
- 2026: Garland Historic Business District Nomination (\$22,994)

\$158,794 Funded from the DAHP

County Interlocal Funding For Preservation Services

• 2016:	(\$30,000)	2022:	(\$40,000)
• 2017:	(\$30,000)	2023:	(\$40,000)
• 2018:	(\$30,000)	2024:	(\$40,000)
• 2019:	(\$30,000)	2025:	(\$45,000)
• 2020:	(\$35,000)	2026:	(\$45,000)
• 2021:	(\$40,000)		

\$405,000 Funded from the County General Fund

Leveraging Incentives to Rehabilitate and Reuse Historic Buildings

- Special Tax Valuation
- Federal Historic Tax Credits
- Façade Improvement Grants

**THE SPECIAL VALUATION INCENTIVE IS THE
INCENTIVE THAT HAS DEVELOPERS/PROPERTY
OWNERS LISTING THEIR BUILDINGS ON THE
SPOKANE REGISTER OF HISTORIC PLACES.**

Why would they knowingly enter an agreement to have changes to their properties go through design review for exterior changes?





Special Valuation is basically a property tax abatement for historic property owners who have recently rehabilitated historic buildings

Established: 1985

Benefit: Property tax assessment is reduced by the dollar amount of rehabilitation expenditures for ten years.

Qualifications: **Local Register**; must meet the Secretary of the Interior's Standards for Rehabilitation.

HOW SPECIAL VALUATION WORKS

- Building is listed on the Spokane Register or is part of a local historic district.
- Owner completes a “significant” rehabilitation within a 2-year period that equals at least 25% of the Assessor’s value of the building itself.
- Submits an application to the Assessor’s Office.
- Historic Preservation Office/SHLC verify costs and certify project
- Assessor’s office removes the value of the rehab from assessment for 10 years



Special Valuation Projects from 2016 to 2026

125

Projects across the City

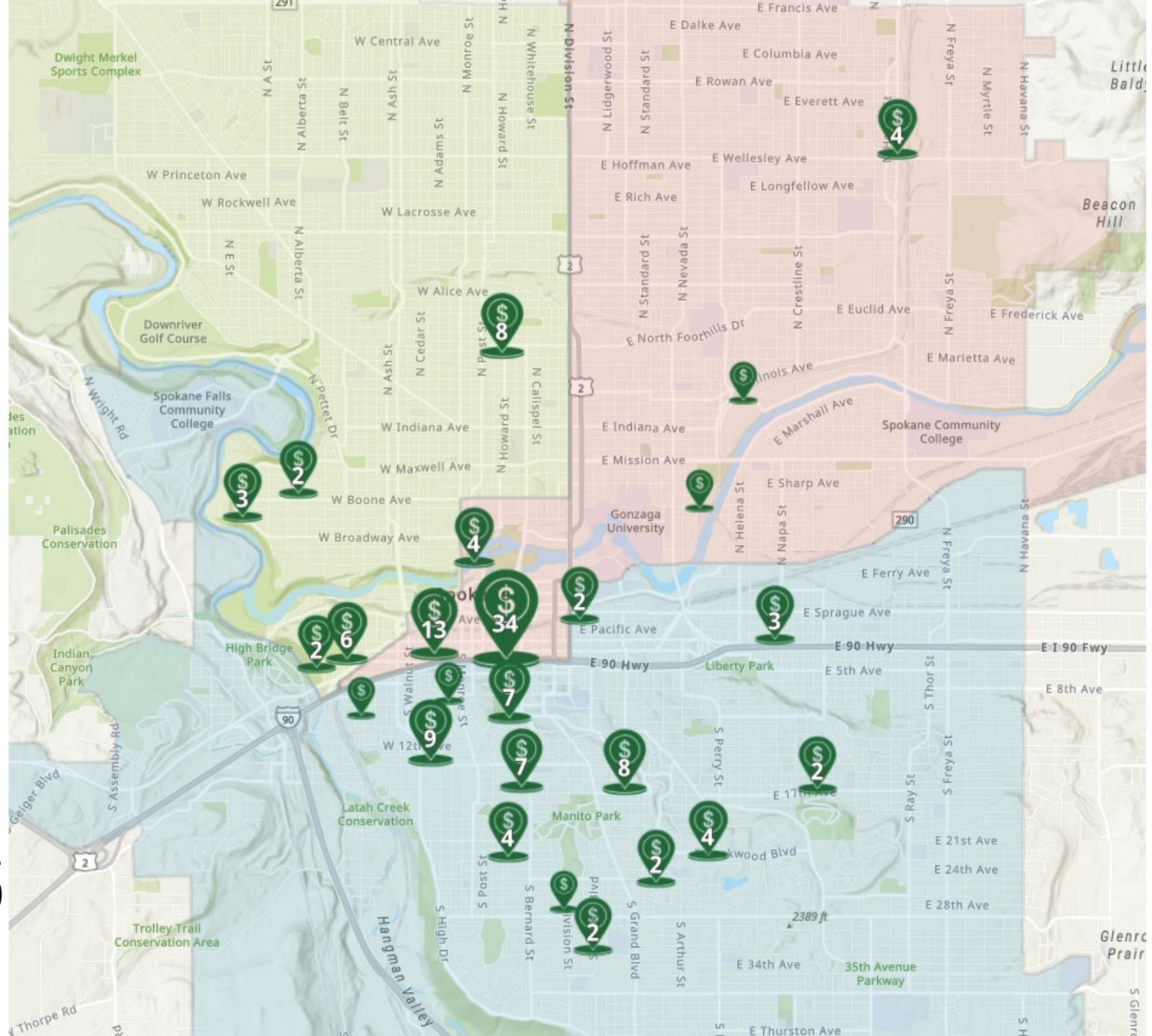
Council District 1: 53

Council District 2: 51

Council District 3: 21

Total amount spent on rehabs:

\$177,268,676

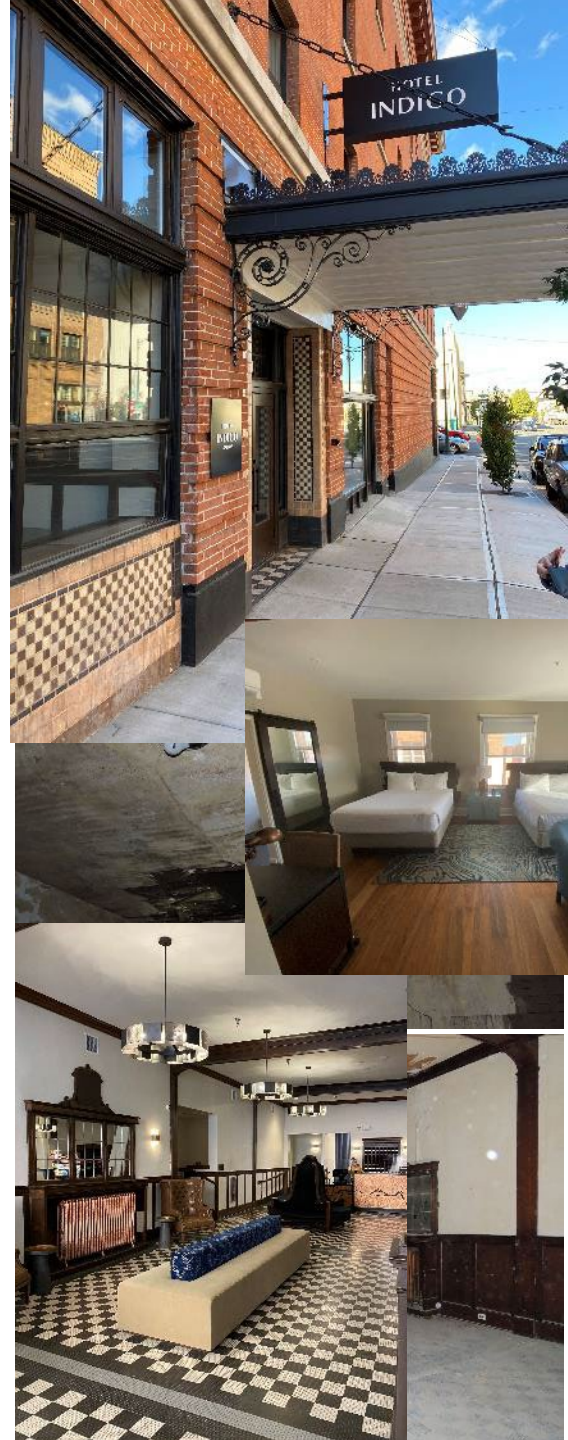


Year	\$ Amount of Rehab	Pre-Rehab Assessed Value	Post Rehab Assessed Value 2027
2026	\$ 5,447,631.08	\$ 7,304,780.00	\$ 6,798,260.00
2025	\$ 8,727,832.00	\$ 7,263,900.00	\$ 8,395,900.00
2024	\$ 11,899,638.93	\$ 12,716,710.00	\$ 17,079,650.00
2023	\$ 12,437,168.00	\$ 10,260,470.00	\$ 22,170,433.00
2022	\$ 6,578,990.00	\$ 7,149,800.00	\$ 15,180,880.00
2021	\$ 25,991,660.00	\$ 18,341,400.00	\$ 40,298,840.00
2020	\$ 37,929,517.60	\$ 15,504,270.00	\$ 73,308,030.00
2019	\$ 12,974,045.00	\$ 1,649,140.00	\$ 8,052,840.00
2018	\$ 42,992,835.00	\$ 23,033,370.00	\$ 64,517,050.00
2017	\$ 4,307,773.00	\$ 1,866,500.00	\$ 10,327,260.00
2016	\$ 7,981,586.00	\$ 4,978,940.00	\$ 13,756,730.00
	\$ 177,268,676.61	\$ 110,069,280.00	\$ 279,885,873.00

*Projects with multiple phases have only been counted once in the pre-rehab and post rehab values

Year	% increase between compared to current valuation	Value of <u>Historic</u> Property after rehab (compared to 2026 valuation)
2026	1.01%	0.93%
2025	1.01%	1.16%
2024	1.02%	1.34%
2023	1.05%	2.16%
2022	1.36%	2.12%
2021	1.49%	2.20%
2020	1.68%	4.72%
2019	1.84%	4.88%
2018	2.00%	2.80%
2017	2.14%	5.53%
2016	2.24%	2.76%
	16.84%	30.60%





- 2014

EXAMPLE

Otis Hotel

Purchased in 2017 for \$1.4M

Building value (2017):	\$554,300
Minimum investment (25%):	\$138,575
Actual amount invested (2019 and 2021):	
	\$10,405,940 (phase 1 - 2019)
	<u>\$ 8,281,958 (phase 2 - 2021)</u>
	\$18,687,898
Assessed value 2027:	\$ 11,118,100
Remove the invested amount:	<u>-\$18,687,898</u>
Property Tax PAID:	\$0

Without Special Valuation, the annual tax would be **\$100,000 (ish) x 10 years = nearly \$1,000,000 in property tax savings**



**THE 20 YEARS PRIOR TO THE PROJECT, THE COUNTY
COLLECTED \$125,000 IN PROPERTY TAXES (PROBABLY LESS)**

**IN THE 20 YEARS AFTER THE PROJECT, EVEN WITH THE
10-YEAR REDUCTION — THE COUNTY WILL COLLECT
OVER \$1,300,000 IN PROPERTY TAXES (PROBABLY MORE)**



RECENT SPECIAL VALUATION PROJECTS

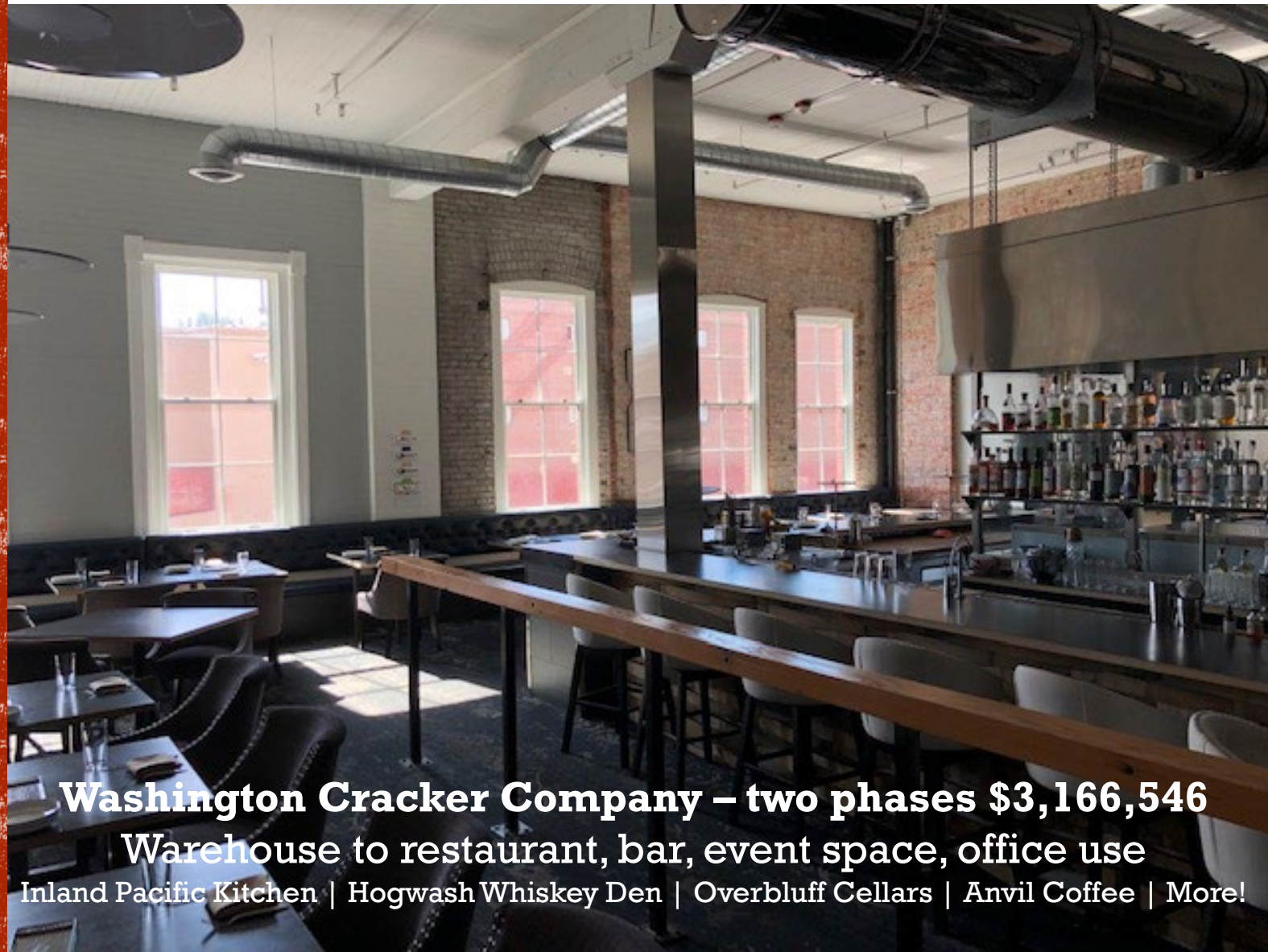
Northwestern Cold Storage Building - \$2,990,172
Vacant Warehouse to Office & Event Space



The Boxcar Event Center | SBMC Law Firm



RECENT SPECIAL VALUATION PROJECTS



Washington Cracker Company – two phases \$3,166,546

Warehouse to restaurant, bar, event space, office use

Inland Pacific Kitchen | Hogwash Whiskey Den | Overbluff Cellars | Anvil Coffee | More!



RECENT SPECIAL VALUATION PROJECTS



Wonder Building - \$18,857,528

Vacant Warehouse to Office, Restaurants

**Victory Burger | BLVD Coffee Company | Soulful Soups | Parametrix | Wonderground
Golf Lounge & Bar**



RECENT SPECIAL VALUATION PROJECTS



US Rubber Building - \$6,459,411
Vacant Warehouse to Retail/Apartments (14 units)
First Avenue Coffee | Montvale Lofts



RECENT SPECIAL VALUATION PROJECTS



Framingham Building - \$1,871,719

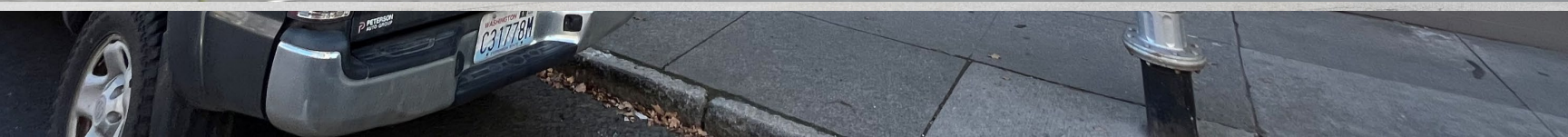
Vacant Commercial to Retail/Office

Wake-Up Call Café and Corporate Headquarters | Bide & Burgeon Furniture



FEDERAL HISTORIC TAX CREDITS

- **National Register** property or contributing property to a National Register Historic District
- Commercial/Income-producing property
- 20% of rehab costs available for a \$1:\$1 Federal tax credit
- Must be taken over 5 years, or up to 20 years
- Must go through both the Department of Archaeology and Historic Preservation and the National Park Service

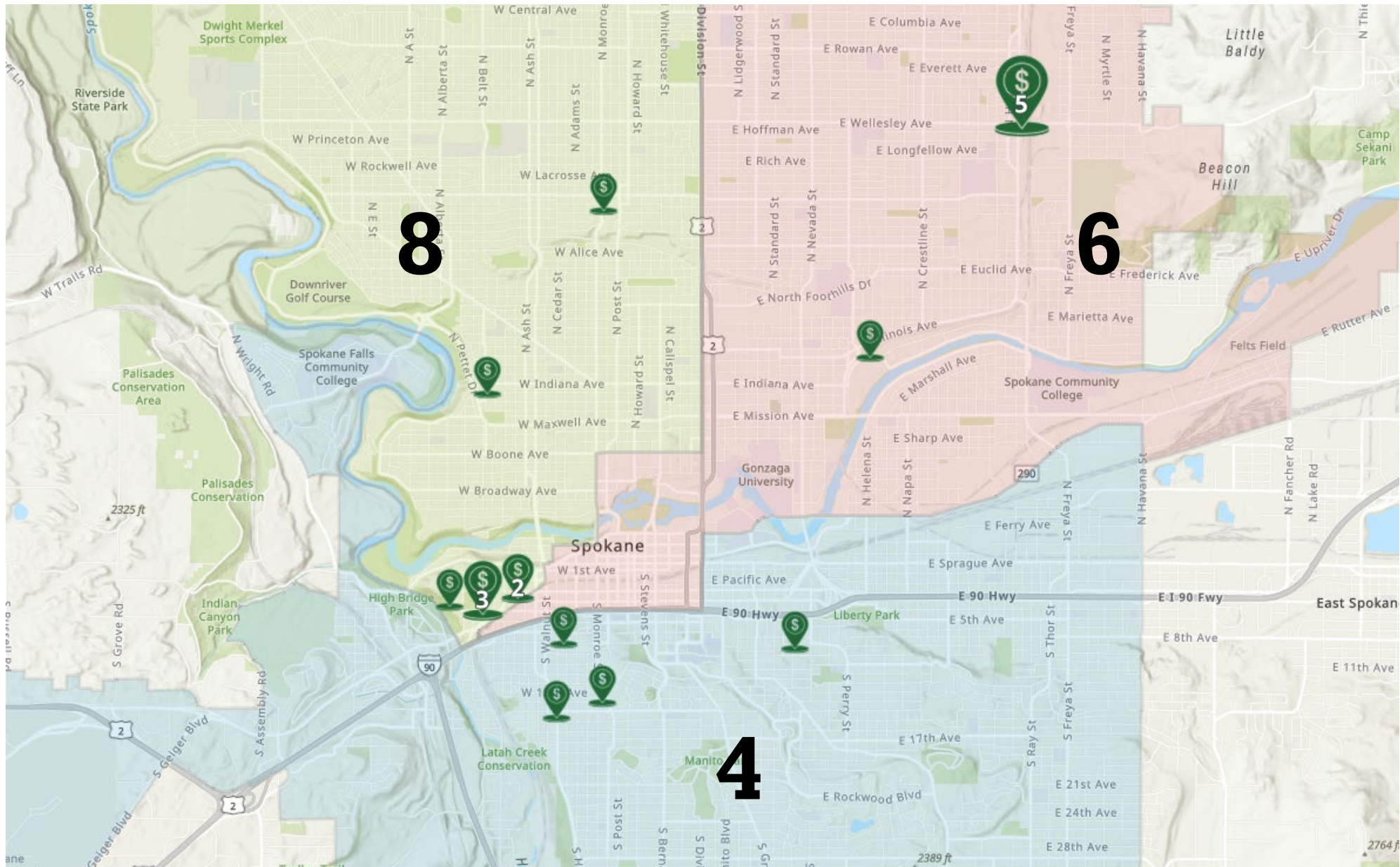


FAÇADE IMPROVEMENT GRANTS

- Local grant program
- Incentive fund is created through demolition fees
- Up to \$5000 matching grant
- Generally have 3 grants to give each year
- Must be on the Spokane Register of Historic Places or a contributing property in a local district



FAÇADE IMPROVEMENT GRANTS 2019-2026

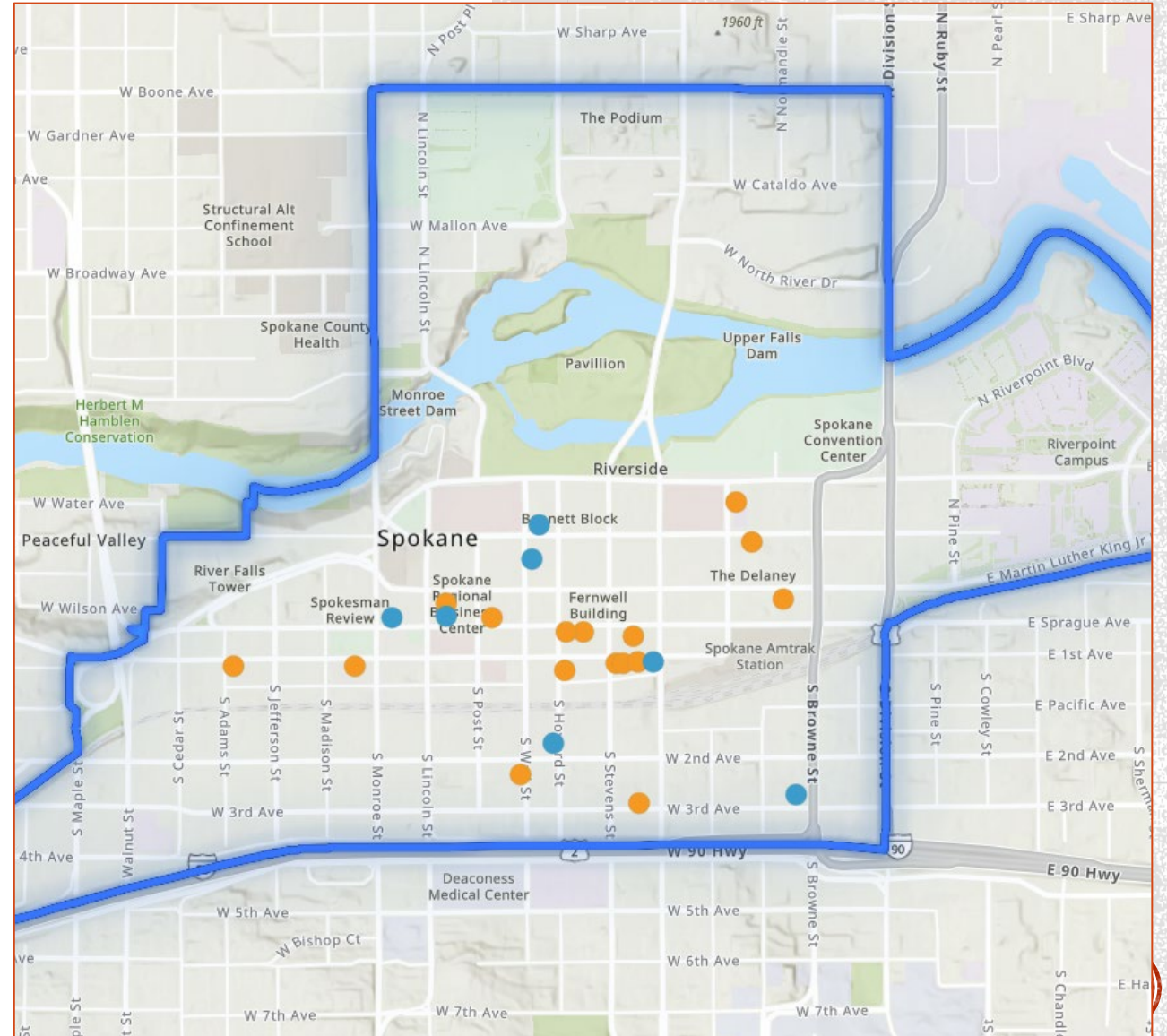


FAÇADE IMPROVEMENT GRANTS 2019-2026

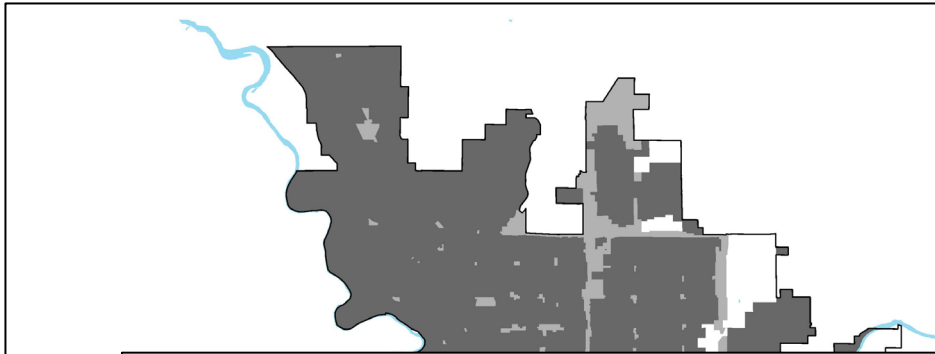


HISTORIC HOUSING IN OUR DOWNTOWN

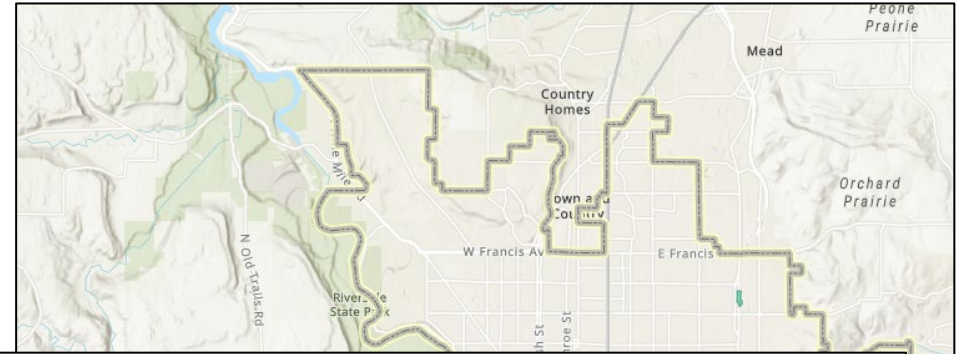
- Historic buildings in downtown have leveraged historic preservation incentives to catalyze a lot of new housing and rehabilitated housing units
- Since 2016
 - 413+ units of new housing have been created inside buildings that are listed on the Spokane Register of Historic Places (orange)
 - An additional 41 units have been rehabilitated to bring them up to modern standards
 - An additional 275+ units have been created in existing buildings that are not on the historic register (blue)



HISTORIC DESIGNATIONS IN SPOKANE



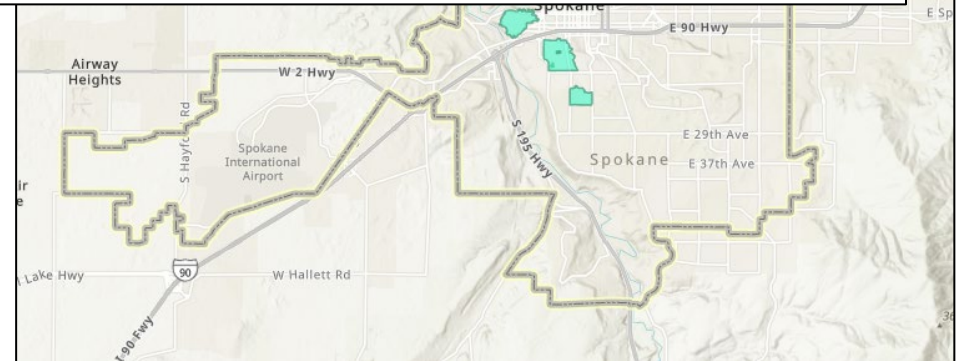
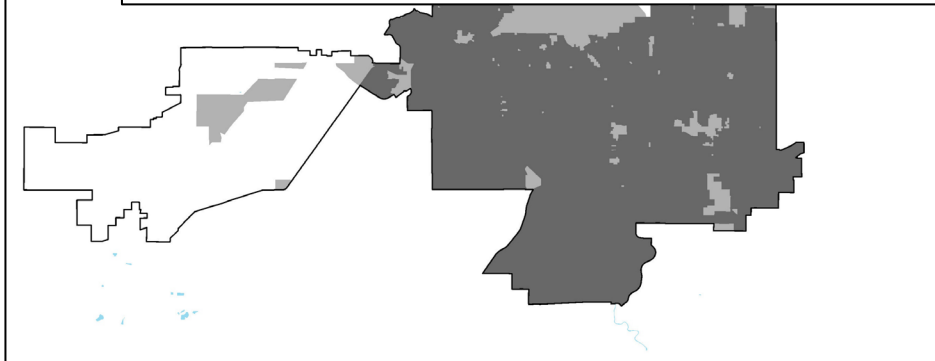
Spokane =
69.5 square miles



5 Districts

4+ decades

.57 square miles



- 54.76 square miles of Spokane is zoned to include residential uses
- 78.8% of the city area allows for residential use

- 0.6 square miles of Spokane are locally designated
- 0.86% of the whole city is locally designated
- 1.1% of zones allowing residential use are locally designated

QUESTIONS?

