

CITY OF SPOKANE



REGARDING CITY COUNCIL MEETINGS

Notice is hereby given that City Council has resumed in-person meetings. City Council's standing committee meetings, Briefing Sessions, Legislative Sessions and study sessions are held in City Council Chambers – Lower Level of City Hall, 808 W. Spokane Falls Blvd.

City Council Members, City staff, presenters and members of the public will still have the option to participate virtually via WebEx during all meetings, with the exception of Executive Sessions which are closed to the public. Call in information for the March 6, 2023, meetings is below. All meetings will continue to be streamed live on Channel 5 and online at <https://my.spokanecity.org/citycable5/live> and <https://www.facebook.com/spokanecitycouncil>.

WebEx call in information for the week of March 6, 2023:

1:15 p.m. Committee Meeting: 1-408-418-9388; access code: 2491 952 4023; password: 0320

3:30 p.m. Briefing Session: 1-408-418-9388; access code: 2497 452 1932; password: 0320

6:00 p.m. Legislative Session: 1-408-418-9388; access code: 2484 768 1984; password: 0320

Thursday Study Session: 1-408-418-9388; access code: 2480 676 7327; password: 0320

To participate in public comment (including Open Forum):

Testimony sign up is open from 5:00-6:00 p.m. on Monday, March 6, 2023. You must sign up by 6:00 p.m. to be called on to testify. Sign up forms will be available outside of Council Chambers for in-person attendees.

Those wishing to give testimony virtually can sign up between 5:00-6:00 p.m. at <https://forms.gle/Vd7n381x3seaL1NW6>. (If you are unable to access the form by clicking the hyperlink, please copy and paste the link address into your browser window.) Instructions for participation are provided on the form when you sign up.

The Open Forum is a limited public forum; all matters discussed in the open forum shall relate to the affairs of the City and items of interest not relating to the Current or Advance Agendas, pending hearing items, or initiatives or referenda in a pending election. Individuals speaking during the open forum shall address their comments to the Council President and shall not use profanity, engage in obscene speech, or make personal comment or verbal insults about any individual.

**CITY COUNCIL MEETINGS
RULES – PUBLIC DECORUM**

Strict adherence to the following rules of decorum by the public will be observed and adhered to during City Council meetings, including open forum, public comment period on legislative items, and Council deliberations:

- 1. No Clapping!**
- 2. No Cheering!**
- 3. No Booing!**
- 4. No public outbursts!**
- 5. Three-minute time limit for comments made during public testimony on legislative items (two minutes for open forum)!**

In addition, please silence your cell phones when entering the Council Chambers!

Further, keep the following City Council Rules in mind:

Rule 2.2 OPEN FORUM

- A. At the 6:00 p.m. legislative session, prior to the consideration of consent or legislative items, the Council shall hold an open forum unless a majority of Council Members vote otherwise. The open forum shall have 15 (fifteen) spaces of two minutes each available and members of the public who have not spoken during open forum during that calendar month will be prioritized for spaces ahead of those who have spoken during that calendar month.
- B. Members of the public can sign up for open forum in the hour preceding the legislative session, or at the conclusion of the briefing session, whichever is later, via the virtual testimony form linked in the meeting packet or in person outside Council Chambers. Each speaker must sign themselves using their true first and last name. Members of the public who are unable to sign up during the sign up period or who attempt to sign up late will not be added to the list of speakers. The order of the speakers will be determined at the discretion of the chair. Each speaker shall be limited to no more than two minutes unless a majority of the Council Members in attendance vote on an alternate time limit.
- C. No action, other than a statement of Council Members' intent to address the matter in the future, points of order, or points of information will be taken by Council Members during an open forum.
- D. The open forum is a limited public forum and all matters discussed in the open forum shall relate to the affairs of the City. No person shall be permitted to speak in open forum regarding items on that week's current agenda or the next week's advanced agenda, pending hearing items, or initiatives or referenda in a pending election. Individuals speaking during open forum shall address their comments to the Council President and shall maintain decorum as laid out in Rule 2.15(E). Legal or personal matters between private parties that do not impact the governance of the City of Spokane are not a permissible topic of open forum testimony.

Rule 2.7 SERVICE ANIMALS AT CITY COUNCIL MEETINGS

- A. For purposes of these Rules, only dogs that are individually trained to do work or perform tasks for a person with a disability are recognized as service animals. Dogs or other animals whose sole function is to provide comfort or emotional support do not qualify as service animals under these Rules. Service animals are permitted to accompany people with disabilities in City Council meetings, as well as all areas where members of the public are allowed to go.
- B. Service animals must, at all times while present in a City Council meeting, be harnessed, leashed, or tethered, unless these devices interfere with the service animal's work or the individual's disability prevents using these devices, in which case, the individual must maintain control of the animal through voice, signal, or other effective controls.

Rule 2.15 PARTICIPATION OF MEMBERS OF THE PUBLIC IN COUNCIL MEETINGS

- A. Members of the public may address the Council regarding the following items during the Council's legislative session: the consent agenda as a whole, all first reading ordinances together (with the exception of first reading ordinances associated with Hearings, which shall be taken separately), final readings of regular and special budget ordinances, emergency ordinances, special consideration items, hearing items, and other items before the City Council requiring Council action, except those that are adjudicatory or solely administrative in nature. This rule shall not limit the public's right to speak on issues that are not part of the current or advanced agendas during open forum.
- B. No member of the public may speak without first being recognized for that purpose by the chair. Except for named parties to an adjudicative hearing, a person may be required to sign a sign-up sheet and provide their city of residence as a condition of recognition. Council Members must be recognized by the chair for the purpose of obtaining the floor.

- C. Each person speaking in a public Council meeting shall verbally identify themselves by true first and last name, city of residence, and, if appropriate, representative capacity.
- D. Each speaker shall follow all written and verbal instructions so that verbal remarks are electronically recorded, and documents submitted for the record are identified and marked by the Clerk.
- E. In order that evidence and expressions of opinion be included in the record and that decorum befitting a deliberative process be maintained, no modes of expression not provided by these rules, including but not limited to demonstrations, banners, signs, applause, profanity, vulgar language or obscene speech, physically pounding the dais or other furniture, yelling, or personal comments or verbal insults about any individual will be permitted.
- F. A speaker asserting a statement of fact may be asked by a Council Member to document and identify the sources of the factual datum being asserted.
- G. When addressing the Council, members of the public shall direct all remarks to the Council President, shall refrain from remarks directed personally to any Council Member or any other individual, and shall confine remarks to the matters that are specifically before the Council at that time.
- H. City employees may participate in public comment, including open forum, providing they are in compliance with the City of Spokane Code of Ethics and they do the following:
 1. Announce at the beginning of their testimony that they are there in their personal capacity or their capacity as a member of a relevant board, commission, committee or community group;
 2. Protect confidential information, including, but not limited to, confidential financial information and attorney-client communications;
 3. Do not use, or be perceived to use, City funds, including giving testimony during paid work time or while in uniform; or City property, including using a City-issued computer or cell phone, in giving testimony.
- I. When any person, including members of the public, City staff, and others, are addressing the Council, Council Members shall observe the same decorum and process, as the rules require among the members *inter se*. That is, a Council Member shall not engage the person addressing the Council in colloquy but shall speak only when granted the floor by the Council President. All persons and/or Council Members shall not interrupt one another. The duty of mutual respect and avoiding unlawful harassment set forth in Rule 1.2 and the rules governing debate set forth in *Robert's Rules of Order, newly revised*, shall extend to all speakers before the City Council. The City Council's Director of Policy and Government Relations and/or City Attorney shall, with the assistance of Council staff, assist the Council President to ensure that all individuals desiring to speak shall be identified, appropriately recognized, and provided the opportunity to speak. All persons attending City Council Meetings or City Council sponsored meetings shall refrain from unlawfully harassing other attendees or risk being removed and/or prohibited from attending future meetings.

Rule 2.16 PUBLIC TESTIMONY REGARDING LEGISLATIVE AGENDA ITEMS – TIME LIMITS

- A. Members of the public can sign up to give testimony in the hour preceding the legislative session, or at the conclusion of the briefing session, whichever is later, via the virtual testimony form linked in the meeting packet or in person outside Council Chambers. Each speaker must sign themselves using their true first and last name. Members of the public who are unable to sign up during the sign up period or who attempt to sign up late will not be added to the list of speakers. The order of the speakers shall be determined at the discretion of the chair.
- B. The City Council shall take public testimony on all matters included on its legislative agenda as described at Rule 2.15(A), with those exceptions stated in Rule 2.16(B). Public testimony shall be limited to the final Council action, except that public testimony shall be allowed at the first reading of ordinances. Public testimony shall be limited to three (3) minutes per speaker unless the time limit is adjusted by a majority vote of the Council. The chair may allow additional time if the speaker is asked to respond to questions from the Council. Public testimony and consideration of an item may be extended to a subsequent meeting by a majority vote of the Council.
- C. No public testimony shall be taken on amendments to consent or legislative agenda items, votes to override a Mayoral veto, or solely procedural, parliamentary, or administrative matters of the Council.
- D. Public testimony will be taken on consent and legislative items that are moved to Council's regular briefing session or study session unless a majority of Council votes otherwise during the meeting in which the items are moved.
- E. For legislative or hearing items that may affect an identifiable individual, association, or group, the following procedure may be implemented at the discretion of the Council President:

1. Following an assessment by the chair of factors such as complexity of the issue(s), the apparent number of people indicating a desire to testify, representation by designated spokespersons, etc., the chair shall, in the absence of objection by the majority of the Council present, impose the following procedural time limitations for taking public testimony regarding legislative matters:
 - a. There shall be up to fifteen (15) minutes for staff, board, or commission presentation of background information, if any.
 - b. The designated representative of the proponents of the issue shall speak first and may include within their presentation the testimony of expert witnesses, visual displays, and any other reasonable methods of presenting the case. Up to thirty (30) minutes may be granted for the proponent's presentation. If there be more than one designated representative, they shall allocate the allotted time between or among themselves.
 - c. Following the presentation of the proponents of the issue, three (3) minutes shall be granted for any other person not associated with the designated representative of the proponents who wishes to speak on behalf of the proponent's position.
 - d. The designated representative, if any, of the opponents of the issue shall speak following the presentation of the testimony of expert witnesses, visual displays, and any other reasonable methods of presenting the case. The designated representative(s) of the opponents shall have the same amount of time which was allotted to the proponents.
 - e. Following the presentation by the opponents of the issue, three (3) minutes shall be granted for any other person not associated with the designated representative of the opponents who wishes to speak on behalf of the opponents' position.
 - f. Up to ten (10) minutes of rebuttal time may be granted to the designated representative for each side, the proponents speaking first, the opponents speaking second.
 2. In the event the party or parties representing one side of an issue has a designated representative and the other side does not, the chair shall publicly ask the unrepresented side if they wish to designate one or more persons to utilize the time allotted for the designated representative. If no such designation is made, each person wishing to speak on behalf of the unrepresented side shall be granted three (3) minutes to present their position, and no additional compensating time shall be allowed due to the fact that the side has no designated representative.
 3. In the event there appears to be more than two groups wishing to advocate their distinct positions on a specific issue, the chair may grant the same procedural and time allowances to each group or groups, as stated previously.
 4. In the event that the side for which individuals wish to speak is not identified, those wishing to give testimony shall be granted three (3) minutes to present their position after all sides have made their initial presentations and before each side's rebuttal period.
- F. The time taken for staff or Council Member questions and responses thereto shall be in addition to the time allotted for any individual or designated representative's testimony.
- G. Testimony may also be submitted by mail to City Council Office, Spokane City Hall, 808 W. Spokane Falls Blvd., Spokane, WA, 99201, by email to all Council Members, or via the Contact form on the Council's website.

THE CITY OF SPOKANE



ADVANCE COUNCIL AGENDA

MEETING OF MONDAY, MARCH 6, 2023

MISSION STATEMENT

**TO DELIVER EFFICIENT AND EFFECTIVE SERVICES
THAT FACILITATE ECONOMIC OPPORTUNITY
AND ENHANCE QUALITY OF LIFE.**

MAYOR NADINE WOODWARD

COUNCIL PRESIDENT BREEAN BEGGS

COUNCIL MEMBER JONATHAN BINGLE

COUNCIL MEMBER LORI KINNEAR

COUNCIL MEMBER BETSY WILKERSON

COUNCIL MEMBER MICHAEL CATHCART

COUNCIL MEMBER KAREN STRATTON

COUNCIL MEMBER ZACK ZAPPONE

**CITY COUNCIL CHAMBERS
CITY HALL**

**808 W. SPOKANE FALLS BLVD.
SPOKANE, WA 99201**

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

BRIEFING AND LEGISLATIVE SESSIONS

The Briefing Session is open to the public, but will be a workshop meeting. Discussion will be limited to Council Members and appropriate Staff and Counsel. Pursuant to Council Rule 2.16.C, public testimony will be taken on consent and legislative items that are moved to Council's regular Briefing Session unless a majority of Council votes otherwise during the meeting in which the items are moved. The Legislative Session is also open to the public and public comment will be taken on Legislative Session items, except those that are adjudicatory or solely administrative in nature. Following the conclusion of the Legislative Agenda, an Open Forum will be held unless a majority of Council Members vote otherwise. Please see additional Open Forum information that appears at the end of the City Council agenda.

SPOKANE CITY COUNCIL BRIEFING SESSIONS (BEGINNING AT 3:30 P.M. EACH MONDAY) AND LEGISLATIVE SESSIONS (BEGINNING AT 6:00 P.M. EACH MONDAY) ARE BROADCAST LIVE ON CITY CABLE CHANNEL FIVE AND STREAMED LIVE ON THE CHANNEL FIVE WEBSITE. THE SESSIONS ARE REPLAYED ON CHANNEL FIVE ON THURSDAYS AT 6:00 P.M. AND FRIDAYS AT 10:00 A.M.

ADDRESSING THE COUNCIL

- No member of the public may speak without first being recognized for that purpose by the Chair. Except for named parties to an adjudicative hearing, a person may be required to sign a sign-up sheet and provide their city of residence as a condition of recognition. Council Members must be recognized by the chair for the purpose of obtaining the floor.
- Each person speaking at the public microphone shall verbally identify themselves by their true first and last name, city of residency and, if appropriate, representative capacity.
- Each speaker shall follow all written and verbal instructions so that verbal remarks are electronically recorded, and documents submitted for the record are identified and marked by the Clerk. (If you are submitting letters or documents to the Council Members, please provide a minimum of ten copies via the City Clerk. The City Clerk is responsible for officially filing and distributing your submittal.)
- In order that evidence and expressions of opinion be included in the record and that decorum befitting a deliberative process be maintained, no modes of expression including but not limited to demonstrations, banners, signs, applause, profanity, vulgar language, or personal insults will be permitted.
- A speaker asserting a statement of fact may be asked to document and identify the source of the factual datum being asserted.
- When addressing the Council, members of the public shall direct all remarks to the Council President, shall refrain from remarks directed personally to any Council Member or any other individual, and shall continue to the matters that are specifically before the Council at that time.
- City staff may participate in public comment, including open forum, providing they are in compliance with the City of Spokane Code of Ethics and they follow the steps outlined in the City Council Rules of Procedure.

SPEAKING TIME LIMITS: Unless the time limit is adjusted by a majority vote of the Council, each person addressing the Council shall be limited to a two-minute speaking time during Open Forum and a three-minute speaking time for other matters. The chair may allow additional time if the speaker is asked to respond to questions from the Council. Public testimony and consideration of an item may be extended to a subsequent meeting by a majority vote of the Council. Note: No public testimony shall be taken on amendments to consent or legislative agenda items, or solely procedural, parliamentary, or administrative matters of the Council, including veto overrides.

CITY COUNCIL AGENDA: The City Council Advance and Current Agendas may be obtained prior to Council Meetings by accessing the City website at <https://my.spokanecity.org>.

BRIEFING SESSION

(3:30 p.m.)

(Council Chambers Lower Level of City Hall)

(No Public Testimony Taken)

ROLL CALL OF COUNCIL

INTERVIEWS OF NOMINEES TO BOARDS AND COMMISSIONS

COUNCIL OR STAFF REPORTS OF MATTERS OF INTEREST

ADVANCE AGENDA REVIEW (Staff or Council Member briefings and discussion)

APPROVAL BY MOTION OF THE ADVANCE AGENDA

CURRENT AGENDA REVIEW (Presentation of any new background information and discussion of any adjustments)

EXECUTIVE SESSION

(Closed Session of Council)

(Executive Session may be held or reconvened during the 6:00 p.m. Legislative Session)

LEGISLATIVE SESSION

(6:00 P.M.)

(Council Reconvenes in Council Chamber)

PLEDGE OF ALLEGIANCE

WORDS OF INSPIRATION AND SPECIAL INTRODUCTIONS

ROLL CALL OF COUNCIL

COUNCIL AND COMMITTEE REPORTS

(Committee Reports for City Council Standing Committees and other Boards and Commissions)

PROCLAMATIONS AND SALUTATIONS

REPORTS FROM NEIGHBORHOOD COUNCILS AND/OR OTHER CITY-SPONSORED COMMUNITY ORGANIZATIONS

ANNOUNCEMENTS

(Announcements regarding Changes to the City Council Agenda)

BOARDS AND COMMISSIONS APPOINTMENTS

(Includes Announcements of Boards and Commissions Vacancies)

APPOINTMENTS

RECOMMENDATION

Historic Landmarks Commission: One Appointment

Confirm

CPR 1981-0122

Bicycle Advisory Board: One Reappointment

Confirm

OPR 1992-0059

ADMINISTRATIVE REPORTS

OPEN FORUM

At each meeting after the conclusion of the legislative agenda, the Council shall hold an open public comment period until 9:30 p.m., which may be extended by motion. Each speaker is limited to no more than three minutes. In order to participate in Open Forum, you must sign up by 6:00 p.m. A sign-up form will be available on the day of the meeting from 5:00-6:00 p.m. outside of Council Chambers for in-person attendees. Those wishing to comment virtually can sign up between 5:00-6:00 p.m. at <https://forms.gle/Vd7n381x3seaL1NW6>. (If you are unable to access the form by clicking the hyperlink, please copy and paste the link address into your browser window.) Instructions for virtual participation are provided on the form when you sign up. The Open Forum is a limited public forum; all matters discussed in the open forum shall relate to the affairs of the City and items of interest not relating to the Current or Advance Agendas, pending hearing items, or initiatives or referenda in a pending election. Individuals speaking during the open forum shall address their comments to the Council President and shall not use profanity, engage in obscene speech, or make personal comment or verbal insults about any individual.

CONSENT AGENDA

REPORTS, CONTRACTS AND CLAIMS

RECOMMENDATION

1. Recommendations to list the following on the Spokane Register of Historic Places:

Approve &
Auth.
Mgmt.
Agreements

a. The Judge Blake House, 2615 West Maxwell Ave. (Council Sponsors: Council Members Stratton and Zappone)

OPR 2023-0275

b. The Highland Park United Methodist Church, 611 South Garfield St. (Council Sponsors: Council Members Kinnear and Wilkerson)

OPR 2023-0276

c. The Waldean Apartments, 1428 West Dean Ave. (Council Sponsors: Council Members Stratton and Zappone)

OPR 2023-0277

Megan Duvall

- 2. Report of the Mayor of pending claims and payments of previously approved obligations, including those of Parks and Library, through _____, 2023, total \$_____, with Parks and Library claims approved by their respective boards. Warrants excluding Parks and Library total \$_____.
 - 3. City Council Meeting Minutes: _____, 2023.
- Approve & Authorize Payments CPR 2023-0002
Approve All CPR 2023-0013

LEGISLATIVE AGENDA

SPECIAL BUDGET ORDINANCES

(Require Five Affirmative, Recorded Roll Call Votes)

Ordinances amending Ordinance No. C36345 passed by the City Council December 12, 2022, and entitled, "An Ordinance adopting the Annual Budget of the City of Spokane for 2023, making appropriations to the various funds of the City of Spokane government for the fiscal year ending December 31, 2023, and providing it shall take effect immediately upon passage," and declaring an emergency and appropriating funds in:

- ORD C36363 Human Services Grants Fund**
- 1) Increase revenue by \$2,806,625.
 - A) Of the increased revenue, \$2,806,625 is provided by the Department of Commerce to assist in moving unhoused persons from encampments into housing.
 - 2) Increase appropriation by \$2,806,625.
 - A) Of the increased appropriation, \$2,806,625 is provided solely for contractual services.

(This action arises from the Department of Commerce grant acceptance.) (Council Sponsors: Council Members Stratton and Zappone)

Jenn Cerecedes

- ORD C36364 Real Estate Excise Tax Fund**
- 1) Increase appropriation by \$2,819,000.
 - A) Of the increased appropriation, \$1,415,000 is provided solely as an operating transfer-out to the Park Cumulative Reserve Fund.
 - B) Of the increased appropriation, \$1,404,000 is provided solely as an operating transfer-out to the Arterial Street Fund.

and

- Park Cumulative Reserve Fund**
- 1) Increase revenue by \$2,829,500.

A) Of the increased revenue, \$1,415,000 is provided solely as an operating transfer-in from the Real Estate Excise Tax Fund.

B) Of the increased revenue, \$1,414,500 is provided by the Recreation and Conservation Office via a reimbursable grant.

2) Increase appropriation by \$2,829,500.

A) Of the increased appropriation, \$2,829,500 is provided solely for capital expenditures related to the South Suspension Bridge.

and

Arterial Street Fund

1) Increase revenue by \$1,404,000.

A) Of the increased revenue, \$1,404,000 is provided solely as an operating transfer-in from the Real Estate Excise Tax Fund.

2) Increase appropriation by \$1,934,000.

A) Of the increased appropriation, \$1,404,000 is provided solely for capital expenditures related to the South Gorge Trail.

B) Of the increased appropriation, \$530,000 is provided solely for capital expenditures related to the South Gorge Trail and is funded from the Strategic Investment Urban Experience (SIUE) funds.

(This action arises from the escalated timeline of the Expo+50 capital projects) (Council Sponsors: Council Members Kinneer, Bingle and Zappone)

Marlene Feist

NO EMERGENCY ORDINANCES

NO RESOLUTIONS

FINAL READING ORDINANCES

(Require Four Affirmative, Recorded Roll Call Votes)

ORD C36362

(To be considered under Hearings Item H1.)

NO FIRST READING ORDINANCES

NO SPECIAL CONSIDERATIONS

HEARINGS

RECOMMENDATION

H1. Final Reading Ordinance C36362 relating to the adoption of the Cannon Streetcar Suburb Local Historic District Overlay Zone and Design Standards and Guidelines; adopting new Spokane Municipal Code sections 17D.100.290. (Council Sponsors: Council President Beggs and Council Members Kinnear and Wilkerson)

Megan Duvall

Pass Upon ORD C36362
Roll Call
Vote

**Motion to Approve Advance Agenda for March 6, 2023
(per Council Rule 2.1.2)**

ADJOURNMENT

The March 6, 2023, Regular Legislative Session of the City Council is adjourned to March 13, 2022.

NOTES



Agenda Sheet for City Council Meeting of:

03/06/2023

Date Rec'd	2/21/2023
Clerk's File #	CPR 1981-0122
Renews #	
Cross Ref #	
Project #	
Bid #	
Requisition #	

Submitting Dept	MAYOR
Contact Name/Phone	JESSICA KIRK 5097206262
Contact E-Mail	JKIRK@SPOKANECITY.ORG
Agenda Item Type	Boards and Commissions Appointments
Agenda Item Name	0520 APPOINTMENT TO SPOKANE HISTORIC LANDMARKS COMMISSION - CITY-AT-LARGE

Agenda Wording

Nicholas Jay Reynolds 0520 Appointment to Spokane Historic Landmarks Commission - City-at-Large term: 3 year 1/1/2023-12/31/2025

Summary (Background)

Nicholas Jay Reynolds 0520 Appointment to Spokane Historic Landmarks Commission - City-at-Large term: 3 year 1/1/2023-12/31/2025

Lease? NO Grant related? NO Public Works? NO

Fiscal Impact

Select	\$	#
Select	\$	#
Select	\$	#
Select	\$	#

Budget Account

Approvals

Dept Head	KIRK, JESSICA
Division Director	
Finance	
Legal	
For the Mayor	PERKINS, JOHNNIE

Council Notifications

Study Session\Other	
Council Sponsor	
Distribution List	
	jkirk@spokanecity.org
	mduvall@spokanecity.org

Additional Approvals

Purchasing	

**Agenda Sheet for City Council Meeting of:**

02/27/2023

Date Rec'd

2/21/2023

Clerk's File #

CPR 1992-0059

Renews #**Submitting Dept**

MAYOR

Cross Ref #**Contact Name/Phone**

JESSICA KIRK 5097206262

Project #**Contact E-Mail**

JKIRK@SPOKANECITY.ORG

Bid #**Agenda Item Type**Boards and Commissions
Appointments**Requisition #****Agenda Item Name**

0520 REAPPOINTMENT TO BICYCLE ADVISORY BOARD

Agenda Wording

Charles Otto Greenwood (Charlie) 0520 Reappointment to Bicycle Advisory Board term: 3 year 6/1/2022-5/31/2025

Summary (Background)

Charles Otto Greenwood (Charlie) 0520 Reappointment to Bicycle Advisory Board term: 3 year 6/1/2022-5/31/2025

Lease? NO

Grant related? NO

Public Works? NO

Fiscal Impact**Budget Account**

Select \$

#

Select \$

#

Select \$

#

Select \$

#

Approvals**Council Notifications****Dept Head**

KIRK, JESSICA

Study Session\Other**Division Director****Council Sponsor****Finance****Distribution List****Legal**

jkirk@spokanecity.org

For the Mayor

PERKINS, JOHNNIE

cquinnhurst@spokanecity.org

Additional Approvals**Purchasing**



Agenda Sheet for City Council Meeting of:

03/06/2023

Date Rec'd	2/16/2023
Clerk's File #	OPR 2023-0275
Renews #	
Cross Ref #	
Project #	
Bid #	
Requisition #	

Submitting Dept	HISTORIC PRESERVATION
Contact Name/Phone	MEGAN DUVALL X6543
Contact E-Mail	MDUVALL@SPOKANECITY.ORG
Agenda Item Type	Contract Item
Agenda Item Name	0470 - JUDGE BLAKE HOUSE NOMINATION TO THE REGISTER OF HISTORIC PLACES

Agenda Wording

Recommendation to list the Judge Blake House House, 2615 W Maxwell Ave, on the Spokane Register of Historic Places.

Summary (Background)

SMC #17D.100.040 provides that the City/County Historic Landmark Commission can recommend to the City Council that certain properties be placed on the Spokane Register of Historic Places. The Judge Blake House has been found to meet the criteria set forth for such designation, and a management agreement has been signed by the owners.

Lease? NO Grant related? NO Public Works? NO

Fiscal Impact		Budget Account
Neutral	\$	#
Select	\$	#
Select	\$	#
Select	\$	#

Approvals		Council Notifications	
Dept Head	DUVALL, MEGAN	Study Session\Other	UE 2/13/23
Division Director	MACDONALD, STEVEN	Council Sponsor	CMs Stratton & Zappone
Finance	ORLOB, KIMBERLY	Distribution List	
Legal	PICCOLO, MIKE	mduvall@spokanecity.org	
For the Mayor	PERKINS, JOHNNIE	smacdonald@spokanecity.org	
Additional Approvals		rbenzie@spokanecity.org	
Purchasing		lcamporeale@spokanecity.org	

Committee Agenda Sheet

URBAN EXPERIENCE

Submitting Department	Historic Preservation
Contact Name & Phone	Megan Duvall, Historic Preservation Officer 625-6543
Contact Email	mduvall@spokanecity.org
Council Sponsor(s)	Stratton & Zappone
Select Agenda Item Type	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion Time Requested: 2.5 minutes
Agenda Item Name	0470 – JUDGE BLAKE HOUSE NOMINATION TO THE REGISTER OF HISTORIC PLACES
Summary (Background)	<p>The Spokane Historic Landmarks Commission reviews properties for listing on the Spokane Register of Historic Places to ensure that they meet the criteria set out in SMC 17D.100.</p> <p>The Judge Blake House at 2715 W Maxwell Ave was constructed in 1898 and designed by Albert Held. It meets the criteria for listing on the Spokane Register under Category C for its architectural merit.</p>
Proposed Council Action & Date:	Consent agenda item, for briefing on 2/20/2023 with a vote on 2/27/2023.
Fiscal Impact: Total Cost: \$0 Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A Funding Source <input type="checkbox"/> One-time <input type="checkbox"/> Recurring Specify funding source: Expense Occurrence <input type="checkbox"/> One-time <input type="checkbox"/> Recurring Other budget impacts: (revenue generating, match requirements, etc.)	
Operations Impacts	
<i>What impacts would the proposal have on historically excluded communities?</i> This contract would have no meaningful impact on historically excluded communities.	
<i>How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?</i> That specific data is not something that is collected by the Historic Preservation Department.	
<i>How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution?</i> The Historic Preservation Office's primary responsibility is to protect historic properties and neighborhoods in Spokane. The more properties that are listed on the Spokane Register, the more ability we have to offer incentives that help keep those properties viable and in use. As we list additional properties, we increase our ability to protect Spokane's historic resources.	
<i>Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?</i> SMC 04.35.010 Spokane Historic Landmarks Commission Findings and Purpose: 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.

Comprehensive Plan Chapter 8: Urban Design and Historic Preservation

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.

Findings of Fact and Decision for Council Review

Nomination to the Spokane Register of Historic Places

Judge Richard/Bruce Blake House – 2615 W Maxwell Avenue

FINDINGS OF FACT

- 1. SMC 17D.100.090: "Generally a building, structure, object, site, or district which is more than fifty years old may be designated an historic landmark or historic district if it has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, county, state, or nation."**
 - Originally built in 1898; the Judge Blake House meets the age criteria for listing on the Spokane Register of Historic Places.

- 2. SMC 17D.100.090: The property must qualify under one or more categories for the Spokane Register (A, B, C, D, E).**
 - The Judge Blake House meets Spokane City/County Register of Historic Places under **Categories B and C**, for its significance under Category B as the home of (father) Judge Richard Blake and (son) Judge Bruce Blake, and Category C for its architectural significance.
 - Architecturally significant both for its style and association with master architect Albert Held, the Blake House is an excellent interpretation of the Queen Anne Free Classic architectural style. Character defining features of the Free Classic style includes its wide girth with two-and-a-half-story height, hip roof and hip-roof dormers, symmetrical façade, overhanging eaves, narrow-width horizontal clapboard siding, multiple three-sided beveled bays with original tall narrow wood-sash windows, and interior Tamarack-paneled woodwork and wainscoting. The most significant Queen Anne Free Classic-style architectural feature of the house is a covered full-width, wrap-around front porch at the first floor. The wrap-around porch shades the home's entire north façade, wraps around both the northeast and northwest front porch corners, and extends towards the property's rear along the home's east and west faces.
 - The Blake House is significant under Category B as the home of Spokane Judge Richard B. Blake, who was applauded for his brilliant individual contributions to the legal community of early Spokane in the 1890s and early 1900s. The 1900 Spokane Daily Chronicle newspaper stated that "Judge Blake was the first to sit on the Superior Court bench in... [Spokane] County after the admission of Washington as a State." He served as president of the Spokane County Bar Association, and was later elected vice president of the Washington State Bar Association. After a short career, Judge Richard Blake died suddenly in June 1900. Antoinette Blake, Richard's widow, continued to live in the house until her death in 1916.
 - Richard Blake's son, Bruce Blake, also a well-known judge, purchased the house after his mother's death and lived there with his family until 1925. From 1909 to 1912, he was employed by Spokane County as assistant corporation counsel for Spokane. In 1912, Judge Bruce Blake was elected to the Spokane County Superior Court bench at the age of 31 – the youngest man elected to the Spokane County Superior bench. He also had the distinction of being the son of the first judge who presided on a Spokane County Superior bench. In 1932, he was elected to the Washington State Supreme Court, a position he held until his retirement in 1946. The Blake's sold the home in 1925.
 - The Judge Richard/Bruce Blake House exemplifies the Queen Anne Free Classic style of architecture in Spokane. The house contains very good integrity of location, design, materials, workmanship, and association.

- 3. SMC17D.100.090: "The property must also possess integrity of location, design, materials, workmanship, and association." From NPS Bulletin 15: "Integrity is the ability of a property to convey its significance...it is not necessary for a property to retain all its historic physical features...the property must retain, however, the essential physical features that enable it to convey its historic identity."**
 - The Judge Blake House is well-preserved and is architecturally significant as an excellent example of the Queen Anne Free Classic style as well as representing the work of a master, architect Albert Held.

4. Once listed, this property will be eligible to apply for incentives, including:

Special Valuation (property tax abatement), Façade Improvement Grants, Spokane Register historical plaque, and special code considerations.

RECOMMENDATION

The Spokane Historic Landmarks Commission evaluated the Judge Blake House according to the appropriate criteria at a public hearing on 2/15/23 and recommends that the Judge Blake House be listed on the Spokane Register of Historic Places under Categories B & C.

After Recording Return to:
City of Spokane Clerk
808 W Spokane Falls Blvd
Spokane, WA 99201

NOTICE OF MANAGEMENT AGREEMENT

NOTICE IS HEREBY GIVEN that the property legally described as:

NETTLETONS 2ND ADD LTS 3 & 4 BLK 7

Parcel Number(s) 25132.1522, is governed by a Management Agreement between the City of Spokane and the Owner(s), Richardson Family Trust, of the subject property.

The Management Agreement is intended to constitute a covenant that runs with the land and is entered into pursuant to Spokane Municipal Code Chapter 6.05. The Management Agreement requires the Owner of the property to abide by the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (36 CFR Part 67) and other standards promulgated by the Historic Landmarks Commission.

Said Management Agreement was approved by the Spokane City Council on _____. I certify that the original Management Agreement is on file in the Office of the City Clerk under File No. _____.

I certify that the above is true and correct.

Spokane City Clerk

Historic Preservation Officer



Dated: February 15, 2023

Dated: _____

MANAGEMENT AGREEMENT

The Management Agreement is entered into this **15th** day of **February 2023**, by and between the City of Spokane (hereinafter “City”), acting through its Historic Landmarks Commission (“Commission”), and **Richardson Family Trust** (hereinafter “Owner(s)”), the owner of the property located at **2615 W Maxwell Ave** commonly known as the **Judge Blake House** in the City of Spokane.

WHEREAS, the City of Spokane has enacted Chapter 4.35 of the Spokane Municipal Code (SMC) and Spokane has enacted Chapter 1.48 of the Spokane County Code (SCC), both regarding the establishment of the Historic 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, both Ch. 17D.100 SMC and Ch. 1.48 SCC provide that the City/County Historic Landmarks Commission (hereinafter “Commission”) is responsible for the stewardship of historic and architecturally significant properties in the City of Spokane and Spokane County; and

WHEREAS, the City has authority to contract with property owners to assure that any owner who directly benefits by action taken pursuant to City ordinance will bind her/his benefited property to mutually agreeable management standards assuring the property will retain those characteristics which make it architecturally or historically significant;

NOW THEREFORE, -- the City and the Owner(s), for mutual consideration hereby agree to the following covenants and conditions:

1. CONSIDERATION. The City agrees to designate the Owner’s property an Historic Landmark on the Spokane Register of Historic Places, with all the rights, duties, and privileges attendant thereto. In return, the Owner(s) agrees to abide by the below referenced Management Standards for his/her property.

2. COVENANT. This Agreement shall be filed as a public record. The parties intend this Agreement to constitute a covenant that runs with the land, and that the land is bound by this Agreement. Owner intends his/her successors and assigns to be bound by this instrument. This covenant benefits and burdens the property of both parties.

3. ALTERATION OR EXTINGUISHMENT. The covenant and servitude and all attendant rights and obligations created by this Agreement may be altered or extinguished by mutual agreement of the parties or their successors or assigns. In the event Owner(s) fails to comply with the Management Standards or any City ordinances governing historic landmarks, the Commission may revoke, after notice and an opportunity for a hearing, this Agreement.

4. PROMISE OF OWNERS. The Owner(s) agrees to and promises to fulfill the following Management Standards for his/her property which is the subject of the Agreement. Owner intends to bind his/her land and all successors and assigns. The Management Standards are: "THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS (36 CFR Part 67)." Compliance with the Management Standards shall be monitored by the Historic Landmarks Commission.

5. HISTORIC LANDMARKS COMMISSION. The Owner(s) must first obtain from the Commission a "Certificate of Appropriateness" for any action which would affect any of the following:

- (A) demolition;
- (B) relocation;
- (C) change in use;
- (D) any work that affects the exterior appearance of the historic landmark; or
- (E) any work affecting items described in Exhibit A.

6. In the case of an application for a "Certificate of Appropriateness" for the demolition of a landmark, the Owner(s) agrees to meet with the Commission to seek alternatives to demolition. These negotiations may last no longer than forty-five (45) days. If no alternative is found within that time, the Commission may take up to forty-five (45) additional days to attempt to develop alternatives, and/or to arrange for the salvage of architectural artifacts and structural recording. Additional and supplemental provisions are found in City ordinances governing historic landmarks.

This Agreement is entered into the year and date first above written.

Mary J. Anderson
Owner

Louise V. Richardson
Owner

CITY OF SPOKANE

HISTORIC PRESERVATION OFFICER

Megan M.K. Duvall
Megan M.K. Duvall

MAYOR

Nadine Woodward

ATTEST:

City Clerk

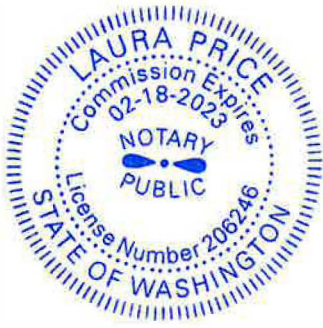
Approved as to form:

Assistant City Attorney

STATE OF Washington)
) ss.
County of Spokane)

On this 15 day of February, 2023, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared Mary & Louise Richardson, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that _____(he/she/they) signed the same as _____ (his/her/their) free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 15 day of February, 2023.



[Signature]
Notary Public in and for the State of Washington, residing at Spokane
My commission expires 02-18-2023

STATE OF WASHINGTON)
) ss.
County of Spokane)

On this _____ day of _____, 2023, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared NADINE WOODWARD, MAYOR and TERRI L. PFISTER, to me known to be the Mayor and the City Clerk, respectively, of the CITY OF SPOKANE, the municipal corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this _____ day of _____, 2023.

Notary Public in and for the State of Washington, residing at Spokane
My commission expires _____

Attachment A

Secretary of The Interior's Standards

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 historic 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.

Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, 3rd Floor
808 W. Spokane Falls Boulevard, Spokane, WA 99201*

1. HISTORIC NAME

Historic Name **JUDGE RICHARD BLAKE/JUDGE BRUCE
BLAKE HOUSE**

Common Name

2. LOCATION

Street & Number 2615 W. Maxwell Avenue
City, State, Zip Code Spokane, WA 99201
Parcel Number 25132.1522

3. CLASSIFICATION

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

4. OWNER OF PROPERTY

Name M. Scott & Louise Richardson
Street & Number 2615 W. Maxwell Avenue
City, State, Zip Code Spokane, WA 99201
Telephone Number/E-mail 253-686-1197, louisericardson@gmail.com

5. LOCATION OF LEGAL DESCRIPTION

Courthouse, Registry of Deeds Spokane County Courthouse
Street Number 1116 West Broadway
City, State, Zip Code Spokane, WA 99201
County Spokane

6. REPRESENTATION OF EXISTING SURVEYS

Title City of Spokane Historic Landmarks Survey
Date Federal _____ State _____ County _____ Local _____
Location of Survey Records Spokane Historic Preservation Office

**Spokane City/County Register of Historic Places Nomination
JUDGE BLAKE HOUSE**

7. DESCRIPTION

(continuation sheets attached)

Architectural Classification

Condition

excellent

good

fair

deteriorated

ruins

unexposed

Check One

unaltered

altered

Check One

original site

moved & date

8. SPOKANE REGISTER CATEGORIES & STATEMENT OF SIGNIFICANCE

(continuation sheets attached)

Applicable Spokane Register of Historic Places Categories: 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.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Bibliography is found on one or more continuation sheets.

10. DIGITAL PHOTOS, MAPS, SITE PLANS, ARTICLES, ETC.

Items are found on one or more continuation sheets.

11. GEOGRAPHICAL DATA

Acreage of Property

Less than one acre.

Verbal Boundary Description

Nettleton's 2nd Addition, Block 7, Lots 3, 4, 5.

Verbal Boundary Justification

Nominated property includes entire parcel and urban legal description.

12. FORM PREPARED BY

Name and Title

Linda Yeomans, Consultant

Organization

Historic Preservation Planning & Design

Street, City, State, Zip Code

501 West 27th Avenue, Spokane, WA 99203

Telephone Number

509-456-3828

Email Address

lindayeomans@comcast.net

Date Final Nomination Heard

February 15, 2023

12. Additional Documentation

Additional documentation is found on one or more continuation sheets.

13. Signature of Owner(s)

Mary S. Richardson
Louise V. Richardson

14. For Official Use Only:

Date nomination application filed: January 13, 2023

Date of Landmarks Commission Hearing: February 15, 2023

Landmarks Commission decision: Approved

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

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

Date _____

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Spokane City/County Register of Historic Places Nomination
JUDGE BLAKE HOUSE



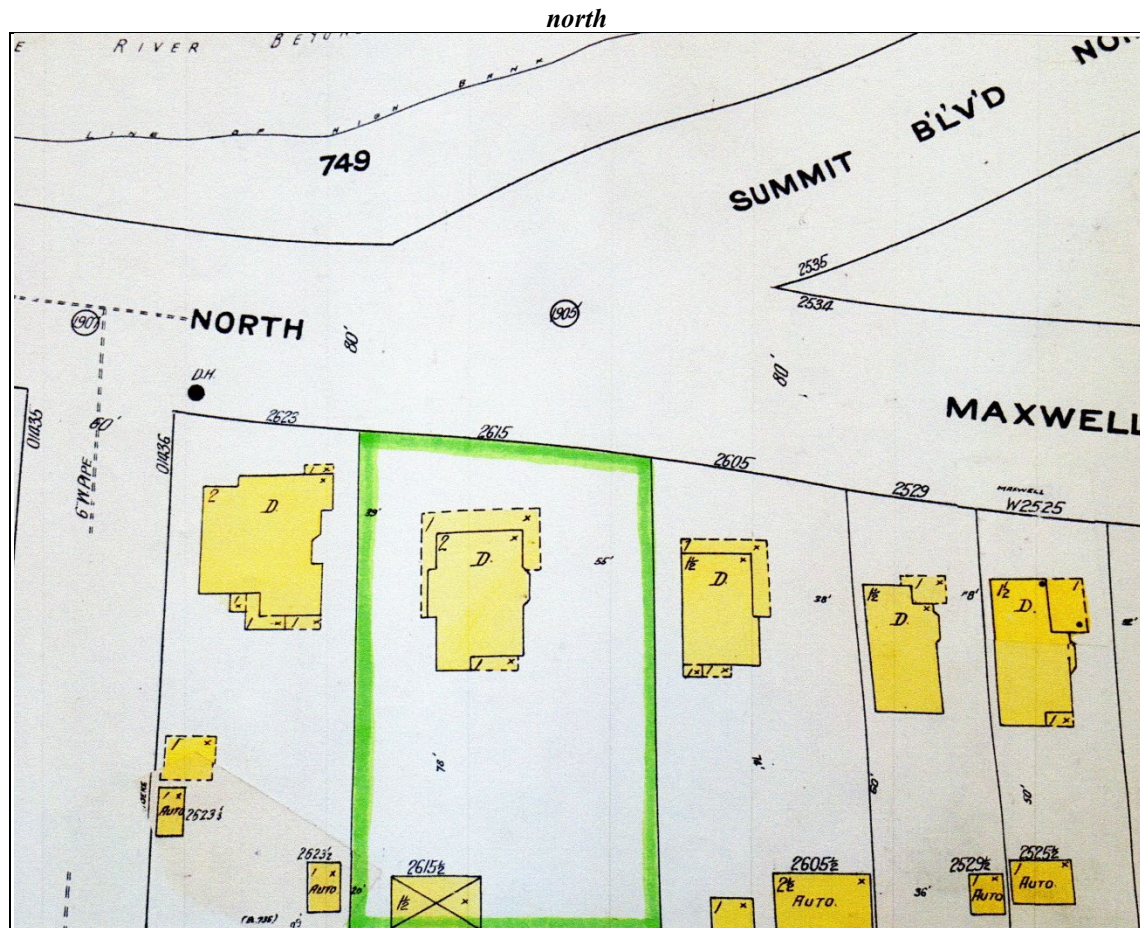
A 2022 photograph of the home's north façade and wrap-around front porch

SECTION 7: DESCRIPTION OF PROPERTY

Summary Statement

Architecturally significant, the Judge Richard Blake/Judge Bruce Blake House is a hallmark example of the Queen Anne Free Classic architectural style. The home was designed by Spokane master architect Albert Held, and was built in 1898. The home is listed as a historic/contributing property in Nettleton's Addition National Register Historic District in West Central Spokane, Washington. The Blake House is sited at the north end of Nettleton's Second Addition at 2615 West Maxwell Avenue. Affording spectacular vistas, the home was erected on three consecutive lots where West Summit Boulevard and West Maxwell Avenue converge along a high ridge that follows a steep north-facing bluff. The property's high bluff location commands an uninterrupted panoramic view of north Spokane, the Spokane River, and distant hills and mountains. Two-and-a-half stories in height with a wide expansive girth, the Judge Blake House is distinguished by many original features, including a hip roof, widely overhanging eaves, roof dormers, narrow-wood clapboard siding, 1/1 and 10/1 tall narrow wood-sash windows, and multiple beveled bays. The most prominent architectural feature of the residence is its wide Queen Anne-style wrap-around front porch that extends across the entire north facade of the house. The porch wraps around the northeast and northwest front porch corners, and continues south along part of both sides of the home. The wrap-around porch is protected by balusters between sections of enclosed porch wall, square posts, and Doric columns. Well-preserved with very good integrity, the Judge Blake House retains its original location, design, workmanship, materials, and association. The home is eligible for listing on the Spokane Register of Historic Places.

Spokane City/County Register of Historic Places Nomination
JUDGE BLAKE HOUSE



THE BLAKE HOUSE
2615 W. Maxwell Avenue

The Blake House property is located at the convergence of West Summit Boulevard and West Maxwell Avenue.

The two streets meet each other in front of the Blake property, which is highlighted in green ink on the above 1910 map.

Source: 1910 Sanborn Fire Insurance Map

CURRENT CONDITION & APPEARANCE

Site

Built in 1898, the Judge Blake House is located in northwest Spokane along a high north-facing bluff at West Summit Boulevard and West Maxwell Avenue. The property is sited on Block 7 in Nettleton's 2nd Addition and includes all of Lots 3, 4 and 5. The north face of the combined lots along Summit Boulevard/Maxwell Avenue measures 120 feet wide from east to west. The south rear border of the property abuts an alley, and measures 100 feet in width from east to west. The depth of the property's west border is 200 feet from north to south while the east border of the property extends 183 feet from north to south.¹ A non-historic/non-contributing contemporary metal garage/pole barn built in 1980 is located behind the house along the property's south border. Single-family homes more than 50 years old surround the Judge Blake House to the east, west, and south throughout the neighborhood. Built between the 1890s and 1945, the majority of homes erected in the neighborhood along West Summit Boulevard are large and architecturally prominent, including the Judge Blake House. In contrast, most dwellings south and east of the Judge Blake House are smaller single-family homes.

House Exterior

The exterior of the Judge Blake House measures 47 feet wide and 70 feet deep.² Facing north along Summit Boulevard/Maxwell Avenue, the large home was erected in the center of Lots 3, 4 and 5, which combine to form a nearly level grade. A manicured lawn of green grass surrounds the house to the north, south, and east. A partial concrete/graveled private driveway curves from Summit Boulevard south along the west side of the house to a contemporary garage/pole barn at the rear of the property. The two-and-one-half-story house supports a hip roof with three matching center dormers, one each on the north, east and west roof slopes. Each dormer is covered with a hip roof. The hip roof on the house and the hip roofs on the dormers have widely overhanging enclosed eaves—some with existing shadows of prior modillions/cornice brackets. Roof dormers are each clad with original painted wood shingles. The three dormers are illuminated by small windows. A brick chimney rises from the roof. The first floor and the second floor of the house are clad with horizontal narrow-width painted-wood clapboard siding, and are illuminated by 1/1 and 10/1 tall narrow windows. The home's covered wrap-around front porch shades the north primary façade at the first floor. The porch wraps around the northeast and northwest porch corners, extending 40 feet along the east and west sides of the house. The foundation of the house is made of ashlar basalt with concrete mortar.

North Façade

The north façade of the house features a symmetrical design and rises two-and-a-half stories in height. The home's front entrance doors are in the center of a three-part beveled bay. The front entrance includes an original pair of matching paneled front doors with upper lights. The doors are made of Tamarack wood. The center panels of each

¹ A contemporary metal garage/pole barn built in 1980 is located behind the Judge Blake House along the lot's southern border adjacent to a public alley. Spokane Tax Assessor records, Spokane, WA.

² Spokane County Tax Assessor records. Spokane County Courthouse, Spokane, WA.

Spokane City/County Register of Historic Places Nomination
JUDGE BLAKE HOUSE

door reveal exposed wood while the door frames and remaining portion of the doors are covered in paint. The beveled entrance surround that frames the doors is covered with painted plywood and marble.³

A protruding beveled bay with six windows is located at the northwest façade corner of the front porch. A second beveled bay with three windows is located at the northeast façade corner of the front porch. Each window in the two bays are original tall narrow 1/1 units. At the second floor, four tall narrow 10/1 wood-sash windows punctuate the home's north façade above the porch. One hip-roofed dormer is located above the four second-floor windows in the center of the hip roof that covers the house.

Prominently showcased at the front face of the residence, the home's Queen Anne Free Classic-designed wrap-around-style front porch is the strongest architectural feature of the home. The single-story first-floor porch extends the full width of the house and wraps around *both* porch corners at the home's north facade.⁴ The north façade of the front porch is open without any windows, and is covered with a very shallow-pitched hip roof. A small triangular roof pediment rises from the center of the wrap-around porch, marking the entrance to the porch and house. Wide concrete steps climb four steps from grade to the porch deck. The porch deck is covered with painted four-inch-wide fir planks. The porch ceiling is made of stained cedar wood planks. The porch deck is protected by a combination porch wall/porch balustrade with square wood porch posts and round Doric columns. The square wood posts and sections of wood porch wall are covered with horizontal narrow-width-wood clapboard that matches clapboard used to cover the house. The balustrade sections around the porch feature square balusters. A wood handrail protects the porch walls and balustrades. At the base of the porch, a latticed wood porch skirt is positioned between square-cut ashlar basalt support columns.

East Elevation

The east elevation of the house features a hipped roof dormer located in the center of the hip roof that covers the house. The dormer is clad with painted wood shingles and supports a contemporary sliding-glass window with two panes. The first and second floors on the east face of the house are clad with horizontal narrow-width painted-wood clapboard. The center of the home's east elevation supports two stacked matching beveled bays with three matching windows each—one bay at the first floor and another duplicate bay at the second floor. The center window for each bay is fixed, and is flanked by a pair of original narrow 10/1 double-hung wood-sash windows. To the south of the east elevation's center bay at the first floor is a large single-story contemporary addition designed as an open wooden deck with a shed roof. Built in the 1980s-90s, the one-story

³ Existing photographs from 1925 and 1959 show the home's front entrance completely shaded by the roof of the front porch. Unfortunately no details are visible.

⁴ Most Queen Anne-styled homes and Queen Anne Free Classic-styled homes feature a covered façade porch that wraps around only one outside facade corner. Instead of a corner extension of the wrap-around porch, many homes instead feature a ground-level *porte cochere* (carport) along one side of the house. In contrast, the Judge Blake House features a true covered front porch that wraps around *both* front corners of the home, and extends along both sides of the house.

Spokane City/County Register of Historic Places Nomination
JUDGE BLAKE HOUSE

addition extends to the rear southeast corner of the house. The covered front porch wraps around the northeast façade corner of the house and extends south along the east face to the center bay at the first floor. This section of the wrap-around front porch along the east side of the house from the northeast porch corner to the center bay was enclosed with windows in the 1920s.



A 2022 photograph of the home's east elevation, looking southwest



A 2022 photograph of the northwest corner of the house, looking south

Spokane City/County Register of Historic Places Nomination
JUDGE BLAKE HOUSE

West Elevation

The wrap-around porch at the northwest facade corner of the house extends around the corner and along the home's west face. In the center of the west face at the first floor is a beveled bay with tall narrow windows. The west-face center bay matches the center beveled bay at the east face. A triangular pediment articulates the porch roof at the center of the west bay, delineating a secondary porch entrance with stairs. At the second floor, a square box bay with a small exterior porch is located above the first floor's center beveled bay. A wood-shingled dormer with a low-pitched hip roof is centered over the second floor on the hip roof that covers the house. The dormer holds two original casement windows. The first and second floors of the west face of the house are covered with horizontal narrow-width painted-wood clapboard that matches the home's clapboard siding. Two horizontal stringcourses—one at the first floor and one at the second floor—separate the expanse of narrow-width horizontal clapboard cladding on the house.

South Rear Elevation

The south rear face of the house extends from the southeast corner to the southwest corner. As pictured on a 1910 *Sanborn Fire Insurance Map* and on a 1953 *Sanborn Fire Insurance Map*, the rear south face of the house originally supported a one-story covered, open-air service porch at the southeast corner of the house.⁵ In the 1980s-1990s, the original porch and south elevation of the house were enclosed by a large seven-foot-deep two-story addition. The addition holds the original porch floor upon which was built in the 1980s-1990s a flight of stairs that rises to the second floor. Today, the south rear face of the house is covered with a continuation of narrow horizontal wood clapboard siding that matches the original clapboard cladding on the north, east and west faces of the home. A single-story small covered back porch deck was built in the 1980s-1990s in the center of the addition. The foundation around the addition and the foundation around the small covered back porch are made of poured concrete.



A 2022 photograph of the home's southwest rear corner, and south and west elevations

⁵ Pictured on 1910 and 1953 Sanborn Fire Insurance maps.

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First Floor Interior

The interior of the house includes 1,855 finished square feet on the first floor; 1,604 finished square feet on the second floor; 560 finished square feet at the third floor attic; and 1,806 *unfinished* square feet in a basalt/concrete basement.⁶ The home's first-floor ceilings measure ten-feet in height. Second-floor ceilings measure nine-feet high. First and second floors are covered with golden-colored, two-inch-wide oak hardwood floor boards. The kitchen is unfinished with unpainted walls and fir planks that cover the floor. Ceramic tile covers bathroom floors. Walls and ceilings in the house are a combination of finished and unfinished areas. Some finished areas include original painted lathe-and-plaster, smaller areas of painted sheetrock, and areas with original Tamarack-wood wainscoting. The majority of the home's windows are original 1/1 and 10/1 double-hung wood-sash construction. Doors and window/door moldings are made of stained and/or painted Tamarack wood on the first and second floors. Overhead light fixtures are a combination of original and/or antique fixtures.



A 2022 photograph of the reception hall and staircase, looking south

⁶ Spokane Tax Assessor records. Spokane County Courthouse, Spokane, WA.

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2022 photograph of the reception hall, looking east

Burnished to a warm russet brown color with its unique grain design, Tamarack wood was used for all of the exposed interior woodwork and doors throughout the Blake House. It is especially showcased in the home's first-floor front entry vestibule, reception hall, and dining room with artfully paneled wainscoting.

Tamarack trees are found in and around lake districts across Eastern Canada and the northeastern United States from Minnesota to Maine. Small stands of Tamarack trees also grow in parts of northern Idaho and Oregon, and are mainly cut as firewood. Tamarack wood has been used in historic ship building and railroad construction, and infrequently in timber-framed homes, wood floor coverings, and furniture (now antiques). In the 1880s-1900s a few Spokane homes in addition to the Blake House featured Tamarack woodwork and interior doors (SRHP Currie House, built in 1889 at 908 West Frederick Avenue). An 1897 Spokane Spokesman-Review newspaper article about the Blake House stated that "none but native woods, Pine and Tamarack, will be used throughout the entire structure, and at the interior, finishing will be in the virgin color of the wood, polished to a bright finish."⁷

Reception Hall

The home's front entrance opens into a small vestibule. Made of Tamarack wood, a single paneled door with an upper light opens from the south wall of the vestibule. The upper half of the door holds a glass "Queen Anne window," a "frequent elaboration" of

⁷ *Spokesman-Review*, 15 August 1897

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windows in Queen Anne-style and Queen Anne Free Classic-style homes.⁸ The window features a large clear-glass rectangular window pane surrounded by three small lights along the window's left margin, and three small lights along the right margin. The large center light in the door is made of clear glass while the flanking glass margin windows feature opaque frosted glass.

The vestibule door opens into a spacious 10-foot-wide by 13-foot-deep reception hall with a curved and multi-beveled northwest corner bay that holds six original tall 1/1 wood-sash windows. The walls in the reception hall feature paneled wainscoting made of Tamarack. The wood is stained and burnished to a rich russet brown, and has been preserved in excellent condition for over 100 years. The reception hall's interior doors, door jams/trim, and interior woodwork is also made of Tamarack. A four-foot-wide closed stringer staircase with oak treads opens and rises south from the reception hall to a landing, and turns and continues up to the second floor. Highly-carved turned newel posts anchor a railing and balustrade with turned spindles. A reception hall closet made of Tamarack wood is located next west of the staircase, and is protected with a paneled Tamarack door. A small built-in bench seat fits neatly between the staircase and the hall closet. Mounted atop the newel post by the built-in bench seat, an antique sculpted bronze statue of a woman features her raised hand holding an incandescent light, which illuminates the stairway.⁹ The floor in the reception hall is made of oak hardwood. Original brass door knobs and hardware adorn the doors.

Living Room

An 8-foot-wide entryway opens east from the east wall in the reception hall into a large formal living room in the east half of the house. The living room is 27 feet in length from north to south, and 15 feet wide. A beveled bay with a center fixed window flanked by two tall, narrow 1/1 windows is located at the center north wall in the room. An additional matching beveled bay with tall, narrow 1/1 windows is located in the center of the living room's east wall. Located next north of the center bay is a pair of French doors that open onto the wrap-around front porch on the east side of the house. An original 1898 fireplace is located in the center of the room's south wall, and features a mantel and wood face, and a ceramic tile fireplace surround and ceramic tile hearth. A large framed beveled mirror is anchored above the mantel. A built-in bookcase with glass doors rises to the height of the mantel and extends west five feet from the fireplace along the south wall. A doorway on the west wall by the bookcase leads west to a formal dining room.

Dining Room, Butler's Pantry, Kitchen

A paneled Tamarack-wood door opens from the reception hall's south wall by the staircase into the dining room. Located in the center west-half of the house at the first

⁸ "Queen Anne windows" are described in *A Field Guide to American Houses* as "a frequent elaboration" of windows with a "single large [window] pane surrounded by additional small or rectangular panes on one or more sides." McAlester, pages 58 & 266.

⁹ The antique bronze sculpture attached to the newel post at the reception hall staircase is not original to the house. Built in 1898, the Blake House and its reception hall staircase included a plain newel post without the attached brass sculpture, which was added in the 2000s.

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floor, a 14-foot-wide dining room features a center beveled bay with tall, narrow 1/1 bay windows on the west wall. The room is encircled with a continuation of the paneled-wood Tamarack wainscoting that extends through the reception hall into the dining room. The floor in the dining room is made of oak. A “ceramic tile rug” is centered on the floor in the dining room and is clad with black and white ceramic tile instead of oak floor boards. A six-foot-wide, floor-to-ceiling built-in buffet/china hutch with glass doors is located in an original alcove along the room’s south wall. The existing buffet/hutch was built and installed in 2022 to replace the original buffet/hutch, which was removed sometime during the 1940s-1970s. Although photographs of the original buffet/hutch have never been found, the new buffet/hutch was made to match the color and finish of the original paneled Tamarack-wood wainscoting in the dining room.

An interior door opens from the dining room’s south wall next to the built-in buffet/hutch, and leads to an unfinished butler’s pantry. The pantry measures 5-feet-wide from east to west, and 15-feet-long from the dining room to the south wall of the pantry at the rear of the home. The pantry is illuminated by two 1/1 windows that look west from the west wall. The pantry opens southeast into a space designed as the original kitchen. Unfinished today, the kitchen area is 16-feet-deep to the south wall, and 11-feet-wide from east to west.



2022 photograph of the living room, looking south at the fireplace and built-in bookcase

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2022 photograph of the dining room, looking east



A 2022 photograph of the buffet/hutch in the dining room, looking south

Bedroom, Bathroom

An interior door opens from the southeast rear corner of the living room into a room originally designed as a bedroom. A small built-in marble basin for hand-washing is located in an alcove between the bedroom and dining room on the bedroom's west wall. The bedroom opens south into a bathroom with an oval porcelain claw-foot bathtub, antique marble washbasin, and contemporary toilet. The floor is covered with ceramic tile. A small window on the east wall is located above the bathtub.

Second Floor Interior

A 4-foot-wide staircase in the reception hall turns and rises to the second floor. A group of three tall, narrow 1/1 windows light the stair landing from the west wall between the first floor and the second floor. The Tamarack-wood paneled wainscoting used in the reception hall follows the stairs to the second floor. The second floor has a wide central hallway that leads from the stairway to the south rear of the house. A small bedroom is located in the northwest corner of the home's north-facing façade. A larger bedroom is located in the opposite northeast corner of the house. A third bedroom is located in the center of the home's east wall, and features a large three-part beveled bay window. A fireplace and built-in bookcase are located in the center of the room's south wall. The original fireplace features a ceramic hearth and a wood mantel with two supporting incised square pilasters. The pilasters flank a decorative ceramic tile fireplace surround and black metal firebox. The ceramic tile features a harps and cherubs. An interior door next east of the fireplace opens to a newly (2022) remodeled private bathroom with a walk-in shower, two washbasins, and toilet. A fourth bedroom is located in the center of the west wall next to the staircase.

A large fifth bedroom is located in the rear southwest corner of the house. A door into the bedroom opens from a short hallway that separates the southwest corner bedroom from the center west-wall bedroom.¹⁰ The southwest corner bedroom was originally designed for use by domestic help as well as the small service hallway between the southwest corner bedroom and the center west-wall bedroom.

A door on the east wall in the southeast corner of the center hallway opens to a small remodeled bathroom with a shower, washbasin, and toilet. A door across the hall from the bathroom opens to an original stairway that rises to a partially finished attic. The attic supports sloped ceilings that follow the curvature of the home's hip roof. The attic floor is covered with 5.5-inch-wide wood planks, walls are painted lathe-and-plaster, and three windows light the attic from the east, west, and north roof dormers.

From the kitchen, a flight of unfinished wooden stairs descend to a partially finished basement. The open basement is supported by basalt rock walls with concrete mortar. A cellar door on the south wall opens to concrete stairs that rise to the level of the backyard behind the house.

¹⁰ The second-floor service hallway features wood floor boards that cover the remnants of an entrance to a stairway designed for use by domestic help. The stairway is located between the kitchen and the second floor service hallway.

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2022 photograph of the east center bedroom, looking east



2022 photograph of the east center bedroom's fireplace, looking south

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

An article in the August 15, 1897 edition of the *Spokesman-Review* announced the following home to be built in Spokane for Judge Richard Blake:

BUILDING A NEW HOME

Judge R. B. Blake to Erect a Residence on the Boulevard Overlooking the River

Judge R. B. Blake and his architect, Albert Held, completed plans yesterday for a fine new home... The mansion will be in the Colonial style of architecture... Along the front sides of the house will be a fine wide veranda... None but native woods, Pine and Tamarack, will be used throughout the entire structure, and at the interior, the finish will be in the virgin color of the wood, polished to a bright finish.

Facing towards the north will be the front of the house, entered through a vestibule, which in turn will open into a large hall. This hall will be located in the [northwest corner] corner of the building, and will be lighted by a fine plate-glass corner [bay] window. On the left of the hall... will be the parlor. Adjoining the latter room will be the library, the two rooms being connected by sliding doors, furnished with a large fireplace, commodious bookshelves built into the wall, and lighted by a handsome bay window.

The dining room will be to the right of the library, also lighted by a bay window and equipped with a sideboard. Back of the library is a large bedroom, and in the rear of this latter room will be a bathroom. The kitchen will be on the opposite side of the house, and will be separated from the dining room by a butler's pantry. On the second floor will be three large and two small bedrooms, one the large rooms having a fine old-fashioned fireplace. A basement will extend under the entire house... The house unfurnished will cost \$6,000.

The Judge Blake House was built in 1898 with a covered wrap-around front porch at the home's north facade. The porch stretches across the full width of the house, wraps around the northeast facade corner and the northwest facade corner, and extends along the east and west sidewalls to the rear of the residence. A 1910 *Sanborn Fire Insurance Map* pictures a drawing of the Judge Blake House with a covered wrap-around front porch, which was designed and built as an open-air porch.¹¹ In contrast, a 1953 *Sanborn Fire Insurance Map* is the first drawing to show the northeast facade corner and east face of the porch enclosed with windows.¹²

The first black & white photograph found of the Blake House was taken in 1925. It pictures the northeast corner of the wrap-around porch enclosed with windows.¹³ A second black & white photograph taken in 1959 by the Spokane County Tax Assessor's Office pictures the Blake House with the same windows as shown in the 1925 photograph and on the 1953 *Sanborn Fire Insurance Map*.¹⁴ In 2022, the windows at the north facade of the porch at the northeast corner were removed, and the porch wall and columns were

¹¹ *Sanborn Fire Insurance Map, 1910*

¹² *Sanborn Fire Insurance Map, 1953*

¹³ *Spokesman-Review*, 23 August 1925

¹⁴ *Spokesman-Review*, 1959

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restored to their original design. The east porch wall, however, continues to support windows. The windows will be removed and the porch restored in 2023.

Modifications were made to the house in the 1940s-1970s when all five second-floor bedrooms were rented as individual apartments. In addition, the attic was leased as one large apartment with a private bathroom and a small kitchenette. The five individual bedroom apartments and the attic apartment offered a total of six apartments for lease (see 1974 modifications listed below under “modifications & permits”).

A narrow stairway originally built along the north wall in the service hallway was designed for use by domestic help, and led from the home’s first-floor kitchen to the second-floor service hall. In the 1940s-1950s, the stair entrance in the service hall was covered with boards, and the entire service hall was then covered with linoleum. The interior service hall was remodeled for use a kitchen with a built-in kitchen counter, built-in cupboards, and a ceramic washbasin all installed on the south wall of the service hall. In 2021-22, the aforesaid kitchen casework, plumbing, and linoleum floor covering were removed.

Modifications & Permits

1898	Water main connected to house (<i>Spokane Permit #1735</i>)
1910	Water meter installed (<i>Spokane permit #772</i>)
1913-1926	Electrical work (<i>Spokane permit #2615</i>)
1920s	Exterior windows installed at home’s northeast corner wrap-around front porch
1942	Unspecified “alterations” to change and remodel bedrooms for use as apartments (<i>Spokane permit #69739</i>)
1943	Two second-floor bedrooms modified for use as apartments (<i>Spokane permit #73586, \$450</i>)
1944	Three-car garage built behind house in south rear backyard (<i>Spokane permit #73587, \$185</i>)
1950	Awning repair (<i>Spokane permit #B2441</i>)
1951	Sewer work (<i>Spokane permit #31663</i>)
1958	Two carport additions (<i>Spokane permit B42879, \$400</i>)
1972	Gas-line service (<i>Spokane permit 18648</i>)

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- 1974 Fire prevention survey & requirements for 6 apartment units, 3 stories (*Spokane Fire Department*)
- 1975 Fire alarm plans (*Spokane Bureau of Fire Prevention*)
Fire alarm electrical permit (*Spokane permit E-144*)
- 1980 Replace existing garage and carports with contemporary pole barn/shop (*Spokane permit B29825*)
- 2020-2022 Replace roof on house; repair/refinish windows; repair/repaint house interior and exterior; remove all added interior walls/non-service plumbing/wiring/heating in unfinished basement; remove casework in butler's pantry and kitchen; restore original interior doors/hallway/bedrooms; replace 2nd-floor bathrooms with new efficient bathrooms/fixtures/walls/ceilings/window repairs and floors; repair and restore front porch deck, balustrade, porch walls, posts and columns; remove windows at east face of wrap-around porch; install new built-in buffet/hutch in dining room

SECTION 8: STATEMENT OF SIGNIFICANCE

<i>Area of Significance</i>	<i>Architecture</i>
<i>Period of Significance</i>	<i>1897-1925</i>
<i>Built Date</i>	<i>1898</i>
<i>Architect</i>	<i>Albert Held</i>

SUMMARY STATEMENT

Listed as a historic contributing property in the Nettleton’s Addition National Register Historic District, the Judge Richard Blake/Judge Bruce Blake House is eligible for listing on the Spokane Register of Historic Places for its significance under Category B as the home of Judge Richard Blake and Judge Bruce Blake, and Category C for its architectural significance. The property’s period of significance is defined as the year it was built in 1898 through the time period that the Blake’s ownership ended in 1925. The Blake House is an excellent interpretation of the Queen Anne Free Classic architectural style, which includes the home’s 1898 built date, wide girth with two-and-a-half-story height, hip roof and hip-roof dormers, symmetrical façade, overhanging eaves, narrow-width horizontal clapboard siding, multiple three-sided beveled bays with original tall narrow wood-sash windows, and interior Tamarack-paneled woodwork and wainscoting. The most significant Queen Anne Free Classic-style architectural feature of the house is a covered full-width, wrap-around front porch at the first floor. The wrap-around porch shades the home’s entire north façade, wraps around *both* the northeast and northwest front porch corners, and extends towards the property’s rear along the home’s east and west faces. The home was designed by Spokane master architect, Albert Held.

A *Spokane Daily Chronicle* newspaper article dated August 30, 1897 stated that “a handsome new \$6,000 residence is to be built for Judge Richard B. Blake...the site is one that overlooks the river and a wide scope of the surrounding country, and makes a beautiful spot for a home.”¹⁵ The home was built and owned by the Blake family for 28 years from 1898 to 1926. Remembered as one of the most admired and well-respected judges in Spokane, Judge Richard Blake owned and resided in the Blake House until his death in 1900. The residence passed to his son, Judge Bruce Blake, who owned the property until 1926. Prominent and proficient in law like his aforementioned father, Judge Bruce Blake was “the first judge to preside on a Spokane County Superior Court bench under Washington statehood,” and was a “longtime member of the Washington State Supreme Court.”¹⁶

HISTORIC CONTEXT

Nettleton’s Addition

Named for early Spokane developer William Nettleton, Nettleton’s 1st & 2nd Additions were platted in 1887 and 1888 in northwest Spokane.¹⁷ Prior to platting, the land was characterized by rocky basalt outcroppings, native grasses and trees, and wide panoramic

¹⁵ *Spokane Daily Chronicle*, 30 August 1897

¹⁶ *Spokesman-Review*, 7 January 1957 and *Spokane Daily Chronicle*, 7 January 1957

¹⁷ Spokane County Courthouse, Auditor’s Office, Spokane, WA.

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northward vistas of the meandering Spokane River and distant forests seen from the high bluff along Summit Boulevard and the west end of Maxwell Avenue. Located about 1.5 miles northwest of downtown Spokane and the Spokane River, the area was remote and sheltered from the city's relentless noise, dust, and dirt by verdant fir and pine tree forests. Nettleton's Addition offered 40- and 50-foot-wide lots for sale. A *Spokane Falls Review* newspaper article dated September 28, 1887 enticed potential buyers with a description of the area as a "new tract of land...with a commanding view."¹⁸ Roads were graded, Holmes Public Grade School was built, and buyers began purchasing lots on which to erect their homes. View lots along Summit Boulevard were offered and quickly purchased by successful doctors, lawyers, miners, engineers, railroad men, bankers and businessmen who commissioned architects and contractors to build large custom-designed homes. In addition to its National Register listing, Nettleton's Addition became the largest historic district listed on the Washington State Heritage Register in 2005.

CATEGORY B:

SIGNIFICANT SPOKANE FATHER-SON JUDGES

Judge Richard B. Blake (1850-1900)

The Blake House is significant under Category B as the home of Spokane Judge Richard B. Blake, who was applauded for his brilliant individual contributions to the legal community of early Spokane in the 1890s and early 1900s. The 1900 *Spokane Daily Chronicle* newspaper stated that "Judge Blake was the first to sit on the Superior Court bench in... [Spokane] County after the admission of Washington as a State."¹⁹ He soon served as president of the Spokane County Bar Association, and was later elected vice president of the Washington State Bar Association. After a short career, Judge Richard Blake died suddenly in June 1900. Judge Richard Blake's diligent and honest work ethic produced results. A June 16, 1900 *Spokane Daily Chronicle* obituary praised Judge Richard Blake with the following:

Probably no member of the bar in the state of Washington was better-liked than Judge Blake. He was universally respected and admired as an able counselor and a thoroughly honest, conscientious, and upright man. He was elected... as judge to sit on the superior bench in this county only a year after he took up his residence in this city. His popularity on the bench was proof of his character and ability.²⁰

Judge Richard B. Blake was born in Hendricks County, Indiana in 1850. In 1870 Richard Blake earned a "classical" degree from De Pauw University in Danville, Indiana. Two years later in 1872, Blake was awarded a Bachelor of Science degree. He became a member of the Danville bar and practiced law as a junior partner for the firm Hogate & Blake. In 1874, he married Antoinette Moore. They had two sons, Jacob M. Blake and R. Bruce Blake.

¹⁸ *Spokane Falls Review*, September 1887

¹⁹ *Spokane Daily Chronicle*, 11 June 1900

²⁰ *Spokane Daily Chronicle*, 16 June 1900

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In 1888, the Blake family left Indiana and traveled to Spokane. The next year, Richard Blake was elected the superior court justice for Spokane County and for Stevens County, remaining on the bench for four years. In 1893, Blake resumed his career in private practice, and became senior partner of the law firm Blake & Post with offices in downtown Spokane in the Blake Block, a building Judge Blake had built at 806-810 W. Riverside Avenue, one building west of the northwest corner of Riverside Avenue and Post Street.²¹

In April 1897, Judge Richard Blake purchased Lots 3 and 4, Block 7, in Nettleton's 2nd Addition for \$900, and later bought next adjacent east Lot 5 for \$500 in 1900. The property was officially addressed as 2615 West Maxwell Avenue. In 1898, Judge Blake hired Spokane architect Albert Held to design and construct a large single-family home on the property. The house was built, and Judge Blake and his wife Antoinette with their two sons, Jacob and Bruce, enjoyed their home and property until Judge Richard Blake unexpectedly died on June 15, 1900—less than two years after the residence was built.²² Antoinette remained in the Blake House with her son, Bruce, until he married in 1910. She was active with buying and selling property for investment, and was a member of the *Spokane Blue Book*, the popular social register in Spokane.²³ Antoinette Blake died in 1916.

The Spokane County Bar Association honored the memory of Judge Richard Blake at a memorial service a few days after his death:

*The Honorable Richard B. Blake was a resident of Spokane County, Washington for the space of 13 years before his death. He arrived here when [Washington State's] judicial and legislative history was taking on its permanent form, and contributed greatly to its progress and development. [Blake] exercised an influence... of the most useful and exalted character. So fully was his fitness for the position recognized that as soon as the Washington State constitution went into effect, Blake was chosen judge of the Superior Court of Spokane County.*²⁴

Judge R. Bruce Blake (1881-1957)

The Judge Blake House is additionally significant under Category B as the home of R. Bruce Blake—Judge Richard Blake's son, and a Spokane judiciary expert. Bruce Blake was born to Judge Richard Blake and his wife Antoinette in 1881 in Danville, Indiana. The Blake family moved to Spokane, Washington in 1888 when Bruce Blake was seven years old. He attended Bryant Public Elementary Grade School, Lewis & Clark High School, and Chicago University. He studied law at the University of Michigan, from which he graduated with a law degree in 1905. Bruce Blake immediately returned to Spokane where he became a law partner of attorney C. B. Delameter. He later partnered

²¹ *Spokane's Building Blocks*. R. B. Hyslop

²² *Spokane Daily Chronicle*, 11 June 1900

²³ *Spokane Blue Book for 1914-15*.

²⁴ *Spokane Daily Chronicle*, 23 June 1900

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with Harry Cohn, Cohn & Blake Lawyers, with offices in the Paulsen Building in downtown Spokane.

From 1909 to 1912, he was employed by Spokane County as assistant corporation counsel for Spokane. In 1912, Judge Bruce Blake was elected to the Spokane County Superior Court bench at the age of 31. A few years later a June 25, 1916 newspaper article in the *Spokesman-Review* related the following coincidence:

*The youngest judge ever elected to the Spokane County Superior Court bench is, oddly enough, the son of the first judge that presided on a Spokane County Superior Court bench under statehood. Bruce Blake four years ago in 1912 was elected to sit where his father [Judge Richard Blake] sat 23 years before.*²⁵

After his term as Spokane County Superior Court judge ended, Judge Bruce Blake was re-elected in 1917. In 1932, Judge Blake was elected to the Washington State Supreme Court, a position he held until his retirement in 1946.

In addition to being a longtime member of the Washington State Supreme Court, Judge Bruce Blake was “the youngest man ever elected to the Spokane County Superior bench.”²⁶ He also had the distinction of being the son of the first judge who presided on a Spokane County Superior bench. “His father, Judge Richard B. Blake, attained the judgeship at the age of 39.”²⁷

Judge Bruce Blake married May Emory in 1910, and together, they raised two daughters, Antoinette and Helen. Judge Blake purchased a house at 2727 W. Summit Boulevard a few homes west of the Blake House on Maxwell Avenue. The Blake family lived there a short time, and sold the residence in 1919 a few years after the death of Judge Blake’s mother. Judge Bruce Blake and his family then moved into the Blake House on Maxwell Avenue.²⁸ Judge Blake was a member of the University Club, the Ad Club, the Chamber of Commerce, and the Order of Masons. Judge Bruce Blake died in 1957 at age 75.

Subsequent Homeowners

In 1925, the Blake House was purchased by James & Lillian Weetman. James worked as a Spokane painting contractor while his wife Lillian Weetman, was employed by F. C. Stetter Company as a box maker. In 1934, the Weetmans property was sold by the Spokane County Sheriff at a public auction for \$3,257 to Central Life Assurance Society (Mutual). Max & Charlotte Wasson bought the property in 1936. Max Wasson worked as an insurance adjuster and was later identified as a United States Secret Service Agent.

²⁵ *Spokesman-Review*, 25 June, 1916

²⁶ *Spokane Daily Chronicle*, 7 January 1957

²⁷ *Ibid.*

²⁸ *Spokesman-Review*, 2 April 1919

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In October 1942, Gertrude Codner bought the property. Her vision was to renovate the second and third floors of the Blake House for use as rentable apartment units. She spent \$1,500 and \$450 on five bedroom-to-apartment alterations in 1942 and 1943. She also built three carports in 1944 for \$185.²⁹

Joseph & Evvie Parker purchased the Blake House in 1945. Two years later in 1947, the Parkers sold the property to William & Gertrude Sawyer. The Sawyers kept the apartments and managed them as the Sawyer Apartments. In 1950, Hanley & Violet Nelson purchased the property. In 1958, they added two carports to the three-car garage to serve the five existing apartments in the Blake House. In 1976, the property changed hands to Frances Sutherland for \$67,200. The next year in 1977, Frances Sutherland sold the house to Frances & Norah Flannery and James & Norah Comerford for \$75,000.

Dale A. Johnson purchased the property from the Comerford's in 1979 for \$86,250. Dale Johnson & Zenaida Johnson, his wife, finished part of the home's basement, and removed the existing garage and carports. In 1980, they replaced the garage and carports with a large metal pole barn/shop at the south rear of the property.

Murry Scott Richardson & Louise V. Richardson purchased the property for \$483,500 in 2019. Scott Richardson is employed as a Project Analyst for the workforce management company, Quality Integrated Management. Louise Richardson is an administrative assistant for the Pacific West Regional Office of the United States National Park Service in Seattle, Washington. Scott & Louise continue to renovate and repair the historic Blake House.

CATEGORY C:

ARCHITECTURAL SIGNIFICANCE

American Queen Anne Free Classic Subtype, 1880-1910

The American Queen Anne style dominated domestic building in Spokane and the United States from about 1880 to 1910. It was an eclectic interpretation of domestic architecture, which was based on 18th-century “country house and cottage Elizabethan architecture” in England, and on a blend of 19th-century Tudor Gothic, English Renaissance, Flemish, and Colonial Revival styles in America.³⁰ Architectural historians and authors, Virginia & Lee McAlester, give the following explanation in their book, *A Field Guide to American Houses*:

The style was named and popularized by a group of 19th-century English architects led by Richard Norman Shaw. The name is rather inappropriate, for the historical precedents used by Shaw and his followers had little to do with Queen Anne or the formal Renaissance architecture that was dominant during her reign (1702-14). Instead, they borrowed most heavily from late Medieval models of the preceding Elizabethan and

²⁹ Polk's Spokane City Directories, and Spokane County Building Permits

³⁰ Harris, Cyril M. *Dictionary of Architecture & Construction, Third Edition*

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*Jacobean eras. The half-timbered and patterned masonry American subtypes are most closely related to this work of Shaw and his colleagues in England.*³¹

Ten years later in 1890, a Free Classic mix of Queen Anne-style elements with Colonial-tradition features became popular. The subtype was known as the Free Classic style, and was especially popular during the 1890s.

*The spindlework and Free Classic subtypes are indigenous interpretations. In the decade of the 1890s, the Free Classic adaptation became widespread. It was but a short step from these to the early, asymmetrical Colonial Revival [style] houses which, along with other competing styles, fully supplanted the Queen Anne style after about 1910.*³²

Free Classic characteristics of the Queen Anne style occur in about 35% of all Queen Anne-style homes across the country, and were influenced by Classical architectural styles like Early Colonial Revival and Greek Revival.³³ The Queen Anne Free Classic subtype incorporates classical columns rather than delicate turned posts and spindlework detailing. The columns are either full height or raised on a base to the level of the porch railing. The front porch of the Blake House is a good example of the aforementioned Free Classic porch tradition with alternating porch walls and spindled balustrade, square balusters, and alternating square porch posts and Doric columns.

Classic cornice-line details like dentils and modillions, and frieze-band embellishments are frequent design features of the Queen Anne style and the Free Classic style. Shadows of previous cornice-line dentils or modillions are evident at the Blake House. The Queen Anne tradition uses several wall materials of differing textures and styles while the Queen Anne Free Classic-style uses one of the following plain wall surfaces on the house: horizontal wood clapboard, wood shingles, or uninterrupted brick/stone masonry. Towers and beveled bays with three sides or more are popular in both Queen Anne and Free Classic-style homes.

One of the strongest features of both the Queen Anne style and the Queen Anne Free Classic style is a conspicuous covered full-width front porch that wraps around the porch's facade corners, and usually extends down sidewalls. The wide covered wrap-around front porch at the Blake House is the most prominent Queen Anne Free Classic feature of the home.

Free Classic Style Characteristics

The Blake House is a landmark example of the Free Classic style—an indigenous interpretation of the Queen Anne tradition:

- Built date 1898—within the style's popular time period in the decade of the 1890s

³¹ McAlester, Lee & Virginia. *A Field Guide to American Houses*.

³² Ibid.

³³ Ibid

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- 2.5-story house
- Hip roof with three hip-roof dormers
- Overhanging boxed eaves
- Shadows of original cornice line modillions
- Classic center front porch pediment
- Narrow-width, painted-wood clapboard wall cladding
- Painted exterior woodwork and horizontal stringcourses
- Multiple beveled bays, each with three to six beveled bay windows
- Boxed bay with windows
- Windows—original 1/1 and multi-paned 10/1, wood-sash
- Wrap-around front porch—extends across the full façade, wraps around *both* front corners, extends along sidewalls
- Doric porch columns and square porch posts
- Balustrade with square balusters
- Sections of solid porch wall intersected by sections of balustrade
- “Queen Anne” window in vestibule door
- Tamarack woodwork, including paneled wainscoting
- Ceiling height—9 and 10 feet
- Spacious interior with large parlor/library, dining room, and 6 bedrooms
- Interior Tamarack doors—5-panel “T” design, popular at turn-of-century during 1890-1910
- Fireplaces—1st-floor living room and 2nd-floor bedroom
- Narrow interior staircase remnants designed for use by domestic help

Albert Held, Architect (1866-1924)

Designed by prominent Spokane architect Albert Held, the Blake House reflects “the work of a master,” which “refers to the technical or aesthetic achievements of an architect or craftsman.”³⁴ Albert Held was born in Minnesota in 1866, and in 1889, came to Spokane where he worked for 35 years until his death in 1924.³⁵ As told by well-known Spokane historian and newspaper columnist N. W. Durham, Held completed courses in drafting and architecture at the University of Minnesota, and “when the disastrous Spokane fire occurred in the fall of 1889, he realized that there would be much building in the city.”³⁶ He then came to Spokane and opened an office in the city’s downtown area. Another Spokane historian, Rev. Jonathan Edwards, reported in 1900 that “Mr. Held at once began the practice of his profession,” designing public and commercial buildings as well as “designing and superintending the construction of fine residences, a branch of architecture of which he makes a specialty.” During that time Held was in partnership with Spokane architect Arthur Permain, and together they were touted as the architectural firm responsible for designing “most of the fine residences” built in Spokane in 1899-1900.³⁷

³⁴ *National Register Bulletin #15.*

³⁵ *Spokesman-Review*, 29 June 1924

³⁶ Durham, N. W. *History of Spokane County, WA, Volume 2*

³⁷ Edwards, Rev. Jonathan. *History of Spokane County*

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The applause for Albert Held’s masterful work increased and was described in the early 1900s in numerous publications, including the following excerpt from *Western Progress*, a 1902 promotional pamphlet:

***Albert Held, Architect
506-08 Hyde Block***

In mentioning our architects, we will award this gentleman a very high place and absolutely on his merits, for we are within the mark in stating that there is no more successful or more honorable architect in our city. He has drawn plans for many of our large and important buildings, each and every one of them showing originality, taste, and skill... Mr. Held is thoroughly versed in all that pertains to architectural and building affairs...[with] plans and specifications...for all classes of buildings... Mr. Held is an able, progressive architect and a capable, honorable business man.³⁸

An article in the *Spokesman-Review* in 1903 called Albert Held “one of the best-known architects in the Northwest,” one who “was prominently identified with the building-up of Spokane, having been the architect of many of Spokane’s most beautiful homes, business buildings, schoolhouses, and manufacturing establishments.”³⁹ A 1908 newspaper article described him as a professional with “wide experience in architectural work” and “lasting prestige in his profession” in Spokane.⁴⁰ In addition to his architectural work, Albert Held was active in city and park planning, served on the Spokane Park Board, and was the first architect in Spokane to join the American Institute of Architects.

In Spokane, Held was responsible for designing a plethora of the city’s most prominent structures, schools, buildings, and homes. These include North Central High School and Lincoln School (both demolished), the Holley-Mason Hardware Building, Home Telephone & Telegraph Company Building, Palace Department Store, Kelley Clarke Company Warehouse, Brenham & Griffith Warehouse, Marshall-Wells Hardware Company, Spokane Dry Goods Warehouse, Centennial Mill, Inland Brewing, Spokane Brewing, Spokane Bakery Warehouse, Realty Building, and several noted apartment buildings, including the Ammann, Breslin, San Marco, and Knickerbocker Apartments. He also designed the Zimmerman House (123 E. Short Court), Armstrong House (1022 W. Ninth Avenue), James Clark House (2308 W. Third Avenue), Robbins House (2425 W. Pacific Avenue), Mrs. R. Weil House (Browne’s Addition), James & Corinne Williams House (1225 W. Nineteen Avenue), and the Moses Phelps House (2118 W. Second Avenue). Although it cannot be documented, it appears that Held may have also designed the Page-Ufford House (364 S. Coeur d’Alene Street), and the Janet Block (Globe Hotel) at Main Avenue & Division Street.

³⁸ Murphy, I. I. *Western Progress: Spokane, WA, The Queen of the Inland Empire*

³⁹ *Spokesman-Review*, 15 October 1903

⁴⁰ *Spokesman-Review*, 1908

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Albert Held was a master architect, one of the best in Spokane. Although many examples were demolished, much of his work has survived as commercial buildings, apartment blocks, and single-family homes. All of the buildings and structures for which he was responsible are well-built and well-designed with a permanence and strong appearance that have resulted in a “classic and timeless look.”⁴¹ Albert Held died in June 1924 after working 35 years in Spokane as one the city’s most accomplished architects.

⁴¹ Compau, Nancy. *Apartment Buildings Designed by Albert Held National Register Nomination*.

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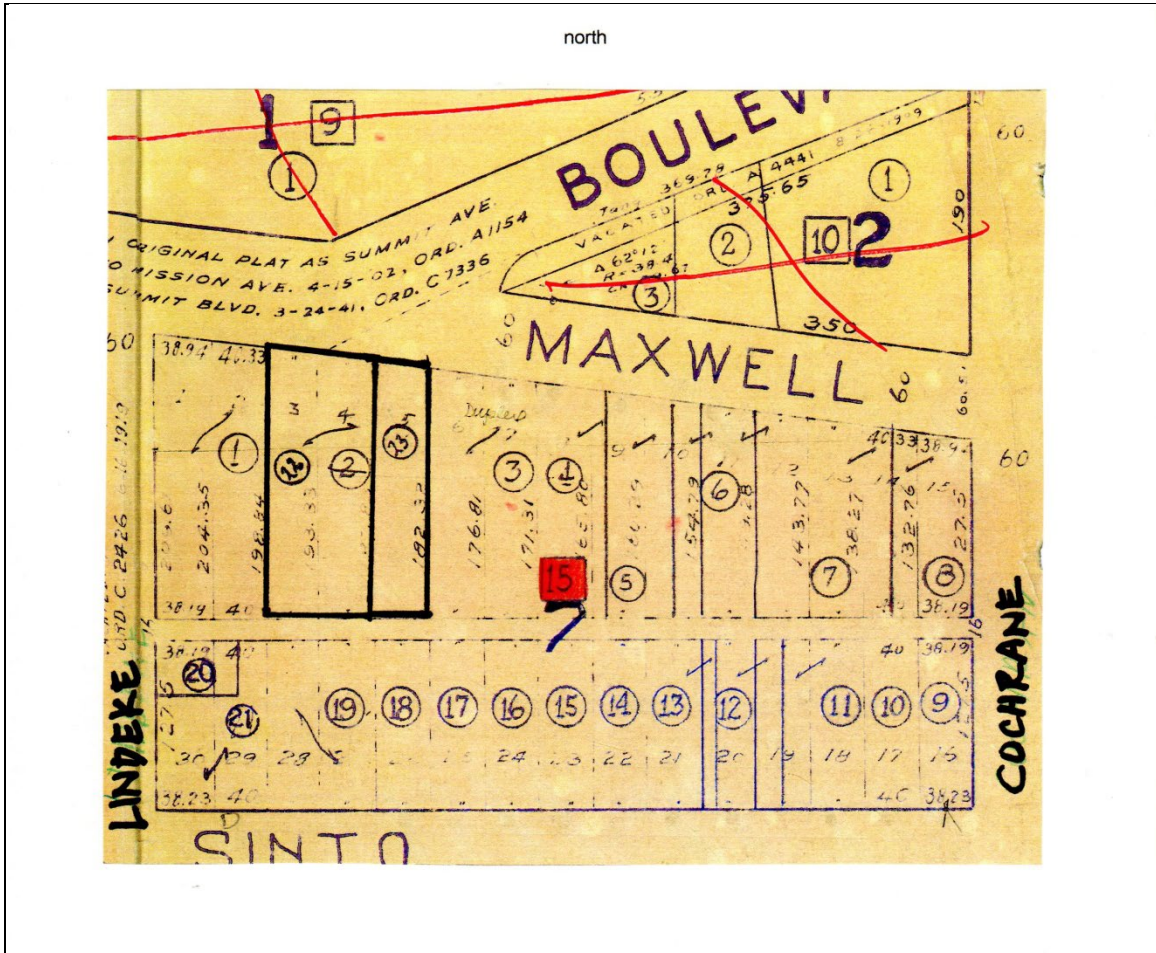
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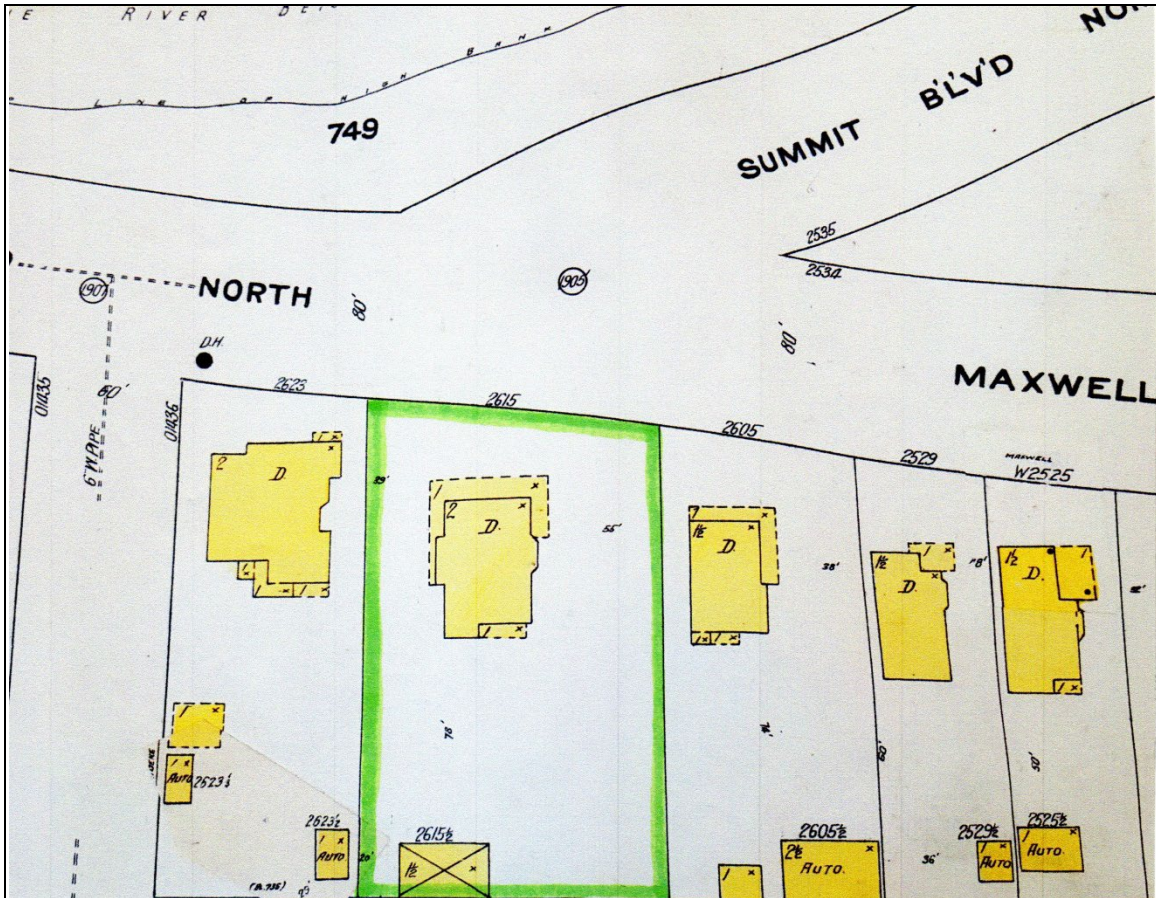
SPOKANE COUNTY PLAT MAP

**2615 W. Maxwell Avenue
Judge Richard Blake/Judge Bruce Blake House**

*The property located at 2615 West Maxwell Avenue
is outlined in black, and includes Lots 3, 4 and 5 on Block 7 in
Nettleton's Second Addition.*

Spokane City/County Register of Historic Places Nomination
JUDGE BLAKE HOUSE

north



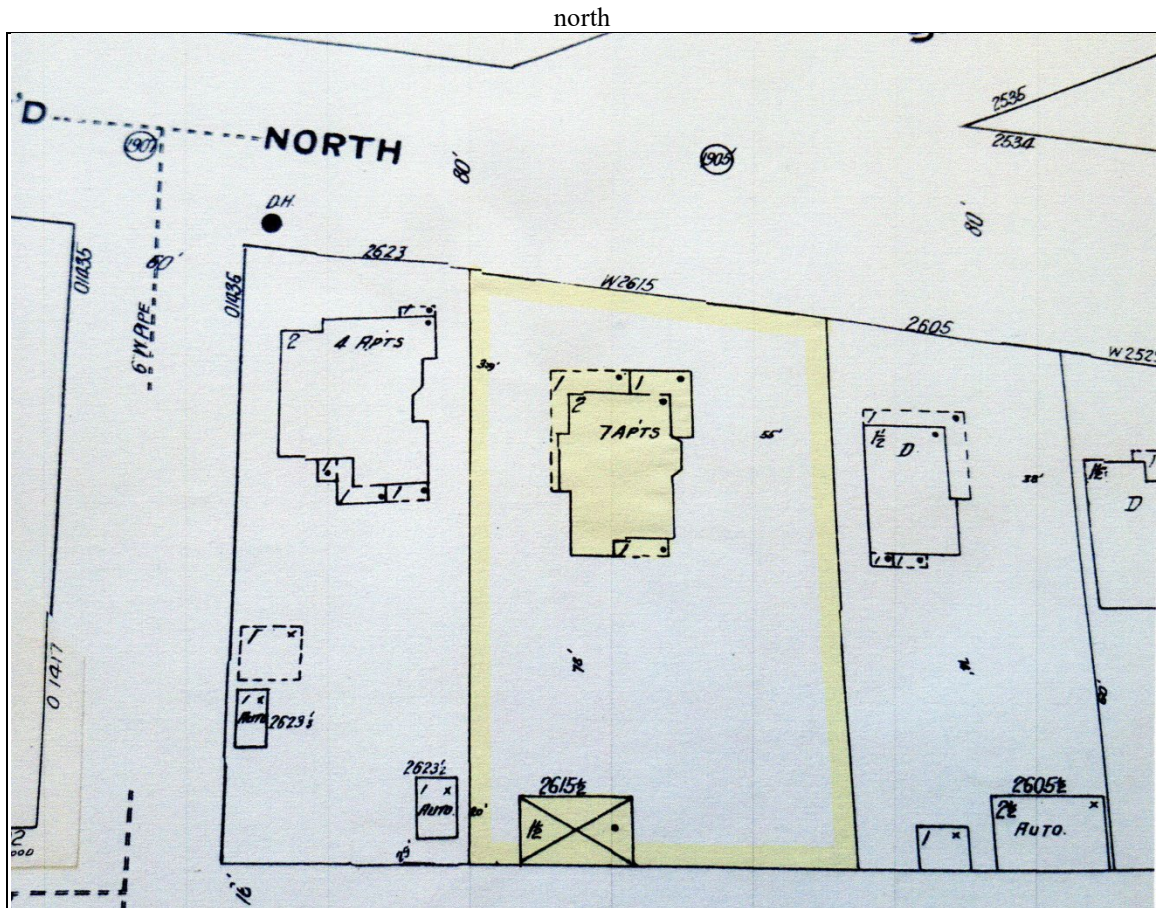
1910

SANBORN FIRE INSURANCE MAP

2615 West Maxwell Avenue
Judge Richard Blake/Judge Bruce Blake House

The map portrays the Judge Blake House with a fully covered wrap-around front porch that wraps around both sides of the house at the home's northeast corner and northwest corner. The entire porch is open to outside fresh air currents.

Spokane City/County Register of Historic Places Nomination
JUDGE BLAKE HOUSE

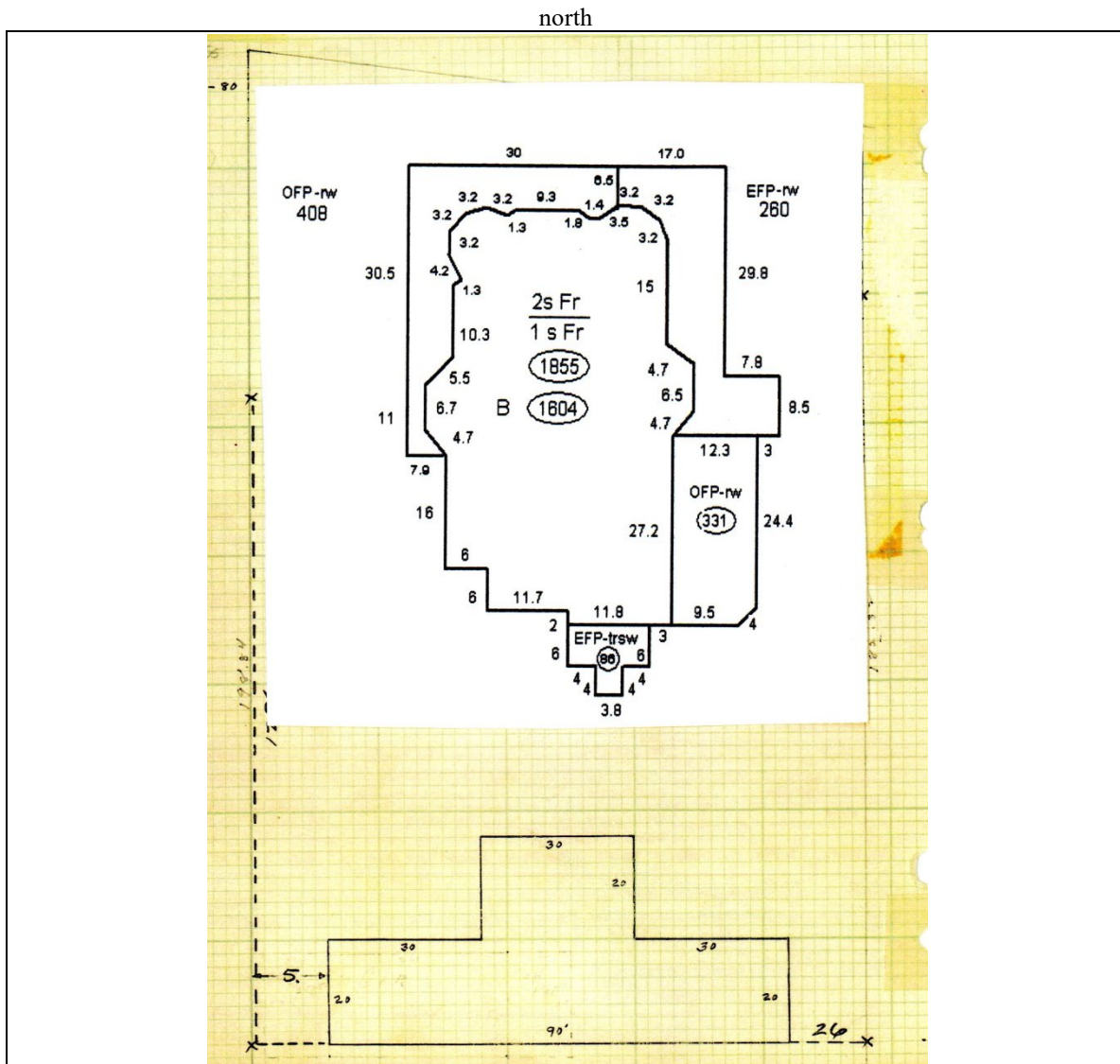


1953
SANBORN FIRE INSURANCE MAP

2615 West Maxwell Avenue
Judge Richard Blake/Judge Bruce Blake House

By 1953, the northeast wrap-around porch corner had been altered with the installation of windows to stop fresh air from circulating throughout the open-air porch. The solid lines at the porch's northeast wrap-around corner indicate a closed porch while the dashed lines at the northwest corner's wrap-around porch indicate an open-air porch.

Spokane City/County Register of Historic Places Nomination
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**Circa 2005
SPOKANE COUNTY SITE PLAN**

**2615 West Maxwell Avenue
Judge Richard Blake/Judge Bruce Blake House**

The plan indicates the northwest corner of the wrap-around front porch reveals its original design and is open to the air.

In contrast, the map shows the wrap-around porch's northeast corner is walled off with a door east of the home's front door, and with a door at the south end of the porch located on the east face of the house.

Spokane City/County Register of Historic Places Nomination
JUDGE BLAKE HOUSE

BUILDING A NEW HOME

Judge R. B. Blake to Erect a Residence on the Boulevard Overlooking the River.

Judge R. B. Blake and his architect, Albert Held, completed plans yesterday for a fine new home which the judge intends building on the boulevard, overlooking the Spokane river, three blocks northwest of the ball park. The plot of ground upon which the structure is to be placed is 80 by 142 feet, and commands a beautiful view of the river valley and the army post to the northwest.

The mansion will be in the colonial style of architecture, and will be 36 feet in width over all by 56 feet in depth. Along the front and sides of the house will be a fine wide veranda, 150 feet in length. None but native woods, pine and tamarack, will be used throughout the entire structure, and interiorly the finishing will be in the virgin color of the wood, polished to a bright finish.

Facing towards the north will be the front of the house, entered through a commodious vestibule, which in turn will open into a large hall. This hall will be located in the corner of the building, and will be lighted by a fine plate glass corner window, commanding a view of the distant highlands to the north and west. On the left of the hallway, and connected by large folding doors, will be the parlor, 14 by 16 feet. Adjoining this latter room will be the library, 13 by 18 feet, the two rooms being connected by sliding doors, furnished with a large fireplace, commodious book shelves built into the wall, and lighted by a handsome bay window. The dining room, 13 by 18 feet, will be to the right of the library, also lighted by a bay window and equipped with a sideboard. Back of the library is a large bed room, and in the rear of this latter room will be a bath room, 7 by 12 feet. The kitchen will be on the opposite side of the house, and will be separated from the dining room by a butler's pantry. Both of these latter rooms are equipped with the latest culinary furnishings. On the second floor will be three large and two small bed rooms, one of the large rooms having a fine old fashioned fireplace. A basement will extend under the entire house, in which will be large vegetable cellars, fuel and furnace rooms, laundry, etc. From the second floor large balconies will extend around the structure. All approaches to the dwelling will be covered. The house unfurnished will cost \$6000.

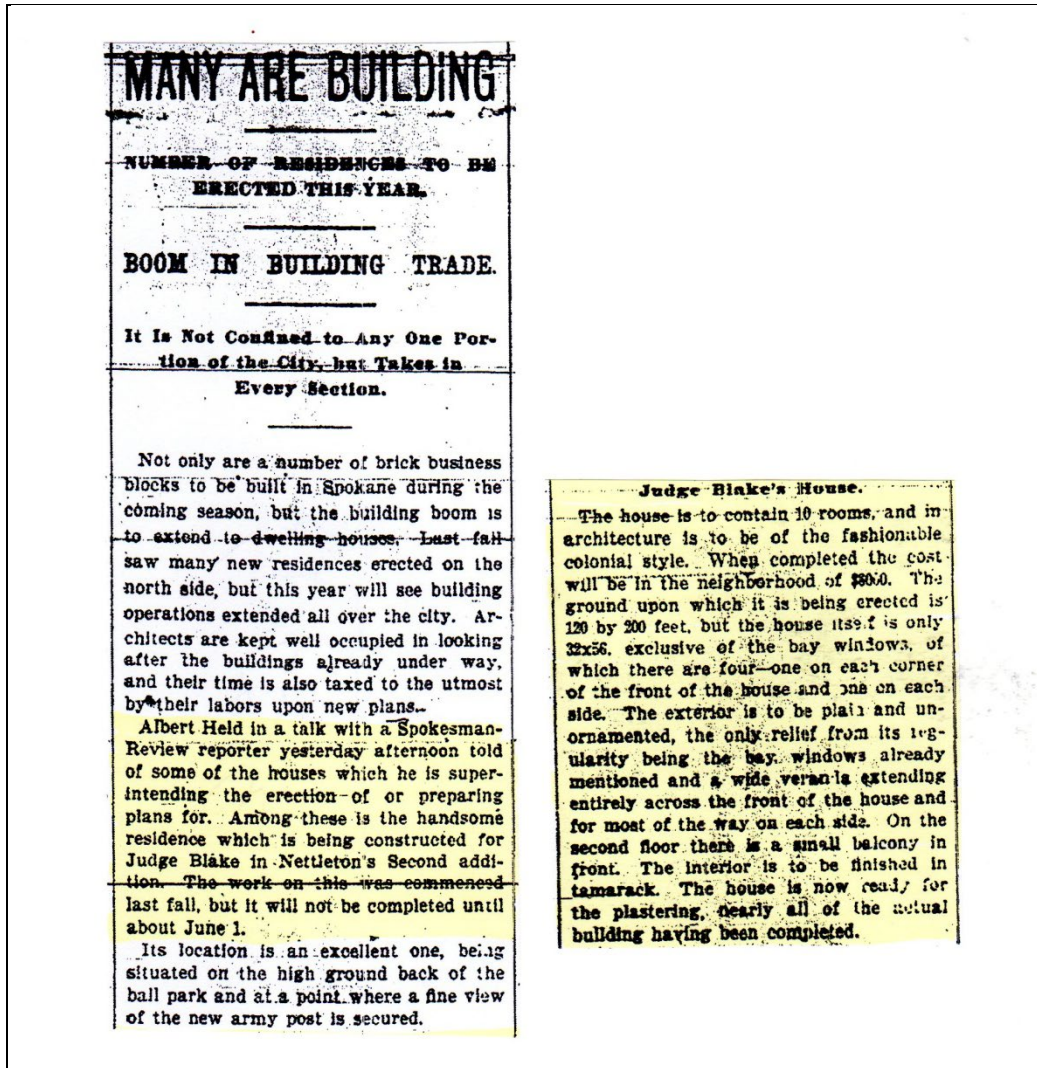
ANOTHER HANDSOME HOME.

Work Was Commenced on Judge Blake's New Residence.

Ground was broken today for the handsome new \$6,000 residence that is to be built for Judge R. B. Blake on the North Side boulevard. The site is one that overlooks the river and a wide scope of the surrounding country, and makes a beautiful spot for a home. Architect Albert Held is superintending the construction of the building.

2615 W. MAXWELL AVENUE
The Judge Richard Blake/Judge Bruce Blake House

"Building a New Home." *Spokesman-Review*, 15 August 1897
"Another Handsome Home." *Spokane Daily Chronicle*, 30 August 1897



2615 West Maxwell Avenue
Judge Richard Blake/Judge Bruce Blake House

“Many Are Building...Number of Residences To Be Erected This Year.”
Spokesman-Review, 27 March 1898

PAY LAST HONORS

FUNERAL OF JUDGE R. B. BLAKE
TODAY.

SERVICES AT THE RESIDENCE.

Friends of the Deceased Will Gather There at 3 O'Clock This Afternoon.

Today the remains of Judge Richard B. Blake, who died Sunday evening at the Presbyterian hospital at Chicago, will be laid to rest in Greenwood cemetery. At 3 p. m. services will be held at the family residence, 2615 Maxwell avenue. Rev. W. K. Beans, pastor of the Vincent M. E. church, of which Judge Blake was a member, will officiate, both at the house and at the cemetery. Miss Bernardine Sargent will render a solo during the services at the residence.

From the residence the funeral procession will move to Greenwood, where the interment will take place. Members of the bar, pioneers and other friends of the deceased and his family will be present. The pall bearers are Senator George Turner, Judge L. H. Prather, Judge W. E. Richardson, Judge James Z. Moore, George W. Belt, Cyrus Happy, Frank Graves and F. T. Post.

The remains of Judge Blake arrived in the city yesterday afternoon from Chicago. They were accompanied by the surviving relatives, the widow and the two sons—J. M. Blake, aged 24, and Bruce Blake, aged 18. Mrs. Blake and Bruce were with Judge Blake when the end came. J. M. Blake met them in Montana on their way home.

Brief Biographical Sketch.

Judge Richard B. Blake was born near Danville, Ind., in 1849, being 50 years of age at the time of his death. His early life was spent on the farm owned by his father, in Hendricks county, Indiana. Later he entered De Pauw university and graduated there in the classical course in 1870. The degree of master of arts was later conferred upon him by his alma mater. He was a member of Phi Gamma Delta fraternity.

He began the practice of law at Danville, Ind., where he became a member of the firm of Hogate & Blake, Judge Hogate being now a member of the supreme court bench in that state.

Shortly after leaving college he was married to Miss Antoinette E. Moore of Danville. In 1888 they moved to Spokane, where Judge Blake continued the practice of law in partnership with Colonel W. M. Ridpath, whom he had known in Indiana. He served as judge of the superior court from 1889 to 1893 and on resuming practice formed the firm of Blake & Post, of which he was a member at the time of his death.

Judge Blake was vice president of the State Bar association, and in accordance with their custom would have been chosen president at the July meeting this year. He has also served as president of the Spokane County Bar association.

The judge was a member of the Vincent M. E. church of this city and one of the most respected citizens of eastern Washington. His name had been prominently mentioned as a candidate for governor on the democratic ticket this fall.

2615 West Maxwell Avenue
Judge Richard Blake/Judge Bruce Blake House

“Pay Last Honors—Funeral of Judge R. B. Blake Today.”
Spokesman-Review, 11 June 1900

IN RESPECT TO HIS MEMORY

County Courts Adjourned
Today as a Mark
of Esteem.

DEATH OF R. B. BLAKE

He Passed Away Last Night
in Chicago, After an
Operation.

MEMBER OF SPOKANE'S BAR

He Was the First Judge of the Su-
perior Court After the Admis-
sion of This State.

Judge Richard B. Blake died last evening at the Presbyterian hospital, Chicago, after submitting to an operation in the afternoon.

News of the sudden death of the able Spokane counsellor and former member of the bench cast a feeling of sorrow over the entire bar of the county today. Both of the superior courts were adjourned this morning out of respect to the honored attorney, whose death is felt as a loss to the entire state.

The sad news reached the city about 11 o'clock last evening in a telegram from the son, Bruce Blake, to his brother, J. M. Blake. It said briefly:

"Father died this evening."
On account of the two hours' difference in time, it is supposed that Judge Blake passed away about midnight. Whether he rallied so as to regain consciousness after the operation is not known. His wife and son Bruce were at the bedside. Mrs. Blake has relatives in Chicago, who it is expected were also with her.

Body Will Arrive Today.

J. M. Blake left this morning to join his mother and brother, whom it is expected he will meet at Miles City, Mont. The remains will not reach this city until Tuesday morning on the Northern Pacific. The funeral will probably be held Wednesday, the arrangements to be announced later.

Both Courts Adjourned.

George W. Belt, president of the Spokane County Bar Association, brought the death of Judge Blake to the attention of the courts this morning, and on motion of members of the bar both Judge Prather and Judge Richardson at once discontinued all further business in their departments for the day. Mr. Belt said:

"I have to announce to the court with sorrow the death of Judge R. B. Blake, which was made known this morning. Judge Blake at one time occupied the bench of the superior court here, and since then has been engaged in his profession in this city. By his conduct he has won the confidence and admiration of the bar and the esteem of the courts. He was a man whom we all delighted to honor. I believe the members of the bar desire to ask the court to adjourn until Monday."

George M. Forster, also speaking for other members of the bar, said that he believed that they expected some such mark of their regard for Judge Blake should be shown.

In Judge Richardson's court the call of the equity motion docket was about to be taken up when Mr. Belt came in and announced the closing of the other department. Judge J. Z. Moore, who followed Judge Blake on the superior court bench, spoke in compliment of the departed jurist.

"There is a profound feeling of sorrow among the members of the bar today," he said. "Judge Blake was the first to sit on the superior court bench in this county after the admission of Washington as a state. I think that the court should adjourn."

Judge E. H. Sullivan said: "I agree that due respect for Judge Blake requires us to give up business for the day."

S. R. Stern, Will Graves and other attorneys present eulogized the well known attorney, whose sudden death had come so unexpectedly to the members of the bar, with whom he had been a collaborator for the past 12 years.

Ill Six Weeks Ago.

About six weeks ago Judge Blake was taken ill with tonsillitis. He recovered from that, but his system seemed to be weakening, and about two weeks ago a council of local physicians was held. Dr. Lockhart, the family physician, called in Dr. Russell and Dr. Catterson. As a result of their consultation it was stated that Judge Blake was suffering from tuberculosis peritonitis.

On the advice of friends, Judge Blake left June 4 with his wife for Chicago. He was there again examined by one of the most eminent surgeons in the country, Dr. Fenger, who pronounced his trouble either tuberculosis peritonitis or cancer in the abdominal region. A telegram yesterday afternoon announced that Dr. Fenger would operate at 3 p. m. No further particulars have been received. It is understood that the relatives will leave Chicago this evening with the remains.

"In Respect to His Memory—Death of R. B. Blake."
Spokane Daily Chronicle, 16 June 1900

Spokane City/County Register of Historic Places Nomination
JUDGE BLAKE HOUSE

**JUDGE BLAKE, 75,
 DIES AT CAPITAL**

Judge Bruce Blake, youngest man ever elected to the Spokane county superior bench and a long-time member of the state supreme court, died yesterday at Washington, D. C., it was learned here last night.

Judge Blake, 75, former Spokane corporation counsel, had been in the capital to visit a daughter, Mrs. Paul Lovelace. The son of a pioneer Spokane county jurist, he had retired from public service January, 1947, when he concluded 14 years on the state supreme court.

Judge Blake came to Spokane from Indiana with his parents in 1888. His father, Richard B. Blake, was the first judge to preside on a Spokane county superior bench under Washington statehood.

He graduated in 1905 from University of Michigan and returned



JUDGE BRUCE BLAKE

to Spokane, where he entered into a law partnership with C. B. Delameter.

He was elected to the county superior bench in 1912 at the age of 31 and was returned to office in 1916 and 1920. In 1932, with the indorsement of most members of the bar and bench, he was nominated for the state supreme court position and won the election easily.

His retirement 10 years ago culminated 26 years of service as a judge.

Since then he had spent much of his time at his home on an island in Puget sound.

Funeral services will be held in Washington, D. C., early this week, it as reported. The body will be sent here for burial in the family plot at a Spokane cemetery.

**PIONEER JURIST
 IS DEAD IN EAST**

Judge Bruce Blake, 75, longtime member of the state supreme court and youngest man ever elected to the Spokane county superior bench, died yesterday in Washington, D. C.



Judge Bruce Blake

Funeral services will be in Washington, after which the body will be sent to Spokane for burial in the family plot at Greenwood cemetery.

Judge Blake visited in Spokane last October en route to Washington, D. C., where he planned to spend several months with his daughter, Mrs. Paul Lovelace. She and a grandson, Bruce Graves, also of Washington, are the only survivors.

Came Here in '88

Judge Blake was born in Danville, Ind., and would have been 76 on February 17. He came to Washington state and Spokane in 1888 and had his grade school and part of his high school education here. News clippings show he attended the old Bryant grade school and played marbles and baseball on the site of the courthouse, where he later wore judicial robes.

Judge Blake attended Chicago university and was graduated from the University of Michigan law school in 1905.

In 1912, at the age of 32, he was elected to the Spokane county superior bench.

He also had the distinction of being the son of the first judge who presided on a Spokane county superior bench under statehood, in 1889. His father, Richard B. Blake, attained the judgeship at the age of 39.

In 1932 Judge Bruce Blake was elected to the state supreme court, a position he held until his retirement in 1946. Since then he had spent much of his time at his Puget sound island home.

**2615 West Maxwell Avenue
 Judge Richard Blake/Judge Bruce Blake House**

**“Judge Blake, 75, Dies at Capital.”
 Spokesman-Review, 7 January 1957**

**“Pioneer Jurist Is Dead in East.”
 Spokane Daily Chronicle, 7 January 1957**

Spokane City/County Register of Historic Places Nomination
JUDGE BLAKE HOUSE



Photo 1
2022 photograph of the Judge Blake House, looking south at the home's north facade



Photo 2
2022 photograph of the northwest façade corner of the Judge Blake House, looking south (notice 1980 garage/shop behind the house)

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JUDGE BLAKE HOUSE



Photo 3
2022 photograph of the east face of the Judge Blake House, looking southwest



Photo 4
2022 photograph of the east face of the Judge Blake House, looking northwest

Spokane City/County Register of Historic Places Nomination
JUDGE BLAKE HOUSE



Photo 5
2022 photograph of the southwest rear face of the Judge Blake House, looking northeast



Photo 6
2022 photograph of the rear south face of the Judge Blake House, looking north

Spokane City/County Register of Historic Places Nomination
JUDGE BLAKE HOUSE



Photo 7

2021 photograph of the reception hall in the Judge Blake House, looking south



Photo 8

2021 photograph of the reception hall, looking east at the open front vestibule door, and east into the front parlor/living room

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JUDGE BLAKE HOUSE



Photo 9
2021 photograph of the front parlor/living room, looking north (notice bay window)



Photo 10
2021 photograph of the living room, looking south
(the south end of the living room was originally designed for use as a library—a wall separated the library from the front parlor)

Spokane City/County Register of Historic Places Nomination
JUDGE BLAKE HOUSE



Photo 11
2022 photograph of the dining room, looking west



Photo 12
2022 photograph of new built-in buffet/hutch on south wall in dining room

Spokane City/County Register of Historic Places Nomination
JUDGE BLAKE HOUSE



Photo 13—2021 photograph of the kitchen, looking north



Photo 14—2021 photograph of the butler's pantry, looking north to the dining room

Spokane City/County Register of Historic Places Nomination
JUDGE BLAKE HOUSE



Photo 15
2022 photograph from reception hall staircase at first floor to second floor



Photo 16
2022 photograph of second-floor hallway, looking north

Spokane City/County Register of Historic Places Nomination
JUDGE BLAKE HOUSE



Photo 17
2022 photograph of the northwest bedroom on the second floor, looking east



Photo 18
2022 photograph of the northeast bedroom on the second floor, looking east

Spokane City/County Register of Historic Places Nomination
JUDGE BLAKE HOUSE



Photo 19
2022 photograph of the center east wall bedroom on the second floor



Photo 20
2022 photograph of the fireplace & bookcase in center east wall bedroom, looking southwest

Spokane City/County Register of Historic Places Nomination
JUDGE BLAKE HOUSE



Photo 21
2022 photograph of the attic, looking east



Photo 22
2022 photograph of the attic, looking south

**Agenda Sheet for City Council Meeting of:**

03/06/2023

Date Rec'd	2/16/2023
Clerk's File #	OPR 2023-0276
Renews #	
Cross Ref #	
Project #	
Bid #	
Requisition #	

Submitting Dept	HISTORIC PRESERVATION
Contact Name/Phone	MEGAN DUVALL X6543
Contact E-Mail	MDUVALL@SPOKANECITY.ORG
Agenda Item Type	Contract Item
Agenda Item Name	0470 - HIGHLAND PARK UMC NOMINATION TO THE REGISTER OF HISTORIC PLACES

Agenda Wording

Recommendation to list the Highland Park United Methodist Church, 611 S Garfield St, on the Spokane Register of Historic Places.

Summary (Background)

SMC #17D.100.040 provides that the City/County Historic Landmark Commission can recommend to the City Council that certain properties be placed on the Spokane Register of Historic Places. The Highland Park United Methodist Church has been found to meet the criteria set forth for such designation, and a management agreement has been signed by the owners.

Lease? NO Grant related? NO Public Works? NO

Fiscal Impact

Neutral	\$	#
Select	\$	#
Select	\$	#
Select	\$	#

Budget Account**Approvals**

Dept Head	DUVALL, MEGAN
Division Director	MACDONALD, STEVEN
Finance	ORLOB, KIMBERLY
Legal	PICCOLO, MIKE
For the Mayor	PERKINS, JOHNNIE

Council Notifications

Study Session\Other	UE 2/13/23
Council Sponsor	CMs Kinnear & Wilkerson
Distribution List	
	mduvall@spokanecity.org
	smaconnald@spokanecity.org
Additional Approvals	lcamporeale@spokanecity.org
Purchasing	rbenzie@spokanecity.org

Committee Agenda Sheet

URBAN EXPERIENCE

Submitting Department	Historic Preservation
Contact Name & Phone	Megan Duvall, Historic Preservation Officer 625-6543
Contact Email	mduvall@spokanecity.org
Council Sponsor(s)	Kinnear & Wilkerson
Select Agenda Item Type	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion Time Requested: 2.5 minutes
Agenda Item Name	0470 – HIGHLAND PARK UNITED METHODIST CHURCH NOMINATION TO THE REGISTER OF HISTORIC PLACES
Summary (Background)	<p>The Spokane Historic Landmarks Commission reviews properties for listing on the Spokane Register of Historic Places to ensure that they meet the criteria set out in SMC 17D.100.</p> <p>The Highland Park United Methodist Church at 611 S Garfield St was constructed in 1958 and designed by Frank Y. Toribara. It meets the criteria for listing on the Spokane Register under Categories C & E for its architectural and cultural significance.</p>
Proposed Council Action & Date:	Consent agenda item, for briefing on 2/20/2023 with a vote on 2/27/2023.
Fiscal Impact: Total Cost: <u>\$0</u> Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A Funding Source <input type="checkbox"/> One-time <input type="checkbox"/> Recurring Specify funding source: Expense Occurrence <input type="checkbox"/> One-time <input type="checkbox"/> Recurring Other budget impacts: (revenue generating, match requirements, etc.)	
Operations Impacts <i>What impacts would the proposal have on historically excluded communities?</i> This contract would have no meaningful impact on historically excluded communities.	
<i>How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?</i> That specific data is not something that is collected by the Historic Preservation Department.	
<i>How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution?</i> The Historic Preservation Office’s primary responsibility is to protect historic properties and neighborhoods in Spokane. The more properties that are listed on the Spokane Register, the more ability we have to offer incentives that help keep those properties viable and in use. As we list additional properties, we increase our ability to protect Spokane’s historic resources.	
<i>Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?</i> SMC 04.35.010 Spokane Historic Landmarks Commission Findings and Purpose: 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.

Comprehensive Plan Chapter 8: Urban Design and Historic Preservation

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.

Findings of Fact and Decision for Council Review

Nomination to the Spokane Register of Historic Places

Highland Park United Methodist Church – 611 S Garfield Street

FINDINGS OF FACT

1. **SMC 17D.100.090: "Generally a building, structure, object, site, or district which is more than fifty years old may be designated an historic landmark or historic district if it has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, county, state, or nation."**
 - Originally built in 1958; the Highland Park United Methodist Church and associated buildings meets the age criteria for listing on the Spokane Register of Historic Places.

2. **SMC 17D.100.090: The property must qualify under one or more categories for the Spokane Register (A, B, C, D, E).**
 - The property is nominated under Category C. The complex, which was constructed primarily in 1958 in a modern vocabulary, was designed by architect Frank. Y. Toribara, built by Ed Iwata, and includes the wood-frame A-frame sanctuary and Ranch house style parsonage, both clad in clapboard siding. The outstanding feature of the church is the large laminated beams. The formal landscaping, which includes a rock garden, is Japanese in character. Its design was directed by garden designer Ryotaro Nishikawa. The complex has excellent integrity.
 - Contributing features of the property include the church, the parsonage, the gazebo (which was called the House of Prayer), and the landscape. The garden shed, an outbuilding, is not a contributing feature. The period of significance under Category C is 1958.
 - The church is significant as an excellent representation of modern church in Spokane, with its distinctive A-frame design, conceived by architect Frank Y. Toribara and built by builder Ed Iwata (Category C). The formal landscape design, which includes a rock garden, is Japanese in character, designed by garden designer Ryotaro Nishikawa.
 - The Highland Park United Methodist Church is also eligible for listing in the Spokane Register of Historic Places under **Category E**, as a property that represents the culture and heritage of the city of Spokane, specifically for representing its Japanese ethnic history. The history of the church is integral with the history of the Japanese community in Spokane from the founding of the church in 1902 to the present. The church played a particularly strong role in the early days of immigration, in the early 20th century, when it assisted new community members in acclimating themselves to their new home, in addition to providing educational resources. The church was also very important during World War II, when Spokane's Japanese population increased exponentially, absorbing new residents from the coastal Evacuation Zones in Washington and providing a place where detainees could be released from the internment camp in Minidoka to work or attend school in the later war years. The period of significance under Category E is from 1958 to 1973. *(Note that on-going significance for a historic resource is established by capping the period of significance as 50 years ago from the present. "Fifty years ago is used as the closing date for periods of significance where activities begun historically continued to have importance and no more specific date can be defined to end the historic period." National Park Service, National Register Bulletin 16A: How to Complete the National Register Registration Form)*
 - The Highland Park United Methodist Church, grounds and associated buildings contain very good integrity of location, design, materials, workmanship, and association.

3. **SMC17D.100.090: "The property must also possess integrity of location, design, materials, workmanship, and association." From NPS Bulletin 15: "Integrity is the ability of a property to convey its significance...it is not necessary for a property to retain all its historic physical features...the property must retain, however, the essential physical features that enable it to convey its historic identity."**
 - The church retains very good integrity, demonstrating integrity of location, design, materials, workmanship, and association. The church building retains its same overall form, in particular its characteristic roof design

and the materials and workmanship seen in the cedar siding, glulam beams, and prefabricated trusses. The church has seen one addition, on the north side of the church, which added a large room and storage closets north and west of the stage area in 1984. The parsonage also retains integrity. The only change that has occurred to this building is the addition of some vinyl-frame windows in their original openings. The gazebo is also intact. The landscaping has seen some changes over time but retains sufficient integrity to convey the reasons for its significance.

4. Once listed, this property will be eligible to apply for incentives, including:

Special Valuation (property tax abatement), Façade Improvement Grants, Spokane Register historical plaque, and special code considerations.

RECOMMENDATION

The Spokane Historic Landmarks Commission evaluated the Highland Park United Methodist Church according to the appropriate criteria at a public hearing on 2/15/23 and recommends that the Highland Park United Methodist Church be listed on the Spokane Register of Historic Places under Categories C & E.

After Recording Return to:
City of Spokane Clerk
808 W Spokane Falls Blvd
Spokane, WA 99201

NOTICE OF MANAGEMENT AGREEMENT

NOTICE IS HEREBY GIVEN that the property legally described as:

HIGHLD PK HARTSONS PT OF B4 D&E IN L7 D-E-F IN L9

Parcel Number(s) 35201.5416, is governed by a Management Agreement between the City of Spokane and the Owner(s), Highlnd Park Methodist, of the subject property.

The Management Agreement is intended to constitute a covenant that runs with the land and is entered into pursuant to Spokane Municipal Code Chapter 6.05. The Management Agreement requires the Owner of the property to abide by the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (36 CFR Part 67) and other standards promulgated by the Historic Landmarks Commission.

Said Management Agreement was approved by the Spokane City Council on _____. I certify that the original Management Agreement is on file in the Office of the City Clerk under File No. _____.

I certify that the above is true and correct.

Spokane City Clerk

Historic Preservation Officer



Dated: February 15, 2023

Dated: _____

MANAGEMENT AGREEMENT

The Management Agreement is entered into this **15th** day of **February 2023**, by and between the City of Spokane (hereinafter “City”), acting through its Historic Landmarks Commission (“Commission”), and **Highland Park Methodist** (hereinafter “Owner(s)”), the owner of the property located at **611 S Garfield St** commonly known as the **Highland Park United Methodist Church** in the City of Spokane.

WHEREAS, the City of Spokane has enacted Chapter 4.35 of the Spokane Municipal Code (SMC) and Spokane has enacted Chapter 1.48 of the Spokane County Code (SCC), both regarding the establishment of the Historic 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, both Ch. 17D.100 SMC and Ch. 1.48 SCC provide that the City/County Historic Landmarks Commission (hereinafter “Commission”) is responsible for the stewardship of historic and architecturally significant properties in the City of Spokane and Spokane County; and

WHEREAS, the City has authority to contract with property owners to assure that any owner who directly benefits by action taken pursuant to City ordinance will bind her/his benefited property to mutually agreeable management standards assuring the property will retain those characteristics which make it architecturally or historically significant;

NOW THEREFORE, -- the City and the Owner(s), for mutual consideration hereby agree to the following covenants and conditions:

1. CONSIDERATION. The City agrees to designate the Owner’s property an Historic Landmark on the Spokane Register of Historic Places, with all the rights, duties, and privileges attendant thereto. In return, the Owner(s) agrees to abide by the below referenced Management Standards for his/her property.

2. COVENANT. This Agreement shall be filed as a public record. The parties intend this Agreement to constitute a covenant that runs with the land, and that the land is bound by this Agreement. Owner intends his/her successors and assigns to be bound by this instrument. This covenant benefits and burdens the property of both parties.

3. ALTERATION OR EXTINGUISHMENT. The covenant and servitude and all attendant rights and obligations created by this Agreement may be altered or extinguished by mutual agreement of the parties or their successors or assigns. In the event Owner(s) fails to comply with the Management Standards or any City ordinances governing historic landmarks, the Commission may revoke, after notice and an opportunity for a hearing, this Agreement.

4. PROMISE OF OWNERS. The Owner(s) agrees to and promises to fulfill the following Management Standards for his/her property which is the subject of the Agreement. Owner intends to bind his/her land and all successors and assigns. The Management Standards are: "THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS (36 CFR Part 67)." Compliance with the Management Standards shall be monitored by the Historic Landmarks Commission.

5. HISTORIC LANDMARKS COMMISSION. The Owner(s) must first obtain from the Commission a "Certificate of Appropriateness" for any action which would affect any of the following:

- (A) demolition;
- (B) relocation;
- (C) change in use;
- (D) any work that affects the exterior appearance of the historic landmark; or
- (E) any work affecting items described in Exhibit A.

6. In the case of an application for a "Certificate of Appropriateness" for the demolition of a landmark, the Owner(s) agrees to meet with the Commission to seek alternatives to demolition. These negotiations may last no longer than forty-five (45) days. If no alternative is found within that time, the Commission may take up to forty-five (45) additional days to attempt to develop alternatives, and/or to arrange for the salvage of architectural artifacts and structural recording. Additional and supplemental provisions are found in City ordinances governing historic landmarks.

This Agreement is entered into the year and date first above written.

Owner

Owner

CITY OF SPOKANE

HISTORIC PRESERVATION OFFICER

MAYOR

Megan M.K. Duvall

Nadine Woodward

ATTEST:

City Clerk

Approved as to form:

Assistant City Attorney

STATE OF _____)
) ss.
County of _____)

On this _____ day of _____, 2023, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that _____(he/she/they) signed the same as _____ (his/her/their) free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this _____ day of _____, 2023.

Notary Public in and for the State
of _____, residing at _____
My commission expires _____

STATE OF WASHINGTON)
) ss.
County of Spokane)

On this _____ day of _____, 2023, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared NADINE WOODWARD, MAYOR and TERRI L. PFISTER, to me known to be the Mayor and the City Clerk, respectively, of the CITY OF SPOKANE, the municipal corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this _____ day of _____, 2023.

Notary Public in and for the State
of Washington, residing at Spokane
My commission expires _____

Attachment A

Secretary of The Interior's Standards

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 historic 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.

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: Highland Park United Methodist Church
And/Or Common Name: None

2. Location

Street & Number: 611 S. Garfield Street
City, State, Zip Code: Spokane, WA 99202
Parcel Number: 35201.5416

3. Classification

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

4. Owner of Property

Name: Highland Park Methodist
Street & Number: 611 S. Garfield St
City, State, Zip Code: Spokane, WA 99202
Telephone Number/E-mail: 509-535-2687

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: Enter previous survey name if applicable
Date: Enter survey date if applicable Federal State County Local
Depository for Survey Records: Spokane Historic Preservation Office

7. Description

Architectural Classification

Condition

- excellent
- good
- fair
- deteriorated
- ruins
- unexposed

Check One

- unaltered
- altered

Check One

- original site
- moved & date _____

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

8. Spokane Register Categories and Statement of Significance

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

- A Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory history.
- E Property represents the culture and heritage of the city of Spokane in ways not adequately addressed in the other criteria, as in its visual prominence, reference to intangible heritage, or any range of cultural practices.

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

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

- Acreage of Property: 27,012 sq. ft., 1.74 acres
- Verbal Boundary Description: The extent of the two parcels on which the church is located
- Verbal Boundary Justification: Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title: Diana J. Painter, PhD
Organization: Painter Preservation
Street, City, State, Zip Code: 3518 N. C Street, Spokane, WA 99205
Telephone Number: 707-763-6500
E-mail Address: dianajpainter@gmail.com
Date Final Nomination Heard:

12. Additional Documentation

Additional documentation is found on one or more continuation sheets.

13. Signature of Owner(s)

Terri H. Morino

14. For Official Use Only:

Date nomination application filed: January 10, 2023

Date of Landmarks Commission Hearing: February 15, 2023

Landmarks Commission decision: Approved

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

February 15, 2023

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

Date

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

SUMMARY STATEMENT

The Highland Park United Methodist Church and associated buildings and grounds are located within the block bounded by E. 5th Street on the north; S. Conklin Street on the east; E. Hartson Avenue on the south; and S. Garfield Street on the west in southeast Spokane. The complex consists of the church and associated community hall, the parsonage, a gazebo, two sheds and a walk-in cooler, and the grounds, which has both formally landscaped and naturalistic sections. The complex, which was constructed primarily in 1958 in a modern vocabulary, was designed by architect Frank. Y. Toribara and includes the wood-frame A-frame sanctuary and Ranch house style parsonage, both clad in clapboard siding. The outstanding feature of the church is the large laminated beams. The formal landscaping, which includes a rock garden, is Japanese in character. Its design was directed by garden designer Ryotaro Nishikawa. The complex has excellent integrity.



Highland Park United Methodist Church Aerial Site Plan

Source: Google maps

DESCRIPTION OF PROPERTY¹

Location and setting

The Highland Park United Methodist Church is located southeast of downtown Spokane, immediately south of the I-90 freeway in the South Perry District. The church is located within the block bounded by E. 5th Street on the north; S. Conklin Street on the east; E. Hartson Avenue on the south; and S. Garfield Street on the west. The church is sited in the southwest corner of the block, along with the parsonage, parking facilities, and several sheds. A hexagonal gazebo is located in the southwest corner of the parcel. A large open area is located north of the church (which is also owned by the church), while south of the church is a formally planted garden. In the northeast portion of the parcel is a small wooded area of pine trees.

In general, the immediate neighborhood (south of the freeway) comprises single and multi-family uses, schools, and churches, with many new apartment buildings. A large cluster of medical buildings is located to the west. Hifumi En, an organization that is devoted to the preservation of Japanese heritage in Spokane, is located a little over a block south of the church property.

Buildings

Church – 611 S. Garfield Street

Exterior description. The church is a one-story building with a very tall, steeply pitched, A-frame sanctuary with deep eaves that is the focal point of the building. The large laminated beams that support the roof are exposed below the edge of the eaves at about 8' above the ground, where they emerge from the interior of the building and are fastened to low concrete piers. The sanctuary roof, with its east-west ridge, towers over the remainder of the building, which has an irregularly shaped footprint and moderately pitched hip roof with a north-south ridgeline for most of the building. An extended hip roof on simple wood supports shelters the main entry on the west face of the building, which is within the wing that is south of the sanctuary. A chimney on the roof projects from the kitchen on the south end of the building. The church, addressed as 611 S. Garfield Street, is a wood-frame building with wide clapboard siding on the body of the building and stucco on the faces of the sanctuary. The building has a composition shingle roof and a concrete foundation. The modern church was completed in 1958.

The roughly T-shaped building has four major components; the main entry, the sanctuary, Ellis Hall (to the south), and the stage and adjunct spaces (to the north). Each of these spaces will be described separately below.

Main entry. The main entry to the church is to the right (south) of the sanctuary. It is accessed from the public sidewalk on S. Garfield Street via a broad concrete stair consisting of two flights of six and five steps each that accesses a concrete patio in front

¹ Current photos are by Diana Painter unless otherwise noted.



Butler Chapel (Sanctuary), front (west) façade

of the entry. The entry is under a deep overhang that extends about half the width of the south wing of the building that is Ellis Hall and is supported by three simple posts. The entry itself is slightly offset from center within the wing that contains it. The entry door is a double leaf, flush door surmounted by a single-light transom of tinted glass. To its left is a tall focal window that is made up of multiple rectilinear and square panes. To its right, the name of the church is spelled out in freestanding letters in a sans serif type face mounted on a rough-finished stucco wall, with a plain sign with the building address below it. Also to the right of the door is a small marble plaque that states that the church was organized in 1902 and erected in 1958. The south-facing façade of this wing includes a three-part window with a large central pane flanked by two, one-over-one-light windows on the left and a two-part sliding window on the right.

Sanctuary (Butler Chapel). The sanctuary is located on the west side of the building and faces west, overlooking S. Garfield Street. The entire site is set up from the street, retained by a stone retaining wall. Visible here is the tall, A-frame front façade, which is finished in stucco and displays a simple, tall, freestanding cross that fills the face of the gable end. Also visible here are the deep eaves of the building, the large trusses that carry the roof, and the concrete piers to which they are attached. The south-facing side façade

contains a secondary entry toward the west end, with a flush door and transom window of tinted glass. Three trusses emerge along this face, carrying the roof to about eight feet above the ground. Two three-part windows with colored glass are located to the right of the door, one of which is under the roof of the covered entryway. The central pane of the window, which is composed of tinted glass, is operable. The wall here is clad in wide painted clapboards, which is typical of the building.



Beams on south side of sanctuary

The north side façade of the sanctuary is also clad in clapboard. Here five of the beams are visible. This façade otherwise largely mirrors the south façade. A secondary entry matches the entry on the south façade, but is accessed via three concrete steps, which end in a broad concrete stoop. Three three-part windows are located on this façade, that are of the same design as seen on the west façade, with pale tinted glass. The rear, east façade of the sanctuary, visible above the one-story north-south wings, has a stucco finish and no openings other than louvered vents.

Ellis Hall. The building wing that extends to the south, whose west façade can be seen from S. Garfield Street, houses Ellis Hall. This wing houses the large community room, the kitchen, Sunday school and other small rooms, a nursery, and restrooms. On the west façade is a bank of one-over-one-light, nearly full-height windows on the left, a bank of five narrow windows placed higher on the façade in the center that lights the kitchen area, and a paired, one-over-one-light window on the right of the same height as the windows to the left that lights the support kitchen area. The end wall of this wing faces south. A large area toward the west side has been patched with clapboard siding that matches the siding on the rest of the building. Toward the east end of this facade is a double-leaf flush door that accesses the rear hallway of the wing with a broad metal door to the right. Between is a two-part sliding window that lights a janitor's closet on the interior.

The rear, east façade here extends all the way to the end of the building in one plane. The area that fronts on Ellis Hall begins on the south end with a door with a light in the upper portion that accesses the outdoor patio area and a small, nearly square window. The patio is covered by a shelter that is supported by simple wood posts and has the appearance of connecting the barbeque area to a metal container that is located here. The metal container has a shallow gable roof and roll-up garage door facing south. It is used for storage and is fronted by a commercial walk-in cooler. The area is accessed from the lower parking area by a concrete stair with five steps and a tubular metal rail. Beyond the barbeque and food storage area is a series of windows that light classrooms inside the building. They consist of five large, paired, two-over-two-light windows. At the far north end is another entry with a flush door and a five-step stair with a tubular metal balustrade. This accesses the back of the stage.

Stage. The final wing of the building, on the north end, houses the stage and support spaces. The interior is lit by windows on the east façade mentioned above. The north façade has two additional sets of paired windows of the same design. These light indoor support spaces for the stage. The west façade of this short wing has a 'bump out' with no windows that is a large storage area. There are no other openings on this façade.

Building interior. The main entry to the building accesses a large entry vestibule. On the left (north) side of this room is a stone garden with memorials, mementos and artwork belonging to the church. On the back wall of this space are two stained glass windows that were brought to the Highland Park United Methodist Church from their Grant Street



Entry vestibule with stained glass windows

Church. Also visible here are three of the beams from the sanctuary roof, which touch down in this space. Straight ahead is a double flush door covered by a transom window leading to Ellis Hall, which houses a large meeting room, the kitchen and support space, Sunday school rooms, a nursery, restrooms, a janitor's closet, and the hallway to the south exit. To the right are two flush doors that lead to office spaces. To the left, in the northeast corner of the room, are double flush doors covered by a transom window leading to the sanctuary, which is known as Butler Chapel. Artwork and historic photos are mounted on the walls and in a case on the south and east walls of this room.

The Butler Chapel houses the sanctuary and support spaces. On the west wall is the altar, which is accessed via three broad, carpeted steps. On each side are small entry vestibules that access the doors to the exterior on the north and south sides of the church. On the back wall of the altar is a large simple cross that echoes the appearance of the cross on the exterior west façade. To each side of the cross are stained glass windows in wood frames that feature an abstract pattern of tall narrow lights of turquoise and translucent glass. The ceiling above is exposed wood, where the tall, laminated beams that support the church roof rise to the ridge line. Mounted on the ceiling are unique pendant light fixtures made up of three rectangular lights each that are suspended with delicate cords. Also suspended from the ceiling are large ceiling fans. To the rear of the sanctuary is



The Sanctuary or Butler Chapel, looking west

overflow space with the same pews as seen in the sanctuary. This space can be separated from the sanctuary by an accordion folding door. A shallow enclosed room is in back of this space.

To the right (south) of the overflow space is another accordion folding door that leads to Ellis Hall. To the left of the overflow space, in the north wing of the building, is a stage, which is separated from the sanctuary with a large curtain with an Asian motif. On entering the stage area, to the left is a large, enclosed storage space. To the right, in back of the stage, is an enclosed hallway with a series of doors on the left and an exterior door straight ahead (this is the exterior door on the northeast corner of the church). The doors lead to the two large rooms that are straight ahead, on the north side of the stage wing. These are used for storage at this time.

Ellis Hall consists of a large community room with a series of seven doors to ancillary spaces on the east side. On entering the room, a series of classrooms are straight ahead and to the right, including Sunday school rooms, a nursery, and restrooms. The Sunday school rooms are also interconnected with interior doors. To the right, in the southeast corner of the space, is a hallway to the south exit and a janitor's closet in the southeast corner. There is also a short perpendicular hallway here that leads to the outdoor cooking area/patio, food storage container, and cold storage locker. In back of the large community room, which can also be used as a dining hall, is a commercial kitchen, which



Ellis Hall, looking north towards kitchen, classrooms to left

is open to the hall with a long counter. In the back of this space, on the south side of the building, is a support space for the kitchen. Both can be accessed via doors along the hallway. Within the community room, on the west wall, are cases of Hina dolls and other mementos. Finishes in Ellis Hall include a painted ceiling, dropped fluorescent lights, and a linoleum floor. Cupboards have flush doors and round pulls in bronze and silver that date to the mid-20th century.

Changes over time. Very few changes have taken place to the church. In 1984 an addition of two rooms accessed via an east-west hall was constructed on the north side of the church and a large storage area was added on the west side of the stage wing.

Parsonage – 919 E Hartson

Exterior description. The parsonage is a one-story Ranch house with a rectangular footprint and a moderately pitched, side gable roof with a front gable over the attached two-car garage on the east side. Eaves are moderate and boxed. The house is located in the southeast portion of the site, close to the intersection of E. Hartson Avenue and S. Conklin Street. Addressed as 919 E. Hartson Avenue, it faces south, overlooking the street. The wood-frame house is clad in wide clapboard siding that matches the church, with an asphalt shingle roof and a perimeter concrete foundation. The Ranch style house was constructed in 1958.



Parsonage, north (rear) and west façade, looking southeast

The main entry to the house is located at about the center of the south, front façade. It is accessed via a curvilinear concrete walkway with a five-step stair from the public sidewalk and has a broad concrete stoop in front of the door. The flush wood door has a vertical accent panel to its left. A large, three-part focal window is located to the left of the front entry, which lights the main living area. It is composed of a horizontally oriented single light window flanked by two, one-over-one-light, double-hung windows. To the right of the front door are two, two-part sliding windows, which light bedrooms on the interior. Windows have vinyl frames. To the right of the main body of the house is an attached garage with two individual roll-up garage doors, one of which is new and one which has the original wood-panel roll-up door, with two lights in the upper portion.

The east side façade is close to the neighboring house. It features one fixed window. The north façade is the rear of the house. It has a single door with a light in the upper portion and a nearly square window to its right that accesses the back of the garage. At about the center of the main portion of the house is a secondary entry with a small fanlight window in the upper portion. To its left are paired, two-part sliding windows that light a bedroom and two smaller, one-over-one-light windows that light a bathroom and laundry room. To the right of the door are paired, double-hung windows and to its right, a larger, horizontally oriented single light window that lights an eating area. The west façade includes one horizontally oriented, fixed window and one large, three part window that lights the living room. This has a large single light in the center flanked by one-over-one-light windows.

Interior description. The parsonage house for the Highland Park United Methodist Church is laid out like a classic Ranch house, with the common or public rooms occurring in a cluster at one end and a central hall in the other portion of the building, with bedrooms and a bathroom located off this hall. The living room area is light filled. Windows for the bedrooms are placed high on the wall for privacy purposes. A laundry is located in a room near the back door. Near the front door is a low, built-in bench that is designed to sit on while removing one's shoes. Other features of the interior include the original smooth-finished wood cabinets and closets with round, bronze colored, mid-century drawer pulls and door handles.

Changes over time. Very few changes have taken place to the parsonage. The windows have been changed out to vinyl frame and one of the garage doors has been replaced.

Gazebo

The one-story gazebo is a wood-frame building with a hexagonal-shaped footprint and a low-sloped hip roof with flared eaves. The rafters are exposed but covered with a moderate fascia. The building has a wood-shingle roof and concrete slab foundation. Six heavy square posts support the roof. Approximately 4' high walls enclose the building, with the exception of open pass-throughs on the north and south sides.



Gazebo, north façade, looking south

Sheds

Wood shed. There are two sheds on the property and one walk-in cooler. A small shed is located in back of (north of) the house, within the parking area for the church. This is a wood-frame shed with narrow eaves that is clad in plywood with a vertical grain. It faces west toward the back of the church. The entry is close to grade and has a narrow, two-leaf door. This is used for storing landscaping materials.

Metal shed. The metal shed is directly behind the church at the southeast corner. The 1980 shed is 12' by 36' in size, has a moderately pitched gable roof, and is clad in corrugated metal with a metal roof. A roll-up garage door is located on the south side. While not connected to the church, the 11' space between the church and the shed is covered by a nearly flat roof that is supported by simple wood posts so that it appears connected. The patio area between the shed and the church is used for barbequing. The shed is used for storage.

Cooler. The cooler is a standard manufactured commercial walk-in cooler. It is located next to (south of) the metal storage shed.

Site and landscaping

The Highland Park United Methodist Church and ancillary buildings occupy a 27,012 square foot parcel. The north end of the parcel is not formally landscaped. The site here includes a wooded area on the east side and a gravel lot with rocks to prevent parking on the west side. To the east of the church is the parking lot for the church, which extends to the north side of the parsonage and is occupied by the woodshed. It is lower than the church site and is separated from it by a planting bed of juniper and retained on the east side by an informal stone wall. The parking area is large enough for about two rows of perpendicular parking.



View of grounds in front of Ellis Hall, looking south

Formally landscaped areas are located primarily in the southwest corner of the parcel and generally display an informal, naturalistic character. Located here are curving concrete sidewalks, including a sidewalk that accommodates handicapped access; the gazebo, which is close to the south property line; and mature trees and numerous planting beds above the street in this area. Also located here are numerous tributes, including the tribute to garden designer Ryotaro Nishikawa, who worked on the design of the grounds, garden sculptures and decorative benches.



Dedication to garden designer Ryotaro Nishikawa

INTEGRITY

Per the City/County of Spokane *Spokane Register Nomination Guide*, the following aspects of integrity are relevant to the Highland Park United Methodist Church. The following are definitions of the aspects of integrity and a response with respect to the Highland Park United Methodist Church.

- Location is the place where the historic property was constructed or the place where the historic event occurred.

The present church and associated buildings retain their original location.

- Design is the combination of elements that create the form, plan, space, structure, and style of a property.

The design of the church, parsonage, and gazebo, which are the 1958 structures on the property, have a high degree of design integrity. The major change, which is on the north rear façade of the sanctuary and is in keeping in design terms with the remainder of the building and campus, is an addition that houses an additional meeting room and storage closet for the stage.

- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

The buildings retain a high degree of material integrity. Some vinyl-frame windows have been added to the parsonage within original openings and displaying the same operation as the original windows. One new garage door has been added to the garage on the parsonage.

- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

The buildings retain integrity in their workmanship. Some vinyl-frame windows have been added to the parsonage within original openings and displaying the same operation as the original windows.

- Association is the direct link between an important historic event or person and a historic property.

The property retains a high degree of association. The church and associated buildings were developed for the United Methodist Church and they continue to occupy the church property today.

STATEMENT OF SIGNIFICANCE

The Highland Park United Methodist Church is eligible for listing in the Spokane Register of Historic Places under Category C, for its architecture and landscape architecture, as embodying the distinctive characteristics of a type, period or method of construction. The church is a modern, A-frame church, designed by architect and congregation member Frank Y. Toribara. It is part of the post-World War II trend to design churches that reflected modern design and a new era of worship. The property is also significant for its landscape, which was designed and built by congregation members, under the leadership of landscape gardener Ryotaro Nishikawa, to reflect the congregation's Japanese heritage.

The Highland Park United Methodist Church is also eligible for listing in the Spokane Register of Historic Places under Category E, as a property that represents the culture and heritage of the city of Spokane, specifically for representing its Japanese ethnic history. The history of the church is integral with the history of the Japanese community in Spokane from the founding of the church in 1902 to the present. The church played a particularly strong role in the early days of immigration, in the early 20th century, when it assisted new community members in acclimating themselves to their new home, in addition to providing educational resources. The church was also very important during World War II, when Spokane's Japanese population increased exponentially, absorbing new residents from the coastal Evacuation Zones in Washington and providing a place where detainees could be released from the internment camp in Minidoka to work or attend school in the later war years.

The church and associated buildings are over 50 years old, having been constructed in 1958. The church retains very good integrity, demonstrating integrity of location, design, materials, workmanship, and association. The church building retains its same overall form, in particular its characteristic roof design and the materials and workmanship seen in the cedar siding, glulam beams, and prefabricated trusses. The church has seen one addition, on the north side of the church, which added a large room and storage closets north and west of the stage area in 1984. The parsonage also retains integrity. The only change that has occurred to this building is the addition of some vinyl-frame windows in their original openings. The gazebo is also intact. The landscaping has seen some changes over time but retains sufficient integrity to convey the reasons for its significance.

Contributing features of the property include the church, the parsonage, which was built at the same time as the church, the gazebo, which was called the House of Prayer,² which was also built when the church was built, and the landscape. The garden shed, an outbuilding, is not a contributing feature. The period of significance under Category C is

² *Sixty-Five Years in Pictures*. Spokane, WA: The Issei Commission on Evangelism, Highland Park Methodist Church, June 1967.

1958. The period of significance under Category E is 1958 to 1973.³ The architect is Frank Y. Toribara, the builder is Ed Iwata and the garden designer is Ryotaro Niskikawa.

HISTORIC CONTEXTS

The East Central Neighborhood

The Highland Park United Methodist Church is located in Spokane's large East Central neighborhood, just south of the I-90 freeway, at about the center of the west end of the neighborhood, within the South Perry district. The neighborhood is largely bounded on the north by the primary railroad tracks through Spokane and extends as far south as S. 14th Avenue on the south. It is bounded on the west by Division Street and extends to the city limits at Havana on the east.⁴ Originally farmland, the neighborhood became populated by suburban development beginning in the 1890s. It is one of Spokane's oldest neighborhoods and historically one of its most diverse, with many immigrant groups settling there.⁵

Just west of the west boundary of East Central was the historical employment center for the Asian communities, as well as other immigrants. This included Havermale Island and the blocks along Front (later Trent and now W. Spokane Falls Blvd) and Main Avenues. In addition to work for the railroads,⁶ employment could be had in the late 1800s and early 1900s in lumber yards and sawmills, flour mills, laundries, liverys, and hotels. Also present was an iron works, the New York Brewery, and Spokane Mattress & Upholstery Co. (later Carman Manufacturing Co.). By 1910 garages had appeared and warehouses were more prevalent. In these years housing was still mixed with commercial and industrial development on Havermale Island and even with the city hall complex at Howard and Front Streets.⁷

The Freeway, Urban Renewal, and Expo '74. The second half of the 20th century would see great changes in East Central. The east-west I-90 freeway was constructed in the 1960s, with construction occurring in East Central from 1969 to 1971. The freeway severed the neighborhood nearly in half, with its west side traveling just north of 5th

³ Note that on-going significance for a historic resource is established by capping the period of significance as 50 years ago from the present. "Fifty years ago is used as the closing date for periods of significance where activities begun historically continued to have importance and no more specific date can be defined to end the historic period." National Park Service, *National Register Bulletin 16A: How to Complete the National Register Registration Form*. Washington DC: US Department of the Interior, National Park Service, Cultural Resources, 1997 (1977):42.

⁴ City of Spokane, "East Central," *Shaping Spokane, 2017 Comprehensive Plan Update*, <https://static.spokanecity.org/documents/shapingspokane/neighborhood-profiles/east-central-neighborhood-profile.pdf>, accessed October 2022.

⁵ Ibid.

⁶ The Northern Pacific railroad arrived in Spokane in 1881, the Union Pacific arrived in 1889, and the Great Northern in 1892. The 1891 Union Pacific passenger depot was located at Stevens and Trent, and the 1902 Great Northern railroad station was located on the river at Stevens.

⁷ Sanborn Fire Insurance maps.

Avenue to Liberty Park, and between 2nd and 3rd Avenues from Liberty Park to the east border of the district. An additional impact was that there was no off ramp to the East Central neighborhood.⁸ Its construction caused the Highland Park United Methodist Church to move from its Grant Street location to its current location, as its property was impacted by the construction. The residential neighborhoods were also impacted by construction of the freeway and the commercial/industrial streets of Trent (formerly Front) and Main Avenues were separated from the residential neighborhoods they served. Freeway construction also obliterated 15 acres of what was originally the 21-acre Liberty Park, donated to the city in 1897 and designed for multiple recreational uses in 1907.⁹

What had historically been employment centers provided by the railroads, mills and factories were also lost with the redevelopment of Havermale Island into Expo '74 in the early 1970s. The business district on either side of Stevens Street between Trent and Main Avenues was demolished, to be replaced with surface parking lots that remain to this day. The Washington State Pavilion (the convention center and opera house) was constructed within the northeast quadrant of Washington and Trent, replacing Union Station.¹⁰ Today the block between Washington and Bernard and Trent and Main Avenue, formerly another block of small-scale commercial businesses oriented toward the immigrant communities, is occupied by the 18-story Davenport Grand hotel and related uses.

Despite the losses noted above, the East Central neighborhood is seeing a resurgence today with the development of the University District just east of Division, the revitalization of the South Perry district, the rehabilitation of historic buildings both east and west of Division along Main Avenue, the revitalization of the 5th Avenue business corridor, and the re-opening of the Carl Maxey Center on E. 5th Avenue, which serves the African-American community of East Central. The East Sprague area is also being revitalized with new infrastructure and the rehabilitation of buildings along the corridor.

The Japanese in Spokane

Note: Issei refers to first generation of Japanese immigrants to the U.S. Nisei are the second-generation or children of the Issei and were automatically U.S. citizens. Sansei is the term given to the third generation.¹¹

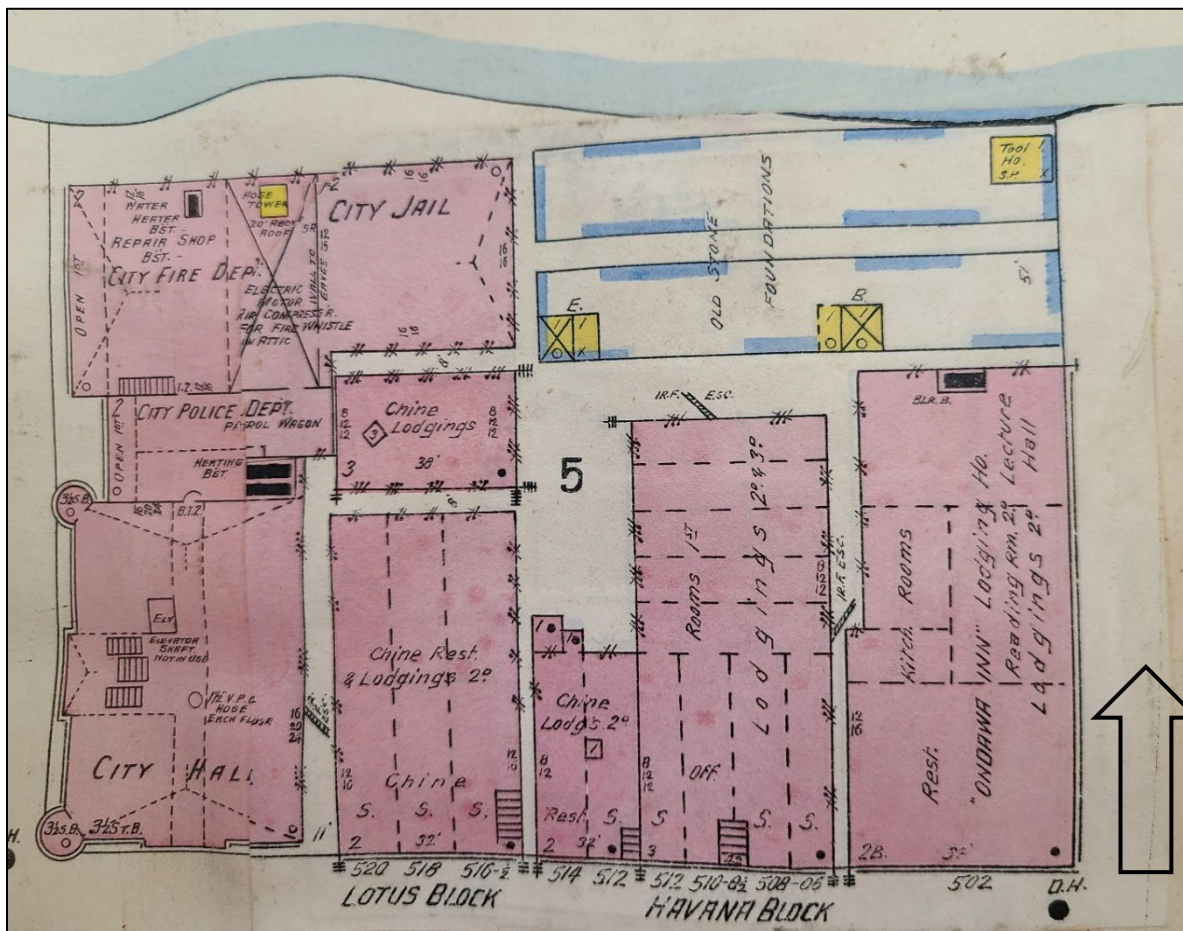
⁸ Spokane Regional Health District's Neighborhoods Matter Project and Frank Oesterheld, "Neighborhoods Matter: The Impact of the I-90 Freeway on the East Central Neighborhood, an Oral History – Introduction," *Historylink.org*, <https://spokanehistorical.org/items/show/468>, accessed October 2022.

⁹ WSDOT paid \$630,000 for the land in 1968. Jesse Tinsley, "Then and Now: Liberty Park gave way to I-90," *The Spokesman Review*, March 9, 2015.

¹⁰ Jesse Roberts, "Washington State Pavilion, Expo '74 and Riverfront Park Tour," *Spokanehistorical.org*, <https://spokanehistorical.org/items/show/274?tour=9&index=14>, accessed October 2022. This is the First Interstate Center for the Arts today.

¹¹ Rose Sliger Krause, *Beyond the Evacuation Zone: Japanese Evacuation and the Resettlement in Spokane, Washington*. MA Thesis, Eastern Washington University, 2006:5.

The Chinese. In the 1850s and 1860s Chinese workers came to Spokane and the region to work on the railroad and in the mines.¹² By the 1880s they came to occupy, with their businesses, an area that became known as Trent Alley (it was also known as Chinatown or Japanese Alley), that was in proximity to the railyards. Trent Alley was an alley between Main and Trent Avenues (historically Front Avenue, now W. Spokane Falls Blvd.) and between Howard and Bernard Streets.¹³ The half block on the north side of Trent Avenue backed up against the Spokane River. In 1902 the half block between Howard and Stevens on the river consisted mainly of City Hall, the Police Department, the Fire Department, and the City Jail, and a stone foundation. By 1905 it also contained five lodgings buildings, three apparently Chinese owned, with shops and restaurants on the ground floor, including the Lotus Block, the Havana Block, and the Ondawa Inn.¹⁴



City Hall and associated buildings in 1905, along with five lodgings buildings

Source: Sanborn Fire Insurance map

¹² Nicolette Reames, "Spokane's Chinatown," *Spokane Historical*, <https://spokanehistorical.org/items/show/400>, accessed October 2022.

¹³ Trent Street was first known as Front Street, then Trent Street, and is now W. Spokane Falls Blvd. in this area.

¹⁴ Sanborn Fire Insurance maps, 1902 and 1905.

As a sample of just one block in this area, across the street to the south were lodgings, baths, a saloon and billiards hall, a variety theater, shops, saloons, restaurants, and a Chinese gaming and lodgings business. It was also known in early days for opium dens and houses of prostitution. This block would later be occupied by the western portion of Trent Alley. It is estimated that before the 1889 Spokane fire, there were approximately 600 Chinese living in Spokane.¹⁵

Despite the visibility of the Chinese and later Japanese inhabitants of Trent Alley and the blocks adjacent to the Spokane River, writers documenting the history of Spokane's Chinese and Japanese communities at this time make the point that the six-block area that housed these residents and their businesses is most appropriately considered an international district. The year 1910 signified the height of the immigration period in Spokane. According to the 13th census of the United States, at that time Spokane's population of males and females over 15 years of age consisted of 39,566 whites of native parentage; 19,205 whites of foreign-born parentage; 20,250 foreign-born whites; 622 blacks; 342 Japanese; 232 Chinese; and 11 Indians.¹⁶ Immigrants from European countries might be Italian, Greek, or German.¹⁷

With the passage of the Chinese Exclusion Act of 1882 (and subsequent legislation) Japanese workers were recruited to fill jobs previously undertaken by Chinese workers. They came to Spokane in the late 1880s and early 1890s, where they might work for the railroads, on the mail crews, in the mines, for canneries, and on farms.¹⁸ The community remained small, however. By 1890, one year after Spokane's fire of 1889, and in spite of workers who flocked to Spokane to help rebuild it, Spokane had a population of 20,000, while Spokane's Japanese population totaled 23 people.¹⁹ It was growing however. The 1900 census found 51 Japanese in Spokane.²⁰ And like the rest of Spokane, the Japanese population increased rapidly in the first decade of the 20th century. By 1910, 352 Japanese were recorded as living within Spokane's city limits, and another 76 in Spokane County (note that railroad workers in Hillyard and farmers in the Hangman Creek and Bigelow Gulch areas were in Spokane County at this time).²¹ Historian Deborah Gallacci Wilbert in her 1982 thesis on the Japanese community in Spokane noted that by 1910, "the international district displayed ample evidence of an established Japanese community."²² From its founding in 1902 the Japanese Methodist Mission, the precursor of the Methodist church, served as the social and religious hub of the Spokane Japanese community.²³

¹⁵ Reames, "Spokane's Chinatown."

¹⁶ Thirteenth Census of the United State Taken in the Year 1910, Volume III, Washington Government Printing Office, 1913:995. Note that Spokane's total population in 1910 was 104,402.

¹⁷ Wilbert, 1982:22.

¹⁸ Krause:2006:10.

¹⁹ Krause:2006:9.

²⁰ Wilbert 1982:7.

²¹ Ibid.

²² Wilbert, 1982:9.

²³ Krause, 2006:6.

As the Japanese became established, they ran hotels, boarding houses, barber shops, billiard halls, laundries, fish markets, restaurants, specialty stores, and produce farms.²⁴ According to Spokane journalist Jim Kershner, Trent Alley, within the southerly blocks bounded by Howard on the west and Bernard on the east, started to become more “respectable” as Japanese immigrants and their families began to move in about the turn of the century.²⁵ A few also lived closer to downtown.

Organizations formed that served the Japanese community as well. A Japanese Commercial Club was formed in 1910 and a Japanese Restaurant Keepers’ Association that attempted to control prices was established about 1915. There was also a Spokane Vegetable Growers Association, which represented the about 20 vegetable farms in areas around Spokane. They served as buyers for the produce and distributors to restaurants and grocery stores. There was even a Japanese language newspaper for a few years beginning in 1909, the *Spokane Times*, published by Youshi K. Nakamura.²⁶

A Japanese Association was founded in Spokane before World War I. It consisted of “a loose collection of community leaders who served as liaisons between Issei and local government officials, as well as providing aid for sick or poor Issei who needed it.” They also held social functions for visiting Japanese consulate officials.²⁷ Another organization that served the community was the prefectural association (ken). Cities with larger Japanese communities might have several prefectures (which refer back to the geographic area in Japan from which the members came) but Spokane, having a proportionately small population, had just one prefecture, which was more of an informal social network. It might function to recruit farm and railroad workers to an area and also provided assistance to new community members. They might also provide labor or capital and patronize each other’s businesses.²⁸

Jobs. The Japanese community grew rapidly in the first two decades of the 20th century, as reflected in the businesses and organizations that were in place. Early Japanese immigrants to Spokane might work in restaurants. In 1905 there were three Japanese restaurants in Spokane and by 1912 there were at least sixteen, on Front and Main Avenues and the Washington Street areas. There was even a Japanese Restaurant Keepers Association.²⁹ Others worked as barbers or in pool (billiard) halls. A barber shop might also have baths, as might a laundry. Hand laundries were popular and might be family owned and would serve a white clientele. In 1912 there were at least six hand laundries in Spokane, two of which were large enough to have employees.³⁰ They might

²⁴ Ibid.

²⁵ Jim Kershner, “Spokane Neighborhoods: Old Chinatown – Trent Alley – Thumbnail History,” *Historylink.org*, <https://www.historylink.org/File/8120> (March 2007), accessed October 2022.

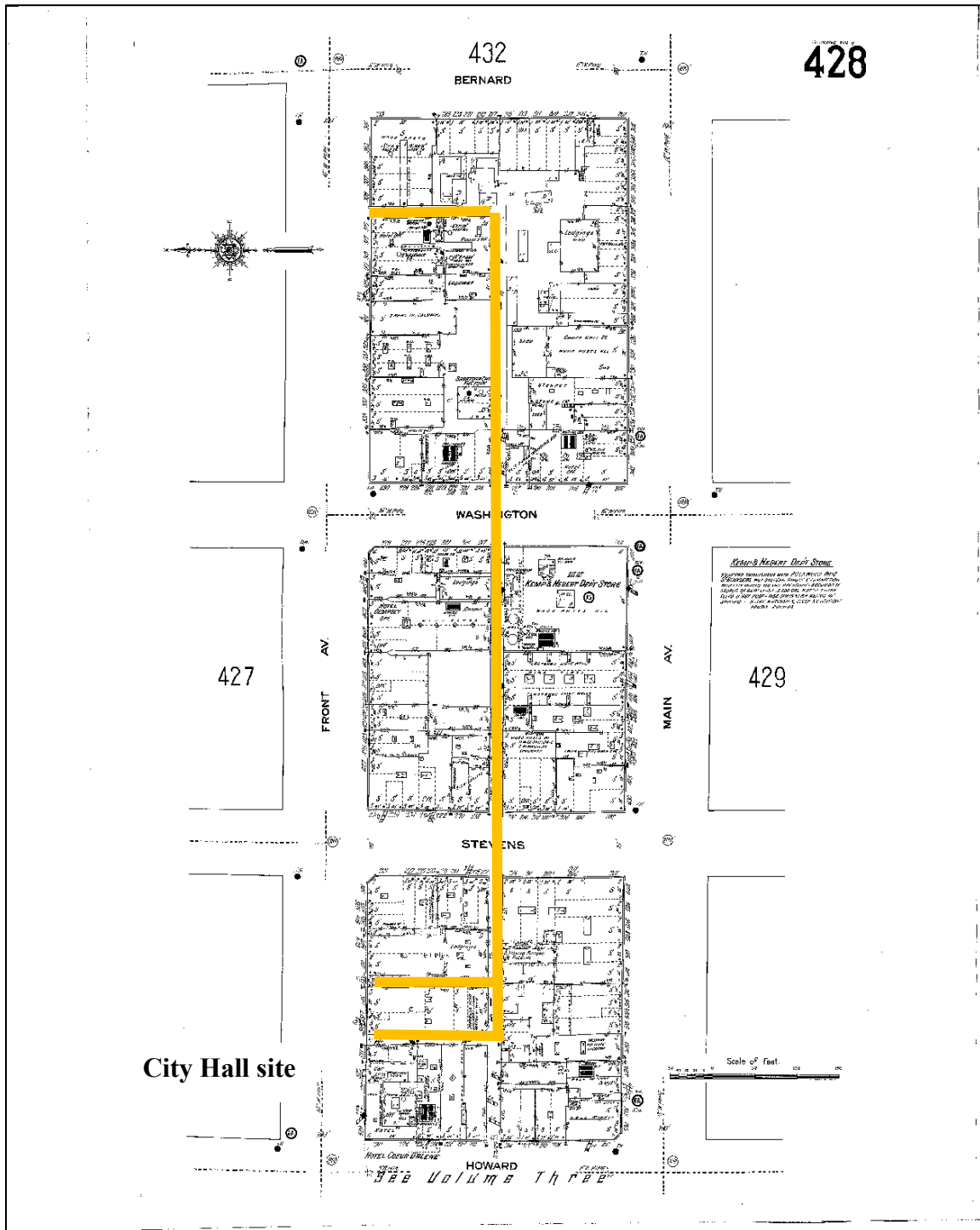
²⁶ Wilbert, 1982:17.

²⁷ Wilbert, 1982:19.

²⁸ Wilbert, 1982:21.

²⁹ Wilbert, 1982:25.

³⁰ Wilbert, 1982:27.



Trent Alley in 1910

Source: Sanborn Fire Insurance map

also operate a Japanese hotel, which was an especially efficient business for couples. They might also work as tailors, a skilled profession. In 1905 there was one Japanese tailor, but by 1910 the number had increased to at least five.³¹

Japanese wage workers included waiters and porters. Railroad workers might also work on the railroad mail gangs or crews. Japanese workers were also employed by the Great Northern Railroad in Hillyard. Wage workers might also work for white-owned businesses, including hotels and clubs, as janitors, cooks, or porters.³² Some might also work as domestics. Outside the city limits, the Japanese might work as farm laborers. The sugar beet industry in Waverly was one in which they were known to work.

Residences. Unless workers were housed by their employers, which might occur in the case of domestics or hotel or railroad workers, the Japanese primarily lived in the international district or in the immediately surrounding area. Efforts in the first two decades of the 20th century to move beyond this area were discouraged by the “color line” an unofficial boundary enforced by realtors and/or property owners.³³ The color line restricted where Japanese businesses and residences could be located in pre-World War II Spokane. This applied not only to the Japanese, but also Chinese and Blacks. They could also live in a few blocks southeast of downtown, near Lewis and Clark High School and the Japanese Methodist Mission.³⁴

The 1920s. In 1908 a “Gentleman’s Agreement” restricted the immigration of Japanese laborers, but allowed for a loophole regarding parents, wives, and children of laborers already in the U.S. By 1921, however, Japan halted the issuance of passports to picture brides³⁵ and in the U.S., the 1924 National Origins and Immigration (Smith) Act prohibited new Japanese immigration.³⁶ Japanese were also barred from becoming naturalized citizens. The Washington Alien Land Law was passed in 1921, which prohibited the Japanese from owning their own land, homes, or businesses.³⁷ In early years Issei would circumnavigate this law by putting property in the name of their Nisei children, who were citizens. But amendments made in 1925 stated that when a minor child of an alien deemed ineligible for citizenship held title to land, the parents were presumed to be the real owners and were thus subject to prosecution.³⁸

³¹ Wilbert, 1982:30.

³² Wilbert, 1982:33.

³³ Wilbert, 1982:37

³⁴ Krause, 2006:15. This information was provided by Spokane Directories and the Japanese Evacuation and Resettlement Survey, which was developed in four volumes in the mid-20th century.

³⁵ The term picture bride refers to a practice in the early twentieth century by immigrant workers who married women on the recommendation of a matchmaker who exchanged photographs between the prospective bride and groom. “Pictures Brides,” *Densho Encyclopedia*, https://encyclopedia.densho.org/Picture_brides/, accessed January 2023.

³⁶ Krause, 2006:10

³⁷ Wilbert, 1982:39.

³⁸ Krause, 2006:11.

By the second decade of the 20th century the Japanese Issei were raising families, which further strengthened their ties to the area. The Japanese Methodist Mission remained the focal point of the community and provided spiritual, social, and even economic support to the Japanese in the area.”³⁹

The 1930s. The Japanese population in Spokane was 393 people in 1930.⁴⁰ The Trent Alley neighborhood suffered during the Depression and some Japanese returned to Japan and some Japanese businesses, which often operated on a slim profit margin, were forced to close. The mechanization of farming and lumbering during this time frame also affected wage earners’ ability to earn a living.⁴¹ By this time some Nisei had obtained college degrees and were interested in entering the professions; however discrimination against their participation was still in place. “By 1941 significant numbers of Nisei had left Spokane to look for jobs elsewhere. Those who stayed remained firmly under the guidance of the first generation and the institutions they had established.”⁴²

The 1940s. World War II had a profound effect on the Japanese community in Spokane, even though people of Japanese descent (both Japanese immigrants and Japanese-Americans) were not forced to evacuate and were not interned in the camps. A total of 120,000 Japanese Americans would eventually be removed from the west coast of the U.S. under Executive Order 9066, issued by President Roosevelt on February 19, 1942, soon after the beginning of the Pacific War against Japan brought on by the December 7, 1941 bombing of Pearl Harbor.⁴³ Many Japanese from the coast were interned at the Minidoka Relocation Center in the vicinity of Jerome, Idaho, first arriving on August 10, 1942.⁴⁴

Rev. Taro Goto, who served as pastor of the Japanese Methodist Mission from 1935 to 1941, stepped down at this time and Rev. John B. Cobb, who had served as a missionary in Japan with his wife and was bilingual, was appointed as pastor. During the early days of World War II the number of Japanese people in Spokane grew substantially because the U.S. government had at first established a voluntary program whereby the Japanese in Evacuation Zone 1 (100 miles inland from the coast) could relocate in Spokane and other areas in Washington State that were in Zone 2, or outside the mandatory evacuation area. However, the government deemed that program unsuccessful and established the mandatory evacuation program in 1942 as outlined above.

³⁹ Wilbert, 1982:37.

⁴⁰ Krause, 2006:13.

⁴¹ Wilbert, 1982:40.

⁴² Ibid.

⁴³ Horikoshi, 1967:37. In total, 13,391 Japanese nationals and Japanese Americans were evacuated from the State of Washington.⁴³

⁴⁴ “Minidoka Relocation Center,” Idaho, *Report to the President: Japanese-American Internment Sites Preservation*, https://www.nps.gov/parkhistory/online_books/internment/reporta6.htm, accessed June 2022. At its height, the Minidoka housed 9,397 people in 600 buildings. Today six acres of the original 950-acre portion of the developed site are listed on the National Register of Historic Places. These same people were first held at the Assembly Center in Puyallup, at the Western State Fair fairgrounds.

The approximately 300 Japanese residents in Spokane were not directly affected by the Executive Order, although as part of Evacuation Zone 2, they had to be interviewed and finger-printed, their movements were restricted, and they were subject to a curfew.⁴⁵ They also had their assets restricted, which also affected the finances of the Grant Street Methodist Church. Japanese institutions were disbanded due to the suspicion of ‘all things Japanese,’ including the Japanese Association, the Japanese Language School, and ken clubs (prefectures).⁴⁶ Spokane saw a swelling of the Japanese population as residents from the west side of the state relocated to Spokane under the voluntary evacuation program, beginning in spring of 1942, which swelled the local Japanese population to over 1,000 people.⁴⁷ The influx of newcomers changed the complexion of the local Japanese community as well, as newcomers had new attitudes and customs.⁴⁸

By 1945 there were an estimated 2,500 inhabitants of Japanese descent in Spokane that originally came from Washington, Oregon, California and Alaska.⁴⁹ Between 1943 and 1945 Japanese internees from Minidoka were released under certain conditions to work, attend school or join the army and Spokane was the largest nearby city in which they could do this.⁵⁰ The advantage of leaving the camps to do railroad or farm work was that these were considered essential war jobs, which meant that employees qualified for draft exemptions and wartime housing.⁵¹ Internees moved to Spokane because the coastal areas were not yet open. Although many would eventually return to their homes in the coastal areas, many chose to stay.

There was an increase in Japanese-run service businesses to serve this increase in population. The presence of Japanese-run hotels grew from half a dozen at the beginning of the war to 23 in 1946. Japanese-run restaurants, which served both Japanese and Caucasian clientele, increased from about two in 1942 to ten in 1946.⁵² The three to four hand laundries that existed before the war increased to 23 in 1946.⁵³ Other service-oriented businesses sprang up as well.

The agricultural community thrived as well. In Spokane’s early years, Italian farmers controlled the produce market. After the war 90% of the produce farms were owned or controlled by the Japanese. Before the war, about 25 Japanese farm families operated

⁴⁵ Jim Zimmer, Mary DeCesare and Michael Dixon, *Injustice at Home: Looking Like the Enemy* (documentary), <https://www.ksps.org/programs/documentaries/injustice-at-home/>, accessed October 2022.

⁴⁶ Wilbert, 1982:41.

⁴⁷ This program failed in March of 1942, after which a mandatory program of mass evacuation occurred. (Krause, 2006:28)

⁴⁸ Wilbert, 1982:41.

⁴⁹ Krause, 2006:2.

⁵⁰ By the end of 1943, 17,000 Japanese nationals and Japanese Americans had left the relocation centers. Krause, 2006:54.

⁵¹ Krause, 2006:49.

⁵² Krause, 2006:77.

⁵³ Ibid.

farms on the outskirts of the city. By 1946 about 55 to 60 Japanese farmers leased or owned small farms in the Spokane area.⁵⁴

In 1952 the McCarran-Walter Immigration and Nationality Act allowed all Asians currently residing in the U.S., including Issei, to become naturalized citizens, while banning further immigration of Asians.

The Post-war Era. After World War II, the Grant Street Methodist Church remained the strongest social and religious institution in the community, despite the formation of a Buddhist Church in 1945. The Japanese could still not purchase and own property outside downtown core and adjacent areas, and the main businesses and occupations were in service industries and labor. They were also still not able to purchase homes outside the informal color lines set by the Spokane Realty Board, a limitation that was shared by Chinese and African Americans.⁵⁵

The U.S. born Nisei assumed greater leadership in the Japanese community in the post-World War II era. One example of this is the 1946 formation of a Spokane chapter of the Japanese American Citizens League (JAPL), which worked for political representation and legal redress.⁵⁶

The total population in Spokane grew during the World War II by 27% to 155,000 in 1946. By 1945 there were 2,500 people of Japanese heritage in Spokane, but by 1946 about 1,200 to 1,500 had returned to the coast. In 1950, the population totaled 1,171.⁵⁷ The Japanese-owned and/or operated businesses in the Trent Alley area were largely vacated by the 1940s.

Transformation & Urban Renewal. The I-90 freeway, which bisected Spokane, separating the northern portion of the city and downtown from the southerly neighborhoods, including East Central, was planned in the late 1950s, with construction completed in the early 1970s. Urban renewal funds were used in part for the destruction of a wide swath of buildings and infrastructure along the path of the East-West freeway, as it was called then.⁵⁸

Spokane lost an estimated 11,000 in population following the construction of I-90, despite its overall growing population, as residents moved to the suburbs.⁵⁹ The downtown business district also faced competition from the new suburban Northtown Mall, constructed in 1955. Urban renewal funds were expected to improve the declining

⁵⁴ Wilbert, 1982:78.

⁵⁵ Krause, 2006:61.

⁵⁶ Wilbert, 1982:41.

⁵⁷ Krause, 2006:2.

⁵⁸ The Grant Street Methodist Church and its parking garage, which was located across the E. 5th Street from the freeway, were not demolished until 1991, however. The site is now a surface parking lot.

⁵⁹ Brandon Block, "Bisected by highways, a Spokane neighborhood shapes what's left," *Crosscut*, August 8, 2022.

downtown in the following ways. A \$10 million dollar bond to be approved by the votes in an initiative in 1962 included building a city hall, police and fire departments, parking areas, landscaping, and a park. Federal urban renewal funds were expected to be used to acquire land and demolish the buildings on Skid Road (the Trent Alley area), relocate displaced persons and businesses, and construct new streets, sewers, and traffic signals.⁶⁰

The Riverfront Development Plans Phase I and Phase II were adopted between 1967 and 1969.⁶¹ A new parking garage (the Parkade), a Japanese Tea Garden, a new air terminal, three new banks, a new J.C. Penneys department store (the largest in the Pacific Northwest), and a new federal building were constructed. A Centennial Committee organized in 1970 planned the 37-acre park to beautify what became the grounds for Expo '74 and is Riverfront Park today. A highlight of the plans was to expose the river – which had previously been obscured by rail lines - for public enjoyment. Buildings removed as part of this redevelopment included the buildings on Havermale Island and in the Trent Alley area.

In 1966 Washington State's Alien Land Law was rescinded. Executive Order 9066 was not revoked until 1979.⁶²

The Highland Park United Methodist Church Congregation

Note that the name of the Japanese Methodist Mission will be used in this nomination until the church bought a permanent facility in 1938, after which became known as the Grant Street Methodist Church. The church changed its name again to the Highland Park United Methodist Church when they moved to their new church and location in 1958.

Introduction. What is today the Highland Park United Methodist Church has been central to the Japanese community's social, cultural and spiritual life in Spokane since the founding of the congregation in 1902. The church has been integral with the Japanese community's history in Spokane for 120 years.

Early History. The Japanese Methodist Mission was founded in 1902, when laymen from the Central Methodist Church in Spokane interested seven young Japanese men in Christianity and started Bible studies and English classes for them.⁶³ It was organized on October 1 under the leadership of the Rev. Genhichi Tsuruta, with these seven charter members.⁶⁴ By 1909 the congregation had 25 young male members, under the leadership of Rev. K. Yoshioka.⁶⁵

⁶⁰ J. William T. Youngs, *The Fair and the Falls, transforming an American environment*. Cheney, WA: Eastern Washington University, 1996:124.

⁶¹ Youngs, 1996:153.

⁶² Krause, 2006:93.

⁶³ Rev. Koga Sumio., (compiled by), *A Centennial Legacy, History of the Japanese Christian Missions in North America, 1877-1977*, Vol. 1. Chicago, IL: Nobart, Inc., 1977:259.

⁶⁴ Ibid.

⁶⁵ Wilbert, 1982:14.

The young congregation met in several locations in early years. At that time there were approximately 300 to 400 Japanese living in the Spokane area. In 1910, Mrs. John D. Ellis (Mrs. Cordelia J. Ellis), who is considered the “Grandmother” of the church, began to play an important role, along with the Methodist Women’s Home Missionary Society. She began working with the women and children of the congregation, teaching classes on “Americanization” for Japanese adults, including sewing, remodeling, millinery, and cooking.⁶⁶ She also taught kindergarten classes. Mrs. Ellis served as president of the Japanese Mission Board until 1938, when her duties were taken over by Mrs. Alfred D. Butler (Mrs. Zella E. Butler).⁶⁷

By 1912 the Japanese Methodist Mission on Howard Street served as a community center where services were conducted in Japanese and Japanese holidays were celebrated. Adults attended the English language classes and children participated in the kindergarten.⁶⁸ Young people could also attend Japanese language classes. The Epworth League was formed for young people and in 1911 the Epworth League Institute of the Pacific Northwest, representing Washington, Oregon and Idaho, met in Liberty Lake. In 1912 the Japanese Mission Board was formed by the Methodist Churches of Spokane. A Sunday school was organized in 1915 and in 1918 a women’s group was organized.

The 1920s-1930s. By the 1920s the Japanese community in Spokane was firmly established and the Japanese Methodist Mission was the focal point of the community, providing spiritual, social, and even economic support to the Japanese in the area.⁶⁹ By the 1920s and 1930s Japanese Issei were raising families and church activities evolved to support this. Children participated in plays and musical programs and attended Sunday School. The church also had a daily Japanese Language School for the children, which taught not only language skills to the Nisei but also history, culture and values.⁷⁰ The women’s club organized outings and programs for the children. Clubs and social clubs, meetings, parties and dances were organized for the older children as well.⁷¹ The Japanese community also sponsored sports activities, including participation in the Northwest Japanese American League, which was a baseball league.⁷² Other non-church related activities for the children included a judo dojo, established in the 1920s, and a Boy Scout troop made up of Spokane Nisei and sponsored by the American Legion in the 1930s.⁷³ In 1928 an English-speaking Sunday school was organized.⁷⁴

⁶⁶ “Methodists Recall History of Old Japanese Church,” *Spokane Chronicle*, March 20, 1958:10.

⁶⁷ *Sixty-Five Years in Pictures*. Spokane, WA: The Issei Commission on Evangelism, Highland Park Methodist Church, June 1967:83.

⁶⁸ Wilbert, 1982:16.

⁶⁹ Wilbert, 1982:37.

⁷⁰ Wilbert, 1982:38.

⁷¹ Wilbert, 1982:39.

⁷² Ibid.

⁷³ Krause, 2006:20.

⁷⁴ “Guide to the Highland Park United Methodist Church (Spokane, Wash.) Records 1900-1991,” (Finding Aid), Whitworth University Archives, <http://nwda.orbiscascade.org/ark:/80444/xv08895>, accessed January 2022.

The Spokane Japanese community's use of the Japanese Methodist Mission as its primary social institution was one of the unique features of Spokane in comparison to other communities on the west coast, many of which had a Buddhist Church and a Japanese Hall. A Buddhist Church would not form in Spokane until after World War II.⁷⁵ Many activities were sponsored by the Japanese Methodist Mission church, but the church also provided meeting space for other activities. For example, a Japanese Language School was located in the church.⁷⁶

Some Japanese families left Spokane for Japan during the Depression years because their businesses could not be sustained, resulting in a decline in the Japanese population to about 385 people.⁷⁷ Nonetheless, the church continued to sponsor a school and activities for young people. The following illustrates activities that continued during the Depression. Mary Oyama was able to report in 1933 that the Mission school had an enrollment of 110 children, taught by eight teachers. Twenty-five junior high school-age students organized an Intermediate Epworth League, of which twenty were enrolled in the Young People's Epworth League, which included high school and college students. They held a fund-raising Halloween carnival in 1932 to pay for eleven delegates to attend the interdenominational Northwest Young People's Christian Conference in Seattle that year. Kindergarten classes also continued. Additional activities included regular meetings of the Women's Club, which sponsored cooking classes and other activities led by Mrs. J. D. Ellis. Ms. Oyama made the point that the Japanese often do not have room in their homes to sponsor gatherings for young people, and in this sense the church functioned as a church and a social and community center.⁷⁸

In the pre-war years Japanese pastors, many of whom had been missionaries in Japan, led the church. The services were primarily in Japanese until about 1935 when Rev. Taro Goto established the Nisei church, which held English language services at a different time than the Issei Japanese language services.⁷⁹ Services for the Nisei included Sunday school and the Epworth and Junior Epworth Leagues. Events featured traditional Japanese dance, music, and flower arrangement. The church additionally had a cemetery association at this time that collected funds for the purchase and upkeep of the Japanese section of the Greenwood Cemetery.⁸⁰

In 1938 the congregation was able to buy and pay for their first permanent home in the former First Swedish Methodist Church at S. Grant Street and E. 5th Avenue (on the southeast corner of the intersection). It became known as the Japanese Community Church or Grant Street Methodist Church. They stayed in this location until 1958, when their new church was constructed at 611 S. Garfield, at S. Garfield Street and E. Hartson

⁷⁵ Krause, 2006:21.

⁷⁶ Krause, 2006:20.

⁷⁷ Reames, *Spokane's Chinatown*.

⁷⁸ On file, Pacific Northwest Protestantism Collection, Highland Park United Methodist Church, Spokane, WA. Whitworth University Archives and Special Collections, accessed October 2022.

⁷⁹ Krause, 2006:18.

⁸⁰ Ibid.



The Japanese Methodist Mission bought the Swedish Methodist Church at 507 E Grant in 1938

Source: Sixty-Five Years in Pictures

Avenue. At that time the church was renamed the Highland Park United Methodist Church.

The 1940s. Mrs. Alfred D. Butler, referred to as the “Mother” of the Japanese Methodist Church, became associated with the Japanese Methodist Mission about 1930 and served as president of the Japanese Mission Board of the Central Methodist Mission for many years. In 1941 Rev. and Mrs. John B. Cobb returned from their work as missionaries in Japan to minister to the Spokane congregation. They would serve the congregation until 1945. Both Mrs. Butler and the Rev. Cobb tried to protect the local Japanese from the prejudices against the Japanese that increased during the war years.

The church continued its numerous activities during World War II, including special services to celebrate holidays, young people’s services, weddings and the like, although the Japanese Language School was discontinued. In 1942 a choir, church school, a youth fellowship program, and a Vacation Bible School were organized. The church also continued to provide space for other organizations to meet, such as the young people’s

Japanese American Citizens Club and the Women's Society and Red Cross First Aid classes.⁸¹

In October 1945 Rev. Taro Goto and Mrs. A.D. Butler made the following report. They noted that Spokane's Japanese population was growing as the internment camps were closed and many came to Spokane while they planned their next steps.⁸² At that time, about 70 people attended Sunday morning services at the church, while about 60 attended afternoon services. They reported that since June 1945, the following activities had been undertaken: a Youth Fellowship, and weekly Bible classes. The church also produced weekly church bulletins written in both English and Japanese.

The church celebrated its 45th anniversary in 1947. In 1949 the Pacific Northwest Conference Woman's Society of Christian Service presented two stained-glass windows, honoring Nisei soldiers who served in World War II, which can be seen in the narthex of the church today. In 1945 the Spokane Buddhist Church formed. The two congregations continued to share activities, which they still do to this day.

The Grant Street Methodist Church remained the primary social and religious organization for the Japanese in Spokane during the war years, when its membership grew to almost 150 people in the inter war years.⁸³ Rev. John Cobb was the pastor from 1939 to mid-1945. At the end of 1945 the church's leadership went to Rev. Taro Goto, who until the evacuation was pastor of the San Francisco Japanese Methodist Church but was held in several relocation centers during the war. The Central Methodist Church was the only church that assisted the Japanese during war.

The fall of 1945 saw the following activities and metrics. There was an increase in the Young People's Church to between 60 and 100 attendees each week; 25 attended the Japanese service.⁸⁴ Overall church attendance grew, with 90 attending weekly English language services and about 40 attending the Japanese language service by the end of 1944. By May of 1945 church reported over 200 members and additionally sponsored a Sunday School Orchestra and Issei choir.⁸⁵

The 1950s-1960s. After the war, leadership of the church community transferred from the first (Issei) to the second (Nisei) generation. In 1950 Rev. Shigeo Shimada became the pastor for the Grant Street Methodist Church. The church celebrated its 50th anniversary in 1952. One of the church's activities to celebrate was to purchase a playground at 5th Avenue and Grant Street in 1950.⁸⁶

⁸¹ This information was provided by Rev. Cobb on February 1, 1942 and is on file, Pacific Northwest Protestantism Collection, Highland Park United Methodist Church, Spokane, WA. Whitworth University Archives and Special Collections, accessed October 2022.

⁸² In the 1945 to 1949 time frame west coast evacuees to the internment camps returned to their homes.

⁸³ Krause, 2006:82.

⁸⁴ Krause, 2006:83.

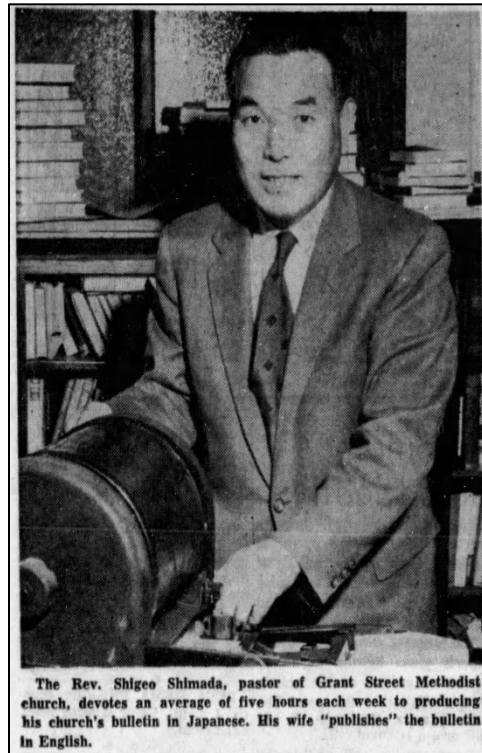
⁸⁵ Krause, 2006:84.

⁸⁶ *Sixty-Five Years in Pictures*, 1967:53.

The church began to host sukiyaki and teriyaki dinners in 1950 for fundraising and public relations purposes.⁸⁷ These events also featured programs of Japanese dances and music and exhibited Japanese flower arrangements to introduce the public to Japanese culture. At this time the dinners were usually attended by about 2,000 people over two evenings.⁸⁸

In general, after resettlement occurred and once the Japanese returned to Spokane and other cities, there was a feeling that there was no need for a segregated church.⁸⁹ Rev. Taro Goto, who served as pastor at the Grant Street Methodist Church from 1934 to 1938 and 1945 to 1950, announced at the 1957 Pacific Japanese Provisional conference that building new churches and integrating the Methodist Church were the big issues facing the church in this era.⁹⁰ The conference consisted of 31 organized churches in six western states. Rev. Goto, who was from San Francisco, had served as the first Japanese leader of the conference since 1949.⁹¹ He announced that the Japanese churches would consolidate with other English-speaking conferences of the Methodist Church by 1964. However, after a time Japanese churches on the west coast began to open their own churches again and as can be seen, the Highland Park United Methodist Church has maintained its church as a Japanese-centric church in the post-World War II years.

In 1958 the new church building and parsonage was erected under the leadership of Rev. Shigeo Shimada. Following the consecration service, the Pacific Japanese Provisional Annual Conference Session was held in Spokane in June 1958. A history of the congregation written in 1967 notes that a dedication service at the church was held on May 16, 1965 to mark the congregation's ownership of the church after repayment of the building loan. At that time, there were 150 Sunday school students, 200 members of the English-speaking division, and 100 members of the Japanese-speaking division.⁹²



The Rev. Shigeo Shimada, pastor of Grant Street Methodist church, devotes an average of five hours each week to producing his church's bulletin in Japanese. His wife "publishes" the bulletin in English.

Rev. Shigeo Shimada, 1958

⁸⁷ *Sixty-Five Years in Pictures*, 1967:221.

⁸⁸ *Ibid.*

⁸⁹ Horikoshi, Y. Casper, "A History of the Japanese Christian Mission and its Meaning," in Rev. Sumio Koga Sumio's *A Centennial Legacy, History of the Japanese Christian Missions in North America, 1877-1977*, Vol. 1. Chicago, IL: Nobart, Inc., 1977: 36.

⁹⁰ "Two Big Issues Face Japanese," *Spokane Chronicle*, April 17, 1956:3

⁹¹ "Japanese Unit to be Absorbed," *Japanese Unit to be Absorbed*, March 12, 1957:6.

⁹² *Sixty-Five Years in Pictures*, 1967:7.



1957 rendering of the church from *The Spokesman-Review*

Today representation and support for the Japanese community in Spokane is shared by a number of organizations, including Spokane's Buddhist Temple. The Hifumi En society promotes the preservation of Japanese American heritage and raises money for scholarships and other causes and activities. They have conducted and posted oral histories of community members on their website: <http://www.hifumien.org/omoide.html>. Hifumi En also features oral histories of Spokane residents that have been undertaken by Densho, which is a state-wide organization.

Spokane hosts the U.S. campus branch of Mukogawa, a women's university based in Nishinomiya, Japan under the auspices of the Mukogawa Fort Wright Institute. Spokane also participates in a sister city program with Nishinomiya. Late congregation member Ed Tsutakawa developed the sister city program and was instrumental in establishing the Spokane Mukogawa campus. There is also a branch of the JACL, the Japanese American Citizens League, in Spokane, which sponsors activities for Japanese members.

Building the Church

A Building Committee made up of Issei and Nisei members of the congregation began meeting in 1955 to discuss building a new education/youth building and a playground and to search for a suitable lot.⁹³ They purchased land across the street from the Grant Street Methodist Church but then learned that the planned I-90 freeway would pass overhead just about two houses from their present lot. They would soon be undertaking a larger project than originally anticipated.

Subsequently, Rev. Shimada appointed a new building committee, with another group of congregation members forming a finance and other committees. At this early date the group anticipated obtaining \$17,500 in donations from the Issei, \$12,500 from the Nisei, and \$15,000 from the Central Methodist Church. Ed Iwata, who became the church's builder, felt that construction could begin on the church in the fall.⁹⁴ The church would eventually purchase the land on which the present buildings and garden are located at a city auction. Plans were developed for the church, the parsonage, a Meditation Center or House of Prayer (the gazebo), and a rock garden. A zone change was sought to accommodate the new campus and the church was incorporated.

On October 30, 1956 the Building Committee met again and reported that they had received comments from the Methodist headquarters architect, but that they preferred architect Frank Toribara's plan, and would respond to headquarters to that effect. At a subsequent meeting of the committee, it was reported that \$25,000 in funding had been procured, contingent on headquarters' approval of the plans.⁹⁵

Ground-breaking for the new church was announced for Easter Sunday, April 29, 1957. It was anticipated that construction costs for the church, parsonage, and land would be \$10,000.⁹⁶

A letter from Building Committee chair Masuo Akiyama to the membership noted that the building foundations were being poured and utilities installed. The letter stressed the on-going importance of fundraising and volunteering to build the new church. "To save more money for our church, a number of Isseis, Niseis, and Sanseis have contributed their help voluntarily for the last four Saturdays and Sundays. They have done everything from tearing down forms, pulling nails out of boards, sorting lumber and cleaning up. As much as \$5,000 or more can be saved by volunteer labor. Can you give a few hours in the evening or some Saturday or Sunday?"⁹⁷

⁹³ Building Committee notes, April 19, 1955. On file, Pacific Northwest Protestantism Collection, Highland Park United Methodist Church, Spokane, WA. Whitworth University Archives and Special Collections, accessed October 2022.

⁹⁴ Ibid.

⁹⁵ Ibid.

⁹⁶ "Grant Street Church Builds," *The Spokesman Review*, April 20, 1957:7.

⁹⁷ Ibid.



Congregation members join in creating the rock garden in 1958

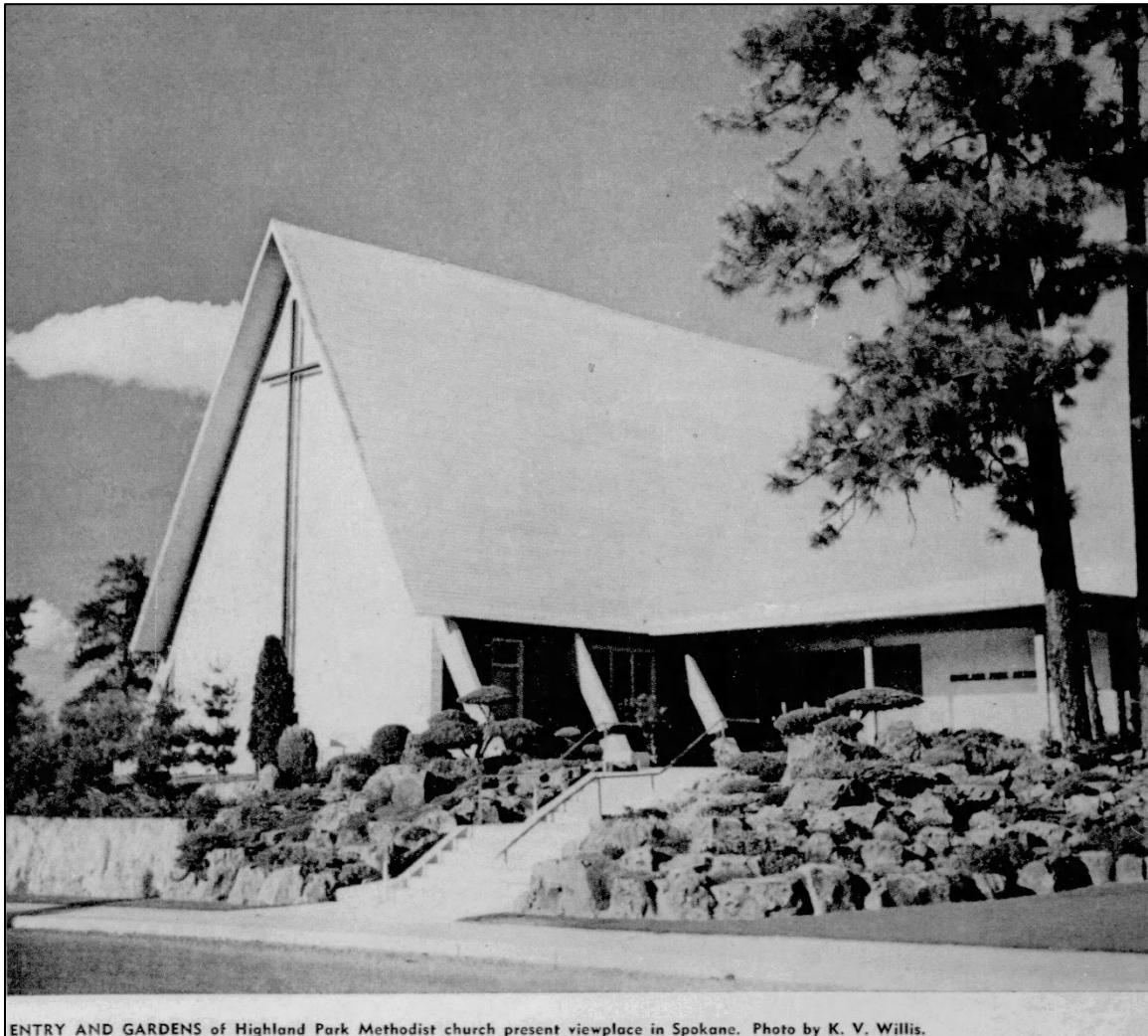
Source: Sixty-Five Years in Pictures, 1967

The Project Team. The ground-breaking for the new church was presided over by Rev. Shigeo Shimada and included Dr. Richard D. Decker, the district superintendent for the Methodist church; Ed Iwata, the contractor; Frank Toribara, the architect; and the co-chairmen of the building committee, Masuo Akiyama and H. Nichifue. A Japanese style rock garden was to be built by Ryotaro Nishikawa, a Japanese landscape gardener, and Tsunazo Edamatwu, a stone mason.⁹⁸ A tribute to Nishikawa is located on the grounds today. The Japanese garden in particular attracted much attention. A newspaper article on the landscape design noted, "Literally the congregation built a church on the rocks, and it promises to be a showplace of the city."⁹⁹

The church building program included sanctuary seating for about 130 people plus the choir, and overflow space for another 130 seats. Twelve classrooms were planned, along with an office and a large kitchen. The narthex contains many tributes to the church's history and special events, in addition to the office.

⁹⁸ "Church Will Get Japanese Garden," *Spokane Chronicle*, November 16, 1957:6.

⁹⁹ "Landscaping at Highland Park Has Simple Beauty," *The Spokesman-Review*, January 1, 1961:65.



ENTRY AND GARDENS of Highland Park Methodist church present viewplace in Spokane. Photo by K. V. Willis.

The completed church and rock garden, ca 1958

Source: Sixty-Five Years in Pictures, 1967

Rev. Shigeo Shimada. Rev. Shigeo Shimada oversaw the planning and building of the Highland Park United Methodist Church. Shimada, who was born in 1906, began preaching in 1933. He spent his first two years in the ministry in Japan. After serving in the Japanese army, he attended the Kwansei Gakvin, School of Theology, and Methodist University in Japan for five years. He then traveled to the U.S. to study at Southern Methodist University for three years, from which he graduated with a bachelor's degree in divinity. He then relocated to attend the Boston University School of Theology, from which he was awarded a master's degree. His first appointment was to the Alameda, California Japanese Methodist Church, where he served beginning in 1939. He preached at the Topaz relocation center in Utah during World War II. In 1945 he went to San Francisco to reopen the Japanese church there. Rev. Shimada came to Spokane in

1950.¹⁰⁰ In 1964 he was the first Japanese Methodist minister elected to office in the Pacific Northwest Methodist Conference.¹⁰¹

Rev. Shimada retired from the Highland Park United Methodist Church in 1971 after serving the church for 21 years.¹⁰² After his retirement he and his wife taught at the Seiwa Women's College in Nishinomiya, Japan for three-and-one-half years. Rev. Shimada would also write two books in retirement, including his own memoirs entitled *A Stone Cried Out*, about his conversion to Christianity. He also compiled the photos for the church's *Sixty-Five Years in Pictures*, published in 1967.¹⁰³ He then retired to Seattle where he died in 1994 at the age of 88.

Architect Frank Y. Toribara. The Highland Park United Methodist Church was designed by Spokane architect Frank Yoshio Toribara, who was a member of the congregation as well. Frank Toribara was born May 15, 1915 in Seattle and attended the University of Washington, from which he graduated in 1935 with a degree in architecture.¹⁰⁴ After graduation he worked as a draftsman for several Seattle firms. He received his architectural license 13 days after the bombing of Pearl Harbor on December 7, 1941, and was incarcerated at the Minidoka Japanese internment camp near Jerome, Idaho during World War II.¹⁰⁵ After being released, he and his wife moved to Spokane. He first worked at the architecture firm of Funk, Murray & Johnson, but soon opened his own office (he would collaborate with them at other times as well). One of the projects he was involved in at this time was the design of the 1945 Garland Theater in Spokane, which is listed on the National Register of Historic Places and on the Spokane Register.¹⁰⁶

Toribara designed a great variety of building types, including churches, schools, medical offices, commercial buildings, multi-family housing, and single-family developments and residences. Another highly visible church designed by Toribara, in addition to the Highland Park United Methodist Church, is the 1948 addition to the Holy Trinity Greek Orthodox Church on W. Augusta Avenue and N. Washington Street, which he designed early in his career. Two of his works are listed in the *Spokane Mid-20th Century Architectural Survey Report*, which documented 53 of Spokane's most outstanding and representative residential, institutional, commercial and industrial buildings that were

¹⁰⁰ "Church Spokane's Gift From City Japanese," *The Spokesman Review*, March 29, 1958:7. Prior to Rev. Shimada's appointment, pastors for the church were Caucasian, often with missionary experience in Japan.

¹⁰¹ "Spokane Ministers Elected to Posts," *The Spokesman Review*, June 15, 1964:5.

¹⁰² "The Highland Park United Methodist Church, Spokane, Washington," *A Centennial Legacy, History of the Japanese Christian Missions in North America, 1877-1977*, Vol. 1. Compiled by Rev. Koga Sumio. Chicago, IL: Nobart, Inc., 1977:260.

¹⁰³ *Sixty-Five Years in Pictures*. Spokane, WA: The Issei Commission on Evangelism, Highland Park Methodist Church, June 1967.

¹⁰⁴ "Toribara, Frank Yoshio (Age 92)," (obit.), June 10, 2007:27.

¹⁰⁵ Ibid. Toribara was first held in the Puyallup Assembly facility. He married his wife, Ruth S. Matsumoto, on March 28, 1942.

¹⁰⁶ Note that he is not listed as an architect for this building, but it is mentioned in his obituary. Toribara would have just returned from internment camp when this building was constructed. Al Funk was the architect of record.

constructed at mid-century.¹⁰⁷ These buildings are his own residence, which was built in 1960 and was where he had his offices, and the 1962 Tombari Dental Clinic.¹⁰⁸

Additional projects of note include a 16-story high rise in Anchorage, Alaska, which was to be the tallest building in Alaska (research did not reveal whether this was built). He is also credited with designing the Japanese Pavilion for Expo '74, which was a collaboration between Toribara and Tokyo landscape artist Ken Nakajima.¹⁰⁹ He also designed the houses for a 185-house subdivision in northwest Spokane for Sunset Homes, Inc. in 1951.¹¹⁰ He was slated to design a 60-unit, seven-story apartment building in Browne's Addition; this building is three stories in height today.¹¹¹ Projects range in design from commercial vernacular structures to high style, mid-century modern buildings. An example of a stylish commercial building is the 1948 former Tucker Car Showroom on N. Monroe Street, with its extensive steel-frame, glazed showroom. This building has unfortunately since been altered. Both his own home and the Farline House (SRHP) on lower South Hill are post-and-beam Contemporary houses.¹¹²

Although Toribara was most active as an architect from the 1950s through the 1970s, he retained his practice until his death in Spokane on June 5, 2007.¹¹³

Modern Church Design

While experiments in modern architectural design occurred in the U.S. beginning in the late 1920s in Southern California (Rudolph Schindler and Richard Neutra) and the San Francisco Bay Area (William W. Wurster), modern styles did not come into widespread use in the U.S. until after World War II. Residential design incorporated design and construction efficiencies perfected during the war and then put them in practice in the post-war era designing our suburbs. The design of churches, schools, and shopping centers followed the expanding suburbs with newly adopted modern forms and expressions.¹¹⁴

Developing modern churches that reflected the new age and evolving architectural values became a preoccupation of architects, from the internationally known Frank Lloyd Wright, Eliel Saarinen, and Portland's Pietro Belluschi, to the local and regional architects that built our cities and suburbs. Architects sought new forms to express the new era. The variety of forms they experimented with, evidenced in the list of modern

¹⁰⁷ Aaron Bragg and Diana Painter, *Spokane Mid-20th Century Architectural Survey Report*. Prepared for City of Spokane/Spokane Historic Landmarks Commission. Prepared by helveticka and Painter Preservation, 2017.

¹⁰⁸ He also designed a shopping center for pharmacist William Anthony Tombari.

¹⁰⁹ Dawn Bowers, *Expo '74 World's Fair Spokane, Official Commemorative of the Spokane World Exposition 1974*. Spokane, WA: Expo '74 Corporation, 1974:97.

¹¹⁰ This 280-acre development is bounded by Rowen, Francis, Assembly and A Street.

¹¹¹ This building is located on 4th and Hemlock on Coeur d'Alene Park.

¹¹² This house is located at 2205 E. Girard Place.

¹¹³ Bragg and Painter, 2017:40.

¹¹⁴ Diana J. Painter and Katherine J. Rinehart, *Historic Resource Report for 705 N. Webster Street*. Prepared for Petaluma First Baptist Church. Prepared by Painter Preservation, July 27, 2021:34.

churches in Susan Cerny's *An Architectural Guidebook to San Francisco and the Bay Area*, included modern domes (Our Lady of Mount Carmel, Mill Valley, 1960), A-frames (Hope Lutheran Church, Mario Corbett, Brisbane, California, 1955), pyramidal-shaped churches (Immanuel Lutheran Church, Pietro Belluschi, Silverton, Oregon, 1975-79) and barrel-vaulted churches.

Closer to home, outstanding Contemporary style homes began to be seen in Spokane beginning about 1950.¹¹⁵ Modern church design proliferated in the 1950s as well, and included the design of the Highland Park United Methodist Church.

A windshield survey of Spokane churches by Washington State Architectural Historian Michael Houser identified eleven churches in Spokane that were constructed in the 1940s, including six by architects Whitehouse & Price, who were known for their church design, including St. John's Cathedral, which is a Gothic Revival church. Three were designed in the late 1940s by Funk, Molander & Johnson, with whom Frank Toribara collaborated on occasion. The latter included the lauded 1946 Salem Lutheran Church.

The survey identified 30 churches built in Spokane in the 1950s, in a variety of styles and by a variety of architects, but included seven churches by Eddy, Carlson & James. Most are in the inner suburbs and are modern in style, but only a few could be considered high style in design. Another 22 churches were identified as being constructed in the 1960s, including the 1968 Holy Names Convent by Walker, McGough, Foltz & Lyeria, which won a national AIA award. The 1959 vaulted Westview Congregational Church by Warren Heylman is notable as well.

Architects of the era also adopted other tenets of modernism, such as the use of natural materials and the expression of structure, which could be particularly dramatic on church interiors.¹¹⁶ Belluschi's St. Thomas More Church in Portland, as originally built in 1948, is a case in point, with its wood interiors and modern stained glass. The Highland Park United Methodist Church is an excellent example of a very expressive modern structure, evidenced on both its interiors and exterior.

A-frames, such as seen in the Highland Park United Methodist Church, were a popular modern church form. Belluschi's Church of the Redeemer (Baltimore, MD, 1954-58) is considered one of his finest churches.¹¹⁷ Another lauded and widely imitated A-frame

¹¹⁵ Richard Neutra's International Style house for Dr. Frederick Fischer house was constructed in 1951. Note that Edwin J. Peterson designed some early modern houses, sometimes seen as "Modernistic." One of these houses was the Better Housing Committee Model Home, constructed in 1940. Peterson had actually been awarded the commission as the result of a design competition, which he won first and second place, among a group of ten local architects. Michael Houser, "Edwin J. Peterson, 1907-1991," *Architect & Builder Biographies*. <https://dahp.wa.gov/historic-preservation/research-and-technical-preservation-guidance/architect-biographies/bio-for-edwin-j-peterson>, October 2016, accessed October 2022.

¹¹⁶ Susan Dinkelspiel Cerny, Editor, *An Architectural Guidebook to San Francisco and the Bay Area*. Salt Lake City, UT: Gibbs Smith, Publisher, 2007:509.

¹¹⁷ Meredith L. Clausen, *Spiritual Space, The Religious Architecture of Pietro Belluschi*. Seattle, WA: University of Washington Press, 1992:94.

church is Frank Lloyd Wright's First Unitarian Society Meeting House (Shorewood Hills, WI, 1947). Seattle architect Paul Thiry, who is generally credited with introducing European Modernist design to the Seattle area¹¹⁸ and was known in part for his ecclesiastical buildings, said this of A-frame churches: "Isn't all this exactly what the church builder has been looking for all the ages past – greater span, height, lightness, openness, acoustical control, ease of construction, simple methods?"¹¹⁹ A good (and unusual) example of an A-frame church in Spokane is the Lincoln Heights Congregational Church, designed by Douglas Durkoop and built in 1957.¹²⁰

As early as 1944, Dr. John Scotford of New York spoke in Spokane at the Congregational Christian Conference, held in Hillyard, and attended by approximately 200 Washingtonians. While much of Dr. Scotford's address spoke to the interior design of churches and liturgical music, he declared that church design was going to change after World War II: "Revolutionary changes in church architecture will become apparent after the war. . . .", meaning that less focus would be placed on the minister the internal church design would be more informal in character. He noted that the Congregational Churches in the U.S. would be distributing \$6,000,000 after the war to design new churches.¹²¹

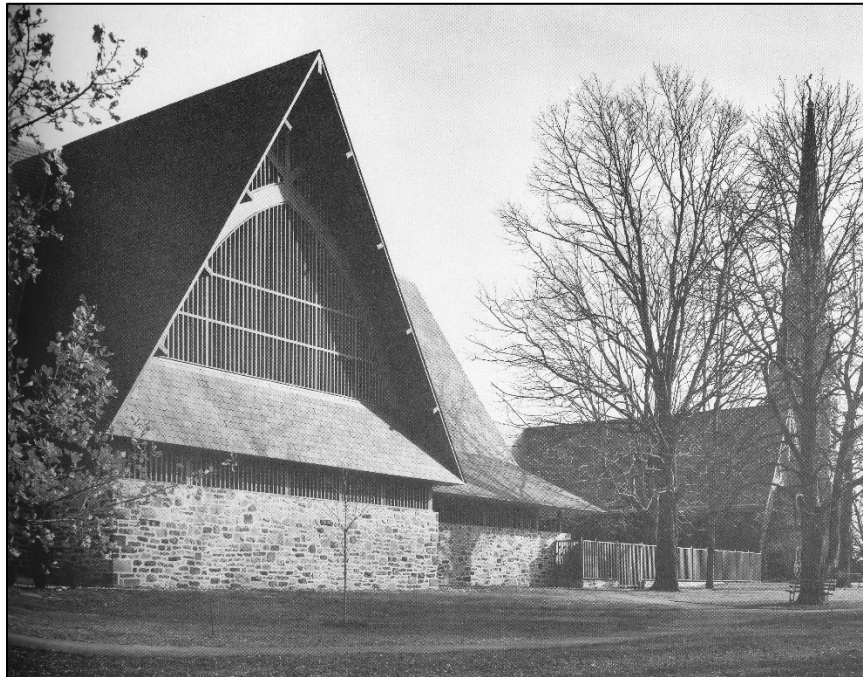
¹¹⁸ Meredith L. Clauson, "Paul Thiry" in *Shaping Seattle Architecture, A Historical Guide to the Architects*, Jeffrey Karl Ochsner, editor. Seattle, WA: University of Washington Press, 2014:290.

¹¹⁹ Paul Thiry, quoted in Esley Hamilton and Catie Myers, Mid-Century Modern Church Survey, Religious Structures 1940-1970 in St. Louis County. 2009-2010:7.

¹²⁰ Michael Houser, "Modern Architecture, Spokane at the Leading Edge" (power point presentation). Olympia, WA: Department of Archaeology and Historic Preservation, (no date).

¹²¹ Ibid. Thiry was also the author of *Churches and Temples* with R. Bennett and H. Kamphoefner, considered a major work on modern religious architecture in 1953. Clauson, Meredith L., Paul Thiry in *Shaping Seattle Architecture, A Historical Guide to the Architects*, Jeffrey Karl Ochsner, editor. Seattle, WA: University of Washington Press, 2014:291.

Church of the Redeemer (Baltimore, MD)



First Unitarian Society Meeting House (Sherman Hills, WI)

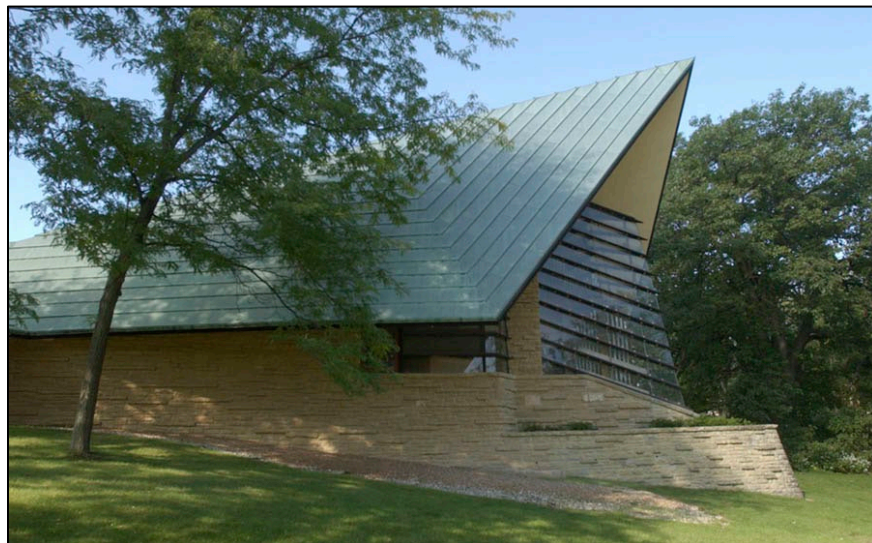


Photo by Mark Hertzberg

As described by architectural historian Dave Weinstein, “. . . since the conclusion of World War II, architects globally were arguing that new churches must have a new style to reflect current needs and functions, new ways of worshipping, and new ways of

understanding God.”¹²² Architectural historian Gretchen Buggeln notes, “Form was . . . a critical marker of modernism; clean and bold lines were better than fussy profiles that hankered after the past.”¹²³ Belluschi himself wrote, “In approaching the problem of designing religious buildings, the contemporary architect is confronted by the difficult problem of creating form[s] appropriate to a modern society without destroying the past.”¹²⁴

Buggeln, in her book, *The Suburban Church, Modernism and Community in Postwar America*, notes that by the 1950s, most churches in the U.S. were built in one of two styles, the traditional “Colonial” church or the “contemporary” church, which she defines as a church in new forms, with new materials, and without extensive ornament: “Many church leaders and architects were increasingly certain . . . that contemporary – and only contemporary – was the appropriate architecture for the postwar church.”¹²⁵ It was felt that the new modern churches should reflect contemporary life and culture.¹²⁶

After World War II congregations flourished and invested in their churches.¹²⁷ In 1953, thirty million people lived in the suburbs in the U.S., and by 1959, it was anticipated that \$950 million would have been spent since World War II on new church buildings.¹²⁸ “Never before or since has so much concerted energy been directed toward American church design.”¹²⁹

¹²² Dave Weinstein, “When God Went Mod,” *The Eichler Network*, <https://www.eichlernetwork.com/article/when-god-went-mod>, accessed October 2022.

¹²³ Gretchen Buggeln, *The Suburban Church, Modernism and Community in Postwar America*. Minneapolis, MN: University of Minnesota Press, 2015:xxiv.

¹²⁴ Meredith L. Clausen, *Spiritual Space, The Religious Architecture of Pietro Belluschi*. Seattle, WA: University of Washington Press, 1992:189.

¹²⁵ Buggeln, 2015:XV.

¹²⁶ Ibid.

¹²⁷ Buggeln, 2015:xiii.

¹²⁸ Buggeln, 2015:xxii.

¹²⁹ Buggeln, 2015:1.

Lincoln Heights Congregational Church (Spokane, WA)



Modern Church Design in Spokane

Spokane's venerable architectural firm of Whitehouse & Price were very prolific designers of churches in Spokane and environs in the 1940s.¹³⁰ It would not be until the 1950s, however, that a wide variety of architects began designing modern churches in a range of vocabularies. Salem Lutheran Church by Swedish architect Edwin J. Peterson was startlingly modern in design. Its construction was precipitated by a fire in 1949, which burned some of the church plant. Redesigning and rebuilding the church resumed in 1950.¹³¹ It was published in the national magazine *Architectural Record*, in December

¹³⁰ See for example, "Harold C. Whitehouse Ecclesiastical Architecture," *EWU Digital Commons*, <https://dc.ewu.edu>, accessed October 2022. Whitehouse & Price designed over 2,400 churches and other buildings in the course of their long career together.

¹³¹ Peterson also designed the Ritzville Methodist Church in 1950.

1950.¹³² Peterson grew up in Spokane and studied architecture first at Washington State University and then at Harvard University. Before opening his own practice in Spokane in 1937, he worked for Spokane's Whitehouse & Price, who were known for their church design.

The following sampling of exemplary modern churches in Spokane appear in State Architectural Historian Michael Houser's survey of church buildings in Spokane and the region, beginning with the Salem Lutheran Church and presented in chronological order.¹³³ All are modern churches; the Lincoln Heights Congregational Church is an A-frame.

- Salem Lutheran Church, E.J. Peterson, 1950
- St. Augustine Catholic Church, Funk, Molander & Johnson, 1953¹³⁴
- St. Paul's Lutheran Church, Victor L. Wulff, 1954
- Emmanuel Presbyterian Church, McClure & Adkison, 1956
- Lincoln Heights Congregational Church, Douglas Durkoop, 1957.

The following churches were recognized in the city-sponsored *Spokane Mid-20th Century Architectural Survey Report*, which is a survey of Spokane's mid-century architecture completed in 2017. Fifty-three residential, commercial, institutional and industrial buildings were selected as being among the most outstanding and representative of Spokane's architecture of the era.¹³⁵ Included in this survey are the following churches, in chronological order.¹³⁶ They represent a variety of modern styles.

- St. Charles Borromeo Catholic Church, Funk, Murray & Johnson, architects, Harold Balazs, artist, and stained-glass artist Gabriel Loire of Chartres, Parabolic paraboloid, 1961¹³⁷
- Unitarian Church, McClure & Adkison with Moritz Kundig, architects, with artist Harold Balazs, Neo-Expressionist, 1961 (altered)
- First Church of Christ, Scientist, Kenneth W. Brooks, architect, Meisian, 1967
- Temple Beth Shalom, Walker & McGough Architects, Brutalist, 1967
- Sacred Heart Catholic Church, Carroll Martell, architect, Neo-Expressionist, 1969.

¹³² Michael Houser, "Edwin J. Peterson, 1907-1991," *Architect & Builder Biographies*.

<https://dahp.wa.gov/historic-preservation/research-and-technical-preservation-guidance/architect-biographies/bio-for-edwin-j-peterson>, accessed October 2022.

¹³³ Michael Houser, "Modern Architecture, Spokane at the Leading Edge" (power point presentation). Olympia, WA: Department of Archaeology and Historic Preservation, (no date).

¹³⁴ Note that Frank Toribara collaborated with Funk, Molander & Johnson at times.

¹³⁵ Aaron Bragg and Diana Painter, *Spokane Mid-20th Century Architectural Survey Report*. Prepared for the City of Spokane/Spokane Historic Landmarks Commission. Prepared by helveticka and Painter Preservation, 2017.

¹³⁶ Buildings in the study that have a religious affiliation include the Garden Crypt Mausoleum, Carl Vantyne, 1957; the Fairmont Sunset Mausoleum, Carl Vantyne, 1965; and the Holy Cross Cemetery and Mausoleum, Carkin & Sherman, 1969.

¹³⁷ These churches are also in the Houser survey. St. Charles Borromeo Catholic Church and the First Church of Christ, Scientist are also featured in the City of Spokane's Modern Heritage tour: <https://www.historicspokane.org/HeritageTours/modern/tour/tour.html>, accessed October 2022.

Modern church design was widely accepted after World War II and new churches were in demand, as the suburbs were populated with new subdivisions, schools, churches and shopping centers. The Highland Park United Methodist Church and all the churches listed above demonstrate that urban or inner suburban churches were also being built in modern styles. Churches built in traditional styles were in the minority in Spokane by this era.

SUMMARY STATEMENT

The Highland Park United Methodist Church in Spokane's East Central neighborhood is significant as representing and embodying the history of the Japanese community in Spokane from the congregation's founding in 1902 to the present (Category E).¹³⁸ During the period in which the new 1958 church was conceived and built, it is also significant for the leadership shown by Rev. Shigeo Shimada. Other important figures in the history of the church, are Mrs. John D. Ellis and Mrs. Alfred D. Butler. Both were members of the Central Methodist Church and served as president of the Japanese Mission Board. Mrs. Ellis was instrumental in founding early church programs that reached out to and established educational programs for Japanese immigrants in the founding years of the church. Mrs. Butler served in the World War II era, which was a challenging era for Spokane's Japanese community, as it absorbed new members during the Evacuation period of World War II and then adjusted again during the post-war years. Their importance to the church is today reflected in the names of the Butler Chapel and Ellis Hall.

The church is also significant as an excellent representation of modern church in Spokane, with its distinctive A-frame design, conceived by architect Frank Y. Toribara and built by builder Ed Iwata (Category C). The formal landscape design, which includes a rock garden, is Japanese in character, designed by garden designer Ryotaro Nishikawa.

¹³⁸ Note that on-going significance for a historic resource is established by capping the period of significance as 50 years ago from the present. "Fifty years ago is used as the closing date for periods of significance where activities begun historically continued to have importance and no more specific date can be defined to end the historic period." National Park Service, *National Register Bulletin 16A: How to Complete the National Register Registration Form*. Washington DC: US Department of the Interior, National Park Service, Cultural Resources, 1997 (1977):42.

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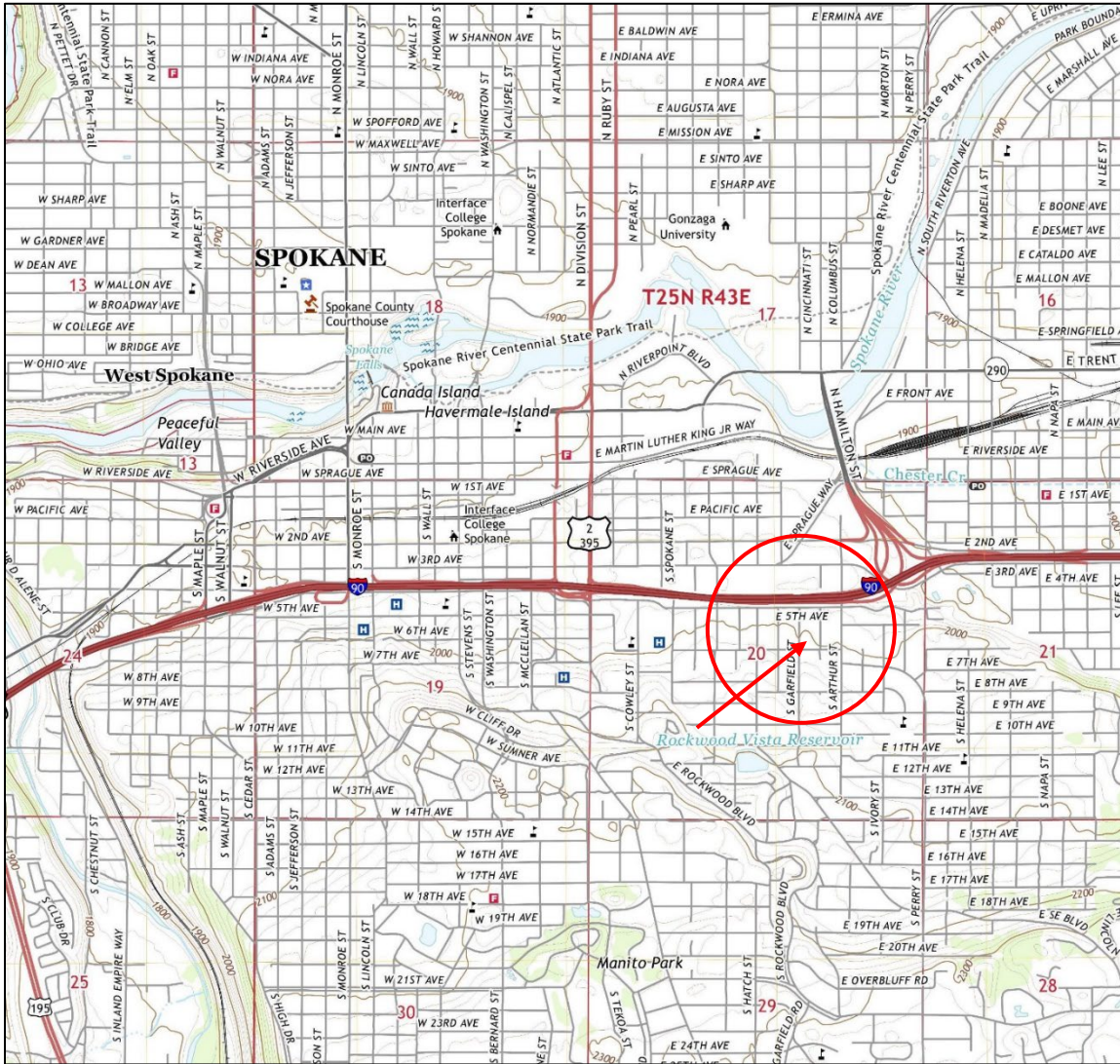
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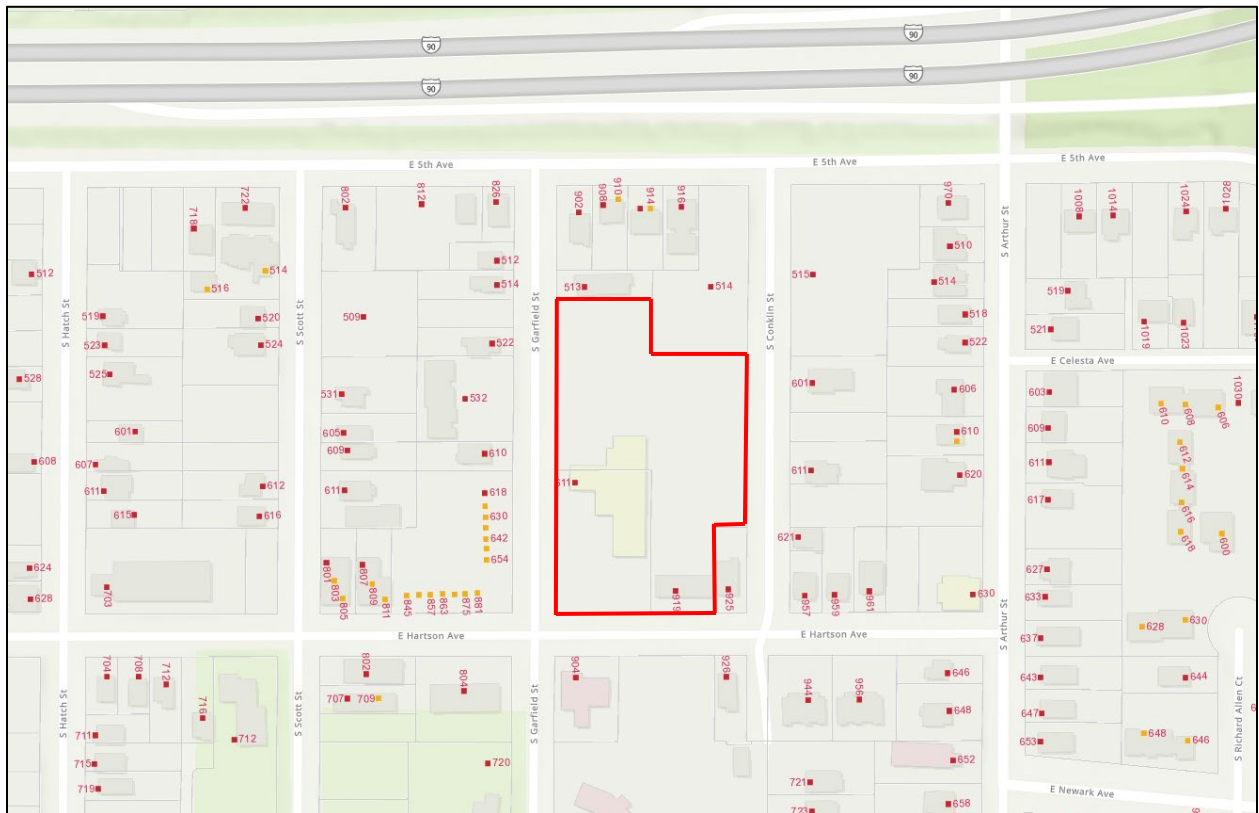
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Figure 1: Regional location map, Spokane NW 7.5 minute quadrangle



Source: USGS

Figure 2: Site parcel map



Source: Spokane County Assessor

Figure 3: Aerial site plan



Source: Google maps



Photo 1: Butler Chapel (Sanctuary), front (west) façade, looking northeast



Photo 2: Entry sign



Photo 3: Beams touching down on south side of sanctuary



Photo 4: Butler Chapel (left), Ellis Hall (right), looking north



Photo 5: Rear view of Ellis Hall and Butler Chapel, looking west



Photo 6: Theater wing (left), Butler Chapel (right), looking east



Photo 7: Sanctuary, looking west toward altar



Photo 8: Sanctuary overflow seating (foreground), stage area (background), looking north

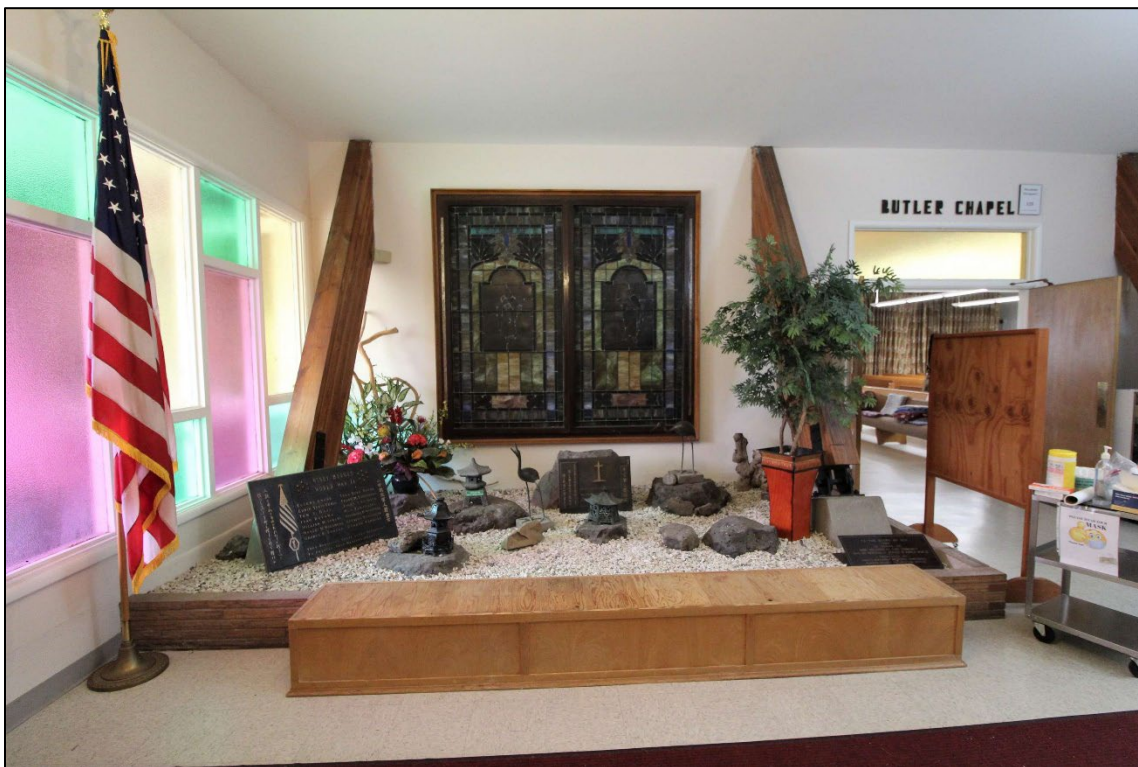


Photo 9: Entry vestibule, display area, historic stained glass windows on wall, looking north



Photo 10: View of Grant Street Church, foreground, in vestibule display



Photo 11: Ellis Hall (fellowship hall), looking south toward kitchen



Photo 12: Classroom doors off Ellis Hall, looking southeast



Photo 13: View of kitchen, looking southwest



Photo 14: Display area in Ellis Hall, showing Hina Dolls



Photo 15: Parsonage, north (rear) and west facades, looking southeast



Photo 16: Shed in parking lot, Parsonage in background, looking southeast



Photo 17: View of grounds, Gazebo in background, looking south



Photo 18: View of grounds, looking south



Photo 19: View of dedication to garden designer



Photo 20: Setting, looking north along S. Garfield Street

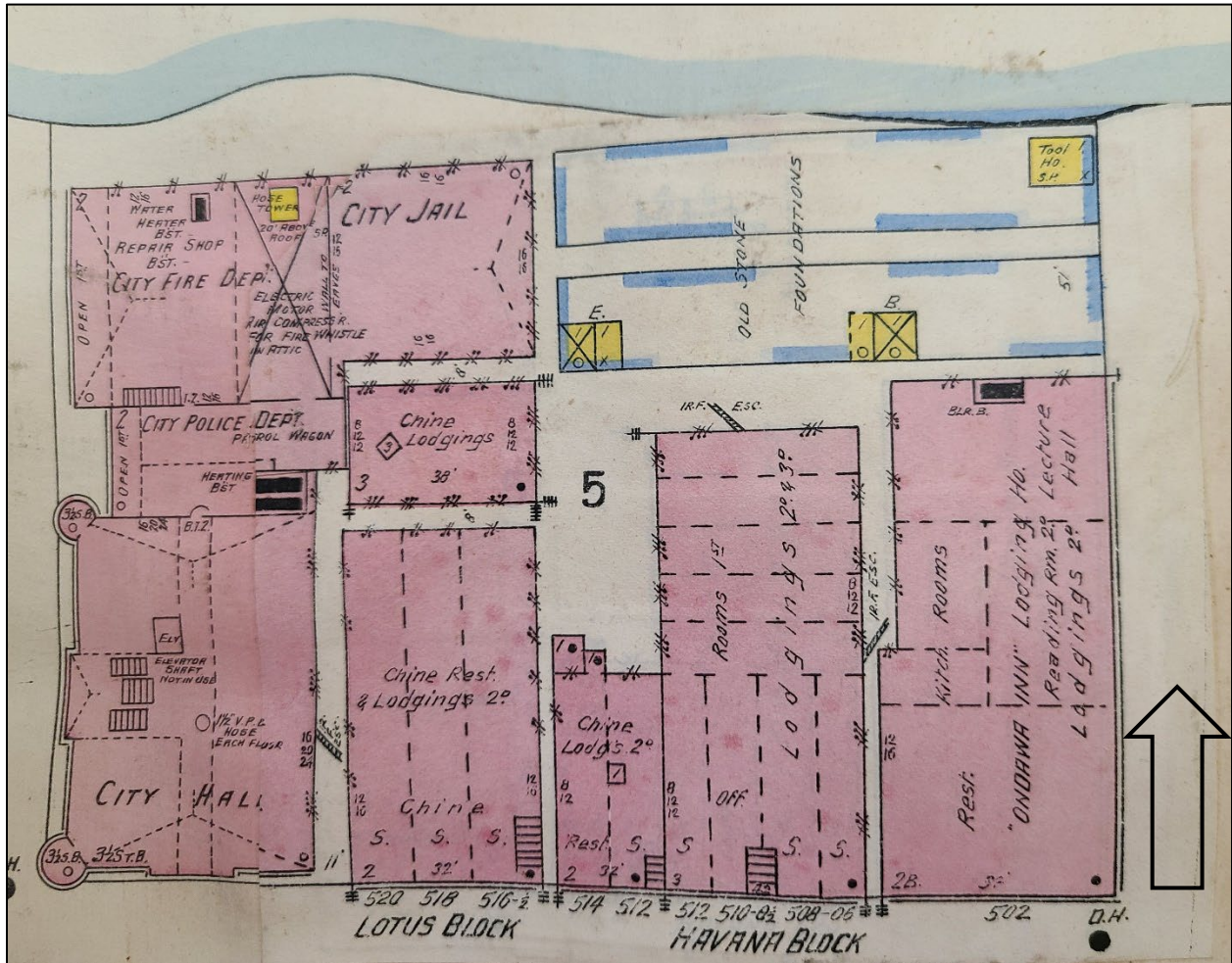


Photo 21: Setting – view toward west along E. Hartson Avenue



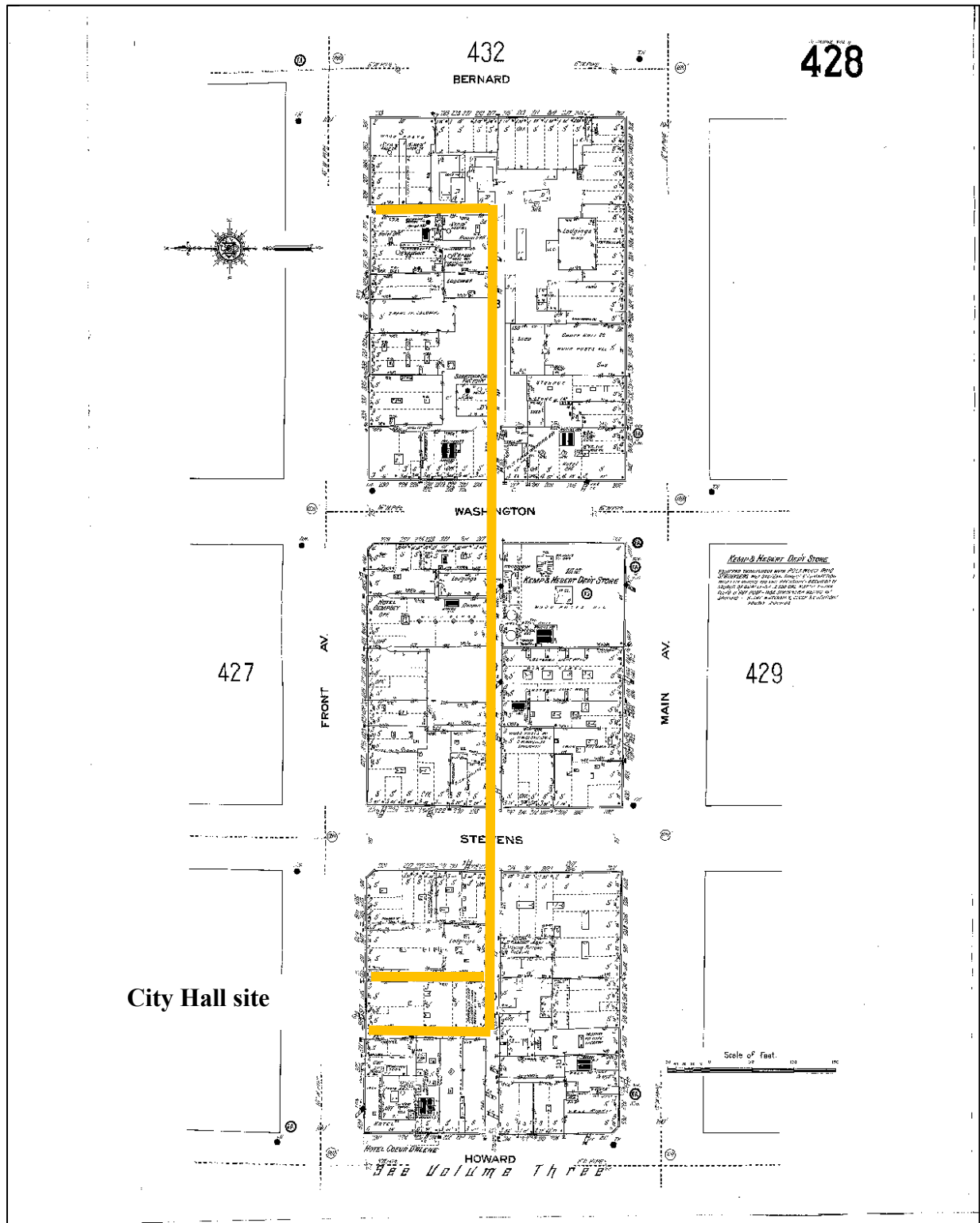
Photo 22: Setting – view toward east along E. Hartson Avenue

Figure 4: City Hall and the police and fire departments and city jail in 1905, along with five lodgings buildings (bounded by Howard and Stevens Streets and Front Avenue)



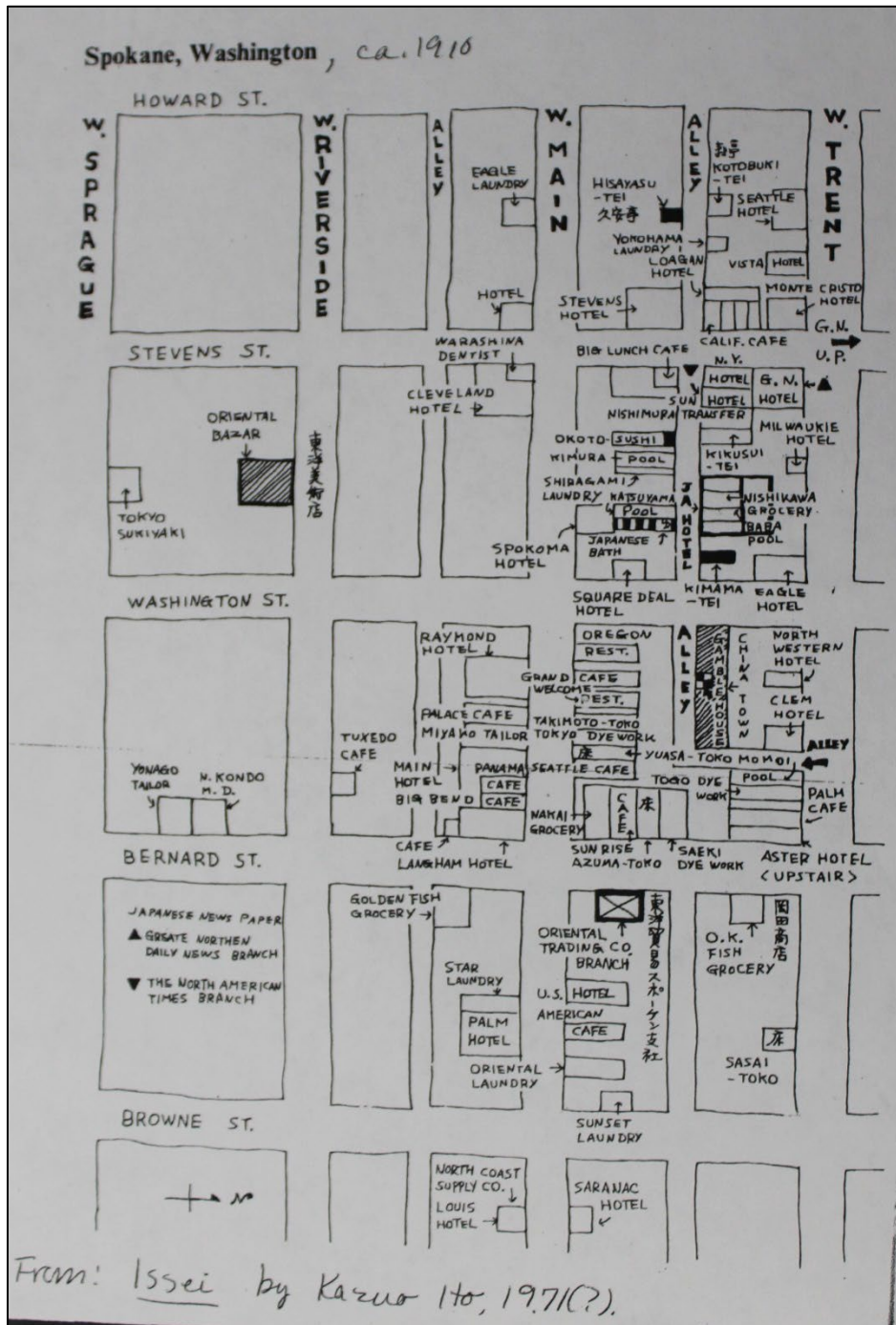
Source: Sanborn Fire Insurance map

Figure 5: Trent Alley in 1910



Source: Sanborn Fire Insurance map

Figure 6: Businesses owned by the Japanese in Spokane ca 1910



From: *Issei* by Kazuo Ito, 1971(?).

Source: *Issei* by Kazuo Ito, ca 1971

Figure 7: Japanese shop from “Spokane Japanese Businessmen and Their Enterprises,”
1914



Photograph by Ryosuke Akashi

Figure 8: Japanese shop from “Spokane Japanese Businessmen and Their Enterprises,”
1914



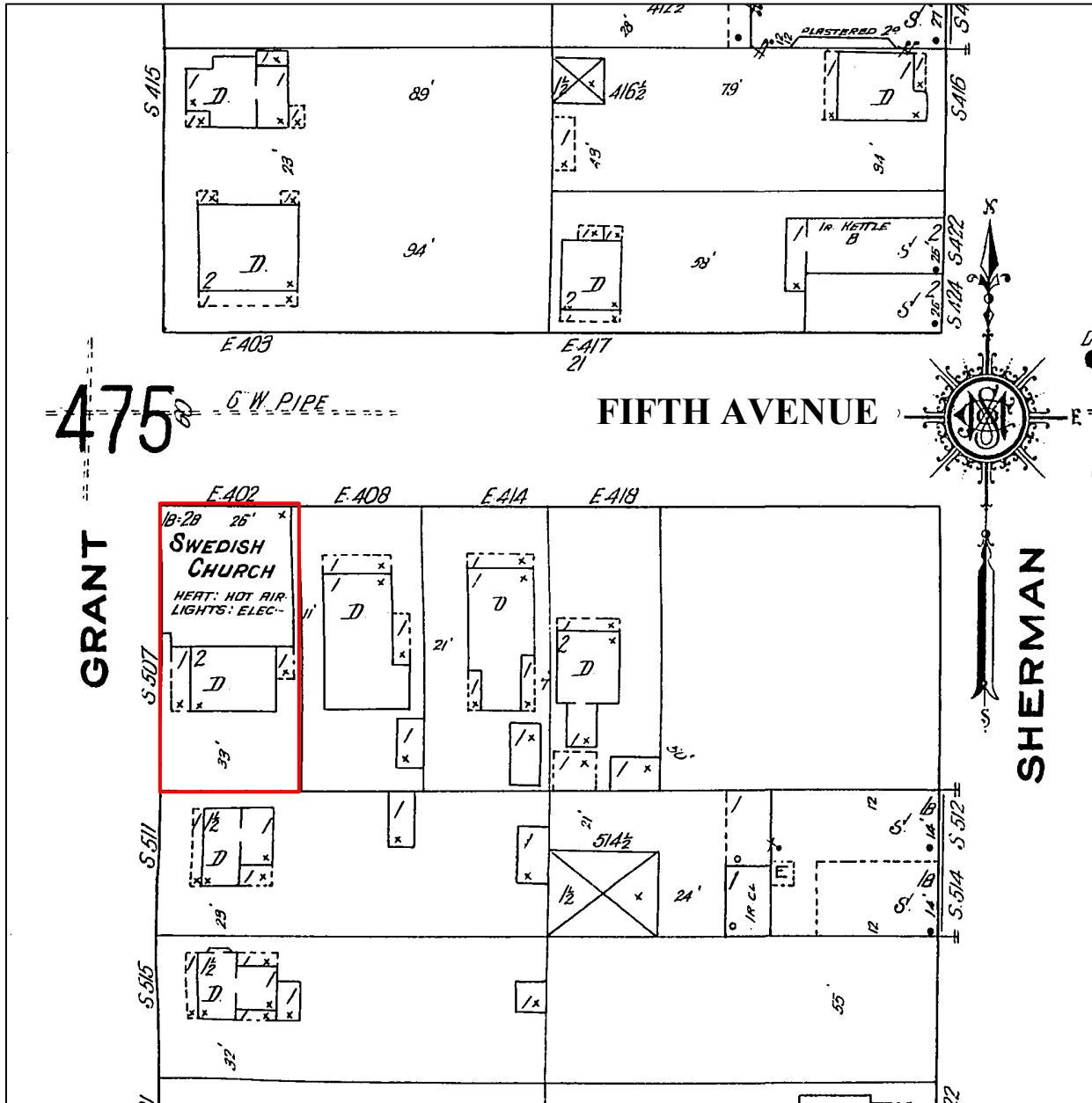
Photograph by Ryosuke Akashi

Figure 9: The Japanese Mission Church at 512-514 W. Third Avenue picturing women and children



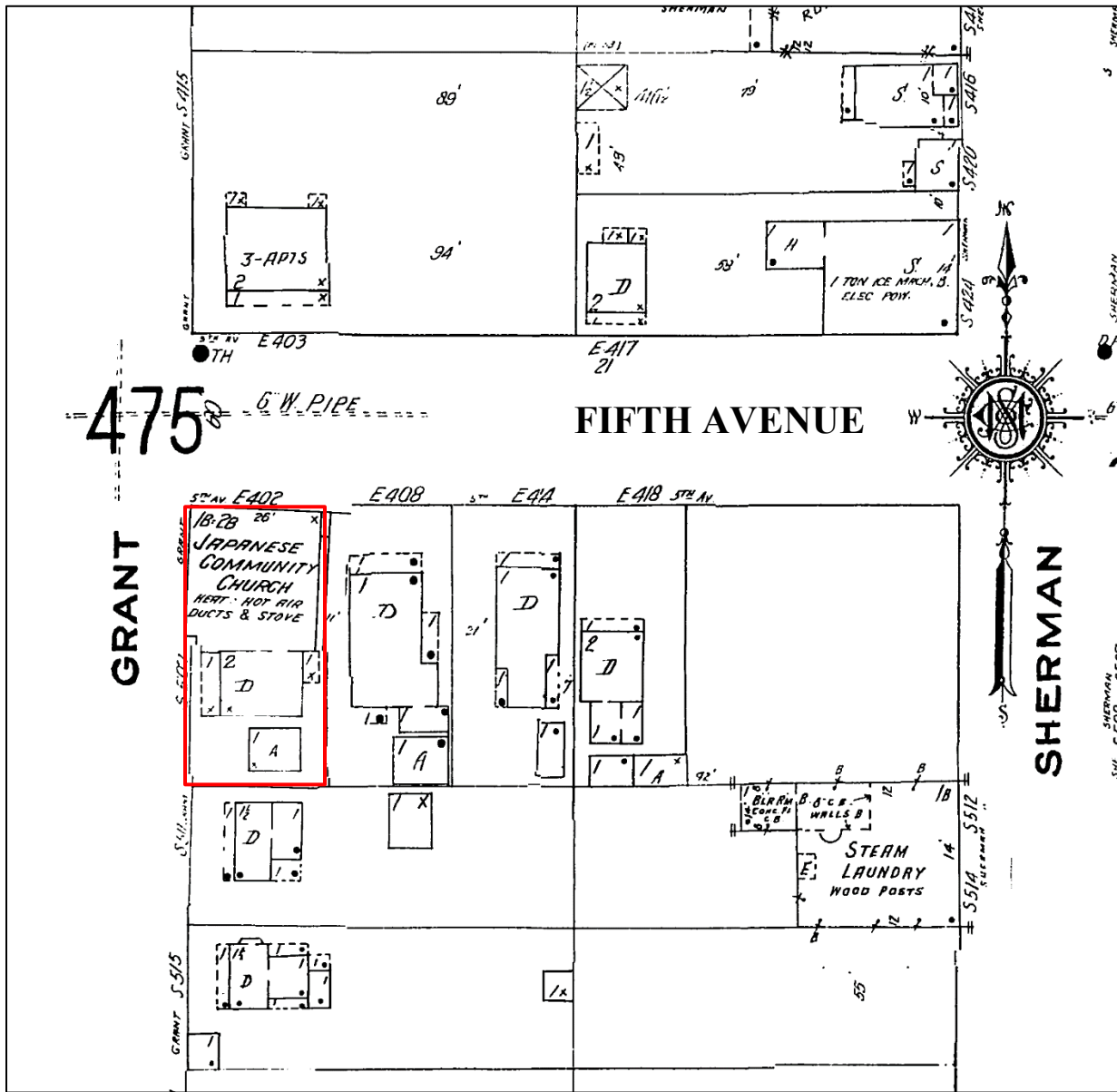
Source: Spokane Public Library

Figure 10: Swedish Church on S. Grant Street and E 5th Avenue, which preceded the Japanese Community Church shown in 1910



Source: Sanborn Fire Insurance maps

Figure 11: The Grant Street or Japanese Community Church shown in 1950



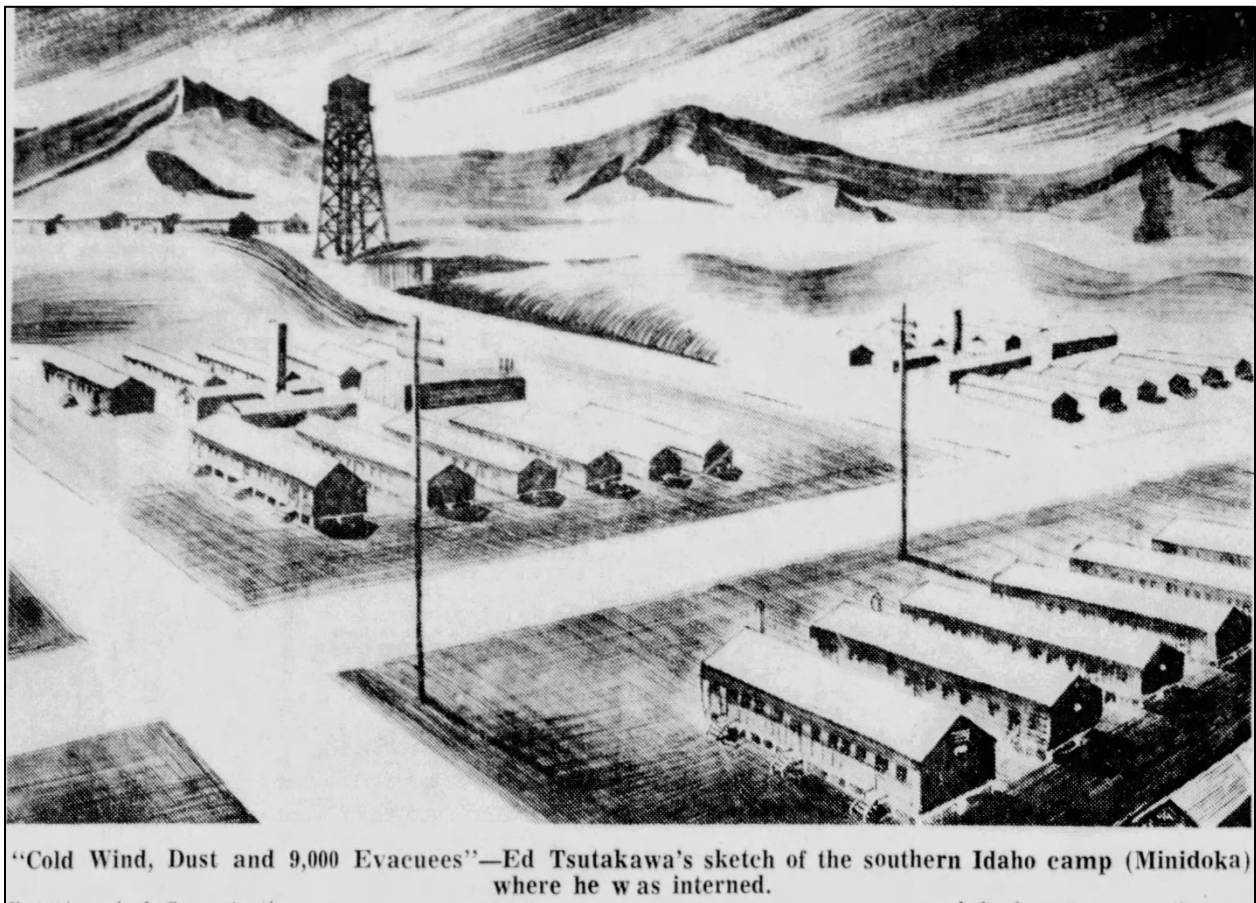
Source: Sanborn Fire Insurance maps

Figure 12: The Highland Park United Methodist Church bought the Swedish Church in 1938



Source: Sixty-Five Years in Pictures

Figure 13: Spokane's Ed Tsutakawa's sketch of the Minidoka Relocation Center



Source: The Spokesman Review, August 19, 1969

Figure 14: Rev. Shigeo Shimada mimeographing church bulletins, 1958



Source: The Spokesman Review, March 29, 1958

Figure 15: A rendering of the new church appeared in the newspaper on April 20, 1957



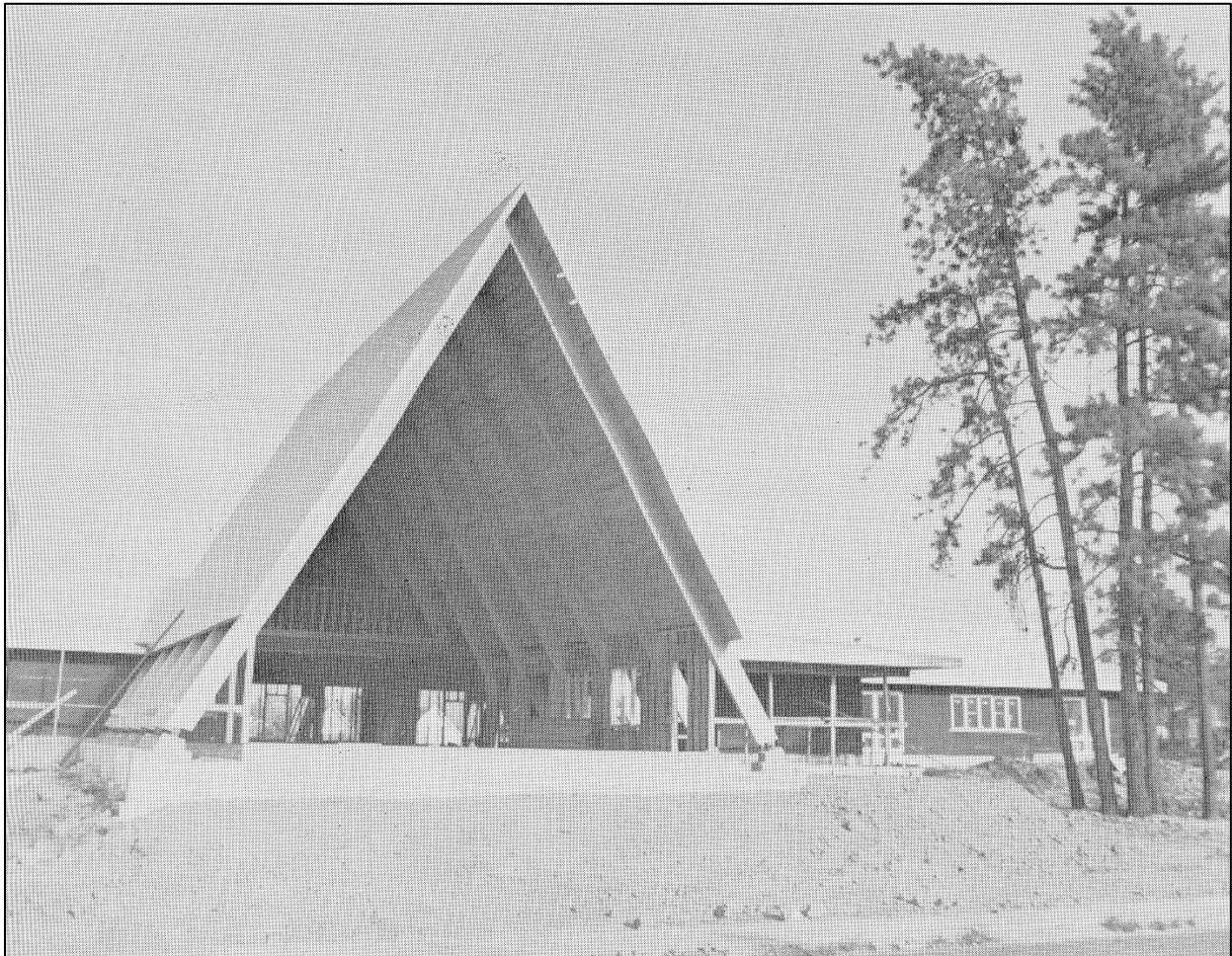
Source: The Spokesman-Review

Figure 16: Groundbreaking in April 1957 showing Frank Toribara (left), Rev. Shimada, and Nisei Building Chairman, Masuo Akiyama (right)



Source: Sixty-Five Years in Pictures

Figure 17: The Highland Park United Methodist Church sanctuary under construction




Source: Sixty-Five Years in Pictures

Figure 18: Newspaper article chronicling construction of new church in 1957



Source: Spokane Daily Chronicle

Figure 19: Highland Park United Methodist Church featured in article on tourism in Spokane in 1961



A Spokane Church in Modern Design
Highland Park Methodist shows functional beauty.

City's Many Churches of Interest to Visitors

Visitors to Spokane during Tourist Appreciation Week will be greatly impressed by the city's fine assortment of churches representing all denominations.

The Chamber of Commerce has asked all citizens to be prepared to make quick recommendations when a visitor to the city asks what Spokane has to offer that would be of interest to a touring guest.

Movie Man Will Appeal Court Ruling

Edward H. Metzgar, operator of the Garland Theater in north Spokane, will appeal to the state Supreme Court from a ruling in Superior Court here, his attorney, Joseph P. Delay, said.

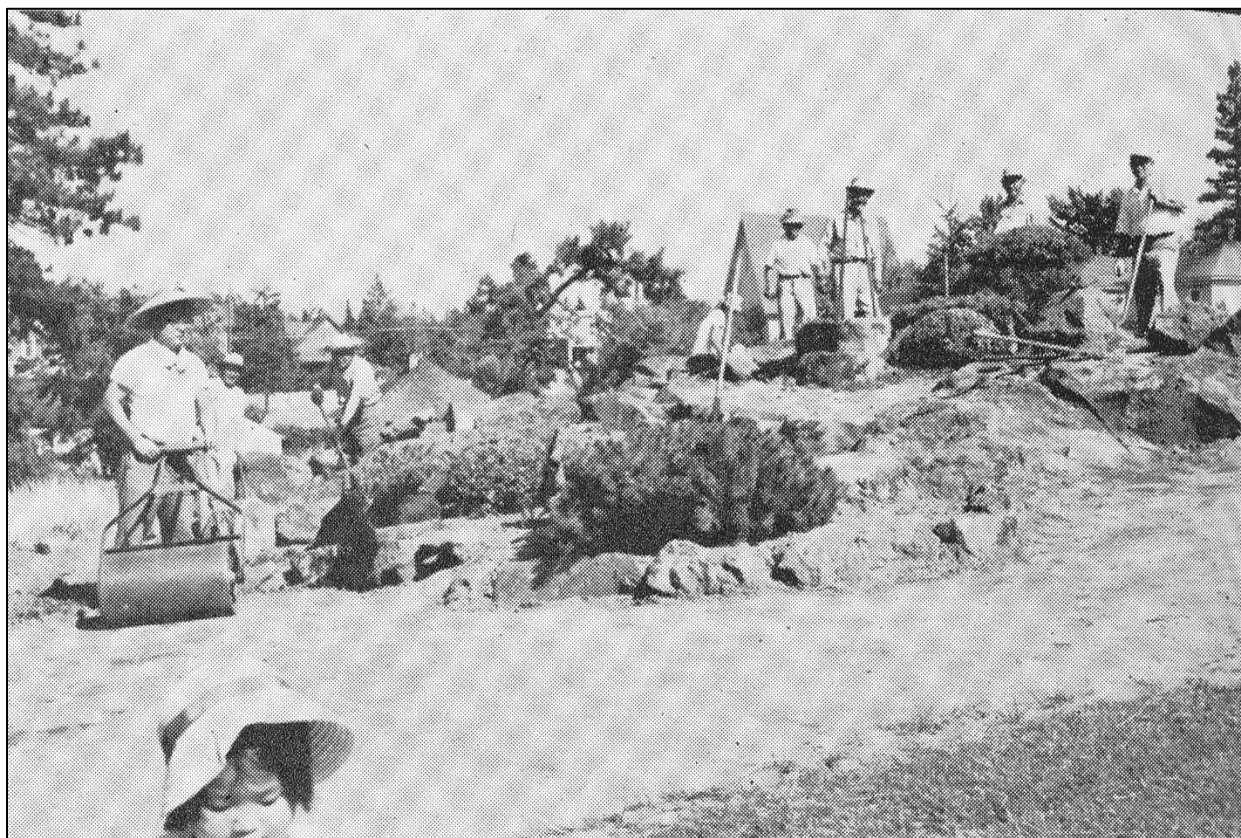
Source: *The Spokesman-Review*, May 10, 1961

Figure 20: Garden construction underway, ca 1958



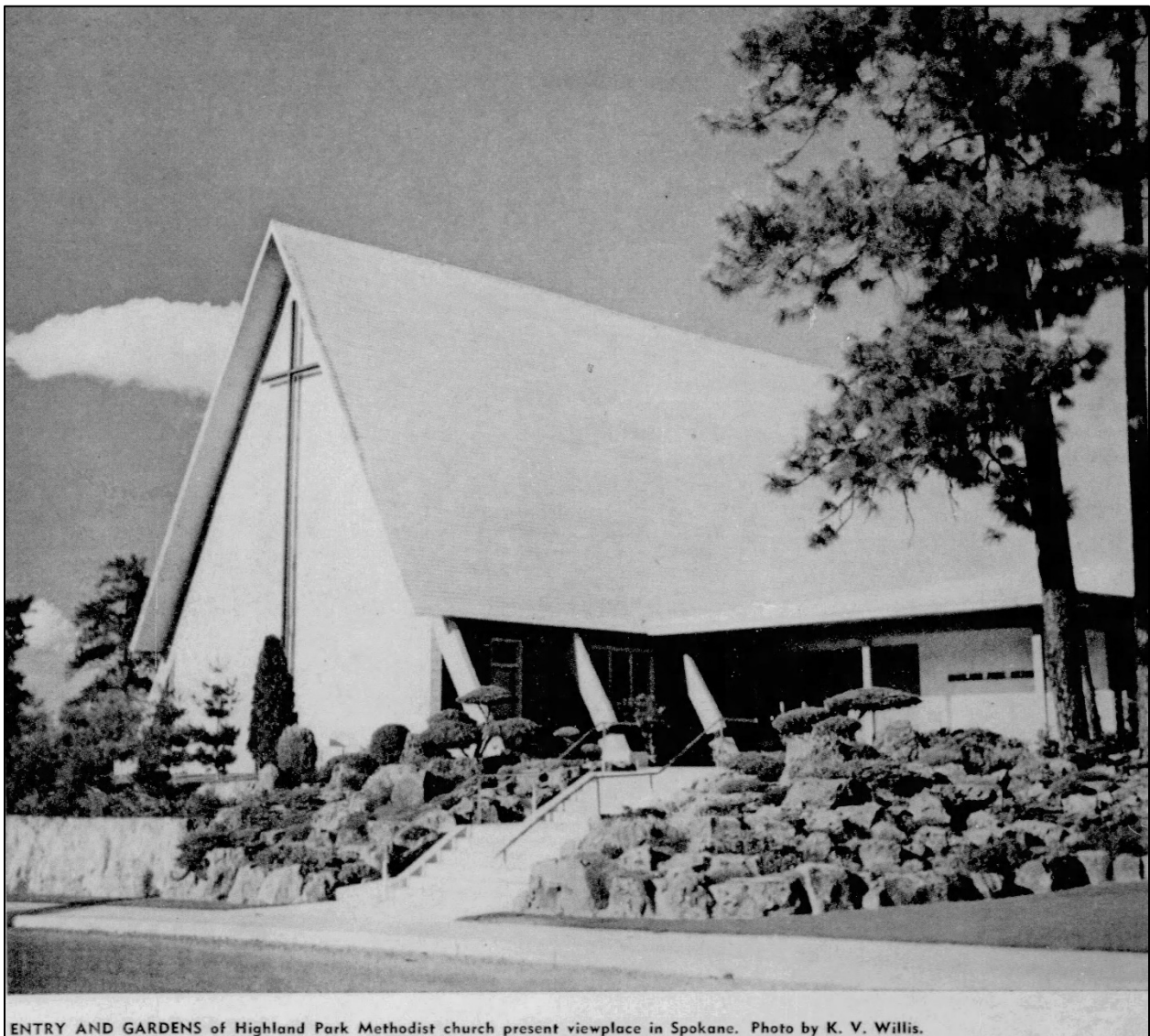
Source: Sixty-Five Years in Pictures, 1967

Figure 21: Garden construction underway, ca 1958



Source: Sixty-Five Years in Pictures, 1967

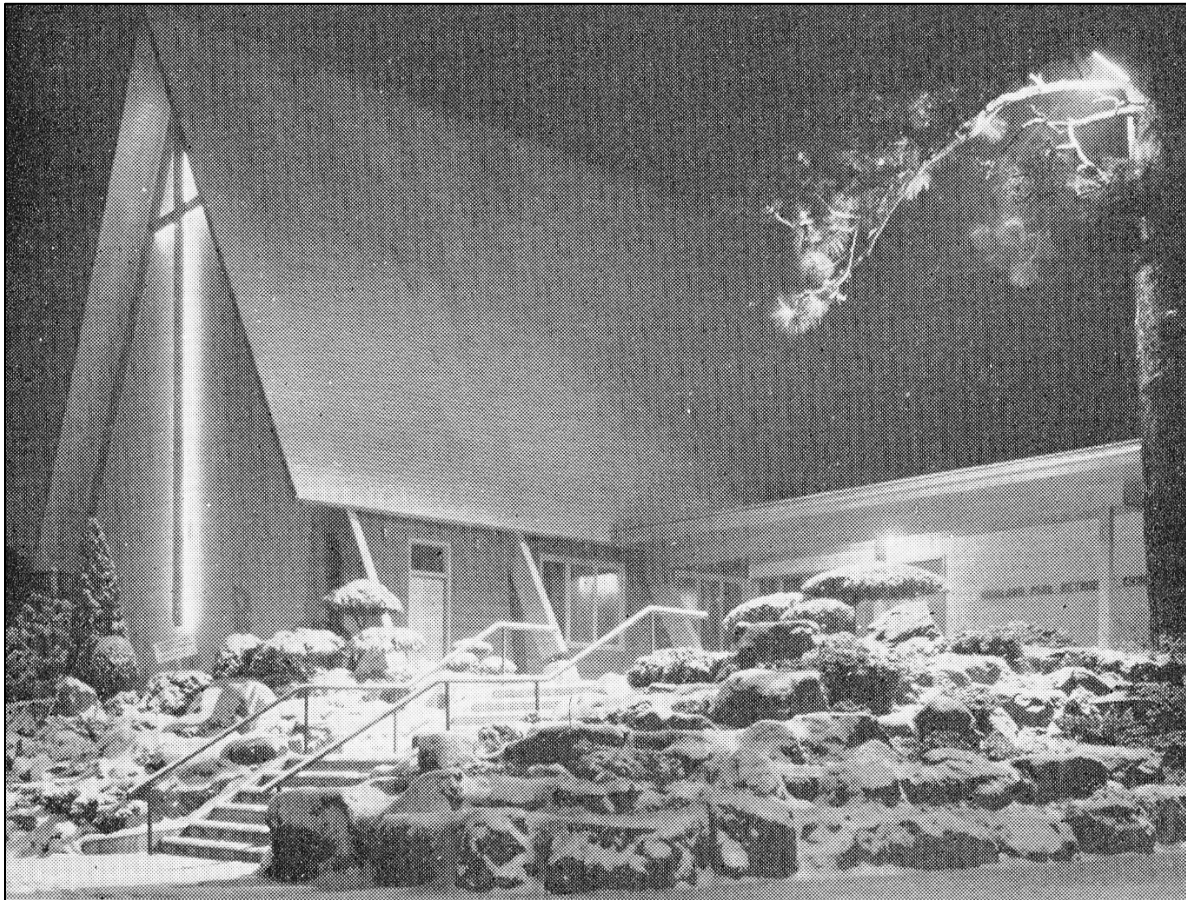
Figure 22: Garden completed ca 1958



ENTRY AND GARDENS of Highland Park Methodist church present viewplace in Spokane. Photo by K. V. Willis.

Source: Sixty-Five Years in Pictures, photo by K.V. Willis

Figure 23: Rock garden portrayed at night, ca 1967



Source: Sixty-Five Years in Pictures

Figure 24: Tribute to garden designer Ryotaro Nishikawa



Figure 25: Toribara home, designed by Frank Y. Toribara in 1960



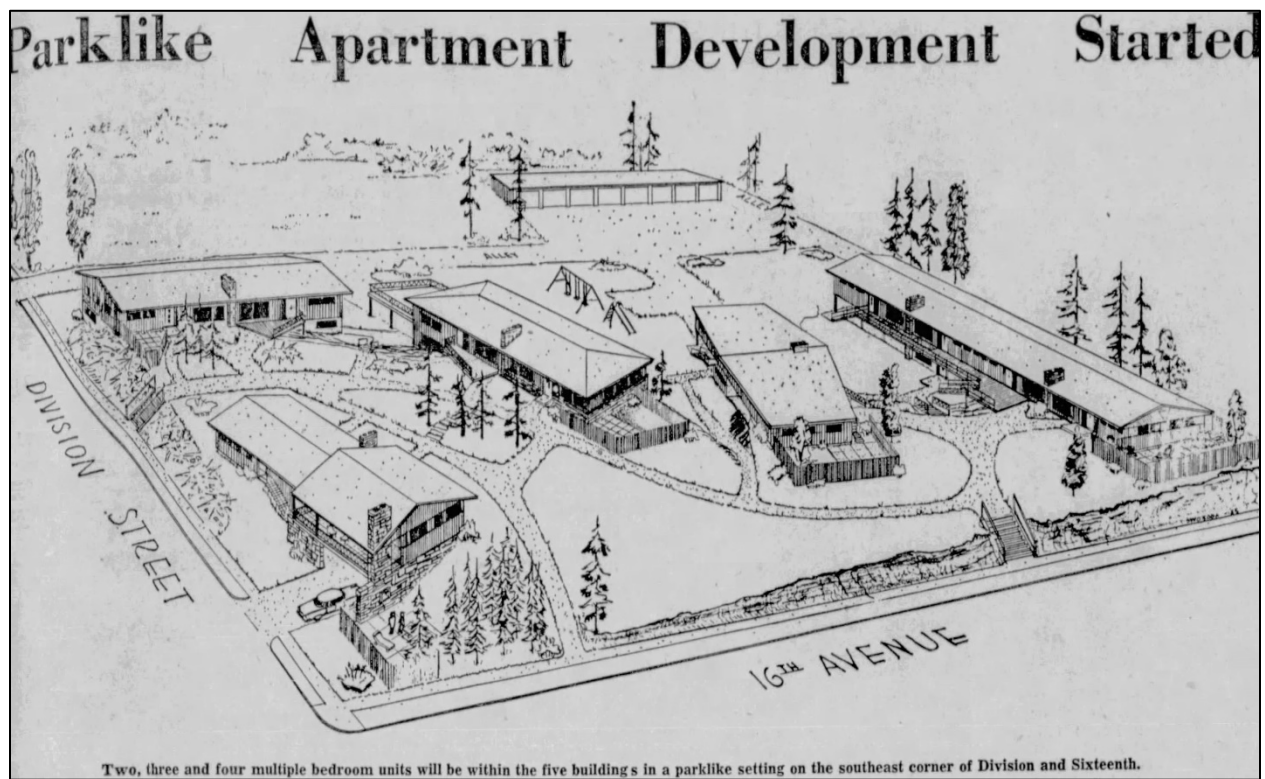
Figure 26: Trinity Greek Orthodox Church addition, designed by Frank Toribara ca 1947



Figure 27: 1962 Tombari Dental Clinic designed by Frank Y. Toribara in 1962



Figure 28: 1962 apartment complex designed by Frank Y. Toribara



Source: Spokesman Review, July 29, 1956

Figure 29: First Unitarian Society Meeting House, Frank Lloyd Wright, Sherman Hills, Wisconsin, 1947



Photograph by Mark Hetzberg

Figure 30 Church of the Redeemer, Pietroc Beluschi, Baltimore, Maryland, 1948

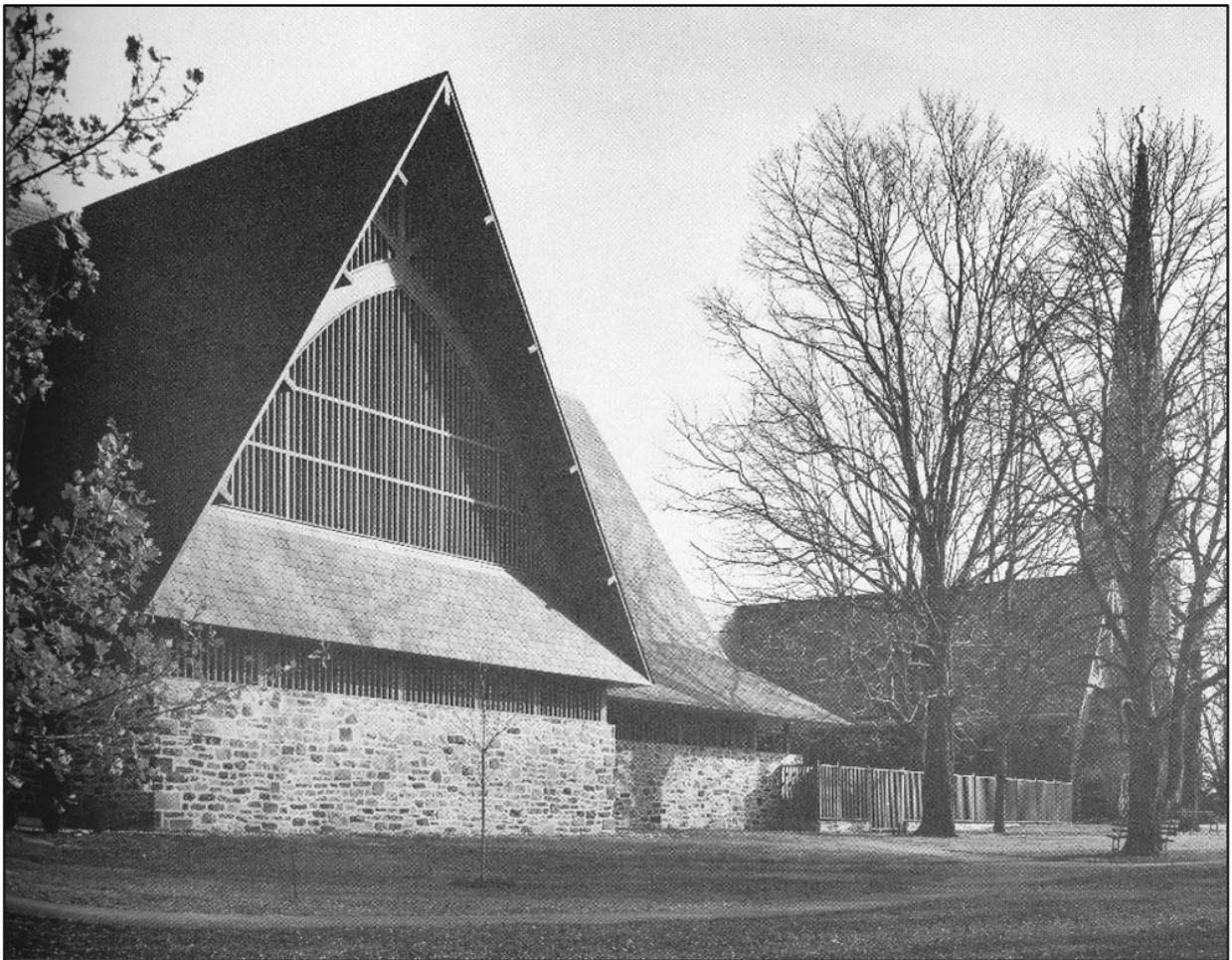
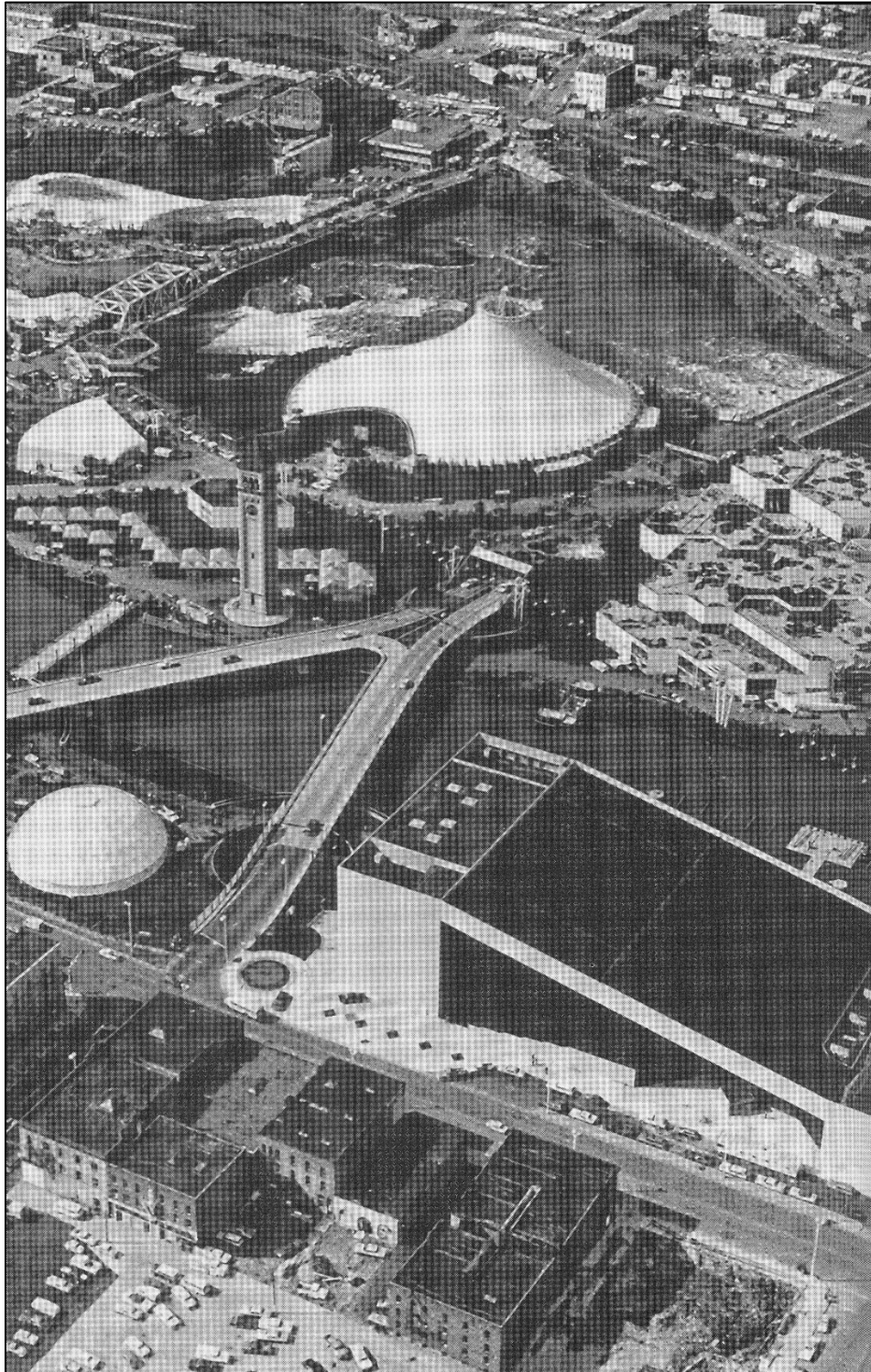


Figure 31: Lincoln Heights Congregational Church, Douglas Durkoop, Spokane, 1957



Source: Washington Department of Archaeology and Historic Preservation

Figure 32: Photo of the Expo '74 fairgrounds showing the Washington State Pavilion on the lower right



Source: The Fair and the Falls



Agenda Sheet for City Council Meeting of:

03/06/2023

Date Rec'd	2/16/2023
Clerk's File #	OPR 2023-0277
Renews #	
Cross Ref #	
Project #	
Bid #	
Requisition #	

Submitting Dept	HISTORIC PRESERVATION
Contact Name/Phone	MEGAN DUVALL X6543
Contact E-Mail	MDUVALL@SPOKANECITY.ORG
Agenda Item Type	Contract Item
Agenda Item Name	0470 - WALDEAN APARTMENTS NOMINATION TO THE REGISTER OF HISTORIC PLACES

Agenda Wording

Recommendation to list the Waldean Apartments, 1428 W Dean Ave, on the Spokane Register of Historic Places.

Summary (Background)

SMC #17D.100.040 provides that the City/County Historic Landmark Commission can recommend to the City Council that certain properties be placed on the Spokane Register of Historic Places. The Waldean Apartments have been found to meet the criteria set forth for such designation, and a management agreement has been signed by the owners.

Lease? NO Grant related? NO Public Works? NO

Fiscal Impact		Budget Account
Select \$		#
Select \$		#
Select \$		#
Select \$		#

Approvals		Council Notifications	
Dept Head	DUVALL, MEGAN	Study Session\Other	UE 2/13/23
Division Director	MACDONALD, STEVEN	Council Sponsor	CMs Stratton & Zappone
Finance	ORLOB, KIMBERLY	Distribution List	
Legal	PICCOLO, MIKE	mduvall@spokanecity.org	
For the Mayor	PERKINS, JOHNNIE	smacdonald@spokanecity.org	
Additional Approvals		lcamporeale@spokanecity.org	
Purchasing		rbenzie@spokanecity.org	

Committee Agenda Sheet

URBAN EXPERIENCE

Submitting Department	Historic Preservation
Contact Name & Phone	Megan Duvall, Historic Preservation Officer 625-6543
Contact Email	mduvall@spokanecity.org
Council Sponsor(s)	Stratton & Zappone
Select Agenda Item Type	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion Time Requested: 2.5 minutes
Agenda Item Name	0470 – THE WALDEAN APARTMENTS NOMINATION TO THE REGISTER OF HISTORIC PLACES
Summary (Background)	<p>The Spokane Historic Landmarks Commission reviews properties for listing on the Spokane Register of Historic Places to ensure that they meet the criteria set out in SMC 17D.100.</p> <p>The Waldean Apartments at 1428 W Dean Ave were constructed in 1911 and designed by Arthur Adams. It meets the criteria for listing on the Spokane Register under Category A for its contribution to the development of working-class housing and population growth during the early 1900s.</p>
Proposed Council Action & Date:	Consent agenda item, for briefing on 2/20/2023 with a vote on 2/27/2023.
Fiscal Impact: Total Cost: <u>\$0</u> Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A Funding Source <input type="checkbox"/> One-time <input type="checkbox"/> Recurring Specify funding source: Expense Occurrence <input type="checkbox"/> One-time <input type="checkbox"/> Recurring Other budget impacts: (revenue generating, match requirements, etc.)	
Operations Impacts <i>What impacts would the proposal have on historically excluded communities?</i> This contract would have no meaningful impact on historically excluded communities.	
<i>How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?</i> That specific data is not something that is collected by the Historic Preservation Department.	
<i>How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution?</i> The Historic Preservation Office's primary responsibility is to protect historic properties and neighborhoods in Spokane. The more properties that are listed on the Spokane Register, the more ability we have to offer incentives that help keep those properties viable and in use. As we list additional properties, we increase our ability to protect Spokane's historic resources.	
<i>Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?</i> SMC 04.35.010 Spokane Historic Landmarks Commission Findings and Purpose:	

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.

Comprehensive Plan Chapter 8: Urban Design and Historic Preservation

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.

Findings of Fact and Decision for Council Review

Nomination to the Spokane Register of Historic Places

Waldean Apartments – 1428 W Dean Avenue

FINDINGS OF FACT

- 1. SMC 17D.100.090: "Generally a building, structure, object, site, or district which is more than fifty years old may be designated an historic landmark or historic district if it has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, county, state, or nation."**
 - Originally built in 1911; the Waldean Apartments meets the age criteria for listing on the Spokane Register of Historic Places.

- 2. SMC 17D.100.090: The property must qualify under one or more categories for the Spokane Register (A, B, C, D, E).**
 - The property is nominated under Category A for its association with events that have made a significant contribution to the broad patterns of local history, with an Area of Significance of Community Planning and Development. The Period of Significance is 1911, the date the building was constructed, to 1973, or 50 years prior to the present date.
 - Eligible under Category A, the Waldean apartment building is significant for its association with the wave of apartment buildings that were developed during Spokane's greatest period of growth to date: 1900 to 1911. The building reflects the tremendous growth of Spokane at this time and the development of new housing types to serve both transient workers and those seeking permanent homes in the Inland Empire.
 - It is also significant as one of the apartment buildings developed north of the Spokane River that catered to middle- and working-class tenants once the Monroe Street Bridge was constructed in 1911. It reflects the speculative development that was occurring at the time, as the construction of housing was a necessary and likely a profitable undertaking, particularly in the newly opened up North Monroe corridor.
 - The Waldean represents the development of Spokane's physical environment and neighborhoods at this time; as the role speculative housing development played in providing for Spokane's growing inner suburban neighborhoods, particularly in the North Monroe area; and the development of the low-to-mid-rise apartment building as a new type that served the need for housing.
 - The Waldean apartments is among the low-to-mid-size vernacular apartment buildings that began to populate Spokane in the first decade of the 20th century. These buildings appear to be relatively simple, and often share certain identifiable characteristics such as two-to-three stories in height; a raised basement; flat roof with parapet that may be decorated with a cornice; symmetrical façade with an accented central entry; recessed vestibules; double hung windows with one-over-one lights; and brick masonry construction on a stone foundation. The use of decorative keystones is common. While not architecturally significant, buildings like the Waldean remain as a reminder of Spokane's exponential population growth in the first decade of the 20th century.
 - The Waldean Apartments contains fair integrity of location, design, materials, workmanship, and association due to changes such as the enclosure of the rear stair and replacement of original windows. It is nominated under Category A for its association with events that have made a significant contribution to the broad patterns of Spokane's history in Community Planning and Development.

- 3. SMC17D.100.090: "The property must also possess integrity of location, design, materials, workmanship, and association." From NPS Bulletin 15: "Integrity is the ability of a property to convey its significance...it is not necessary for a property to retain all its historic physical features...the property must retain, however, the essential physical features that enable it to convey its historic identity."**
 - The Waldean Apartments contains the essential physical features to convey its historic identity. It is not nominated for its architectural significance, but for its association with events that have made a significant

contribution to Spokane's history in the area of Community Planning and Development.

4. Once listed, this property will be eligible to apply for incentives, including:

Special Valuation (property tax abatement), Façade Improvement Grants, Spokane Register historical plaque, and special code considerations.

RECOMMENDATION

The Spokane Historic Landmarks Commission evaluated the Waldean Apartments according to the appropriate criteria at a public hearing on 2/15/23 and recommends that the Waldean Apartments be listed on the Spokane Register of Historic Places under Category A.

After Recording Return to:
City of Spokane Clerk
808 W Spokane Falls Blvd
Spokane, WA 99201

NOTICE OF MANAGEMENT AGREEMENT

NOTICE IS HEREBY GIVEN that the property legally described as:

CHAMBERLIN ADD S80FT L12 B1

Parcel Number(s) 25131.0110, is governed by a Management Agreement between the City of Spokane and the Owner(s), CARLS INVEST JDM LLC, of the subject property.

The Management Agreement is intended to constitute a covenant that runs with the land and is entered into pursuant to Spokane Municipal Code Chapter 6.05. The Management Agreement requires the Owner of the property to abide by the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (36 CFR Part 67) and other standards promulgated by the Historic Landmarks Commission.

Said Management Agreement was approved by the Spokane City Council on _____. I certify that the original Management Agreement is on file in the Office of the City Clerk under File No. _____.

I certify that the above is true and correct.

Spokane City Clerk

Historic Preservation Officer



Dated: February 15, 2023

Dated: _____

MANAGEMENT AGREEMENT

The Management Agreement is entered into this **15th** day of **February 2023**, by and between the City of Spokane (hereinafter “City”), acting through its Historic Landmarks Commission (“Commission”), and **Carls Invest JDM LLC** (hereinafter “Owner(s)”), the owner of the property located at **1428 W Dean Ave** commonly known as the **Waldean Apartments** in the City of Spokane.

WHEREAS, the City of Spokane has enacted Chapter 4.35 of the Spokane Municipal Code (SMC) and Spokane has enacted Chapter 1.48 of the Spokane County Code (SCC), both regarding the establishment of the Historic 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, both Ch. 17D.100 SMC and Ch. 1.48 SCC provide that the City/County Historic Landmarks Commission (hereinafter “Commission”) is responsible for the stewardship of historic and architecturally significant properties in the City of Spokane and Spokane County; and

WHEREAS, the City has authority to contract with property owners to assure that any owner who directly benefits by action taken pursuant to City ordinance will bind her/his benefited property to mutually agreeable management standards assuring the property will retain those characteristics which make it architecturally or historically significant;

NOW THEREFORE, -- the City and the Owner(s), for mutual consideration hereby agree to the following covenants and conditions:

1. CONSIDERATION. The City agrees to designate the Owner’s property an Historic Landmark on the Spokane Register of Historic Places, with all the rights, duties, and privileges attendant thereto. In return, the Owner(s) agrees to abide by the below referenced Management Standards for his/her property.

2. COVENANT. This Agreement shall be filed as a public record. The parties intend this Agreement to constitute a covenant that runs with the land, and that the land is bound by this Agreement. Owner intends his/her successors and assigns to be bound by this instrument. This covenant benefits and burdens the property of both parties.

3. ALTERATION OR EXTINGUISHMENT. The covenant and servitude and all attendant rights and obligations created by this Agreement may be altered or extinguished by mutual agreement of the parties or their successors or assigns. In the event Owner(s) fails to comply with the Management Standards or any City ordinances governing historic landmarks, the Commission may revoke, after notice and an opportunity for a hearing, this Agreement.

4. PROMISE OF OWNERS. The Owner(s) agrees to and promises to fulfill the following Management Standards for his/her property which is the subject of the Agreement. Owner intends to bind his/her land and all successors and assigns. The Management Standards are: "THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS (36 CFR Part 67)." Compliance with the Management Standards shall be monitored by the Historic Landmarks Commission.

5. HISTORIC LANDMARKS COMMISSION. The Owner(s) must first obtain from the Commission a "Certificate of Appropriateness" for any action which would affect any of the following:

- (A) demolition;
- (B) relocation;
- (C) change in use;
- (D) any work that affects the exterior appearance of the historic landmark; or
- (E) any work affecting items described in Exhibit A.

6. In the case of an application for a "Certificate of Appropriateness" for the demolition of a landmark, the Owner(s) agrees to meet with the Commission to seek alternatives to demolition. These negotiations may last no longer than forty-five (45) days. If no alternative is found within that time, the Commission may take up to forty-five (45) additional days to attempt to develop alternatives, and/or to arrange for the salvage of architectural artifacts and structural recording. Additional and supplemental provisions are found in City ordinances governing historic landmarks.

This Agreement is entered into the year and date first above written.

Owner

Owner

CITY OF SPOKANE

HISTORIC PRESERVATION OFFICER

MAYOR

Megan M.K. Duvall

Nadine Woodward

ATTEST:

City Clerk

Approved as to form:

Assistant City Attorney

STATE OF _____)
) ss.
County of _____)

On this _____ day of _____, 2023, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that _____ (he/she/they) signed the same as _____ (his/her/their) free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this _____ day of _____, 2023.

Notary Public in and for the State
of _____, residing at _____
My commission expires _____

STATE OF WASHINGTON)
) ss.
County of Spokane)

On this _____ day of _____, 2023, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared NADINE WOODWARD, MAYOR and TERRI L. PFISTER, to me known to be the Mayor and the City Clerk, respectively, of the CITY OF SPOKANE, the municipal corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this _____ day of _____, 2023.

Notary Public in and for the State
of Washington, residing at Spokane
My commission expires _____

Attachment A

Secretary of The Interior's Standards

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 historic 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.

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: The Waldean
And/Or Common Name: 1428 W. Dean Avenue

2. Location

Street & Number: 1428 W. Dean Avenue
City, State, Zip Code: Spokane, WA, 99201
Parcel Number: 25131.0110

3. Classification

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

4. Owner of Property

Name: Colin White & John Do Mar, Carls Invest JDM
Street & Number: PO Box 1578
City, State, Zip Code: Spokane Valley, WA 99307
Telephone Number/E-mail: 1-509-890-0100, accounts@carlsinvest.com

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:
Date: Federal State County Local
Depository for Survey Records: Spokane Historic Preservation Office

7. Description

Architectural Classification

Condition

- excellent
- good
- fair
- deteriorated
- ruins
- unexposed

Check One

- unaltered
- altered

Check One

- original site
- moved & date _____

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

8. Spokane Register Categories and Statement of Significance

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

- A Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory history.
- E Property represents the culture and heritage of the city of Spokane in ways not adequately addressed in the other criteria, as in its visual prominence, reference to intangible heritage, or any range of cultural practices.

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

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

Acreage of Property: < one acre
Verbal Boundary Description: APN 25131.0110
Verbal Boundary Justification: Nominated property includes entire parcel and urban legal description. Nominated property does not include three contiguous parcels owned by the same entity.

11. Form Prepared By

Name and Title: Diana Painter, PhD, Principal Architectural Historian
Organization: Painter Preservation
Street, City, State, Zip Code: 3518 N. C Street, Spokane, 99205
Telephone Number: 707-763-6500
E-mail Address: dianajpainter@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
City/County Historic Preservation Officer
City/County Historic Preservation Office
Third Floor – City Hall
808 W. Spokane Falls Blvd.
Spokane, WA 99201

Date

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

SUMMARY

The apartment building at 1428 W. Dean Avenue is located in the northeast quadrant of the intersection of W. Dean Avenue and N. Walnut Street in Spokane's West Central neighborhood. The 50' by 52', largely rectangular building is two stories in height on a raised basement and has a flat roof with a short parapet on three sides. The building is brick masonry construction with brick veneer on the front, south façade, and is painted on two facades. The foundation is stone masonry in a rubble stone pattern. The overall appearance of the building is symmetrical. Windows are vertically aligned and display splayed lintels with a keystone and painted stucco finish on the public (west and south) sides. Windows on the non-public sides (the east and north façades) have brick lintels. The windows typically consist of vinyl-frame, one-over-one-light, double-hung windows within their original brick openings and brick sills. The vernacular building was constructed in 1911. The building retains integrity of location, design, materials, workmanship and association. Design has been slightly affected by the enclosure of the rear, formerly open, back stairs.

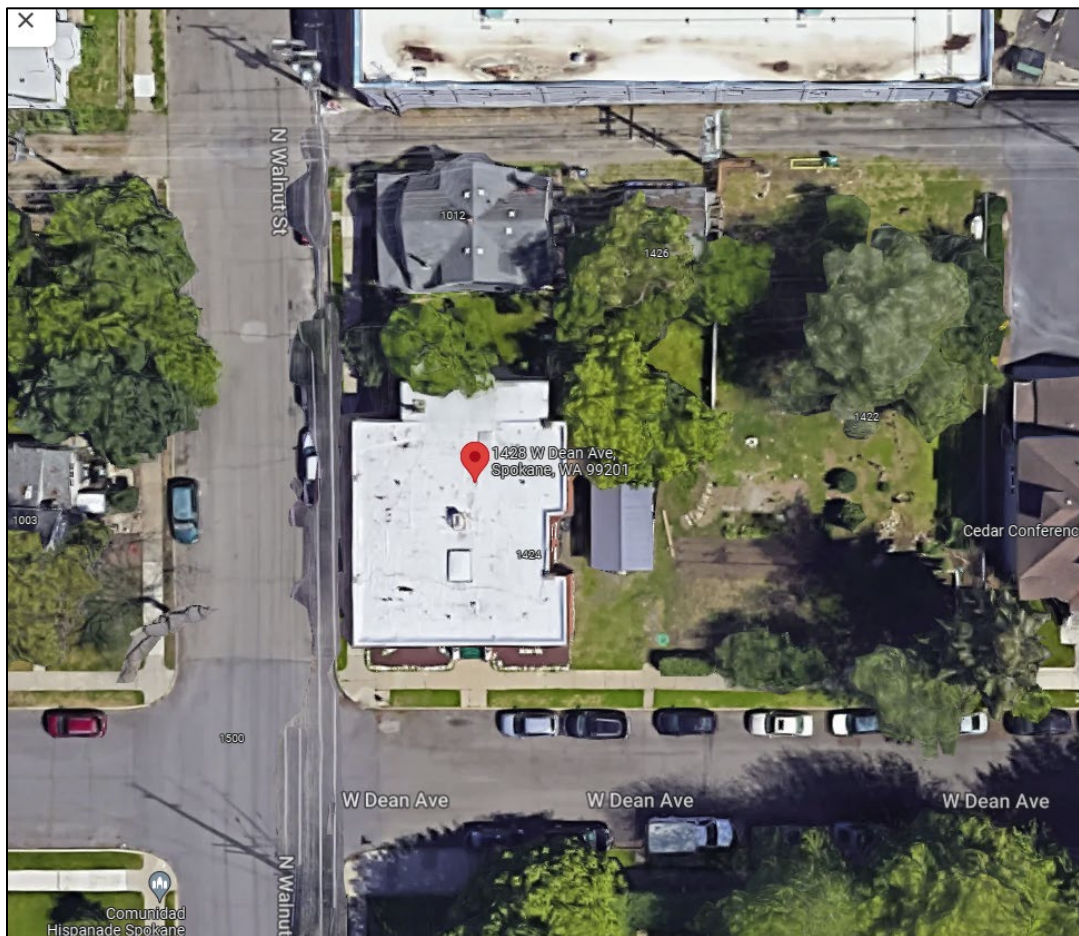


West and south facades, looking northeast

Photo by Diana Painter

SETTING

The Waldean apartment building is located in a mixed neighborhood north of the Spokane River and east of the Maple/Ash north-south couplet. Six blocks to the west through a dense residential neighborhood is the Nettleton's Addition National Register Historic District, which is composed of approximately 950 single-family residences. Five blocks to the south is the ca 2000s Kendall Yards mixed-use development and the Spokane River. The neighborhood to the east includes the Spokane County Courthouse, the county garage and a number of other county facilities, the Spokane Transit Authority, the Spokane Arena, among other uses. This variety of uses continues north to Maxwell Avenue, where single-family uses resume. St. Joseph's Catholic Church is to the southwest, across Walnut Street, and St. Joseph's Catholic Church Gymnasium (Hamilton's Studios today) is to the immediate south. Both of these buildings are listed in the Spokane Register. To the immediate north is a residence that houses two units and the one-story Spokane County Main Shop. On the same block as the Waldean to the northeast is the parking lot for the county offices. To the immediate east is a community garden. Farther east within the block is a fourplex that is used as a conference center and two single family residences that are used as offices.



The Waldean – Aerial Site Plan

Source: Google Maps

BUILDING EXTERIOR

Overview. The apartment building at 1428 W. Dean Avenue is two stories in height on a raised basement. It has a largely rectangular footprint (a shallow addition is located on the rear) and a flat roof with a parapet on the west, south (front) and east sides. The parapets display simple brick patterning, with a narrow belt course above the windows and a small coping at the top. The building is in the northeast quadrant of the intersection of W. Dean Avenue and N. Walnut Street and faces south, overlooking W. Dean Avenue. The building is brick masonry construction with brick veneer on the front, south façade. The east façade of the building is not painted, but the rest of the building is painted a brick color. It has a built-up roof with a skylight in the center and a stone foundation. The windows are symmetrically placed and typically consist of vinyl-frame, one-over-one-light, double-hung windows within their original brick openings. The public sides of the building (the west and south sides) have splayed lintels with a keystone that are finished in stucco. Windows on the non-public sides (the east and north facades) have brick lintels. All have brick sills. The vernacular building was constructed in 1911.



Front (south) façade and entry

Photo by Diana Painter

Front (south) façade. The front façade of the building has a centered entry within an arched opening. It is accessed via eight steps that lead to a small exterior vestibule. The stairs are enclosed with two-step brick cheekwalls capped in concrete. The voissiors on the front entry arch are brick, with a contrasting keystone. On the face of the arch is a metal armature meant to hold a canvas awning. The entry door has three-quarter height

glass, as do the flanking sidelights. The transoms above the door and sidelights display one light. Decorative metal grills are located on the door and sidelights. Above the arched entry opening at the second level is a small, one-over-one-light window. To each side of the entry are small, recessed niches that hold exterior (non-original) light fixtures and are topped with a stuccoed lintel. There are four double-hung windows at the first level and six above at the second level. At the basement level are two vinyl frame, two-light sliding windows topped by a splayed lintel with a keystone. The stairs are carpeted and the cheekwalls are painted. The front of the building is finished in brick veneer.

East side façade. The east side façade of the building has a shallow light well in the center. The projecting bay to the south has no openings. Within the light well are two vertically aligned, double-hung windows that are the same size as other windows on the building. Two smaller, vertically aligned, double-hung windows are located on the side walls of this recessed bay, one at each floor level. Two small, vertically aligned double-hung windows are also located on the north projecting bay.

Rear (north) façade. About three-quarters of the rear façade is covered by a concrete board-clad enclosure containing the rear wood stairway. It is pulled back slightly from the east side façade and stops short of the west end of this façade, in order to expose two vertically aligned, double-hung windows. At the base of this addition, where the addition meets the exterior wall of the main building, is a hollow core door facing west. Above is a large, vinyl-frame, two-light sliding window with plastic muntins. This is typical of the windows throughout the addition. On the rear of the addition, about halfway up the façade, are three windows that light the interior hallways. At the ground level is a false paneled door in the far east corner, facing the rear yard and opening onto a concrete sidewalk. There is another two-light window on the east-facing wall of the addition.

West side façade. The west side façade of the building, which faces N. Walnut Street, has four windows of the same size as the windows on the front façade, and two smaller double-hung windows, all vertically aligned. All display the same splayed lintel and keystone details as the windows on the building front. At the base of the building are three windows to the basement level. Two window openings contain two-light sliding windows, while one is bricked in. The only openings on the rear addition are those that are mentioned above.

Changes over time

The rear apartment entries were enclosed with a wood-frame enclosure clad in concrete-board siding with vinyl windows with plastic muntins at some point (no date available, but this likely occurred sometime after the early 1980s). The doors were moved on the back studio units. Whereas these units were previously entered from the north (where the door accessed the kitchen) they were moved so that the units were accessed from the east and west, into the main room. As a result, each of the studio units have two entry doors, although one entry door is inoperable. The majority of the windows on the building were changed to vinyl frames within the original openings (no date). Three of the building

facades (west, south and north) were also painted (no date). The original sconce lighting that flanks the door was changed out but is within the original enclosures.

The stone foundation was repointed, with what appears to be Portland cement mortar (no date).



Kitchen in a rear studio apartment showing former entry door which remains, but is inoperable.



Entry and stairs to second floor

Photo by Diana Painter

BUILDING INTERIOR

The building has four one-bedroom units within the front of the building and four studio apartments in the rear half. The entry to the apartment building opens onto a small lobby. Doors to the left (west) and right (east) are accessed from this lobby. Straight ahead, to the left, is a dogleg stair to the second level, which has doors to the upper-level apartments from the landing that echoes the placement of the entries below. The balusters are simple vertical balusters and the newel posts are simple square posts with a cap. On the right side of the entry is a straight run stair to the basement. At the top of the stairs to the upper level is a door and cupboard door on the south wall at the landing. These are shallow closets that house the electrical panels and meters. The stairs on the main floors are being refinished. The halls are lined with hardboard with wallpaper above at this time. The woodwork, including such details as the baseboards, window surrounds and door surrounds within the units, reflect the simple Craftsman details popular at the time and are painted. The stairs to the basement are partially carpeted. Solid panels enclose the side of these stairs in place of balusters.

The basement is occupied by a very large furnace. A common room and a laundry are also in the basement. The basement unit was intended for the apartment caretaker in 1946 but is no longer in use (newspaper).



Unit interior with built-ins, typical

Photo by Diana Painter

Changes over time

There have been many changes over time to the interiors of the units. The 1910 Sanborn map notes that there were ten apartments in the building, whereas today there are eight units. The remodeling that is presently underway reveals changes in the layouts of the units as well. Fires in 1936, 1948 and 1972 necessitated repairs. Some built-ins appear to be original, judging by the repetitive details, but no units appear to be completely intact. Details that are seen throughout the apartments include high baseboards, splayed lintel details above the doors, and five-panel doors within the units, all of which are consistent with the era in which the building was constructed. The basic circulation system for the building is largely intact.

SITE AND LANDSCAPING

There is a small planting bed along the building frontage that is finished in lava rock gravel and enclosed with larger stones. The rear yard is finished in lawn with two deciduous trees. It is shared with the house to the north at 1012 N. Walnut. A step at the back of this yard accesses a higher yard that features a variety of plantings and is also shared with the neighboring house. An older garage, addressed as 1426 W. Dean Avenue, is located behind the house on the alley. All three parcels, addressed as 1428 W. Dean, 1426 W. Dean, and 1012 N. Walnut, are owned by the same party. The yard to the immediate east of the apartment building is vacant and owned by another party.



View to rear yard, apartment building to right

Photo by Diana Painter

STATEMENT OF SIGNIFICANCE

The Waldean apartment building at 1428 W. Dean Avenue in Spokane is significant for its association with the wave of apartment buildings that were developed during Spokane's greatest period of growth to date: 1900 to 1911. The building reflects the tremendous growth of Spokane at this time and the development of new housing types to serve both transient workers and those seeking permanent homes in the Inland Empire. It is also significant as one of the apartment buildings developed north of the Spokane River that catered to middle- and working-class tenants once the Monroe Street Bridge was constructed in 1911. It reflects the speculative development that was occurring at the time, as the construction of housing was a necessary and likely a profitable undertaking, particularly in the newly opened up North Monroe corridor.

This mid-rise, vernacular apartment building reflects trends in housing development, particularly in the North Monroe corridor, following investment in infrastructure to serve the growing population. An estimated \$500,000 was invested in new buildings in the North Monroe district in 1909 alone.¹ It represents the development of Spokane's physical environment and neighborhoods at this time; as the role speculative housing development played in providing for Spokane's growing inner suburban neighborhoods, particularly in the North Monroe area; and the development of the low-to-mid-rise apartment building as a new type that served the need for housing. The property is nominated under Category A for its association with events that have made a significant contribution to the broad patterns of local history, with an Area of Significance of Community Planning and Development. The Period of Significance is 1911, the date the building was constructed, to 1973, or 50 years prior to the present date.² No builder was identified, although architect Arthur Adams, the stepson of the developer, may have had a hand in the design of the property.

HISTORIC CONTEXTS

Early Growth in Spokane

Spokane was initially settled because it had a source of readily available water power in the Spokane River falls. Mills were the first industrial uses and were sited on the river beginning in 1871. James N. Glover, considered the father of Spokane, purchased a sawmill and the 160-acre claim on which the original townsite was platted in 1878.³ The

¹ "\$500,000 for New Buildings in North Monroe District," *The Spokesman-Review*, March 28, 1909.

² For a property with continued significance, 50 years from the present date is commonly used as the closing date for the Period of Significance. This property continues to make contributions based on its original significance. It continues to have importance and no more specific date can be defined to end the historic period. National Park Service, *National Register Bulletin 16A: How to Complete the National Register Registration Form*. Washington DC: US Department of the Interior, National Park Service, Cultural Resources, 1997 (1977):42.

³ Diana J. Painter, *Nettleton's Addition Historic District National Register of Historic Places Registration Form*, February 2005: Section 8, Page 3.

arrival of the Northern Pacific Railway in 1881 and its corresponding transcontinental link in 1883 was the second reason why Spokane became a commercial center and rail .⁴ Eventually six transcontinental rail lines would access Spokane.⁵ Hydroelectric generation began in the city in 1885; by this time Spokane had one sawmill and four flour mills. It was also the geographic center of a rich wheat farming area – which it remains to this day - and was similarly advantageously sited in proximity to timber resources and gold and silver mines.⁶ This promising early start came to an immediate standstill, however, with the devastating 32-block fire of 1889, which destroyed downtown Spokane, and was further inhibited from subsequent growth by the national economic downturn of 1893.

By the mid-to-late 1890s Spokane had recovered and beginning at the turn of the century, the city flourished. As described by historian Craig Holstine, ” . . . in 1900 more buildings were erected in the city than in any previous year since the Great Fire. Again in 1903 more structures went up than any previous twelve-month period. The following year investment in buildings construction increased 100 percent over that of 1903. Yearly building permits issued in the city in 1900 were 675; by 1908 almost 3,000 permits per year were issued. At one point in 1905, nineteen commercial blocks were simultaneously under construction, most within the CBD [Central Business District]. Spokane was second only to Chicago in construction rate increase nationwide.”⁷

Holstine attributes the large waves of immigrant workers to Spokane, sometimes with their families, to the following:

- 1) The proximity to industries in rapid expansion, such as mining, lumbering, and agriculture;
- 2) proximity to extensive tracts of unsettled lands suitable for homesteading;
- 3) development of manufacturing, brokering, and commercial activities within the city; and
- 4) the number of rail lines, both local and transcontinental, serving the city that facilitated the movement of freight and passengers in and out of the area, to and from great distances, in relatively short amounts of time.⁸

This tremendous amount of growth was also due to the area’s natural resources, including extensive grazing lands for livestock, silver and lead resources, and large stands of timber, as noted above. These factors drove the need for transient and permanent housing to house the workers in such related commercial enterprises such as sawmills, machine shops, and brick plants.⁹

⁴ The Northern Pacific attracted investors and settlers throughout the US and Europe, including William Nettleton, to help finance construction of the line by investing in the company and buying land for homestead and development. Painter, 2005: Section 8, Page 4.

⁵ Craig Holstine, *Single Room Occupancy Hotels in the Central Business District of Spokane, WA, 1900-1910*, April 1993: Section E, Page 4.

⁶ Ibid.

⁷ Ibid.

⁸ Holstine, 1993: Section E, Page 5.

⁹ Holstine, 1993: Section E, Page 6.

The year 1911, when the apartment building at 1428 W. Dean Avenue was constructed, marked the end of this era. Multifamily development, including apartment buildings, lodging houses, boarding houses, hotels, and Single Room Occupancy (SRO) buildings, emerged as new building types or types that were growing in popularity to house the enormous influx of workers, many of them working class employees, to the area.¹⁰ They might house transient workers that were staying in town seasonally while employed on farms, in mines, and in timber harvesting, or those who might be staying in town before moving on to homestead or to points beyond Spokane, particularly for those traveling from the mid-west. The buildings, particularly apartment buildings, also housed more permanent workers and their families, who sought to settle in Spokane and take advantage of the growing economy and plentiful jobs.

Historic Properties in the West Central Neighborhood

The Waldean apartment building is located within the central east side of the large West Central neighborhood. Several historic districts and areas that have potential to become historic districts, as well as individually designated historic properties, provide a picture of the history of the neighborhood and its built resources. The West Central neighborhood was homesteaded in 1879 by former Seattle City Attorney Colonel D.P. Jenkins. Jenkins' 160-acre homesite was the first on the north bank of the Spokane River.¹¹ Most of West Central had been platted by 1887, including the substantial 236-acre Nettleton's Addition, which was vacant land purchased from the railroad and platted by Duluth, Minnesota native William Nettleton.

Numerous National Register and Spokane Register nominations in the West Central neighborhood reveal the history of its different aspects.¹² By far the most comprehensive is the Nettleton's Addition Historic District nomination, which covers the institutional and economic forces that shaped the neighborhood and the key players in its development. It also occupies the largest area in the neighborhood, at 236 acres and approximately 950, primarily residential, properties.¹³ There are also several properties in the historic district that are individually listed in the Spokane and/or National Registers. An example is the Ralston house, which was designed and built by John C. Ralston, who was the city engineer from 1907 to 1910, during which time he was responsible for building the Monroe Street Bridge, among many others.

¹⁰ Holstine, 1993: Section E, Page 1.

¹¹ Sam Gregg, *Bryant Apartments/Broadway Pharmacy Spokane Register of Historic Places Nomination Form*, May 1993. The homesite was bounded by the Spokane River on the south, Cedar Street on the west, Mallon Avenue on the north, and Howard Street on the east.

¹² This section includes a sampling of representative Spokane and National Register nominations in the West Central neighborhood. A total of 29 individual properties are listed in the Spokane Register and several hundred are listed in the National Register, by virtue of the Nettleton's Addition Historic District nomination.

¹³ Diana J. Painter, *Nettleton's Addition Historic District National Register of Historic Places Registration Form*, February 2005.

To the west of Nettleton's Addition, on the far west side of the neighborhood, is the Sherwood Addition, which encompasses Summit Blvd. and Sherwood Street. While the Sherwood Addition is not listed in the Spokane or National Registers as a district, it includes numerous properties that are individually listed. The area includes relatively large and architecturally distinctive residential properties, in contrast to the many more modest homes in the area. Some belonged to individuals important to local history. A good example is the 1909 James N. Glover house at 1408 N. Summit Blvd., designed by architects Cutter and Malmgren. Glover is considered the father of Spokane; this was his third house in the city. A discussion of the development of the Sherwood Addition is found in Spokane Register nomination for the Julius M. Dutton House at 2918 W. Sharp Avenue, as well as nine other local register nominations for residences in this neighborhood, several of which are also listed in the National Register of Historic Places.¹⁴

Another significant house in the neighborhood which is also listed in the Spokane Register is the Ernst and Anna Chamberlin House at 1228 N. Sherwood. This house is associated with the Chamberlin Real Estate & Improvement Company, an important development company in Spokane that also played a vital role in the development of West Central.

The North Monroe corridor is one of two commercial nodes that existed historically in the West Central neighborhood; in 1920 it was considered the largest urban commercial core north of the Spokane River.¹⁵ A discussion of the development of the North Monroe corridor, as it was called in the first decade of the 20th century, is found in the Spokane Register nomination for the Jenkins Building at 802 N. Monroe Street.¹⁶ While Spokane's largest building boom occurred from about 1900 to 1911, the building boom in the North Monroe corridor, which stretched from just south of today's W. Summit Parkway (south of the Great Northern Railroad tracks at the time) to the north side of the courthouse at W. Mallon, occurred beginning in 1909 and was brought about in anticipation of the construction of the Monroe Street Bridge in 1911. The commercial node also continued east along Broadway to Lincoln in 1910 and west along the railroad tracks at what is now W. Summit Pkwy.¹⁷ The paving of North Monroe Street and Broadway about 1910 also facilitated development. Another major infrastructure improvement that affected the growth of the North Monroe corridor was the construction of the North Monroe-Cannon Hill streetcar, called the Spokane Street Railway after

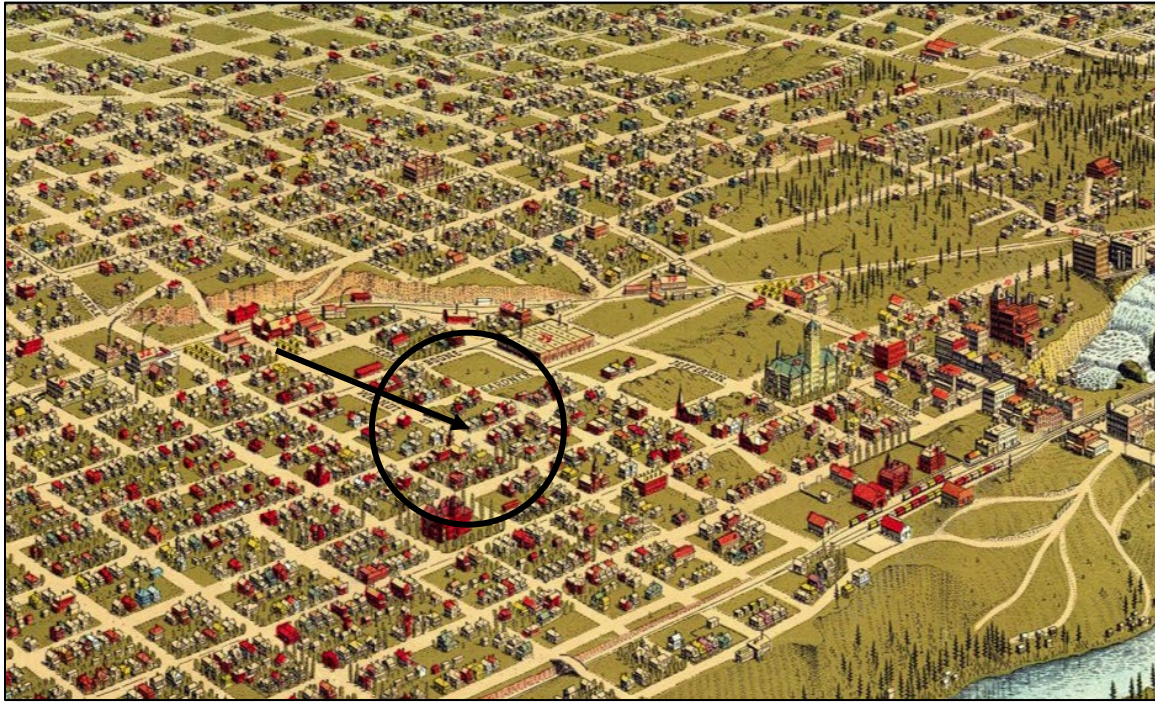
¹⁴ Additional houses that are individually listed in the Spokane Register of Historic Places in the Sherwood Addition include the Thomas house at 1212 N. Summit; the Richardson house at 1226 N. Summit; the Blake-Ahlquist-Woodcott house at 1232 N. Summit; the Campbell James house at 1320 N. Summit; the Glover house at 1408 N. Summit; the Edwin Smith house at 1414 N. Summit; the George and Nellie Canfield house at 1391 N. Sherwood; and the Ernest and Anna Chamberlin house at 1228 N. Sherwood.

¹⁵ Jim Kolva, *Jenkins Building Spokane Register of Historic Places Nomination*, October 16, 2017. Kolva is quoting Steve Emerson from the *Vinther and Nelson Hardware Building Spokane Register of Historic Places Nomination*, January 25, 2016.

¹⁶ Jim Kolva, *Jenkins Building Spokane Register of Historic Places Nomination*, October 16, 2017.

¹⁷ Kolva., October 16, 2017: Section 8 page 5.

1889.¹⁸ This infrastructure growth encouraged investment and speculative development, which may have influenced J.W. Withers to develop The Waldean apartment building.



1905 bird's eye view showing the North Monroe neighborhood and the courthouse (middle right side) and the project site with two houses

Today the historic character of this district is represented by the Spokane-Register-listed Vinther and Nelson Hardware Building at 706 N. Monroe, the Jenkins Building at 802 N. Monroe, and the Holmes Block at 628 N. Monroe. The Monroe Street Bridge at the south end of the commercial hub is listed in the Spokane and National Registers. While a significant amount of the historic fabric of this three-block area has been lost, there may still be potential for a historic district in this neighborhood.¹⁹

The second commercial district that existed in the neighborhood historically and that served local residents and as a source of employment was the stretch of Broadway that encompassed the 1500 to the 1800 block, west of Maple Street. A nomination of the 1910 Bryant Apartments/Broadway Pharmacy at 1704 Broadway outlines the history of this

¹⁸ Steve Emerson, *Vinther and Nelson Hardware Building Spokane Register of Historic Places Nomination*, January 25, 2016: Section 8, page 4. By 1920 the North Monroe area was said to be the largest urban commercial area north of the Spokane River. Emerson Section 8 Page 4 quoted by Kolva in Jenkins Building. Another infrastructure improvement in the area that may have influenced speculative improvements in the paving of the commercial section of Broadway in the summer of 1910. Sam Gregg, *Bryant Apartments/Broadway Pharmacy Spokane Register of Historic Places Nomination Form*, May 1993: Section 8 page 3.

¹⁹ The developed area that extended along the tracks west of N. Monroe was demolished and is now vacant, pending redevelopment for the Kendell Yards project.

commercial hub. When the Broadway Pharmacy, which retains very good integrity, was nominated to the Spokane Register in 1993 it was one of four remaining commercial/residential buildings along Broadway in what was once was a three-block stretch that served the neighborhood with twelve commercial buildings.²⁰ The other three buildings noted by the author of the nomination are the Reiff Apartments at 1530 W. Broadway; the Broadway at 1721 W. Broadway; and the Broadway Pharmacy/Robertson Flats at 1722 and 1722-1/2 W. Broadway. These have dramatically altered ground floors today and none appear to have retail uses at the first level, as they did historically. Thus the Broadway Pharmacy is the sole remaining historic building is this former commercial node that is largely intact.²¹

In addition to the Nettleton's Addition National Register Historic District, 29 properties within the neighborhood are recognized for their historic value and represent the history of the area by being listed in the local Spokane Register of Historic Places, some of which are mentioned above.²² In the immediate vicinity of the Waldean apartments is the St. Joseph's Catholic School Gymnasium across the street at 1427 W. Dean Avenue and St. Joseph's Church and Convent at 1507 W. Dean Avenue, both of which are listed in the Spokane Register of Historic Places. However, this institutional ecclesiastical campus has little in common with the subject property, which is a commercial property, and the nomination does not provide a great deal of information about its immediate setting.

The West Central Neighborhood Today

The subject property is in the West Central neighborhood, although the heart of this neighborhood is generally considered to be west of the Maple/Ash north-south couplet, whereas this apartment building is just east of these streets. The West Central neighborhood is generally bounded by W. Indiana Avenue on the north; N. Monroe on the east; the Spokane River and the Centennial Trail on the south; and the Spokane River, N. Summit Blvd., and W. Boone Avenue on the west as it heads down the bluff toward the river. The west side of the neighborhood is essentially within a bend of the Spokane River. Major features include the Centennial Trail, which follows the river in this location; the 77-acre Kendall Yards mixed-use development on the south side of the neighborhood, which is located on former rail yards; and the Nettleton's Addition National Register Historic District, which is a 949-property, primarily residential historic district on the west side of West Central.²³

Although much of the West Central neighborhood was platted in the 1880s, like many of the city's inner suburbs, it developed in the first decade of the 20th century and was served by streetcars. Nettleton's Addition was largely developed by 1910 and the

²⁰ Sam Gregg, *Bryant Apartments/Broadway Pharmacy Spokane Register of Historic Places Nomination Form*, May 1993: Section 8, page 3.

²¹ *Ibid.* The apartments in this mixed-use building survived until 1976.

²² *Ibid.* As noted, some are also listed in the National Register.

²³ Diana J. Painter, *Nettleton's Addition Historic District National Register of Historic Places Registration Form*, February 2005.

neighborhood as a whole was built-out by the 1930s.²⁴ In addition to residential areas on the west side of the neighborhood and the aforementioned commercial areas, a large government center is located on the east side of the neighborhood, anchored by the historic Spokane County Courthouse on W. Broadway Avenue. Another government use here is the Spokane Transit Authority. Small-scale commercial uses can be found along the major north-south streets of Maple, Ash, and Monroe. The community is served by the A.M. Cannon Park and Aquatic Center in the central northern portion of the neighborhood and the West Central Community Center to the immediate northwest.

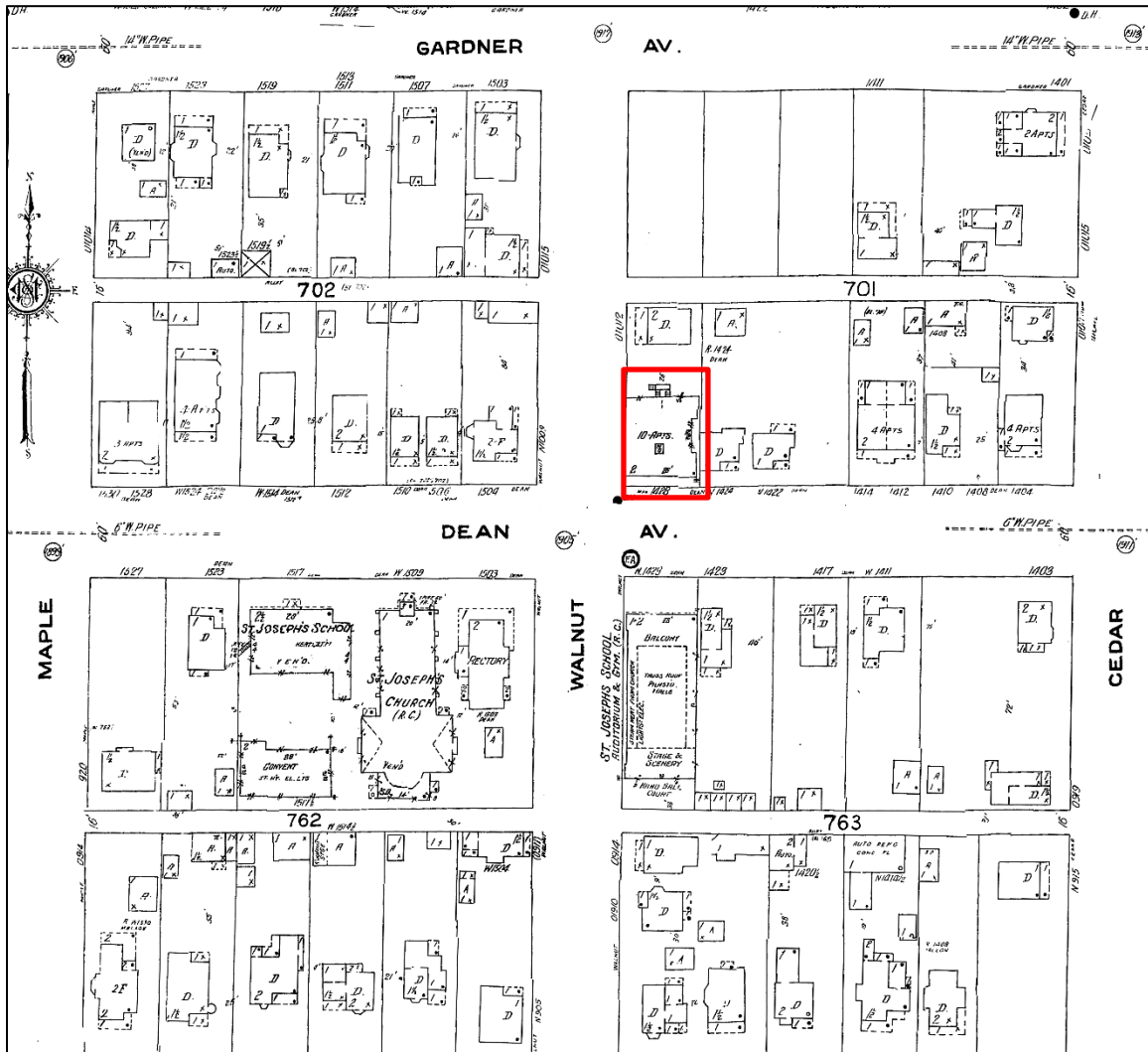
While the neighborhood's historic commercial nodes have been impacted by demolition and alterations, its single-family residential neighborhoods are largely intact and the neighborhood as a whole contains a number of multi-family properties from its primary development period. The 1894-95 Spokane County Courthouse by architect W.A. Ritchie continues to oversee the neighborhood, accessed from downtown Spokane by the Monroe Street Bridge.

DEVELOPMENTAL HISTORY

A 1905 Bird's-Eye View of Spokane shows two houses at the corner of W. Dean Avenue and N. Walnut Street.²⁵ The permit for the building at 1428 W. Dean noted that there were "two houses on this lot," which likely referred to the 1908 building at 1012 N. Walnut Street to the north (still extant). Identification of the second house, however, is unclear. The 1910 Sanborn Fire Insurance map shows the two-story residence addressed as 1210 N. Walnut Street (1908, Assessor data) to the rear of the lot at 1428 W. Dean and a garage at about the center of the lot on the east side (Assessor date – 1940). The lot was otherwise vacant at this time.

²⁴ "West Central Neighborhood Profile," *Shaping Spokane*, <https://static.spokanecity.org/documents/shapingspokane/neighborhood-profiles/west-central-neighborhood-profile.pdf>, accessed November 2022.

²⁵ Note that these houses may be the houses at 1424 and 1422 W. Dean Avenue, which are seen just one lot east of the property addressed as 1428 W. Dean on the 1910 and 1950 Sanborn Fire Insurance map.



Sanborn Fire Insurance map showing apartment building in 1950

John W. Withers took out the building permit for The Waldean apartments on April 27, 1911 and the Certificate of House Number was issued shortly thereafter. The water hookup occurred on May 16, 1911.²⁶ The 1950 Sanborn Fire Insurance map (1910 updated to 1950) shows the house at 1424 W. Dean with a garage on the alley, also addressed as 1424 W. Dean. The map shows the apartment in place, with ten units. The rear of the building is accessed via an open stair, with a landing that is oriented east-west, and two staircases rising from it to access the back of the building. This staircase exhibits the same configuration that it had historically, although now enclosed. The two-story duplex to the rear of the lot was in place, as it is today.

²⁶ City of Spokane, *Pre-1993 Permit Archives*, <https://my.spokane.org/permits/archive/get/?docID=4234756>, accessed September 2022.

After initial construction historical permit records for the apartment building at 1428 W. Dean begin in 1930 and consist primarily of minor permits, including interior alterations, electrical permits, plumbing permits, a water heater replacement, and fire repairs. A 1948 permit shows that an apartment unit was added, which may have been the basement apartment. A wire fence (no longer extant) was constructed in 1949. In 1951 owner Mrs. Hochberg extended the roof over the rear apartment entrance, which shows as being not covered in 1950.²⁷ It is not known when the rear studio apartment stairs were enclosed, although the materials used (concrete board siding and vinyl sliding windows with plastic grids) would indicate a more recent change. They were in place by 2011.²⁸ The sign in the main entrance to the building was in place in 1945, but is no longer extant.²⁹

No other major changes in terms of the building form have taken place to the building exterior. Recent interior alterations reveal that interior renovations had occurred over time, such as the movement of interior walls between units and movement of interior partitions within units. No major changes were identified with respect to the main circulation patterns in the building.



The Waldean in 1945

²⁷ Mrs. Hochberg made a number of other improvements as well at this time.

²⁸ Google street maps.

²⁹ *Spokesman Review* historical photograph.

FORMER OWNERS AND MANAGERS

The following is an accounting of the known major property owners of 1428 W. Dean. It is not comprehensive but covers the major owners (and managers) up through the late 1950s. After that time there was greater turnover in ownership, and apparently fewer owners in residence at the building.

Major Property Owners and Managers

J.W. Withers – 1911 - ca 1928. The Waldean apartments was built by John W. Withers. He and his wife Sarah A. Withers lived across the street from the future apartments, at 1423 W. Dean Avenue. They had lived there since at least 1895 and were still there in 1926.³⁰ John Withers' first business in Spokane after immigrating to the U.S. in 1891 was Ware Bros., which was a hardware store that also sold sporting goods. Later he and his brother Walter J. Withers founded Withers Brothers Taxidermy. This business was originally located at 14 Riverside Avenue but by 1906 was at 812 Sprague Avenue.³¹ Withers retired to Long Beach in 1930 and died there in 1945.³²

John Withers was born in England in 1863 and immigrated to the U.S. in 1891. In 1893 he married Sarah A. Withers, who was also born in England about 1863. They had a daughter Mildred G. Withers together, born in 1895. Sarah also had two children from a previous marriage, Arthur F. [Frederick] H. A. Adams, born in 1883, and Elsie E. A. Adams, born in 1886, both in England.³³ Arthur F. Adams, who early in his career worked at the respected Spokane architecture firm of Preusse and Zittel, went on to study architecture at the Ecole des Beaux Arts in Paris and at Columbia University in New York City. He became a prominent architect based in Chicago (see "Architect Arthur Frederick Adams" below).

Withers took out the building permit for The Waldean apartments on April 27, 1911 and the Certificate of House Number shortly thereafter. The water hookup occurred on May 16, 1911.³⁴

Nellie H. French - ca 1928 – ca 1943. Sometime between 1928 and 1930 Mrs. Nellie French became the owner and manager of The Waldean apartments, living there with her son Eugene Francis (or Francis Eugene) French.³⁵ The building was valued at \$15,000 at that time. She was the widow of Oregon E. French, who had been a painting contractor and sign painter. In 1943 she was still the building owner and manager but by 1946 she

³⁰ R.L. Polk Directory Co., various years. By 1930 they had moved to 617 W. Carlisle. US Census, 1930.

³¹ R.L. Polk Directory Co., 1906.

³² "Former Resident Taken by Death," *Spokane Chronicle*, February 5, 1945:5.

³³ US Census, 1910.

³⁴ City of Spokane, *Pre-1993 Permit Archives*,

<https://my.spokanecity.org/permits/archive/get/?docID=4234756>, accessed September 2022.

³⁵ US Census, 1930.

was living in Bakersfield, California.³⁶ She died in Oildale, Kern County, California in 1962.

Robert H. Morgan - ca 1943 – 1946. Mr. and Mrs. Robert H. Morgan of Sandpoint, Idaho, likely bought The Waldean apartments from Mrs. French about 1943.³⁷ They sold the building to Freda Hochberg in 1946.³⁸ Mr. Morgan moved to Spokane in 1946, where he became involved in real estate. Shortly after the newspaper announced the sale of The Waldean apartments to Mrs. Hochberg, another article announced that Morgan, a former Sandpoint recreation club operator, had purchased Harold's Tourist camp at 3320 E. Sprague. The tourist camp had 30 cabins, a service station, and an auto repair garage.³⁹ A third article in 1946 announced that Morgan was forming a real estate firm with three others.⁴⁰ Morgan subsequently bought the Planters Hotel and restaurant in Yakima, where he was planning improvements.⁴¹ Morgan died in Yakima in 1954.

Freda Hochberg - 1946 to ca 1958. Freda Hochberg purchased The Waldean apartments in 1946.⁴² The apartment was sold to Hochberg for an estimated \$40,000. The sale was documented in *The Spokesman-Review*, where the building was referred to as an "attractive brick unit and duplex" containing 12 modern apartments, "each with three-piece bath." The modern apartment unit in the basement was intended for the caretaker. The newspaper article noted that the new owner was planning improvements, including a new oil heating unit and electrical hot water heater.⁴³

Hochberg was noted as a widow most of the time that she owned, managed, and lived at the apartment building. She had been married to Morris Hochberg but at the time of his death in 1949, he was not living with her. They were both Jewish and Russian immigrants. Mrs. Hochberg, whose maiden name was Grossman, immigrated in 1913. The Hochbergs had one daughter, Jeanette Hochberg Meyers, who was deceased by 1949. Mrs. Hochberg lived at The Waldean apartments from 1946 to at least 1958.⁴⁴ In 1954 the building was noted as having 12 apartments, including Mrs. Hochberg's apartment; five of the units were vacant. Mrs. Hochberg died in 1964 at age 74. According to her 1964 obituary, she had lived in Spokane 50 years and would be buried at the Mount Nebo Cemetery in Spokane.

Subsequent owners. After ownership by Mrs. Hochberg, the turnover of owners of The Waldean apartments appears to have become more rapid at times. According to Assessor records, the building sold in 1975, 1982, 2007, 2019, and 2002. According to building permit records, Vernon Fisk owned the apartment building in 1962. Sandra Fisk owned it

³⁶ R. L. Polk Directory Co., 1943.

³⁷ William Moultray is also identified as someone who sold the apartment building to Morgan.

³⁸ "Waldean Apts. In Transaction," *The Spokesman-Review*, August 4, 1946:41.

³⁹ "Tourist Camp Here Sold to Ex-Idahoan," *Spokane Chronicle*, June 5, 1946:1.

⁴⁰ "New Real Estate Firm Opens its Doors Here," *The Spokesman-Review*, November 17, 1946:55.

⁴¹ "Planters Hotel Changes Hands," *The Spokesman-Review*, August 30, 1953:14.

⁴² "Waldean Apts. In Transaction," *The Spokesman-Review*, August 4, 1946:41.

⁴³ Ibid.

⁴⁴ R.L. Polk Directory Co., various years.

later and Leonard Roloff owned it in the early 1970s (it was called the Roloff Apartments then). A classified advertisement announced in 1982 that the building was awaiting conversion to law offices.⁴⁵ The building was also for sale in 1987. Other owners mentioned in records for the building (but with little accompanying information) include William and Christina Moultray, Steve Meyers, and Dan Elias. It was owned by John and Kathleen Schneider in 1989 and by the Schneider Living Trust in 2015. In 2008 it served as senior housing.

The present owners, Carls Invest JDM, bought the property in 2022.

Women and The Waldean

The Waldean apartments was owned and managed by women for two significant periods of time in its history. Nellie H. French, a widower, owned, managed, and lived in the apartment building from about 1928 to about 1943. And Freda Hochberg, also a widower, owned, managed, and lived in the apartment building from 1946 until about 1958. The latter represents the post-World War II era, when women had gained considerable freedom in where they could work. This flexibility was likely not available to Mrs. French, however, who took on this job in the late 1920s. And Mrs. Hochberg, who owned it after World War II, may have been limited in the workforce by her background, as she only had an eighth-grade education.⁴⁶

Historian Craig Holstine, who wrote the National Register Multiple Property Document (MPD) for Single Room Occupancy (SRO) buildings in Spokane, noted that women were often cast in the role of matrons of boarding houses, which offered rooms for rent with board, often in private residences.⁴⁷ Typically the house was named after the house matron, who was referred to as “Mrs.”⁴⁸ “Perhaps boarding was a reliable source of income for widows, as well as for married women with families, who put men up in spare rooms of the family house.”⁴⁹ He notes that directory research verified that all boarding houses had a matron on the premises, presumably the owner or manager, who provided services not available in hotels or apartments, such as cooking and cleaning.⁵⁰ The same role did not exist for apartment buildings, however.

In the early 20th century most women did not work outside the home and those who did were primarily young and unmarried. In that era, just 20 percent of all women were in the work force.⁵¹ “Prior to 1940, women had few employment choices. Working-class women and women of color were segregated into poorly paid, low-status jobs such as

⁴⁵ “Rademacher Realty,” *The Spokesman Review*, October 31, 1962:71.

⁴⁶ US Census, 1930.

⁴⁷ Holstine, 1993:Section E, page 2. These are also seen as tenement houses.

⁴⁸ Holstine, 1993:Section E, page 9.

⁴⁹ Ibid.

⁵⁰ Holstine, 1993:Section E, page 3.

⁵¹ Janet L. Yellen, “The history of women’s work and wages and how it has created success for us all,” May 2020, <http://www.brookings.edu>, accessed December 2022.

domestic service, textile manufacturing, and agriculture. Middle and upper-class women may have had access to ‘pink collar’ professions like teaching, nursing, or clerical work, but could never hope to achieve managerial status. . . .⁵²

The author of the Avondale Court Apartments Spokane Register nomination noted that in the case of that ca 1902 apartment building, it is historically significant for its 40-year history of ownership by female proprietors:

During a period of American history when females were actively discriminated against, the Avondale Court Apartments were quietly owned and effectively managed by a series of female proprietors, including Ella Williams, 1905-1910; Mrs. Hilda Horn, 1910-1919; and Isabel Ransome, 1923-1948. Although little is known of these early businesspeople, it can safely be assumed that they overcame gender discrimination through their strong, pioneering spirit.⁵³

The rise of new information technologies, like the telephone, radio and ‘tabulation’ machines, offered new opportunities for women in the years between 1900 and 1930. This led to increased demand for office staff, a role that women typically took on. In these years, the number of working women employed in offices rose from 6 to 23 percent.⁵⁴ By 1930 nearly 50 percent of single women participated in the workforce and nearly 12 percent of married women did.⁵⁵

The information technology jobs were similar to the clerical work that had been a mainstay for women but in general wives and mothers were expected to stay at home. According to a 1936 public poll, 82 percent of Americans believed that a wife should not work if her husband had a job.”⁵⁶ At the same time that the occupational choices of women were constrained, so were educational opportunities. Fewer than 2 percent of all 18 to 24-year-olds were enrolled in an institution of higher education.⁵⁷

With the advent of World War II came the need for women to

join the work force to make up for labor shortages, as men were drafted for the war effort. This changed the opportunities for women, who were able to enter the labor force in non-traditional roles and often as a result made higher wages than they had previously. While opportunities for women would continue to grow after World War II, many women returned home to raise families after the war.

⁵² “Rosie the Riveter Visitor Center, National Historic Park,” (exhibit). National Park Service, Department of the Interior, Richmond, CA, accessed November 2022.

⁵³ Doug Leonetti and Ray Rieckers, *Avondale Court Apartments Spokane Register of Historic Places Nomination Form*, July 1, 1992: Section 8, Page 5.

⁵⁴ “Rosie the Riveter Visitor Center, accessed November 2022.

⁵⁵ Yellen, 2020:3.

⁵⁶ “Rosie the Riveter Visitor Center, accessed November 2022.

⁵⁷ Yellen, 2020:3.

By 1970, however, 50 percent of single women and 40 percent of married women were participating in the labor force. This was due to educational opportunities, new technologies that increased the demand for clerical workers, and legislation that supported women's role in the workplace, either directly or indirectly. Over time, women gained experience in the work force and the new model of the two-income family emerged. Additionally, educational opportunities meant that women began to train for professional careers, in contrast to jobs.⁵⁸

These later opportunities and advantages were not as available to the two women profiled here, however, making their ownership and management of The Waldean an uncommon situation in the early and mid-20th century.

ARCHITECTURAL CONTEXTS

Apartment Development in Spokane

Historian Craig Holstine notes in his history of SRO hotels in Spokane that the first apartment building in the city was constructed by Leyford B. Whitten in the upper floors of the 1890 Whitten Block at 1 Post Street. This building contained commercial uses at the street level, providing a model for subsequent apartment dwellings in the Central Business District.⁵⁹ These apartment buildings might cater to a working class clientele, as in the 1900 Felix Block on W. First Avenue, or a higher economic class, such as the architecturally significant 1903 San Marco on West Sprague and Riverside.⁶⁰

The year the subject apartment building at 1428 W. Dean Avenue was constructed, which was 1911, marked the end of Spokane's greatest period of growth in its history, from the turn of the 20th century through the following decade. In 1900 Spokane had a population of 36,848 people and by 1910 it had increased to 104,437 people, nearly three times its previous population.⁶¹ This was the era in which apartment buildings were being constructed throughout the city to house workers of all types, from working class men to middle-class tenants and from transient workers to those seeking permanent homes. Prior to this time those who did not own or rent houses tended to rent accommodations in lodging houses or boarding houses.⁶² They might also rent space in hotels⁶³ or on the upper floors of offices and commercial buildings.⁶⁴ Working class or blue-collar workers might live in SRO buildings, which had shared bathrooms and no cooking facilities and

⁵⁸ Yellen, 2020:4.

⁵⁹ Holstine, 1993: Section E, Page 14.

⁶⁰ Ibid.

⁶¹ US Census, 1900, 1910.

⁶² Lodging houses offered workers beds in a dormitory-type setting, while boarding houses offered board in addition to beds. Holstine, 1993.

⁶³ According to historian Craig Holstine, listed hotels were likely mostly Single Room Occupancy structures. The 1900 City Directory listed 21 hotels in Spokane and the 1905 directory listed 56. Holstine, 1993: Section E, page 12.

⁶⁴ Nancy Gale Compau and Garfield, Leonard T. National Register of Historic Places Inventory – Nomination Form. Apartment Buildings by Albert Held Thematic Group. July 20, 1986:Section 7, Page 1.

tended to cater to single men. Many were built in this time frame to house these workers.⁶⁵ But apartment buildings were a relatively new building type in this era.

As defined by Holstine, apartments and apartment houses or “flats” served single men and women as well as couples and families for longer durations. The buildings could have commercial space at the ground floor or be occupied solely by apartments.⁶⁶ The terms hotel and SRO might be used interchangeably.⁶⁷

In 1909 the *Spokesman-Review* published a feature article on the appeal and convenience of modern apartment buildings, effectively promoting the new building type to the middle class. Two of these “family hotels” were designed by architects Preusse and Zittel in 1909 in downtown Spokane. They were developed at the same time that architect Arthur Adams, who may have designed The Waldean, worked for the firm.⁶⁸

In the 1901 city directories there were four apartment buildings listed in Spokane, all in the downtown. In the 1905 directory there were 19 apartments, all were on the south side of the Spokane River. In 1910 there were 97 apartment buildings listed, with just a handful on the north side of the river. Readers of the directories, seeking accommodation, were advised to also check Hotels and Lodging Houses. By 1915, four years after Spokane’s growth slowed dramatically, there were 145 apartment buildings in the directory. Readers were advised to also check Furnished Rooms and Hotels. There were numerous apartment buildings north of the Spokane River by this time, as the Monroe Street Bridge had opened in 1911. The North Monroe corridor became a particularly popular place for apartment buildings and newspaper advertisements and articles encouraged speculators to invest in the building type, as well as commercial buildings in this area.⁶⁹

The Mid-Rise, Vernacular Apartment Building

The Waldean apartments is among the low-to-mid-size vernacular apartment buildings that began to populate Spokane in the first decade of the 20th century.⁷⁰ These buildings appear to be relatively simple, and often share certain identifiable characteristics. The buildings are typically two-to-three stories in height on a raised basement, with a cubic form and a flat roof with a parapet. The parapet may be accented by a cornice with a dentil course or an applied cornice, although more elaborate buildings may have a more ornate cornice with a decorative frieze, block modillions supported a projecting cornice, and the like. The building’s facades are symmetrical in design, with an accented central entry, such as the round-arched opening with a keystone seen on The Waldean apartment

⁶⁵ Holstine, 1993.

⁶⁶ Holstine, 1993:Section E, Page 3.

⁶⁷ Holstine, 1993: Section E, Page 11.

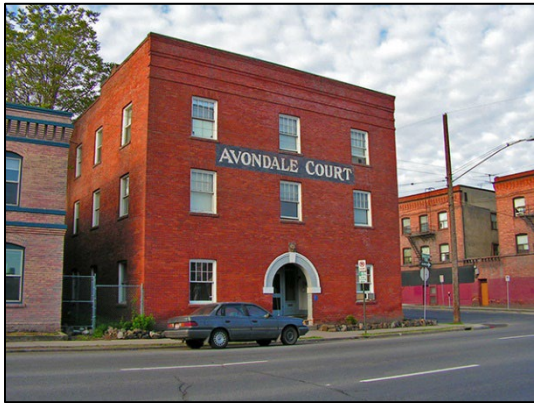
⁶⁸ See “Architect Arthur Frederick Adam.”

⁶⁹ The Waldean Apartments did not appear in the directories between 1911 and 1915 (it was constructed in 1911) by name or address. R.L. Polk & Co.’s Spokane Directory, 1901, 1905, 1910, 1915.

⁷⁰ Vernacular architecture is that which is indicative a certain time and place.

building. Entries often have recessed vestibules and are accessed via several steps, such as seen in The Waldean's seven-step stairway. The double-hung windows typically have one-over-one-lights, although they may have multiple lights, such as six or eight lights, over one light. The windows may be accented with a splayed, flat arch, a shallow arch over wood-frame windows, or round arches. The use of decorative keystones is common. The buildings are brick masonry construction or clad in red or blond brick, over a stone foundation. Windows historically had wood frames.

Comparable apartment buildings in Spokane



The Avondale



Edwidge Apartments



Danmoor-Englehorn Apartments



Myrtle Apartments



Duquesne Apartments



Woodcutter's Apartments

Architect Arthur Frederick Adams

Architect Arthur Adams may have designed The Waldean, but at minimum it is very likely that, as the stepson of J.W. Withers, who lived across the street and developed the property, had a hand in its design. Architect F. [Frederick] H. A. Adams was the son of Sarah Withers and stepson of John W. Withers. He was born in 1883 in England and immigrated to the U.S. with his parents in 1891. Early in his career he worked for Washington Water Power in various positions. He worked for the respected Spokane architecture firm of Preusse and Zittel from about 1904 to about 1910, at a time in which this firm was designing early apartment buildings in Spokane.⁷¹ During this time he lived with his family across the street at 1423 W. Dean Avenue.

In 1910 Adams came in second place for the design of an emblem (logo) for the newly formed Spokane Architectural Club.⁷² Also in 1910 he was awarded a two-year scholarship by the Society of Beaux Arts Architects to study architecture in Paris, as well as travel in Europe.⁷³ A profile of Adams covering his time at the Ecole des Beaux Arts stated that Adams was an architecture graduate of Columbia University and was active in the Architecture League of New York.⁷⁴ The award to attend the Ecole des Beaux Arts was based on his plan for a Municipal Interborough Trolley Station and Assembly Hall,



Source: *The Spokesman-Review*

⁷¹ Note that Preusse and Zittel designed early apartment buildings in Spokane. One was a 'family hotel' for J. M. Maloney in 1909 and another, also built in 1909, was located on 4th Avenue between Lincoln and Post Streets. Holstine, 1993:Section E, Page 15. Preusse and Zittel were among Spokane's most prolific architects, as well as among their earliest. Herman Preusse, a German immigrant, is said to have held more contracts for buildings after the 1889 fire than any other architects. His list of works after the fire was very impressive as well. In 1893 he took on Julian Zittel as a partner. Zittel was also a German immigrant. He worked with Preusse until Preusse retired in 1910, when he founded the firm of Zittel and Rigg. They also were very prolific. Beginning in 1897 he became the State Architect and designed most state commissions in Eastern Washington that were let at this time.⁷¹ In 1909, within the time that Adams worked for them, two innovative apartment buildings were designed by Preusse and Zittel and constructed in the CBD in the 1909, termed "family hotels" by the *Spokesman-Review*. They had a variety of amenities, including running water and closets in every room, in the case of the Maloney building, and one with bathrooms and a basement dining room and ground floor parlor.⁷¹ This model apparently inspired others, as by mid-1909 it was reported that 25 'new flat buildings' were under construction.

⁷² "Architects' Club Selects Emblem," *The Spokesman-Review*, November 20, 1910:39. He was also still living in New York City at this time, according to the 1910 census.

⁷³ "City News in Brief," *The Spokane Press*, July 29, 1910:11.

⁷⁴ "Adams, Arthur Frederick," *Agorha*, <https://agorha.inha.fr/ark:/54721/fcc0db2f-ee25-4da8-bae6-17ed63e63f07>, accessed November 2022. While this profile stated that he was a graduate, records were not found for his graduation from Columbia. It may be that he have merely attended classes there. Columbia University Alumni Office, personal communication, November 2022.

drawings for which are in the Metropolitan Museum of Art today.⁷⁵ He was in Paris from April 1911, the same month that the permit for The Waldean was issued, to July 1913.⁷⁶

In 1915 Adams had an architectural office at 822 W. Sprague (close to his stepfather's office) and still lived with his family at 1423 W. Dean. By 1918, however, he had moved to Chicago and was working for the architectural firm of Graham, Anderson, Probet & White, a successor firm to the famed D. H. Burnham & Co., which was known for its Beaux-Arts style buildings.⁷⁷ Adams later went to work for the Chicago firm of Rapp and Rapp, which were particularly known for its Art Deco movie theaters of the 1920s.⁷⁸ They are credited with the design of over 400 theaters in Chicago and elsewhere, including the Paramount Theaters in New York.⁷⁹ Adams was also a member of the Adams-Nelson Atelier in Chicago, and was part of the Chicago Architectural Sketch Club, which was affiliated with the Ecole des Beaux Arts.⁸⁰

Adams visited Palo Alto in 1962 and served as an advisor for his sixth-grade granddaughter's school project for the design of a Renaissance monastery. In a newspaper article published on the occasion, the author referred to Adams as "a nationally known architect and leading authority on Italian Renaissance architecture."⁸¹ At the time, Adams was involved in the design of two, 35-story apartment buildings on the lakefront in Chicago as a consulting architect. In the article he is credited with having designed the Paramount Building in New York's Times Square; the Oriental Theater, the Dearborn Bank, and the WGN Theater in Chicago; the Brussels Theater in Belgium; the National Press Club Building in Washington, D.C.; the Warner Memorial Theater in Youngstown, Ohio; and the Bergen Library in Jersey City, N.J.⁸² According to his obituary, he designed 40 theaters, two of which are historic landmarks, the Rialto Theater in Joliet, Illinois and the Chicago Theater.⁸³ In addition to the buildings listed above, he is credited with designing the Chicago Sun-Times

⁷⁵ The drawings were donated to the Metropolitan Museum of Modern Art by the National Institute for Architectural Education, founded originally in 1894 as the Society of Beaux-Arts Architects.

⁷⁶ "Adams, Arthur Frederick," *Agorha*, <https://agorha.inha.fr/ark:/54721/fee0db2f-ee25-4da8-bae6-17ed63e63f07>, accessed November 2022. Note that April 1911 is the same month that the building permit was issued for The Waldean.

⁷⁷ "Arthur Frederick Adams," 1917-1918 Draft Registration Card. "Graham, Anderson, Probst & White," Wikipedia, https://en.wikipedia.org/wiki/Graham,_Anderson,_Probst_%26_White, accessed November 2022.

⁷⁸ Note that four members of the Rapp family, over three generations, became architects. The firm that Adams worked for was headed by C.W. and George L. Rapp.

⁷⁹ "Rapp and Rapp," Wikipedia, https://en.wikipedia.org/wiki/Rapp_and_Rapp, accessed November 2022.

⁸⁰ "Atelier Adams-Nelson Holds Smoker," *Pencil Points, A Journal for the Drafting Room*, January, 1932:59.

⁸¹ "School project gets expert aid," *The Peninsula Times Tribune* (Palo Alto, CA), April 2, 1962:8. Adams wrote *Terra Cotta of the Italian Renaissance* by Arthur F. Adams, published in 1928, <https://www.worldcat.org/formats-editions/1064703833>, accessed November 2022.

⁸² *Ibid.*

⁸³ "Prominent architect dies in Mountain View at 93," *The Peninsula Times Tribune*, September 19, 1977:15.

building,⁸⁴ having a hand in the design of the New York Public Library, and being the architect for many branch libraries in Brooklyn and New York, and public and university libraries in the West.⁸⁵ Towards the end of his career he worked for the Illinois State Public Works Department.⁸⁶

Adams was a member of the American Institute of Architects from 1923 to 1927. He was married to Catherine Elizabeth Adams, with whom he had two children, Arthur Frederick Adams, Jr. and Dorothy Gibbons. He retired to Palo Alto in 1968 and died there in 1977.⁸⁷ He did not, to our knowledge, return to live in Spokane after about 1918.

SUMMARY STATEMENT

The Waldean apartment building is significant for representing a time when neighborhoods were being developed in north Spokane, often on a speculative basis, to house Spokane's rapidly growing population. On the public side, infrastructure investment provided for this growth, including paved streets, bridges, streetcars, and government buildings. On the private side, private investment allowed for the development of housing, commercial development, and industry. Development of the 1911 Waldean apartment building and similar buildings was facilitated by the construction of the 1911 Monroe Street Bridge and North Monroe-Cannon Hill streetcar. The Waldean was developed by a local property owner in the West Central neighborhood who invested in a property across the street from his home and developed a 10-unit apartment building.

The Waldean apartment building is also significant as an emerging type, the apartment building. It is additionally significant as a vernacular mid-rise apartment building that catered to working and middle-class tenants. Finally it provided a source of income and shelter for single, widowed women at two points in its history, when other opportunities were rare.

⁸⁴ "Prominent architect . . . September 19, 1977:15.

⁸⁵ "Adams, Arthur Frederick," *Agorha*, <https://agorha.inha.fr/ark:/54721/fcc0db2f-ee25-4da8-bae6-17ed63e63f07>, accessed November 2022.

⁸⁶ "Arthur Frederick Adams," 1942-1944 Draft Registration Card.

⁸⁷ Prominent architect . . . September 19, 1977:15.

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- “Former Resident Taken by Death,” February 5, 1945:5.
- Mrs. Freda Hockberg (obit.), (sic), December 15, 1964:5.
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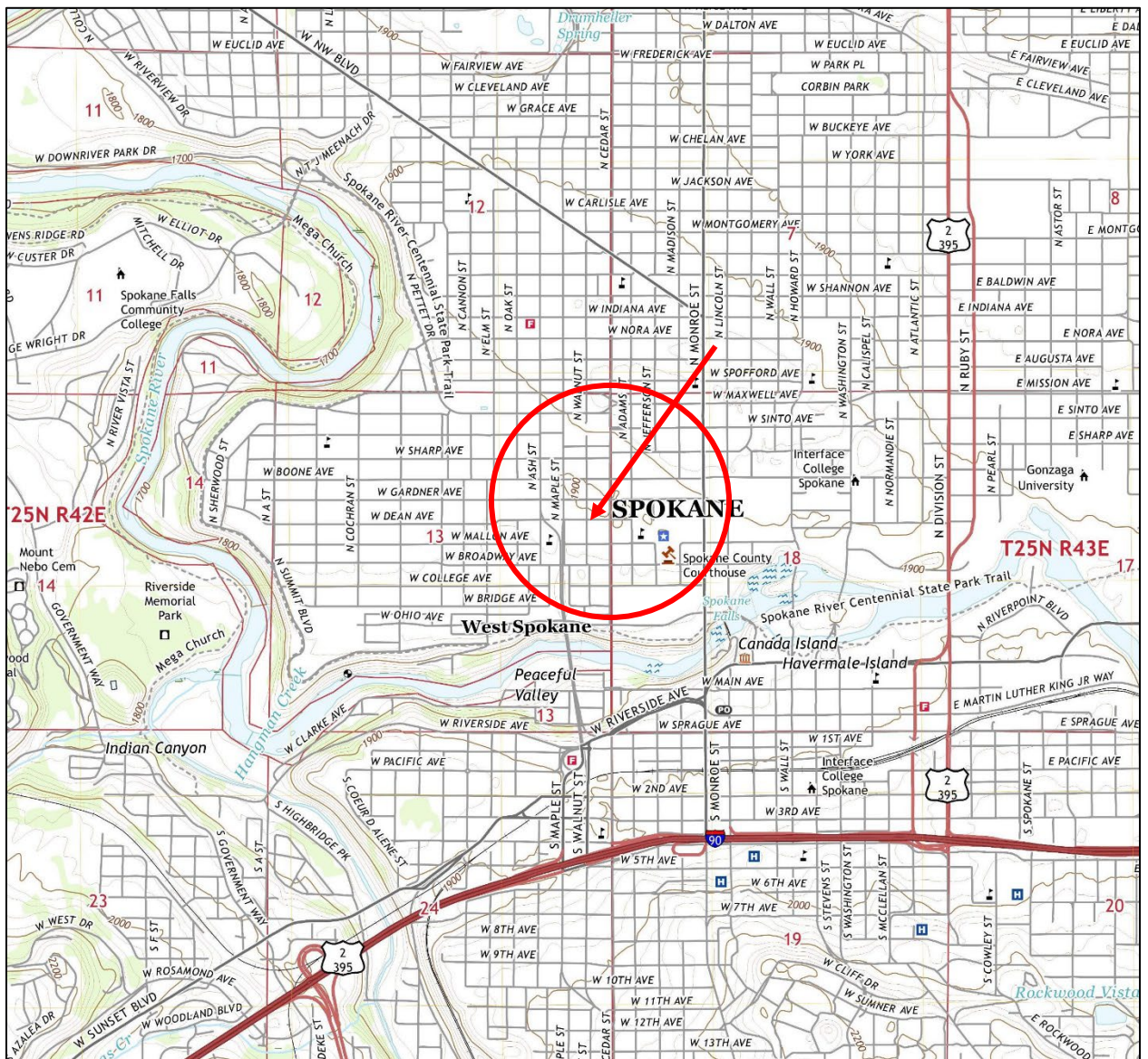
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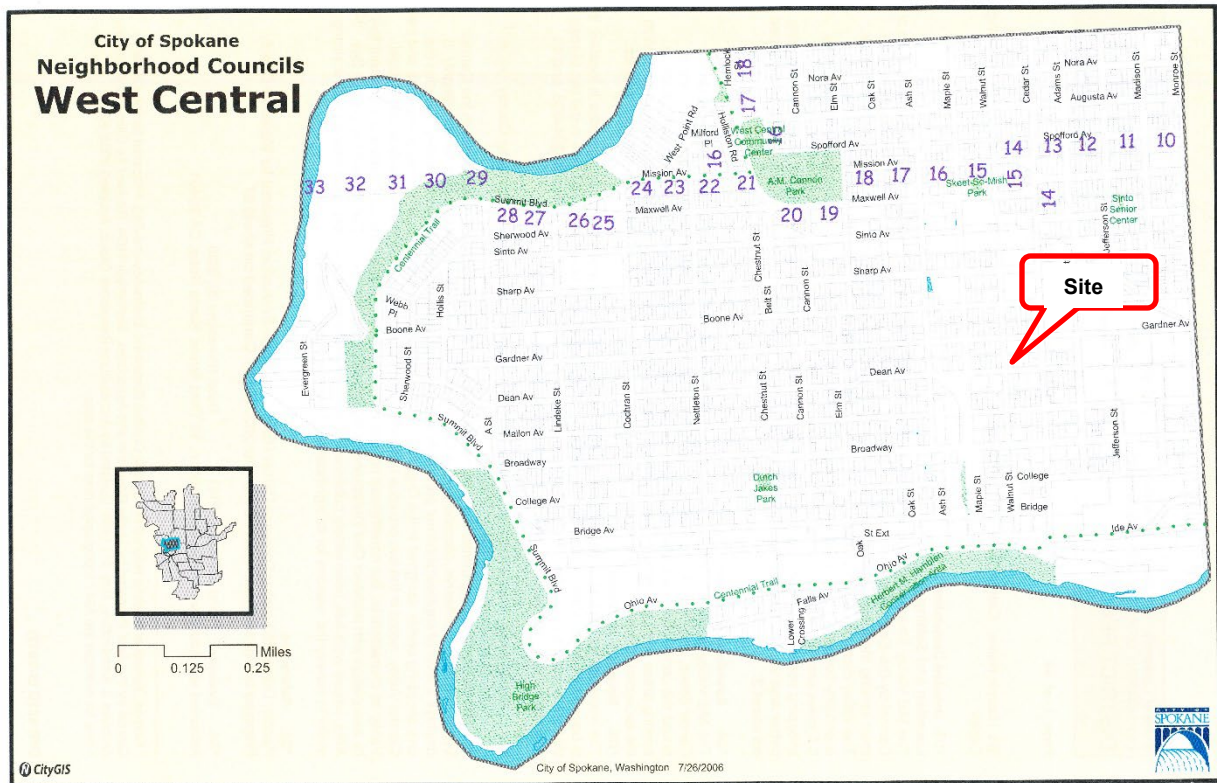
Yellen, Janet L., “The history of women’s work and wages and how it has created success for us all,” May 2020, <http://www.brookings.edu>, accessed December 2022.

Figure 1: Site location map, Spokane NW 7.5 minute quadrangle



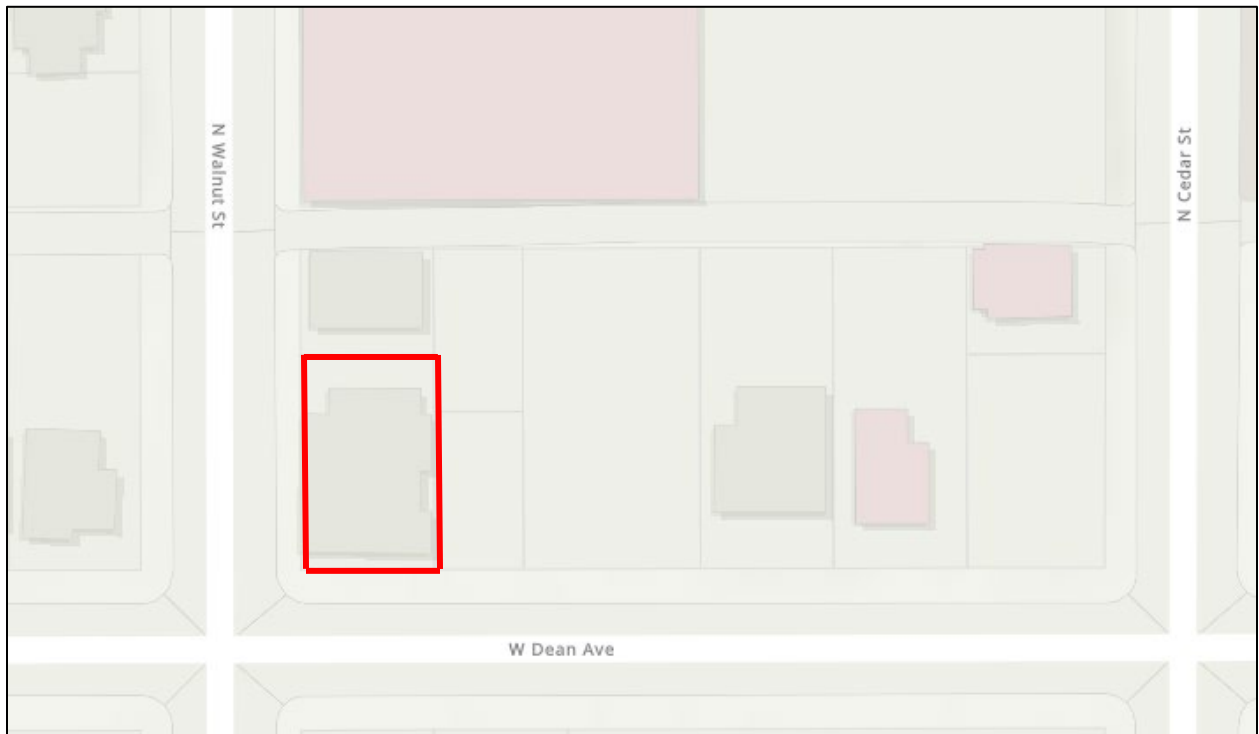
Source: USGS maps

Figure 2: West Central neighborhood map



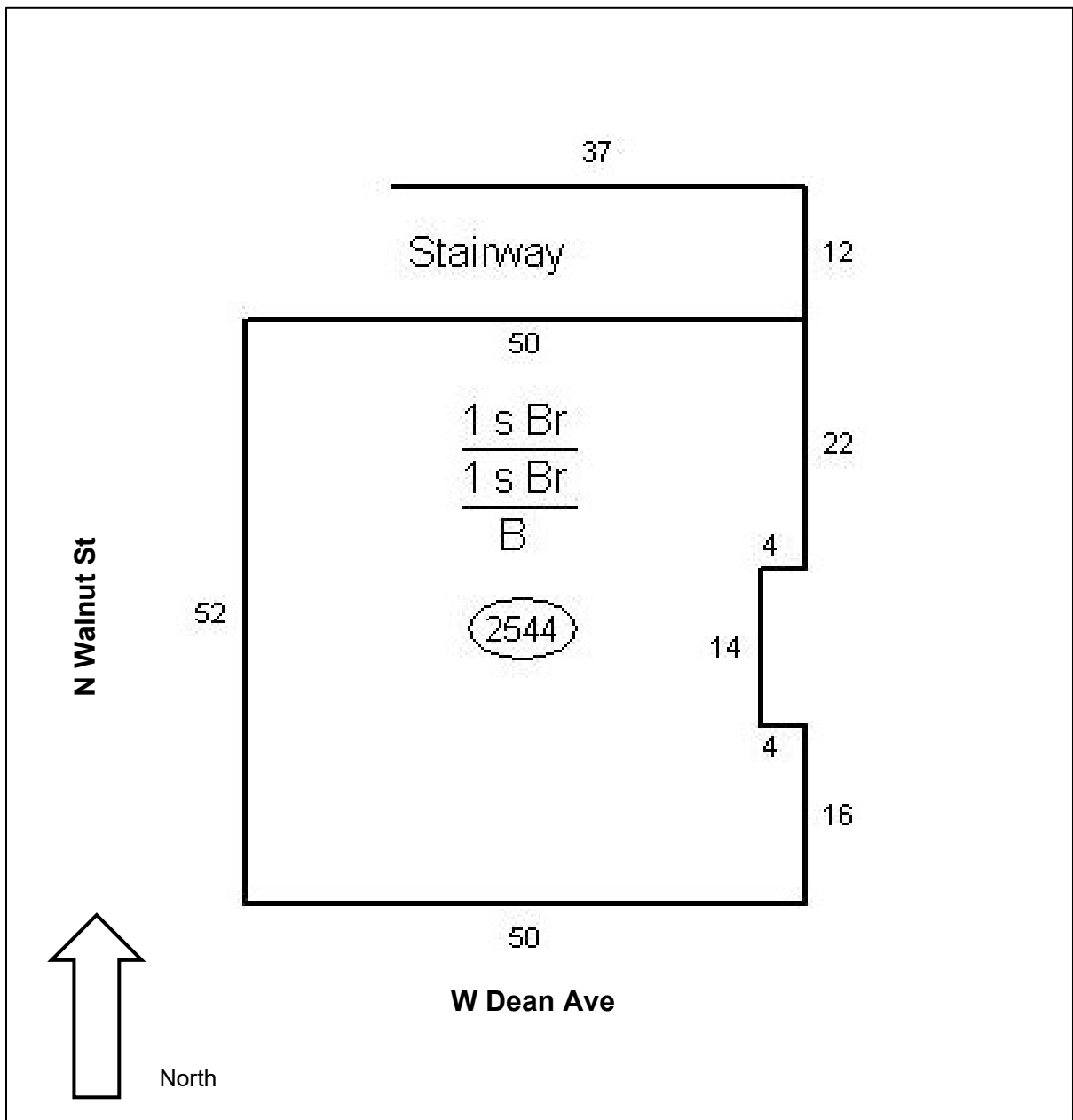
Source: City of Spokane

Figure 3: Site parcel map – APN 25131.0110



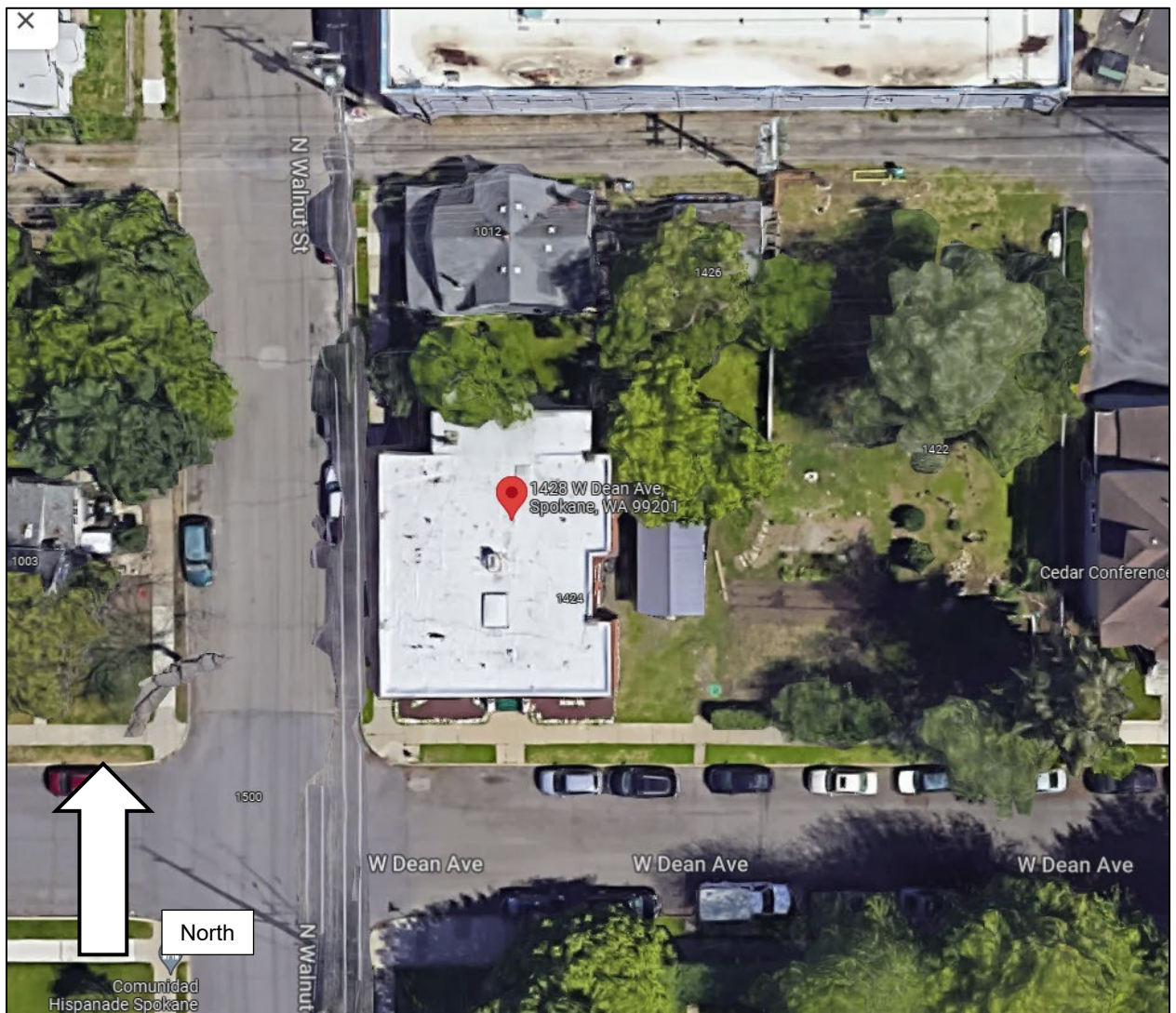
Source: Spokane County Assessor

Figure 4: Building footprint



Source: Spokane County Assessor

Figure 5: Sketch map



Source: Google maps



Photo 1: West and south (front) facades, looking northeast



Photo 2: South (front) façade, looking north



Photo 3: Front entry, south façade

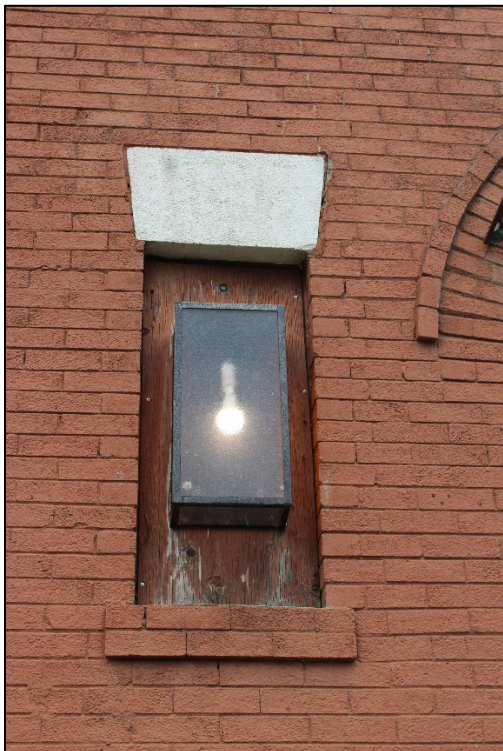


Photo 4: Sconces at front entry



Photo 5: South and east facades, looking northwest



Photo 6: East façade, looking west



Photo 7: North façade, looking south



Photo 8: Northwest corner and west façade, looking southeast



Photo 9: West façade, looking east



Photo 10: Basement window, typical



Photo 11: Typical windows, east façade



Photo 12: Front lobby, looking out toward south



Photo 13: Looking toward lobby and second floor from middle landing



Photo 14: Looking toward middle landing from upper landing



Photo 15: Basement, stair to left, furnace to right



Photo 16: First floor, north addition, looking east



Photo 17: Looking toward back yard from north addition



Photo 18: Stair to basement, north addition



Photo 19: Built-ins within one-bedroom unit, typical



Photo 20: Kitchen within one bedroom unit, typical



Photo 21: Bathroom within one-bedroom unit, typical



Photo 22: Kitchen within studio unit, typical



Photo 23: Duplex north of apartment building



Photo 24: Yard between apartment and duplex, looking east



Photo 25: Yard between apartment building and duplex, looking west



Photo 26: Setting – looking west along W. Dean Avenue



Photo 27: Setting – looking south at W. Dean and N. Walnut



Photo 28: Setting – looking east along W. Dean Avenue

Figure 6: 1905 bird's eye view showing the North Monroe neighborhood and the courthouse (middle right side) and the project site with two houses



Source: Spokane 1905 Bird's-Eye View

Figure 7: 1909 advertisement encouraging investment in properties on the north side

SOUND INVESTMENTS

High-Class Business and Apartment House Property Monroe Street and Broadway, Close In

Salient Points Worth Remembering

Monroe street bridge now assured.
 Broadway is to be paved.
 Civic center on North Side proposed.
 Street car service every three minutes.
 Ten minutes' walk from Howard and Riverside to Broadway and Cedar.
 No grade crossings to fear.
 Many new buildings to be built this year.
 Price of this property per square foot or front foot much lower than any other close-in property in city.

NOTE:--The Following List of Properties Can All Be Made Handsome Revenue Bearers Today. Information to Principals Only

<p>\$15,000—Monroe street, south of Mullan avenue; alley corner, 30x120; old building; earns \$1000 year now; terms \$6500 cash, balance 1 and 2 years.</p> <p>\$8000—Corner apartment site, 60x120, north of College and east of Cedar; right where they are about to build several high-class apartment buildings. Old house will earn \$30.00 month. Terms \$3000 cash, balance to suit.</p> <p>\$5000—Mallon avenue between Monroe and Cedar; inside half of important double corner 60x120; old buildings; earn \$45.00 month. Terms \$2500 cash.</p> <p>\$6500—Corner apartment site, 60x151, 5900 square feet, think of it, really two lots. The rear 51 feet will soon be worth price asked for whole property. This is directly opposite where Mr. Oliver is going to build a first-class building; 10 minutes' walk from Howard and Riverside. Terms \$4500 cash.</p>	<p>\$50,000—New, solid brick business block; thoroughly built and modern throughout; land 120x106, on corner; stores and apartments. The present low rentals net over \$6000 annually, 12 per cent on investment. By building on vacant ground a far greater net income can be obtained. Terms \$30,000 cash.</p> <p>\$12,000—Monroe street, south of Mallon avenue; in the best part of the retail district; 30x125, with some income. You can not duplicate this piece on the avenue for \$600 per front foot. Terms \$7000 cash, balance 1 year.</p> <p>\$25,000—Broadway double corner, 120x120. Too much can not be said of this important property; should be improved with first-class building. There can be no question as to the future of such property. Terms \$12,500 cash, balance to suit.</p> <p>\$8000—Monroe street corner, south of Sharp; 50x100; good business property now. Terms about half cash.</p>	<p>\$4200—South of Broadway, just off Monroe, we have a 50x80 factory site. Terms \$2000 cash.</p> <p>\$13,500—Broadway corner, 60x120; most advantageously situated. If improved with stores and apartments would earn an immense revenue. Terms \$7000 cash, balance 3 years, 7 per cent.</p> <p>\$9000—Apartment site, 120x120, east of Cedar. Where can you buy another such piece of ground for anything around the price asked? Terms \$4500 cash, balance 1 year.</p> <p>\$5500—Broadway corner, 40-foot front with first-class modern home. Terms \$4200 cash, balance monthly.</p> <p>\$6500—Broadway corner, 60x100; fine location for good building; present improvements will earn \$600 a year. Terms \$3000 cash, balance reasonable.</p> <p>\$2250—On College avenue, east of Maple, corner lot 60x100; suitable for a number of business purposes; the price is extremely low. Terms \$1200 cash, balance 1 and 2 years.</p>
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The Fred B. Grinnell Company

REAL ESTATE
 LOANS
 INSURANCE
 RENTALS

Terminal Building

Trackage
 Business and
 Warehouse Property

Source: The Spokesman-Review, March 28, 1909

Figure 8: 1910 Sanborn Fire Insurance map

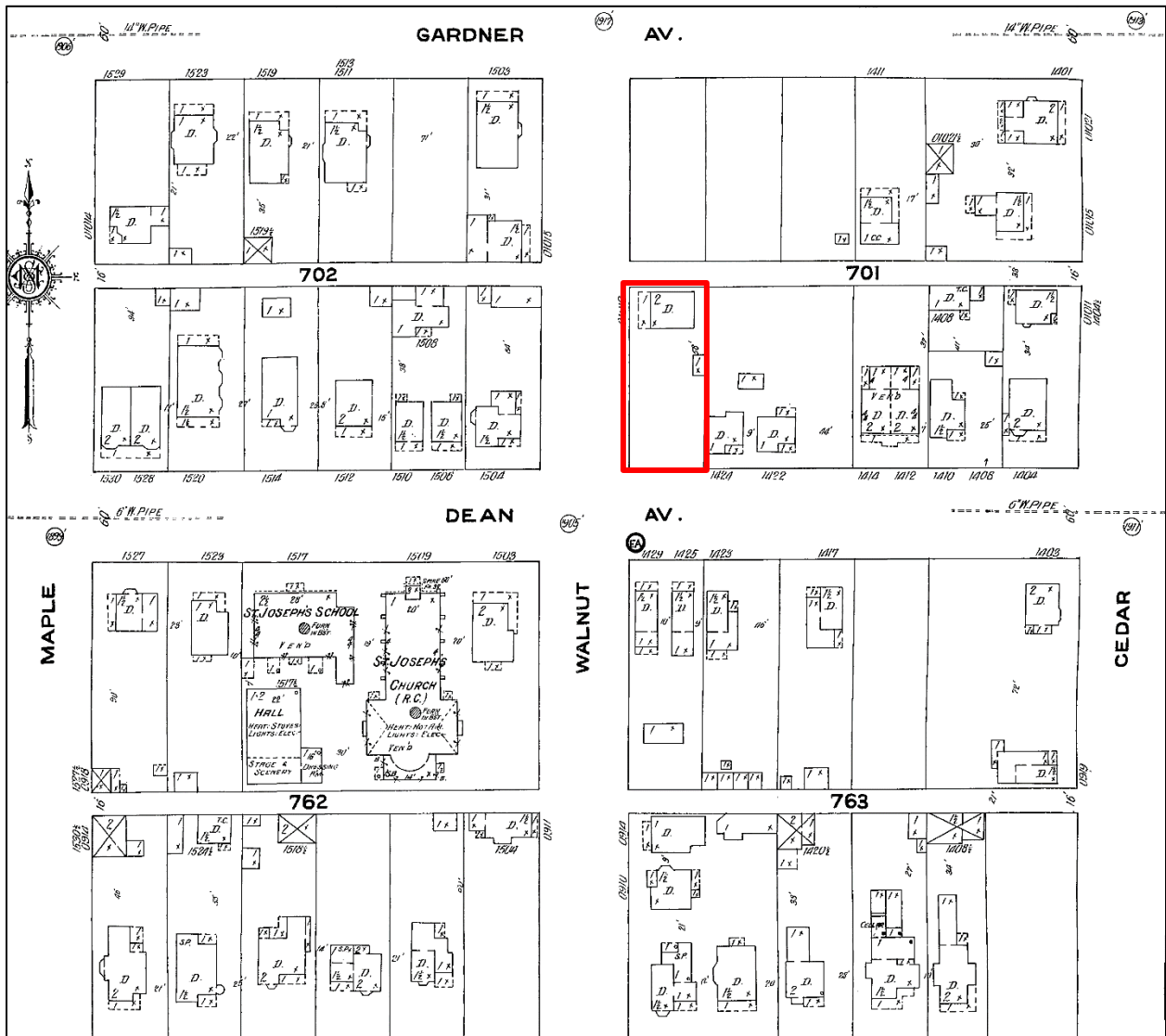
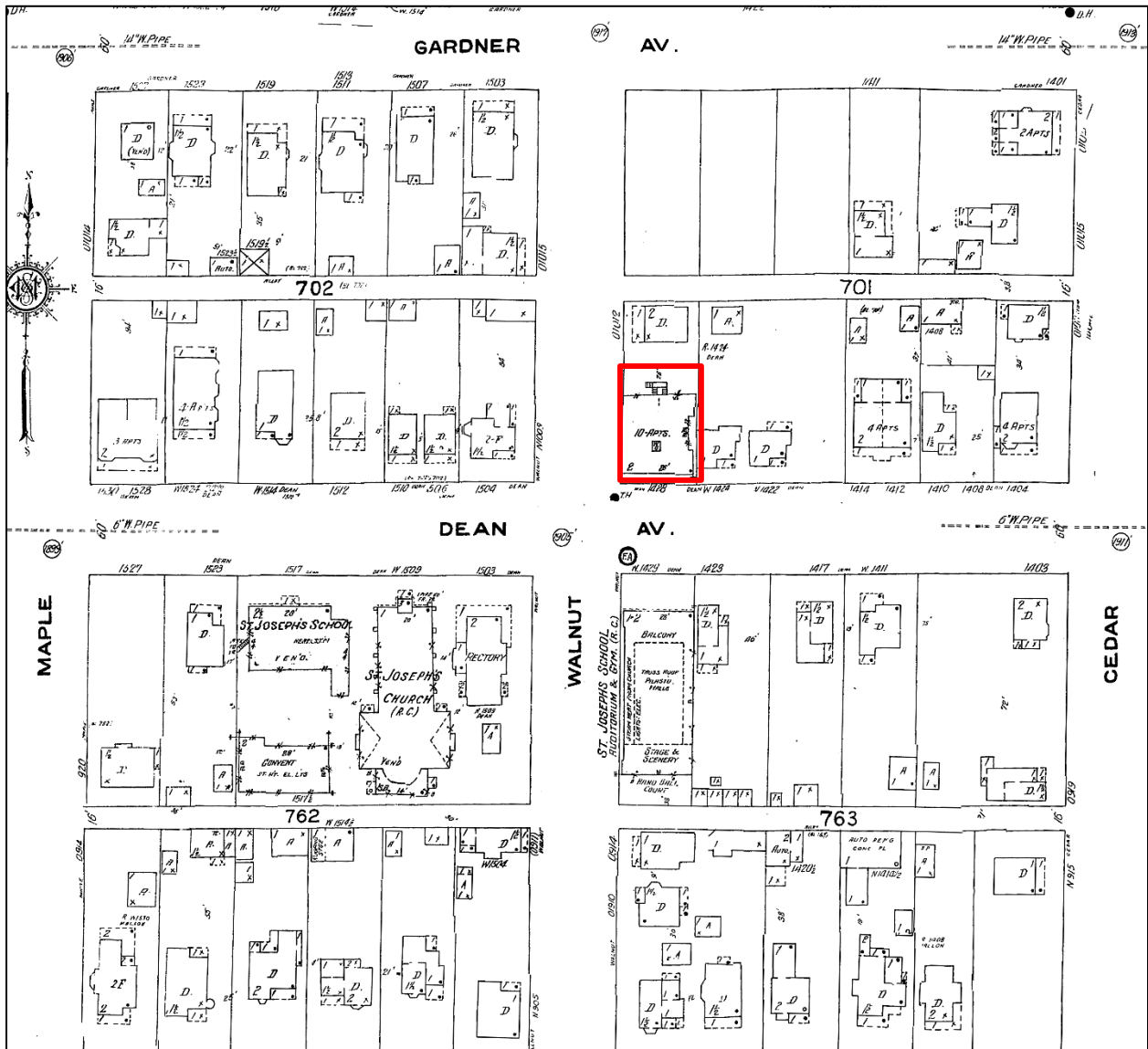


Figure 9: 1950 Sanborn Fire Insurance map

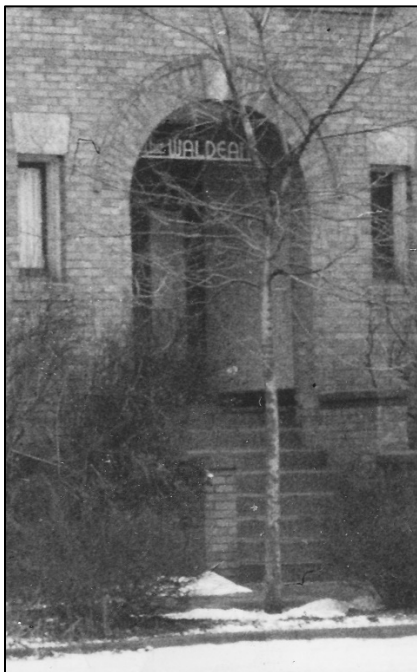


Sanborn Fire Insurance map, 1910 updated to 1950

Figure 10: 1945 photo of The Waldean



Source: The Spokesman-Review



The Waldean sign



Agenda Sheet for City Council Meeting of:

03/06/2023

Date Rec'd	2/14/2023
Clerk's File #	ORD C36363
Renews #	
Cross Ref #	
Project #	
Bid #	
Requisition #	

Submitting Dept	HOUSING & HUMAN SERVICES
Contact Name/Phone	JENN CERCEDES 625-6055
Contact E-Mail	JCERCEDES@SPOKANECITY.ORG
Agenda Item Type	Special Budget Ordinance
Agenda Item Name	1680-CHHS - DEPT OF COMMERCE SBO

Agenda Wording

In July of 2022 DOC made available funds for assisting with moving persons in encampments into housing. The City has received a contract indicating Commerce will award the City \$2,806,625.

Summary (Background)

In July of 2022 DOC made available funds for assisting with moving persons in encampments into housing. The City has received a contract indicating Commerce will award the City \$2,806,625 to be broken down into the following distributions: \$2,000,000 To Trent Shelter currently managed by TSA, \$656,625 to Housing Navigators for Rapid Re-housing, \$150,000 to United Way for Diversion.

Lease? NO Grant related? YES Public Works? NO

Fiscal Impact

Revenue	\$ 2,806,625
Expense	\$ 2,000,000
Expense	\$ 656,625
Expense	\$ 150,000

Budget Account

#	1540-XXXXX-99999-33442-99999
#	1540-XXXXX-65410-54201-99999
#	1540-XXXXX-65410-54201-99999
#	1540-XXXXX-65410-54201-99999

Approvals

Dept Head	CERCEDES, JENNIFER
Division Director	MCCOLLIM, KIMBERLEY
Finance	MURRAY, MICHELLE
Legal	PICCOLO, MIKE
For the Mayor	ORMSBY, MICHAEL

Council Notifications

Study Session\Other	Urban Experience Committee 2-13-2023
Council Sponsor	CM Stratton / CM Zappone

Distribution List

Additional Approvals

Purchasing	
MANAGEMENT & BUDGET	STRATTON, JESSICA

Committee Agenda Sheet

Public Infrastructure, Environment & Sustainability Committee

Submitting Department	CHHS
Contact Name	Jenn Cerecedes
Contact Email & Phone	jcerecedes@spokanecity.org , 509-625-6055
Council Sponsor(s)	Cm Stratton / CM Zappone
Select Agenda Item Type	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion Time Requested: 5 min
Agenda Item Name	Dept of Commerce SBO
Summary (Background) *use the Fiscal Impact box below for relevant financial information	In July of 2022 DOC made available funds for assisting with moving persons in encampments into housing. The City has received a contract indicating commerce will award the City \$2,806,625 to be broken down into the following distributions <ul style="list-style-type: none"> \$2,000,000 To Trent Shelter currently managed by TSA \$656,625 to Housing Navigators for Rapid Re-housing \$150,000 to United Way for Diversion
Proposed Council Action	Approve SBO Feb 13, 2023
Fiscal Impact Total Annual Cost: \$2,806,625 Total Cost Remaining This Year: \$2,806,625 Approved in current year budget? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Funding Source <input checked="" type="checkbox"/> One-time <input type="checkbox"/> Recurring Specify funding source: Department of Commerce Grant Expense Occurrence <input type="checkbox"/> One-time <input checked="" type="checkbox"/> Recurring Other budget impacts: (revenue generating, match requirements, etc.)	
Operations Impacts (If N/A, please give a brief description as to why)	
What impacts would the proposal have on historically excluded communities? This will serve households over the age of 18 who are homeless.	
How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities? CMIS will be used for data collection.	
How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution? CMIS will be used for data collection.	
Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others? This will align with the current 5 year strategy to end homelessness.	

ORDINANCE NO C36363

An ordinance amending Ordinance No. C36345, passed by the City Council December 12, 2022, and entitled, "An ordinance adopting the Annual Budget of the City of Spokane for 2023, making appropriations in the various funds of the City of Spokane government for the year ending December 31, 2023, and providing it shall take effect immediately upon passage," and declaring an emergency.

WHEREAS, subsequent to the adoption of the 2023 budget Ordinance No. C36345, as above entitled, and which passed the City Council December 12, 2022, it is necessary to make changes in the appropriations of the Human Services Grants Fund, which changes could not have been anticipated or known at the time of making such budget ordinance; and

WHEREAS, this ordinance has been on file in the City Clerk's Office for five days; - Now, Therefore,

The City of Spokane does ordain:

Section 1. That in the budget of the Human Services Grants Fund, and the budget annexed thereto with reference to the Fund, the following changes be made:

- 1) Increase revenue by \$2,806,625.
 - A) Of the increased revenue, \$2,806,625 is provided by the Department of Commerce to assist in moving unhoused persons from encampments into housing.
- 2) Increase appropriation by \$2,806,625.
 - A) Of the increased appropriation, \$2,806,625 is provided solely for contractual services.

Section 2. It is, therefore, by the City Council declared that an urgency and emergency exists for making the changes set forth herein, such urgency and emergency arising from the Department of Commerce grant acceptance, and because of such need, an urgency and emergency exists for the passage of this ordinance, and also, because the same makes an appropriation, it shall take effect and be in force immediately upon its passage.

Passed the City Council _____

Council President

Attest: _____
City Clerk

Approved as to form: _____
Assistant City Attorney

Mayor

Date

Effective Date



Agenda Sheet for City Council Meeting of:
03/06/2023

Date Rec'd	2/14/2023
Clerk's File #	ORD C36364
Renews #	

Submitting Dept	PUBLIC WORKS	Cross Ref #	
Contact Name/Phone	MARLENE FEIST 625-6505	Project #	
Contact E-Mail	MFEIST@SPOKANECITY.ORG	Bid #	
Agenda Item Type	Special Budget Ordinance	Requisition #	
Agenda Item Name	5200-PUBLIC WORKS - SBO FOR EXPO+50 INFRASTRUCTURE PROJECTS		

Agenda Wording

One of the goals of the celebration, dubbed "Expo+50," is to add permanent amenities and activities, along with one-time events, that will further activate the river experience and the urban core by summer 2024.

Summary (Background)

Parks and Public Works are working together to deliver four key infrastructure projects for the 2024 celebration. These projects will add connectivity, particularly for pedestrians and cyclists, while showcasing the Spokane River, the City's environmental stewardship, and the improved Riverfront. Completing this work timely will require moving money already programmed for the South Gorge trail section from 2024 to 2023 as well as authorizing any additional local funds for the work.

Lease? NO Grant related? NO Public Works? YES

Fiscal Impact

Budget Account

Expense	\$ 2,819,000	# 1610-XXXXX-XXXXX-80101-99999
Revenue	\$ 2,829,500	# 1950-XXXXX-XXXXX-XXXXX-99999
Expense	\$ 2,829,500	# 1950-54920-94000-56501-48085
Revenue	\$ 1,404,000	# 3200-48400-99999-39734-99999

Approvals

Council Notifications

Dept Head	FEIST, MARLENE	Study Session\Other	Urban Experience
Division Director	FEIST, MARLENE	Council Sponsor	CM Kinnear / CM Bingle
Finance	ALBIN-MOORE, ANGELA	Distribution List	
Legal	PICCOLO, MIKE		
For the Mayor	ORMSBY, MICHAEL		

Additional Approvals

Purchasing		
MANAGEMENT &	STRATTON, JESSICA	



Continuation of Wording, Summary, Budget, and Distribution

Agenda Wording

Summary (Background)

Fiscal Impact

Expense **\$** 1,934,000

Select **\$**

Budget Account

3200-XXXXX-95300-56501-86053

#

Distribution List

Committee Agenda Sheet

Urban Experience Committee

Submitting Department	Public Works & Parks
Contact Name	Marlene Feist & Garrett Jones
Contact Email & Phone	mfeist@spokanecity.org (509) 625-6505; gjones@spokaneparks.org (509) 363-5462
Council Sponsor(s)	CM Kinnear / CM Bingle / CM Zappone
Select Agenda Item Type	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion Time Requested: 10 min
Agenda Item Name	SBO for Expo+50 Infrastructure Projects
Summary (Background) *use the Fiscal Impact box below for relevant financial information	<p>In 2024, the City and a variety of community partners will come together to celebrate the 50th anniversary of Expo 74. Expo 74 revitalized Spokane’s Urban Core, removed infrastructure and pollutants that were negatively impacting the Spokane River, and left the world-class Riverfront Park for the citizens and visitors of Spokane.</p> <p>One of the goals of the celebration, dubbed “Expo+50,” is to add permanent amenities and activities, along with one-time events, that will further activate the river experience and the urban core by summer 2024.</p> <p>Parks and Public Works are working together to deliver four key infrastructure projects for the 2024 celebration. These projects will add connectivity, particularly for pedestrians and cyclists, while showcasing the Spokane River, the City’s environmental stewardship, and the improved Riverfront. They include:</p> <ol style="list-style-type: none"> 1. Renovation of the South Suspension Bridge in Riverfront Park. 2. Completion of a trail section from the CSO 26 tank to the Spokane Club (Main Ave.), finishing the Great Gorge Loop Trail. 3. Rehabilitation of the Riverfront Park parking lot along Post Street to the south of the Post Street Bridge, including an improved connection from south of the bridge to the Centennial Trail. 4. Addition of a Zipline from the CSO 26 plaza on Spokane Falls Boulevard to Redband Park in Peaceful Valley (<i>to be done by a private vendor with no City funds</i>). <p>Completing this work timely will require moving money already programmed for the South Gorge trail section from 2024 to 2023 as well as authorizing any additional local funds for the work. Parks and Public Works is proposing the use of REET 2 funds for the additional funding; this funding will complement \$600,000 from the Riverfront Park bond.</p> <p>The SBO values are:</p> <ul style="list-style-type: none"> - \$1,415,000 – REET 2 to Parks Dept. for South Suspension Bridge - \$1,414,500 – RCO reimbursable grant to Parks Dept. for South Suspension Bridge - \$530,000 – advance Strategic Investment Urban Experience (SIUE) from 2024 to 2023 for S. Gorge Trail – Main to CSO 26 - \$1,404,000 – advance REET 2 from 2024 to 2023 for S. Gorge Trail – Main to CSO 26.

Proposed Council Action	SBO approval on Mar 6, 2023
<p>Fiscal Impact</p> <p>Total Cost: <u>\$4,763,500</u></p> <p>Approved in current year budget? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Funding Source <input checked="" type="checkbox"/> One-time <input type="checkbox"/> Recurring</p> <p>Specify funding source: REET2, RCO grant & SIUE</p> <p>Expense Occurrence <input checked="" type="checkbox"/> One-time <input type="checkbox"/> Recurring</p> <p>Other budget impacts: (revenue generating, match requirements, etc.) The projects also will use \$600,000 from the Riverfront Park renovation bond and a \$1.4 million RCO grant.</p>	
<p>Operations Impacts (If N/A, please give a brief description as to why)</p> <p>What impacts would the proposal have on historically excluded communities?</p> <p>Public Works and Parks services and projects are designed to serve residents, visitors, and businesses. All proposed projects are geographically located within the ‘Highest Priority Social and Environmental Equity Zone’ established within the 2022 Parks & Natural Lands Master Plan, and are located within Spokane County Census Tract 35, the lowest income census tract within the City of Spokane, (median household income of only 20.3% of state median). Recognizing these improvement provide service to the entire Spokane region we strive to offer a consistent level of service to all, to distribute public investment throughout the community, and to respond to gaps in services identified in various City plans. We recognize the need to maintain affordability and predictability for customers & residents. And we are committed to delivering work that is both financially and environmentally responsible. This item supports the operations of Public Works and Parks and provides an improvement for public outdoor recreation which will be free of charge for users.</p>	
<p>How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?</p> <p>This work is designed to provide service delivery in support of all citizens and taxpayers. Amenities and infrastructure will be free to use by all.</p>	
<p>How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution?</p> <p>Public Works and Parks follow the City’s established procurement and public works bidding regulations and policies to bring items forward, and then uses contract management best practices to ensure desired outcomes and regulatory compliance. The project will include the installation of an ‘eco-counter’ trail use counter which will be able to collect and report the effect of these improvements on trail usage in the project location.</p>	
<p>Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?</p> <p>This work is consistent with our CIP, bicycle and pedestrian plans, and the Parks & Natural Lands Master Plan.</p>	

ORDINANCE NO C36364

An ordinance amending Ordinance No. C36345, passed by the City Council December 12, 2022, and entitled, "An ordinance adopting the Annual Budget of the City of Spokane for 2023, making appropriations in the various funds of the City of Spokane government for the year ending December 31, 2023, and providing it shall take effect immediately upon passage," and declaring an emergency.

WHEREAS, subsequent to the adoption of the 2023 budget Ordinance No. C36345, as above entitled, and which passed the City Council December 12, 2022, it is necessary to make changes in the appropriations of the Real Estate Excise Tax Fund, Park Cumulative Reserve Fund, & Arterial Street Fund which changes could not have been anticipated or known at the time of making such budget ordinance; and

WHEREAS, this ordinance has been on file in the City Clerk's Office for five days; - Now, Therefore,

The City of Spokane does ordain:

Section 1. That in the budget of the Real Estate Excise Tax Fund, and the budget annexed thereto with reference to the Fund, the following changes be made:

- 1) Increase appropriation by \$2,819,000.
 - A) Of the increased appropriation, \$1,415,000 is provided solely as an operating transfer-out to the Park Cumulative Reserve Fund.
 - B) Of the increased appropriation, \$1,404,000 is provided solely as an operating transfer-out to the Arterial Street Fund.

Section 2. That in the budget of the Park Cumulative Reserve Fund, and the budget annexed thereto with reference to the Fund, the following changes be made:

- 1) Increase revenue by \$2,829,500.
 - A) Of the increased revenue, \$1,415,000 is provided solely as an operating transfer-in from the Real Estate Excise Tax Fund.
 - B) Of the increased revenue, \$1,414,500 is provided by the Recreation and Conservation Office via a reimbursable grant.
- 2) Increase appropriation by \$2,829,500.
 - A) Of the increased appropriation, \$2,829,500 is provided solely for capital expenditures related to the South Suspension Bridge.

Section 3. That in the budget of the Arterial Street Fund, and the budget annexed thereto with reference to the Fund, the following changes be made:

- 1) Increase revenue by \$1,404,000.
 - A) Of the increased revenue, \$1,404,000 is provided solely as an operating transfer-in from the Real Estate Excise Tax Fund.
- 2) Increase appropriation by \$1,934,000.
 - A) Of the increased appropriation, \$1,404,000 is provided solely for capital expenditures related to the South Gorge Trail.
 - B) Of the increased appropriation, \$530,000 is provided solely for capital expenditures related to the South Gorge Trail and is funded from the Strategic Investment Urban Experience (SIUE) funds.

Section 4. It is, therefore, by the City Council declared that an urgency and emergency exists for making the changes set forth herein, such urgency and emergency arising from the escalated timeline of the Expo+50 capital projects, and because of such need, an urgency and emergency exists for the passage of this ordinance, and also, because the same makes an appropriation, it shall take effect and be in force immediately upon its passage.

Passed the City Council _____

Council President

Attest: _____
City Clerk

Approved as to form: _____
Assistant City Attorney

Mayor

Date

Effective Date



Agenda Sheet for City Council Meeting of:

02/27/2023

Date Rec'd	2/15/2023
Clerk's File #	ORD C36362
Renews #	
Cross Ref #	
Project #	
Bid #	
Requisition #	

Submitting Dept	HISTORIC PRESERVATION
Contact Name/Phone	MEGAN DUVALL X6543
Contact E-Mail	MDUVALL@SPOKANECITY.ORG
Agenda Item Type	First Reading Ordinance
Agenda Item Name	0470 - CANNON STREETCAR SUBURB HISTORIC DISTRICT OVERLAY ZONE ORDINANCE

Agenda Wording

An ordinance creating an historic overlay zone on the official zoning map for the Cannon Streetcar Suburb Historic District.

Summary (Background)

The ordinance (SMC 17D.100.290) creating the Cannon Streetcar Suburb Historic District Overlay Zone has gone through the Plan Commission hearing process as well as review by the Spokane Historic Landmarks Commission. The Plan Commission process included a workshop and a final hearing on January 25, 2023 as well as submittal to the Department of Commerce and a SEPA document.

Lease? NO Grant related? NO Public Works? NO

Fiscal Impact		Budget Account
Neutral	\$	#
Select	\$	#
Select	\$	#
Select	\$	#

Approvals		Council Notifications	
Dept Head	DUVALL, MEGAN	Study Session\Other	UE 2/13/23
Division Director	MACDONALD, STEVEN	Council Sponsor	CP Beggs, CMs Kinnear & Wilkerson
Finance	ORLOB, KIMBERLY	Distribution List	
Legal	PICCOLO, MIKE	mduvall@spokanecity.org	
For the Mayor	PERKINS, JOHNNIE	lcamporeale@spokanecity.org	
Additional Approvals		rbenzie@spokanecity.org	
Purchasing		smacdonald@spokanecity.org	
		sgardner@spokanecity.org	

Committee Agenda Sheet

URBAN EXPERIENCE

Submitting Department	Historic Preservation
Contact Name & Phone	Megan Duvall, Historic Preservation Officer 625-6543
Contact Email	mduvall@spokanecity.org
Council Sponsor(s)	CP Beggs, CM Kinnear, CM Wilkerson
Select Agenda Item Type	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion Time Requested: 10
Agenda Item Name	Cannon Streetcar Suburb Historic District Overlay Zone Ordinance
Summary (Background)	<p>In 2015, the Cliff-Cannon Neighborhood Council (CCNC) started a conversation with the City’s Historic Preservation Office (HPO) to create a means to better protect the historic character of the neighborhood. While parts of Cliff-Cannon have been listed as a National Register Historic District since 1979, that designation does not offer the protection against demolition and general character-defining features of the neighborhood that a listing on the Spokane Register would. The CCNC decided 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.</p> <p>In order to create a large historic district, the SMC 17D.040 (Historic Preservation Ordinance) needed to be revised to allow for district creation through a vote of property owners within the proposed district. The ordinance revision passed City Council in February of 2018 and a new Historic Preservation chapter (SMC 17D.100) has been implemented. In fall of 2019, after receiving over 50% affirmative vote from property owners, the <i>Browne’s Addition Historic District Overlay Zone</i> (SMC 17D.100.280) was recommended for passage by the Spokane Plan Commission and subsequently passed by the Spokane City Council. The process followed in the Browne’s Addition effort was closely followed for the district in lower Cliff-Cannon.</p> <p>The HPO received a grant in June of 2019 to fund the creation of the Cannon Streetcar Suburb Historic District. The grant funded the work to produce the three documents necessary for the formation of a local historic district in the lower South Hill neighborhood of Cliff-Cannon – a nomination form, resource forms for each property within the district, and design standards and guidelines for the district. Those documents were created internally by HPO staff.</p> <p>The documents have been reviewed and approved by a unanimous vote of the Spokane Historic Landmarks Commission at a public hearing (12/21/22):</p> <ul style="list-style-type: none"> • Cannon Streetcar Suburb Local Historic District Spokane Register Nomination Form • Cannon Streetcar Suburb Local Historic District Resource Forms • Cannon Streetcar Suburb Local Historic District Design Standards and Guidelines

The Cannon Streetcar Suburb Design Standards and Guidelines are not development regulations but are instead used to assist the historic preservation officer and commission in making 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 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 ensure the long-term preservation of a property's significance through the preservation of historic materials and features. After the receipt of a CoA, the property owner must still obtain a building permit from the Developer Services Center (DSC).

The ordinance creating a new section of SMC 17D.100.290 for the Cannon Streetcar Suburb Historic District Overlay Zone is attached.

Balloting Process and Results:

On September 14, 2022, the HPO mailed out 577 ballots to 493 property owners within the proposed boundaries of the Cannon Streetcar Suburb Historic District (some property owners own more than one parcel and are provided a vote for each developable parcel, as well as a ballot for all condominium owners). The ballot and letter are included in the attachments. Balloting closed on November 14, 2022. The results of the ballot were presented to the SHLC at their November 16, 2022 meeting where a public hearing was opened for the review of the Cannon Streetcar Suburb Historic District. The results are as follows:

- **391** total ballots were returned to the HPO
- **324 YES** votes to form the district
- **67 NO** votes to not form the historic district
- **186** votes *were not returned* and are counted as *NO* votes
- **Overall, 56.1% of the TOTAL property owners were in favor of the creation of the Cannon Streetcar Suburb Historic District** (exceeding the 50% + 1 required by SMC 17D.100.100)
- **68%** of the ballots were returned (391 of 577)
- Of those returning ballots, **82.8%** were in favor of the district creation (324 of 391)

Plan Commission Results:

The Plan Commission concluded that the proposed ordinance, including the proposed formation of the Cannon Streetcar Suburb Local Historic District Overlay Zone and adoption of the design standards and guidelines (SMC 17D.100.290), was consistent with provisions of Chapter 17D.100 previously enacted by the City Council pursuant to Ordinance No. C-35580 and the Comprehensive Plan amendment procedure outlined in SMC 17G.025.010.

By a vote of 9 – 1, the Plan Commission recommends to the City Council the approval of the proposed ordinance relating to the adoption of SMC 17D.100.290 regarding the Cannon Streetcar Suburb Local Historic District Overlay Zone and Design Standards and Guidelines. *(Findings from Plan Commission will be included in the final packet submitted into Onbase)*

<p>Proposed Council Action & Date:</p>	<p>Approval of the Cannon Streetcar Suburb Historic District Overlay Zone Ordinance (17D.100.290). First reading: February 27, 2023; Final reading March 6, 2023</p> <p>17G.025.010 G. Approval Criteria.</p> <p>The City may approve amendments to this code if it finds that:</p> <ol style="list-style-type: none"> 1. The proposed amendment is consistent with the applicable provisions of the comprehensive plan; and 2. The proposed amendment bears a substantial relation to public health, safety, welfare, and protection of the environment. <p><u>Staff commentary:</u></p> <p>Under the Growth Management Act (GMA), development regulations must be consistent with and implement comprehensive plans. WAC 365-196-800. In this context, “implement” connotes that the regulations must be of sufficient scope to fully carry out the goals, policies, standards and directions contained in the comprehensive plan. <i>Id.</i></p> <p>Staff believes that the proposed amendment to the City’s development regulations is consistent with and will implement the Comprehensive Plan goals and policies referred to in the “Alignment with Comprehensive Plan” section included below.</p> <p>Further, the proposed amendment <i>bears a substantial relation to...the protection of the environment</i> – in this case, the historic character of a neighborhood or district would fall under the environment. Historic and Cultural Preservation is included as one of the “Environmental Elements” in the SEPA Checklist – in this case, question #13.</p> <p>In SMC 17E.050.220 we adopt the state’s definition of “environment.” The code provides a reference to the state code WAC 197-11-740 which directs you to WAC 197-11-444 for a list of elements that make up the environment. One of those elements is (2)(b)(vi) “historic and cultural preservation.”</p>
<p>Fiscal Impact:</p> <p>Total Cost:</p> <p>Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>Funding Source <input checked="" type="checkbox"/> One-time <input type="checkbox"/> Recurring</p> <p>Specify funding source: Certified Local Government Grant - \$21,000 FFY2019</p> <p>Expense Occurrence <input checked="" type="checkbox"/> One-time <input type="checkbox"/> Recurring</p> <p>Other budget impacts: (revenue generating, match requirements, etc.) Review fees will generate revenue. Design review fees are \$25 Administrative review; \$75 Landmarks Commission review; \$150 review fee for Special Valuation Tax Incentive (residential).</p>	
<p>Operations Impacts</p>	<p><i>What impacts would the proposal have on historically excluded communities?</i></p> <p>While the lower south hill neighborhood contains a mix of multi-family and single-family properties, there is not a specific impact to historically excluded communities. Creation of local historic districts does not discourage infill, however, the Landmarks Commission will review new construction within the neighborhood for compatibility with the historic nature. Designation can also be a tool toward maintaining existing housing that serves some of our lowest-income neighbors.</p>

How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?

That data is not something that is collected by the Historic Preservation Department.

How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution?

Effectiveness of the local historic district will be judged by the property owners who have requested the district to be created. Is the design review process easy to navigate? Is the decision-making fair and impartial? Has the character of the neighborhood been protected? Is the new construction compatible with the historic neighborhood?

Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

This proposal touches on multiple chapters of the Comprehensive Plan. Pertinent Goals and Policies, in order of appearance in the Plan:

[Chapter 2: Implementation](#)

2.1 Carrying Out the Plan

Historic Preservation

The Comprehensive Plan recognizes the high value that citizens place on historic resources in Spokane. Policies express public desires regarding their preservation and how to manage changes to these resources as they are impacted by new development. Historic properties can range from individually listed commercial, governmental, or residential buildings to historic districts in both neighborhood and commercial areas. A number of implementation tools are already in place. The Spokane Register of Historic Places lists significant properties over 50 years old that meet specific criteria, with the consent of the owner. Following designation on the register, through a contract with the owner, properties are subject to design review by the Spokane Historic Landmarks Commission using federal rehabilitation standards, known as the Secretary of the Interior's Standards for Rehabilitation.

To encourage compliance, incentives are available for privately owned historic properties. Those incentives include the Federal Investment Tax Credit, which provides an income tax reduction for National Register listed, income-producing properties that have undergone a substantial rehabilitation; local Special Valuation, which reduces property tax; local Building Code Relief, which may allow deviation from building code requirements that directly impact important historic features of listed buildings; and the option of the donation of a Facade Easement, which may provide a one-time Federal Income Tax deduction based on the value of the donation.

A database of information of identified and potentially historic properties is also available and can be used as a planning tool by local government, developers, and elected officials to make informed decisions about actions that could affect historic resources.

[Chapter 3: Land Use](#)

LU 1.3 Single-Family Residential Areas

Protect the character of single-family residential neighborhoods by focusing higher intensity land uses in designated Centers and Corridors.

Discussion: The city's residential neighborhoods are one of its most valuable assets. They are worthy of protection from the intrusion of incompatible land uses. Centers and Corridors provide opportunities for complementary types of development and a greater diversity of residential densities. Complementary types of development may include places for neighborhood residents to work, shop, eat, and recreate. Development of these uses in a manner that avoids negative impacts to surroundings is essential. Creative mechanisms, including design standards, must be implemented to address these impacts so that potential conflicts are avoided.

LU 2.2 Performance Standards

Employ performance and design standards with sufficient flexibility and appropriate incentives to ensure that development is compatible with surrounding land uses.

Discussion: Performance and design standards should address, among other items, traffic and parking/loading control, structural mass, open space, green areas, landscaping, and buffering.

In addition, they should address safety of persons and property, as well as the impacts of noise, vibration, dust, and odors. An incentive system should be devised that grants bonuses, such as increased building height, reduced parking, and increased density, in exchange for development that enhances the public realm.

LU 5.5 Compatible Development

Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types

LU 7.3 Historic Reuse

Allow compatible residential or commercial use of historic properties when necessary to promote preservation of these resources.

Discussion: Preservation of historic properties is encouraged by allowing a practical economic use, such as the conversion of a historic single-family residence to a higher density residential or commercial use. A public review process should be required for conversions to a use not allowed in the underlying zoning district. Special attention should be given to assuring that the converted use is compatible with surrounding properties and the zone in which the property is located. Recommendations from the Historic Landmarks Commission and the Historic Preservation Officer should be received by any decision-maker before a decision is made regarding the appropriateness of a conversion of a historic property.

Chapter 6: Housing

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 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.

Chapter 8: Urban Design and Historic Preservation

DP 1.1: Landmark Structures, Buildings, and Sites

Recognize and preserve unique or outstanding landmark structures, buildings, and sites.

Discussion: Landmarks are structures or sites that provide focal points of historic or cultural interest. Preservation of them, even when not located within historic districts, celebrates the uniqueness of the particular area. Development that is compatible with and respects these landmarks enhances the richness and diversity of the built and natural environments while reinforcing the landmark structures 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.

Discussion: New development should be compatible with the context of the area and result in an improvement to the surrounding 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.

Discussion: Designated historic districts are unique areas that play a special role in preserving Spokane's character. Each tells a particular story which is illustrated by a set of identified, contributing historic resources. These areas are often catalysts for redevelopment and revitalization. The character of historic districts is fragile and can be lost through large scale change or the cumulative effects of smaller changes. The relationship between historic buildings, streetscapes, and landscape features within historic districts helps define the historic character and should be considered when planning or permitting development or infill. Those areas that have been designated as local historical districts and sub-areas or special areas, such as centers and corridors and downtown Spokane, may need specific guidelines that supplement and augment the citywide general guidelines if it is determined that this is feasible or desired. Local input and the existing characteristics of an historic district or sub-area are the basis for design guidelines used for the evaluation of specific projects in that particular area.

DP 2.8 Design Review Process

Apply design guidelines through a review process that relies on the expertise of design professionals and other community representatives to achieve design performance that meets or exceeds citizens' quality of life expectations.

Discussion: The Design Review process is an opportunity for board members, citizens and staff to identify the valued features of the surrounding district or neighborhood. Board discussion and recommendations should help ensure that new developments will be sensitively designed to protect these characteristics. In addition, the Design Review process should reference any adopted district plans in order to help ensure that new development can be designed to benefit from, and contribute to, the district's potential. Design guidelines provide the direction needed to reach design solutions that meet the intent of the Comprehensive Plan, adopted plans, and adopted codes.

DP 2.12 Infill Development

Encourage infill construction and area redevelopment that complement and reinforce positive commercial and residential character.

Discussion: Infill construction can benefit the community when done in a manner that improves and does not detract from the livability of the neighborhood and the desirable design character of the area.

DP 3.1 Historic Preservation

Establish historic preservation as a high priority within city programs.

Discussion: Historic preservation has traditionally received less funding and fewer resources than any other city department. An increase in funding and an accompanying increase in connecting preservation with city functions of economic development and planning ensures that these policies are enacted. Well-funded and staffed historic preservation programs result in measurable economic development and community revitalization.

DP 3.3 Identification and Protection of Resources

Identify historic resources to guide decision making in planning.

Discussion: Historic inventories and registers are the foundation of good community planning. Maintain an inventory of historic properties and the Spokane Register of Historic Places and continue to nominate historic properties to the local, state, and national historic registers.

DP 3.4 Reflect Spokane's Diversity

Encourage awareness and recognition of the many cultures that are an important and integral aspect of Spokane's heritage.

Discussion: Historic preservation must reflect the diversity of Spokane's past. The city must be proactive in including the many cultures and traditions of Spokane's heritage in historic preservation planning and activities.

DP 3.5 Landmarks Commission

Maintain and utilize the expertise of the Landmarks Commission in decision making by the City Council, City Plan Commission, City Parks Board, and other city agencies in matters of historic preservation.

Discussion: The City of Spokane and Spokane County established the Landmarks Commission in 1981 to advise them in matters of historic preservation. Their link with other government processes needs to be strengthened. More effort is needed to seek the counsel of the Landmarks Commission before decisions are made.

DP 3.9 Redevelopment Incentives

Provide incentives to property owners to encourage historic preservation.

Discussion: Incentives play an important role in encouraging the preservation and reuse of historic buildings, and maximizing substantial economic and quality of life benefits. The city should retain existing local incentives (historic designation, specialized technical Design Review assistance, Special Valuation, a historic marker program, conditional use permits, and fee waivers) and look for new ways to encourage preservation with incentives.

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.

Discussion: Regulations are tools that can and should be used to promote preservation and renovation rather than demolition. City Departments such as Building, Planning and Development, Engineering, Parks and Recreation, and Streets should include Historic Preservation in their plans, policies, regulations, and City of Spokane Comprehensive Plan operations. Examples include retaining favorable zoning options (Historic Conditional Use Permits and Historic District Overlay Zones) and encouraging the use of form-based codes and special building codes like the historic building

sections of the International Building Code (IBC) and International Existing Building Code (IEBC) in development projects involving historic properties and historic districts.

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.

Discussion: Identifying the social and cultural resources of an area is necessary for protection and guides decision making in resource planning and management, and environmental review. The conservation of neighborhoods of historic character, preservation of historically significant resources, and their inclusion into historic districts are encouraged. Outstanding historic structures should be preserved when neighborhoods are redeveloped and rehabilitated.

DP 5.1 Neighborhood Participation

Encourage resident participation in planning and development processes that will shape or re-shape the physical character of their neighborhood.

Discussion: It is in the best interest of the broader community to maximize the desirability and stability of the city's individual neighborhoods. Neighborhood residents are the best equipped to determine what neighborhood design details and elements represent the particular characteristics of their specific area. As an example, residents are able to identify neighborhood features that are valued so they can be protected or enhanced as changes occur. This might include new development subject to review by the Design Review Board or updates to codes and policies that may affect a neighborhood.

Chapter 11: Neighborhoods

N 2.4 Neighborhood Improvement

Encourage revitalization and improvement programs to conserve and upgrade existing properties and buildings.

N 6.1 Environmental Planning

Protect the natural and built environment within neighborhoods.

Discussion: Efforts must continue to be made to preserve the environment when introducing new projects into established neighborhoods, when developing new neighborhoods, and as a daily exercise in maintaining a clean living environment for health, safety, and aesthetic purposes.

(Staff comment: Additionally, the maintenance and refurbishment of existing historic buildings decreases overall negative impacts to the natural environment by limiting embodied carbon emissions)

Chapter 13: Local Government and Citizenship

N 2.4 Neighborhood Improvement

Encourage revitalization and improvement programs to conserve and upgrade existing properties and buildings.

Attachments:

1. 17D.100.290: Cannon Streetcar Suburb Historic District Overlay Ordinance
2. Spokane Historic Landmarks Findings of Fact (12/22/22)
3. Plan Commission Findings of Fact, Conclusions, and Recommendation (1/30/23)
4. Cannon Streetcar Suburb Historic District Standards and Guidelines
5. Public Comment

Attachment #1:
SMC 17D.100.290
Cannon Streetcar Suburb
Overlay Zone Ordinance

ORDINANCE NO. C - _____

An ordinance relating to the adoption of the Cannon Streetcar Suburb Local Historic District Overlay Zone and Design Standards and Guidelines; adopting new SMC sections 17D.100.290.

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, the Cliff-Cannon Neighborhood Council contacted the Spokane Historic Preservation Office requesting that a local historic district be formed in the neighborhood; and

WHEREAS, the Historic Preservation Office applied for and received a grant from the Department of Archaeology and Historic Preservation to create the documents required to form the Cannon Streetcar Suburb 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 Spokane City/ County Historic Preservation Office conducted outreach efforts including a regularly updated website with all documents and information about the district, multiple presentations, three workshops, a survey, and direct feedback from property owners; and

WHEREAS, a committee of engaged property owners within the boundaries of the district came together to strategize their own outreach efforts, determined when the ballots should be sent to property owners, planned door-knocking campaigns, 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, after conducting extensive historic research and engaging the community for input and feedback, a Cannon Streetcar Suburb Local Historic District Nomination form, Cannon Streetcar Suburb Local Historic District Inventory Resource Forms, and Cannon Streetcar Suburb 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 Streetcar Suburb 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, 56.1% of the owners of developable parcels within the district boundaries have voted in favor of forming the Cannon Streetcar Suburb Local Historic District Overlay Zone (324 “YES” votes out of 577 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.100.290 to Chapter 17D.100 SMC to read as follows:

17D.100.290 Cannon Streetcar Suburb Local Historic District Overlay Zone

A. Purpose.

This special overlay zone establishes a local historic district in Cliff-Cannon 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 Streetcar Suburb Local Historic District Overlay Zone Map 17D.100.290-M1.

C. Certificate of Appropriateness Review.

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

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

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.

- B. The Cannon Streetcar Suburb 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 _____, 2023.

Council President

Attest:

Approved as to form:

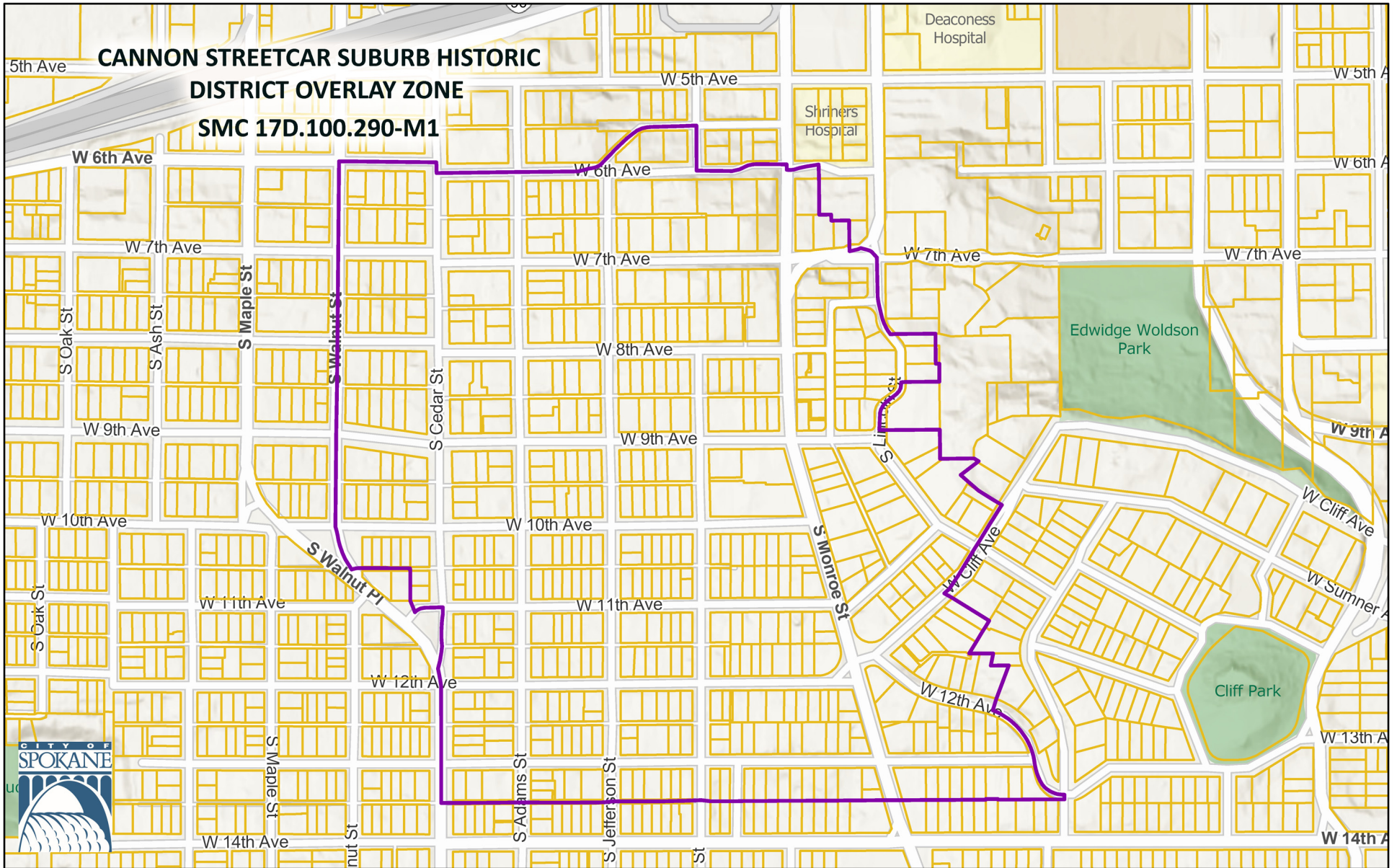
City Clerk

Assistant City Attorney



Mayor

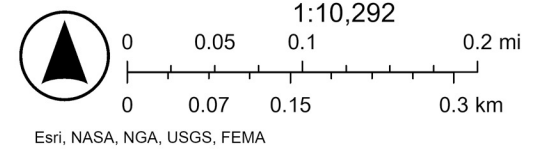
Date

Effective Date



1/31/2023

-  Cannon Streetcar Suburb Local Historic District Boundary
-  Parcel Boundaries



OFFICE OF THE SPOKANE CITY ATTORNEY
LEGAL MEMORANDUM

TO: HISTORIC LANDMARKS COMMISSION
PLAN COMMISSION

FROM: MICHAEL J. PICCOLO, ASSISTANT CITY ATTORNEY

SUBJECT: ADOPTION OF CANNON LOCAL HISTORIC DISTRICT OVERLAY
ZONE

DATE: JULY 6, 2020

CC: MEGAN DUVALL, HISTORIC PRESERVATION OFFICER
LOUIS MEULER, INTERIM PLANNING DIRECTOR

RCW 36.70A.370 (1), regarding protection of private property, requires the Washington State Attorney General to advise state agencies and local governments on an orderly, consistent process that better enables government to evaluate proposed regulatory or administrative actions to assure that these actions do not result in unconstitutional takings of private property. This process must be used by state agencies and local governments that plan under ROW 36.70A.040 — Washington's Growth Management Act. Local governments that are required or choose to plan under ROW 36.70A.040 shall utilize the process established by ROW 36.70A.370 (1) to assure that proposed regulatory or administrative actions do not result in an unconstitutional taking of private property.

The State Attorney General prepared an advisory memorandum and recommended process for evaluating proposed regulations or administrative actions to avoid unconstitutional taking of private property. I have attached below a link to the memorandum. While the memorandum is helpful in understanding the takings clause, it does not address the legal authority for historic preservation regulations, which this memorandum will address.

The state legislature adopted as one of the goals to guide the development and adoption under GAM of comprehensive plans and development regulations the goal of historic preservation, including identifying and encouraging the preservation of lands, sites, and structures that have historical or archaeological significance. ROW 36.70A.020 (13). The City adopted Chapter 8 of its Comprehensive Plan entitled Urban Design and Historic Preservation. The policies established in Chapter 8 include:

[https://agportal-s3bucket.s3.amazonaws.com/uploadedfiles/Home/About the Office/Takings/2018%20AGO%20Takings%20Guidance%20Update%2008-31-2018.pdf](https://agportal-s3bucket.s3.amazonaws.com/uploadedfiles/Home/About%20the%20Office/Takings/2018%20AGO%20Takings%20Guidance%20Update%2008-31-2018.pdf).

1) DP 1.1 Landmark Structures, Buildings, and Sites

Recognize and preserve unique or outstanding landmark structures, buildings, and sites.

2) 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.

3) DP 3.1 Historic Preservation

Establish historic preservation as a high priority within city programs.

4) DP 3.2 Historic Preservation Plan

Encourage public understanding and support of Spokane's historic heritage by educating the public of the goals of the Historic Preservation Plan.

5) DP 3.9 Redevelopment Incentives

Provide incentives to property owners to encourage historic preservation.

6) DP 3.11 Rehabilitation of Historic Properties

Assist and cooperate with owners of historic properties to identify, recognize, and plan for the use of their property to ensure compatibility with preservation objectives.

7) DP 3.12 Reuse of Historic Materials and Features

Encourage the deconstruction and reuse of historic materials and features when historic buildings are demolished.

8) 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.

The City has for decades maintained the Landmarks Commission, a historic preservation ordinance and a historical preservation officer to implement federal regulations under the Secretary of Interior's Standards for Rehabilitation used for the designation, registration and protection of historic landmarks and historic districts (36 CFR 67). The City Council, Plan Commission and Landmarks Commission most recently in early 2018 reviewed and adopted an entire recodification of the City's Historic

Preservation Ordinance in Chapter 17D.100 SMC. While there is significant case law regarding the unconstitutional takings of private property through government regulations, both the federal and states courts have recognized the substantial legal authority for local governments to implement historic preservation regulations without creating an unconstitutional taking of private property.

The United States Supreme Court's decision in *Penn Cent. Transp. Co. V. New York City*, 438 U.S. 104 (1978), established many of the legal principles regarding landmark preservation law where the Court recognized that landmark preservation laws enacted pursuant to legislative authority may regulate land use by conserving structures with historic or aesthetic significance that enhance the quality of life for all citizens.

The *Penn Central* court summarized the issue as follows:

The question presented is whether a city may, as part of a comprehensive program to preserve historic landmarks and historic districts, place restrictions on the development of individual historic landmarks--in addition to those imposed by applicable zoning ordinances--without effecting a "taking" requiring the payment of "just compensation." Specifically, we must decide whether the application of New York City's Landmarks Preservation Law to the parcel of land occupied by Grand Central Terminal has "taken" its owners' property in violation of the Fifth and Fourteenth Amendments.

Penn Central Transp. Co., 438 U.S. at 107.

The Supreme Court determined that the local ordinance advanced a legitimate governmental interest and did not deny the property owner all beneficial use of its property. The Court formulated a three-part inquiry for analyzing regulatory taking claims, focusing on the 1) economic impact on the claimant; 2) effect on the claimant's distinct investment-backed expectations; and 3) character of the government action. *Id* at 124. The Court concluded that denial of the property owner's permit did not restrict the owner's property rights by precluding economically beneficial use of the property, did not single out the owner to bear an unfair burden and promoted the public interest.

To successfully demonstrate that a historic preservation ordinance constitutes an unconstitutional taking, the applicant may not establish a taking simply by showing that they have been denied the ability to exploit a property interest they heretofore had believed was available for development. The applicant must show that its property was rendered "valueless" by regulations. *District In town Properties Limited Partnership v. District of Columbia*, 198 F.3d 874, 881-82 (1999), citing *Penn Central Transp. Co.*, 438 at 130 and *Lucas v. South Carolina Coastal Council*, 505 U.S. 1003, 1009 (1992).

Washington State Courts have also recognized the authority of government to impose historic preservation regulations without constituting a takings. In *Buttnick v. Seattle*, 105 Wn.2d 857, 852 (1986), the Washington State Supreme Court, in upholding a provision of the Seattle historic preservation ordinance, again reiterated the holding of *Penn Central Transp. Co.* emphasizing that 1) States and cities may enact land-use restrictions or controls to enhance the quality of life by preserving the character and desirable aesthetic features of a city and 2) the burden of landmark regulation do not amount to a “taking” of property, at least where the owner retains reasonable beneficial uses. In *Buttnick v. Seattle*, the City’s historic preservation ordinance required the owner of property located in a historic district to remove and replace a portion of the building exterior. The owner claimed the ordinance requirement constituted an unconstitutional taking of her property without just compensation. In upholding the ordinance, the Court concluded that the estimated costs of replacement did not impose an unnecessary or undue hardship on the plaintiff, considering its market value and income producing potential. *Buttnick v. Seattle*, 105 Wn.2d at 863. The Court referred to the *Penn Central* case for the holding that the burdens of landmark regulation do not amount to a taking of property, at least where the owner retains reasonable beneficial use.

The action being reviewed by the Landmarks Commission and Plan Commission is the potential adoption of the Cannon Local Historic District Design Standards and Guidelines as part of the formation of the Cannon Local Historic District and adoption by the City Council of an overlay zone for the district. There are a couple of important aspects of the ordinance adopting the overlay zone and additional procedural and administrative code changes. The first is that the section of the ordinance creating the Cannon Local Historic District Overlay Zone specifically provides that the criteria used for all final decisions is the Secretary of Interior Standards for Rehabilitation (36 CFR 67). The Cannon Local Historic District Design Standards and Guidelines are not development regulations but are instead used to assist the Historic Preservation Officer and the Commission make decisions in accordance with the federal standards. The Historic Preservation Ordinance also has existing provisions to safeguard against undue economic hardship. For both certificates of appropriateness for demolition within a historic district under SMC 17D.100.220 and demolition permits for historic structures in the Downtown area and national register historic districts under SMC 17D.100.230, the property owner may apply for an economic hardship determination, which would allow owner to obtain a demolition permit without complying with the requirements of the ordinance.

In the opinion of this office, the proposed adoption of the Cannon Local Historic District Overlay Zone and accompanying Design Standards and Guidelines are consistent with the federal and state case law regarding historic preservation regulations and do not constitute an unconstitutional taking of private property.

Please let me know if you have any questions or would like to discuss these issues.

Michael J. Picob

Attachment #2:
SHLC Findings of Fact
Cannon Streetcar Suburb
Historic District

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

Cannon Streetcar Suburb Spokane Register Historic District Nomination, Resource Forms and Design Standards & Guidelines; Report of 60-Day Ballot Period

FINDINGS OF FACT

1. SMC 17D.100.090: "Generally a building, structure, object, site, or district which is more than fifty years old may be designated an historic landmark or historic district if it has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, county, state, or nation."

- The Period of Significance for the Cannon Streetcar Suburb Historic District is from 1883 when the district was first platted to 1955 with the conclusion of the post-WWII building boom; the last year that more than four buildings were constructed within the district within any calendar year; and additionally, 1955 was the last year when both multi-family and single family were built within the same year. 1955 was also the last year that a single family house was built until 2004, a 49-year gap.
- The Period of Significance of 1883 to 1955 meets the 50-year age requirement for listing.

2. SMC 17D.100.090: The property must qualify under one or more categories for the Spokane Register (A, B, C, D, E).

- The Cannon Streetcar Suburb Historic District is eligible for the Spokane Historic Register under Categories A and C.
- It is eligible under Category A for its association with the broad patterns of Spokane history in the fields of transportation and residential development.
- It is eligible under Category C for its architectural significance in the distinctiveness of some of its buildings and the wide array of building types and styles.

3. SMC17D.100.020: "The property must also possess integrity of location, design, materials, workmanship, and association." From NPS Bulletin 15: "Integrity is the ability of a property to convey its significance...it is not necessary for a property to retain all its historic physical features...the property must retain, however, the essential physical features that enable it to convey its historic identity."

- Many resources within the Cannon Streetcar Suburb Historic District have experienced some modification over time. A historic district is comprised of streetscapes, public spaces, and individual properties. Together, these elements form the collective identity and defining character of a historic district. However, not all properties within the boundary contribute meaningfully to the collective identity and defined character of the district. Some properties are non-contributing because they are new construction built outside the period of significance, and others are non-contributing because the exterior façade has been changed so substantially that the original form and style is not recognizable in its current form.
- Each resource within the Cannon Streetcar Suburb Historic District was evaluated for its ability to contribute to the significance and eligibility of the historic district. A determination of whether or not a property contributes to the district was based on its historic architectural features. Then a comparison is made between the historic context of the district and each individual property. If the comparison shows that the property possesses the identified characteristics, then it is evaluated as contributing to the district.
- Rather than give a "rating" of properties as Excellent, Good, Fair, or Poor, as was done in Browne's Addition, staff decided to only decide whether properties retained enough integrity to be "contributing" to the district, or "non-contributing" due to age or modifications.

- Breakdown of Contributing to Non-Contributing Resources – **475 TOTAL:**

Contributing Resources of the Cannon Streetcar Suburb Historic District		
Contributing	Non-Contributing	Out of Period
387 (81%)	43 (9%)	45 (10%)

4. SMC17D.100.100 B.The proposed management and design standards shall only be effective if a majority of the owners of properties located within the boundaries of the proposed historic district sign a petition, on a form prescribed by the HPO, seeking the formation of the proposed historic district, under the management standards applicable to the district as a whole, within the sixty (60) day consideration period. Following the expiration of the sixty (60) day consideration period, the HPO shall report to the commission concerning the number of properties within the proposed district and the number of signatures contained on the petition. If the HPO determines that the petition contains the requisite number of signatures, the commission shall set the property management and design standards for the district. For purposes of this requirement, “owners of property” includes owners of units within a condominium association.

- On September 14, 2022, official ballots/petitions with 577 “votes” were mailed to 493 property owners. As of 5:00 pm on Monday, November 14, 2022; 387 votes had been returned and included 324 votes of “YES” to form the historic district and 67 votes of “NO” to not form the district. 186 votes were not returned and are counted as "NO" votes.
- The percentage of returned votes (391 of 577) was 68%.
- Of those who returned ballots, 82.8% of the votes were in favor of the district’s creation.
- Overall, 56.1% of the TOTAL property owners within the district boundaries were in favor, which exceeds the 50% +1 required by ordinance (289 votes minimum).

5. Once listed, the “contributing” properties within the Cannon Streetcar Suburb Historic District will be eligible to apply for incentives, including:

Special Valuation (property tax abatement), Façade Improvement Grants, Spokane Register historic marker, and special code considerations.

STAFF RECOMMENDATION

The **Cannon Streetcar Suburb Historic District** qualifies for eligibility under Spokane Register Categories A & C. Final approval of the nomination document, resource forms and design standards is recommended. The report of ballots/voting confirms that property owners in the Cannon Streetcar Suburb Historic District are in favor of its formation. The proposed Cannon Streetcar Suburb Historic District Overlay Zone is recommended City Council consideration for placement on the official zoning map.

Landmarks Commission Review: Open Public Hearing: 11/16/2022 Final Hearing: 12/21/2022

Jill-Lynn Nunemaker moved, based on the Findings of Fact, the Cannon Streetcar Suburb Historic Overlay Zone ordinance SMC 17D.100.290 which includes a map of the district boundary, nomination, resource forms, and design standards and guidelines is eligible under categories A and C, and recommend for approval by the City Council to be placed on the Spokane Register of Historic Places, adopted into the Spokane Municipal Code as SMC 17D.100.290, and placed on the official zoning map for the City of Spokane. Daniel Zapotocky seconded; Austin Dickey proposed a friendly amendment to the motion to modify the wording to clarify that staff has the authority to finalize the resource forms based on feedback from the commission. Amanda Paulson seconded the friendly amendment; motion carried. (7/7)

Attachment #3:
Plan Commission Finding and
Recommendations - Cannon
Streetcar Suburb Historic
District Overlay Zone

**Spokane City Plan Commission
Findings of Fact, Conclusions, and Recommendation**

Proposed Adoption of SMC 17D.100.290, Cannon Streetcar Suburb Local Historic District Overlay Zone and Design Standards and Guidelines

A recommendation from the City Plan Commission to the City Council to approve the adoption of SMC 17D.100.290, Cannon Streetcar Suburb Local Historic District Overlay Zone and Design Standards and Guidelines. The proposal is related to the request from the Cliff-Cannon Neighborhood and the Cannon Historic District Subcommittee requesting the formation of a local historic district in the Cliff-Cannon Neighborhood, which would include the approval of the historic district formation through a balloting process and the legislative action to approve an overlay zone.

Findings of Fact:

- A. The City of Spokane's Comprehensive Plan 1) encourages the recognition and preservation of unique or outstanding landmark structures, buildings, and sites." (Goal DP 1.1), 2) establishes historic preservation as a high priority within city programs (Goal DP 3.1), 3) requires that the city identify historic resources to guide decision making in planning" (Goal DP 3.3) and 4) seeks to maintain and utilize the expertise of the Landmarks Commission in decision making by the City Council, City Plan Commission, City Parks Board, and other city agencies in matters of historic preservation. (Goal DP 3.5).
- B. The Comprehensive Plan also requires that the City 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 subarea or historic district. (Goal DP 2.7).
- C. To accomplish this, the City's Comprehensive Plan states as a goal to "provide incentives to property owners to encourage historic preservation" (Goal DP 3.9) and assist and cooperate with owners of historic properties to identify, recognize, and plan for the use of their property to ensure compatibility with preservation objectives (Goal DP 3.11) as well as encourage the deconstruction and reuse of historic materials and features when historic buildings are demolished. (Goal DP 3.12).
- D. The City's Comprehensive Plan recognizes our neighborhoods as one of our City's finest assets, and therefore requires that the City 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. (Goal DP 3.13).

- E. The City Council adopted Ordinance No. C-35580 on February 12, 2018 whereby the City Council recodified the City's Historic Preservation Ordinance. Part of that recodification included the process for the formation of local historic districts.
- F. The Cliff-Cannon Neighborhood Council contacted the Spokane Historic Preservation Office on October 7, 2016 requesting that a local historic district be formed in the neighborhood; and
- G. The Cliff-Cannon Neighborhood Council, the Cannon Historic District Subcommittee, and the Spokane City/ County Historic Preservation Office conducted outreach efforts including multiple presentations, three Plan Commission workshops, neighborhood workshops, websites with additional information, mailings, a survey, and direct feedback from property owners; and
- H. After conducting extensive historic research and engaging the community for input and feedback, a Cannon Streetcar Suburb Local Historic District Nomination document, Cannon Streetcar Suburb Local Historic District Resource Forms, and Cannon Streetcar Suburb 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 Streetcar Suburb Local Historic District Overlay Zone; and
- I. The adoption of the Cannon Streetcar Suburb Local Historic District Overlay Zone and Design Standards and Guidelines would be the final step in the formation of this local historic district.
- J. On July 22, and August 12, 2020, and December 14, 2022 the Spokane City Plan Commission held workshops to study the proposed ordinance, the formation of the Cannon Streetcar Suburb Local Historic District, and the adoption of the Design Standards and Guidelines.
- K. On July 8, 2020, pursuant to RCW 36.70A.106, the City notified the Washington State Department of Commerce of its intent to adopt this proposed ordinance. On July 8, 2020, the City received an acknowledgement letter from the Department of Commerce.
- L. Three public workshops in Cannon were held on May 12, 2022, June 14, 2022, and July 28, 2022 amongst regular check-ins with the Cliff-Cannon Neighborhood Council at their regular meetings. Additional neighborhood workshops were done virtually during the pandemic.
- M. As required by SMC 17D.100.030, a vote of the property owners within the district boundaries was conducted to determine support for the district. 493 ballots with 577 votes (1 vote per developable parcel within the boundary) were sent via USPS on September 14, 2022. 391 votes were returned by the deadline on November 14, 2022. The HPO received 324 "YES" votes to form the district, 67 "NO" votes were received; and 186 votes were not returned to the HPO office. Turnout was 68%. Of those who returned ballots, 83% were in favor of forming the district, and once the non-returned votes are accounted for, 56.1% of the TOTAL owners of

properties within the district boundaries were in favor, which exceeded the 50% +1 required by city ordinance (289 "YES" votes minimum).

- N. The City caused notice of the proposed ordinance and announcement of the Plan Commission's January 25, 2023 hearing to be published in the Spokesman Review on January 11, 2023 and again on January 18, 2023.
- O. On January 3, 2023, the responsible official issued a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance for the proposed ordinance. The public comment period for the SEPA determination ended on June 25, 2022 at 4:00 pm. No public comments were received.
- P. On January 4, 2023, the City mailed a Notice of Plan Commission Hearing and SEPA Determination to all residents, taxpayers and property owners in the proposed boundary of the Cannon Streetcar Suburb Historic District Overlay, as well as those within 400 feet of the proposed boundary, with information about the hearing on the overlay zone.
- Q. On January 25, 2023, the City Plan Commission held a public hearing on the proposed ordinance; public testimony was taken.

Public Comment:

- A. Written comments received by January 25, 2023 were provided to the Plan Commission prior to their deliberations on January 25, 2023, regarding the proposed ordinance: 23 in favor, 3 neutral, and 4 in opposition.
- B. During the hearing on January 25, 2023, the Plan Commission heard testimony from 5 individuals: all 5 were in favor of the proposed ordinance including the recommendation for the formation of the historic district and adoption of the design standards and guidelines.
- C. No other testimony was submitted.

Plan Commission Deliberations:

- A. During deliberations, the Plan Commission considered the proposed ordinance relating to the adoption of the Cannon Streetcar Suburb Local Historic District Overlay Zone and Design Standards and Guidelines.
- B. During deliberations, a motion was made to amend the proposal to exclude historic preservation design review of exterior changes to noncontributing structures and new construction within the district. Following discussion and a vote of 7-3, the motion failed.
- C. During deliberation, the Plan Commission expressed interest in having the City Council add an item to the Plan Commission's annual workplan calling for the Plan Commission to review and make recommendations to the City Council regarding

the consistency of the creation of historic districts with the need to create more housing opportunities in Spokane.

- D. During deliberations, Plan Commissioners concluded that the proposed ordinance, including the proposed formation of the Cannon Streetcar Suburb Local Historic District Overlay Zone and adoption of the design standards and guidelines (SMC 17D.100.290) was consistent with (i) Chapter 17D.100 SMC, (ii) applicable provisions of the Comprehensive Plan, and (iii) bears a substantial relation to public health, safety, welfare, and protection of the environment.
- E. The Plan Commission hereby incorporates and adopts the contents of the Staff Report, City of Spokane Plan Commission Hearing: Cannon Streetcar Suburb Historic District Overlay Zone (SMC 17D.100.290) January 25, 2023 in support of these findings and recommendations.

Conclusions:

The proposed adoption of SMC 17D.100.290, Cannon Streetcar Suburb Local Historic District Overlay Zone and Design Standards and Guidelines is fully consistent with applicable provisions of the City of Spokane Comprehensive Plan and bears a substantial relation to the public health, safety, welfare, and protection of the environment.

Recommendation:

By a vote of 9 – 1, the Plan Commission recommends that the City Council adopt the proposed ordinance relating to the adoption of SMC 17D.100.290 regarding the Cannon Streetcar Suburb Local Historic District Overlay Zone and Design Standards and Guidelines.

Greg Francis

Greg Francis (Jan 30, 2023 15:33 PST)

Greg Francis, President

Spokane Plan Commission

Jan 30, 2023

February 13, 2023

Todd Beyreuther
Spokane Plan Commission
tbeyreuther@spokanecity.org

To: Spokane City Council

Re: Dissenting Plan Commission Opinion for Cannon Streetcar Suburb Historic District

Distinguished City of Spokane Council Members;

Preserve what and for whom?

I write to support historic preservation and the exceptional contributions to the community of the historic preservation staff, the Landmarks Commission, and stakeholders of the neighborhood and preservation discipline.

However, I also write to dissent on the Plan Commission's recommendation of January 25, 2023 regarding the Cannon Streetcar Suburb Historic District. Per Plan Commission [Rule 6.5.1](#), "Any dissenting Commission member may prepare a dissenting decision individually or together with other dissenting Commission members".

My concern for the proposal in front of you is one of authority. You, as city council members, are being asked with your local power granted by the power of the State Legislature to grant authority (under enforcement by police power) to an appointed citizen commission (the Historic Landmarks Commission) to make discretionary, quasi-judicial decisions related to structures and sites in the proposed district.

- The authority requested applies not only to contributing structures and sites, but also to non-contributing and new structures and sites within the proposed historic preservation zoning overlay.
- The authority requested bypasses the authority of the planning and economic development services director per [SMC 17C.110.015](#) to conduct an administrative design review process for non-contributing and new structures.
- The authority requested bypasses the design departure processes per [SMC 17G.030](#) for non-contributing and new structures.

- The authority granted in [SMC 17D.100.025](#) is not under consideration in this action (it was added to the PC [June 12, 2019](#) Browne's Addition Historic District Overlay Zone hearing without PC workshop), but is the basis for preemption of other development standards, design standards, and design guidelines.

[Title 17D City-wide Standards](#)

[Chapter 17D.100 Historic Preservation](#)

[Section 17D.100.025 Compatibility of Historic Standards with Title 17 Development Standards](#)

- A. All property designated by the City as a historic landmark or that is located within a historic district that has been designated by the City pursuant to this chapter, shall be subject to all of the controls, standards, and procedures set forth in Title 17 SMC, including those contained in this chapter, applicable to the area in which it is presently located, and the owners of the property shall comply with the mandates of this Title 17 SMC in addition to all other applicable Spokane Municipal Code requirements for the area in which such property is located. In the event of a conflict between the application of this chapter and other codes and ordinances of the City, the more restrictive shall govern, except where otherwise indicated.
- B. Coordination with Underlying Zoning. In certain cases, application of the development standards, including those for height, bulk, scale, and setbacks, may conflict with historic preservation standards or criteria and result in adverse effects to historic landmarks or properties located in historic districts. In such cases, properties subject to design review and approval by the Landmarks Commission shall be exempted from the standards that conflict with the Landmarks Commission's application of the historic preservation standards adopted in this chapter. The issuance of a certificate of appropriateness for final design by the Landmarks Commission shall include specific references to any conflicts between the historic standards and those in Title 17 SMC generally, and specifically request the appropriate exemptions.

Date Passed: Monday, September 16, 2019

Effective Date: Friday, November 1, 2019

ORD C35807 Section 1

- It is not clear to me if [SMC 17D.100.025](#) also preempts [SMC 17C.400](#) (Interim Housing Regulations Adopted to Implement RCW 36.70A.600(1)) development and design standards (or vice versa).

[Title 17C Land Use Standards](#)

[Chapter 17C.400 Interim Housing Regulations Adopted to Implement RCW 36.70A.600\(1\)](#)

[Section 17C.400.010 Pilot Low-Intensity Residential Development Standards](#)

A. Purpose.

Low-intensity residential buildings, including single-family residential buildings, duplexes, multi-family residential structures of three or four units, and attached houses, are all compatible building types within a neighborhood. The standards of this section allow for greater variety of housing and increased capacity for new housing.

B. Definitions

1. Low-intensity residential buildings include the following building types:
 - a. Detached single-family residential buildings;
 - b. Duplexes;
 - c. Multi-family residential structures of three or four units; and
 - d. Attached houses.
2. Major transit stop means:
 - a. A stop on a high-capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW;
 - b. A stop on bus rapid transit routes or routes that run on high occupancy vehicle lanes; or
 - c. A stop for a bus or other transit mode providing actual fixed route service at intervals of at least fifteen minutes for at least five hours during the peak hours of operation on weekdays.

C. Applicability.

1. In the event of a conflict, the provisions of this chapter supersede the standards and requirements of other sections of Title 17 SMC for residential zones RSF, RTF, RMF, and RHD, except that this chapter shall not supersede the provisions of Chapter 17C.180 SMC (Airfield Overlay Zones). Where this chapter does not provide a standard, the standards of applicable sections in Title 17 SMC shall govern, including but not limited to:
 - a. Engineering standards as described in [Title 17H SMC](#);
 - b. Environmental standards as described in [Title 17E SMC](#);
 - c. Off-street parking requirements as described in [chapter 17C.230 SMC](#);
 - d. Standards and regulations for an accessory dwelling unit per lot as described in [chapter 17C.300 SMC](#);
 - e. All other lot development standards given in Table 17C.110-3 unless provided in Table 17C.400-1 or other provisions of this section.
 - f. Airfield overlay zones as set forth in Chapter 17C.180 SMC and chapter 17C.182 SMC.
2. Developments approved under this chapter shall comply with all standards and regulations found herein. Developments may opt to adhere to all of the standards and requirements of the permanent sections of Title 17 SMC, in lieu of this section.
3. Notwithstanding other provisions of Title 17 SMC, a detached single-family residential building, a duplex, or an attached house shall be permitted on all lots in the RSF, RTF, RMF, and RHD zones.
4. Notwithstanding other provisions of Title 17 SMC multi-family residential structures of three or four units shall be permitted on all lots in the RSF, RTF, RMF, and RHD zones.
5. Notwithstanding maximum density standards in Table 17C.110-3, lots that conform to the applicable development standards of this section shall be considered to meet the maximum density requirements.

Attached are consistency notes and recommendations regarding a few comprehensive plan policies not considered in the current staff report or PC Findings of Fact.

Thank you for your consideration of these concerns.

Respectfully submitted,

Todd Beyreuther
Spokane Plan Commissioner

ED 1.4 Public-Private Partnerships (NOT CONSISTENT)

Continue to encourage public-private partnerships that advance economic development opportunities.

Discussion: Partner with the private sector to extend infrastructure for development; provide incentives; and support the creation of quality affordable housing for the workforce in proximity to areas targeted for economic growth.

- To achieve consistency with ED 1.4 in the Comprehensive Plan, the proponents would have to demonstrate that an overlay restricting new design and construction adjacent to the City's largest economic growth area (the downtown core) accelerates the creation of workforce housing. Consistency is not demonstrated in the current proposal.
- Proposed amendment to improve consistency:
 - remove [SMC 17D.100.025](#) preemption of underlying [SMC 17C.110](#) development standards, design standards, and design guidelines for non-contributing structures and new construction.
 - maintain [SMC 17C.110.015](#) design standards administrative pathway by the planning director for non-contributing structures and new construction.
- Commentary:
 - Our community is attempting to address the housing and climate crises through robust public-private partnerships. Non-profit, for-profit, and public entities are investing in architecture, engineering, manufacturing, and construction designs and methods while collaborating with local jurisdictions (Spokane, Spokane Valley, Seattle, Portland) to establish preapproval pathways. These pathways are aligned with multiple housing bills proposed in Olympia. Jurisdictional stakeholders include building officials, fire officials, planning directors, economic directors, etc.
 - Adding neighborhood-level discretionary review based on federal-level preservation standards for non-contributing and new structures is not aligned with state-level housing and climate efforts in our development and life safety codes.

H 1.4 Use of Existing Infrastructure (NOT CONSISTENT)

Direct new residential development into areas where community and human public services and facilities are available.

- To achieve consistency with H1.4 (new development near existing infrastructure and services) in the Comprehensive Plan, the proponents would have to demonstrate that an overlay adjacent to the downtown core services, in one of the city neighborhoods with redundant electrical grid generation and distribution (resiliency to outages like downtown), and physically located over major infrastructure collectors such as sewer does not restrict 'new residential development'. Consistency is not demonstrated in the current proposal.
- Proposed amendments to achieve consistency (dissenting PC opinion):
 - remove [SMC 17D.100.025](#) preemption of underlying [SMC 17C.110](#) development standards, design standards, and design guidelines for non-contributing structures and new construction.
 - maintain [SMC 17C.110.015](#) design standards administrative pathway by the planning director for non-contributing structures and new construction.
- Commentary:
 - Our community is trying to create housing opportunities for ALL across our entire city, accessing ALL of our community assets. Create versus restrict.
 - Maintaining artificial scarcity of housing over existing infrastructure creates development pressure elsewhere within our growth boundary. Current debates of impact fees, wildlife urban interfaces, UGA adjustment, etc. are not unrelated to issues of underdevelopment in areas with high levels of service.

H 1.7 Socioeconomic Integration (NOT CONSISTENT)

Promote socioeconomic integration throughout the city.

- To achieve consistency with H1.7, the proponents would have to demonstrate consistency with enhanced requirements in [RCW 36.70A.070\(2\)](#) passed in [E2SHB 1220](#) (2021). Our Planning Department is highly aware of these requirements and the recently released (February 2023) [Department of Commerce guidance](#) for GMA planning cities and counties to implement. Our Housing Action Plan (HAP) adopted in 2021 and authored by the Planning Department, addresses E2SHB 1220 concerns of ‘racially disparate impacts, displacement, and exclusion in housing policy’. Consistency is not demonstrated in the current proposal.
- Proposed amendment to achieve consistency (dissenting PC opinion):
 - remove [SMC 17D.100.025](#) preemption of underlying [SMC 17C.110](#) development standards, design standards, and design guidelines for non-contributing structures and new construction.
 - maintain [SMC 17C.110.015](#) design standards administrative pathway by the planning director for non-contributing structures and new construction.
- Commentary:
 - Our community has been through an extensive public process related to the Housing Action Plan (HAP). The HAP process was proposed in [ESHB 1923](#) (2019) by Rep. Fitzgibbons and others to fund and allow safe passage from growth management appeal for actions related to equity and growth. Bypassing authority and qualifications of the Planning Department to implement ESHB 1923 and E2SHB 1220 for non-contributing and new construction should cause concern.

Excerpt from E2SHB 1220 (2021):

32 (e) Identifies local policies and regulations that result in
33 racially disparate impacts, displacement, and exclusion in housing,
34 including:
35 (i) Zoning that may have a discriminatory effect;
36 (ii) Disinvestment; and
37 (iii) Infrastructure availability;
38 (f) Identifies and implements policies and regulations to address
39 and begin to undo racially disparate impacts, displacement, and
40 exclusion in housing caused by local policies, plans, and actions;

p. 4

E2SHB 1220.SL

1 (g) Identifies areas that may be at higher risk of displacement
2 from market forces that occur with changes to zoning development
3 regulations and capital investments; and
4 (h) Establishes antidisplacement policies, with consideration
5 given to the preservation of historical and cultural communities as
6 well as investments in low, very low, extremely low, and moderate-
7 income housing; equitable development initiatives; inclusionary
8 zoning; community planning requirements; tenant protections; land
9 disposition policies; and consideration of land that may be used for
10 affordable housing.

ED 7.6 Development Standards and Permitting Process (NOT CONSISTENT)

Periodically evaluate and improve the City of Spokane's development standards and permitting process to ensure that they are equitable, cost-effective, timely, and meet community needs and goals.

- To achieve consistency, the proponents would have to demonstrate that adding more restrictive development standards for new design and construction with quasi-judicial discretionary review by a citizen commission with public hearing reduces time and cost and addresses our community needs of new housing. Consistency is not demonstrated in the current proposal.
- Proposed amendment to achieve consistency:
 - remove [SMC 17D.100.025](#) preemption of underlying [SMC 17C.110](#) development standards, design standards, and design guidelines for non-contributing structures and new construction.
 - maintain [SMC 17C.110.015](#) design standards administrative pathway by the planning director for non-contributing structures and new construction.
- Commentary:
 - Note that as of issuance of this dissenting opinion, [SHB 1026](#) sits on the floor of the WA House regarding administrative design review vs. design review by an external board. External design review by an external board within preservation districts is being debated. The original intent of the bill focused on Seattle Design Review at neighborhood scale. Amendments related to historic preservation were raised after the Spokane PC debated in our housing subcommittee.
 - Regarding authority of the Landmarks Commission to preempt administrative review by the Planning Department for non-contributing and new structures, please consider the non-resident membership allowance on the Landmarks Commission in [SMC 04.35.020](#).
 - As a member of the WA State Building Code Council (SBCC) representing Manufacturers, the question of rulemaking authority granted by the power of the Legislature is frequently challenged. The defense of that authority often lies in the robust nomination and appointment process by the Governor's office.
 - While I of course appreciate and respect the expertise of all of our appointed members of Spokane's boards and commissions, the process of appointment is understandably not as robust. The Plan Commission's advisory role is appropriate. The Landmarks Commission's advisory role and quasi-judicial role over contributing structures and sites is appropriate.
 - The Landmarks Commission's quasi-judicial role over non-contributing and new structures reaches beyond their membership's qualifications and undermines licensed professionals of architecture, engineering, and planning in other city departments and in private practice that have actual liability and responsibility to meet the requirements of development, design, and life safety codes.



SPOKANE CITY | COUNTY HISTORIC PRESERVATION OFFICE

Providing historic property protection and development services to the City of Spokane and Spokane County.

Memo to Spokane City Council in Response to the Dissenting Opinion Submitted by One Member of the City of Spokane Plan Commission

Preserving Spokane's Historic Neighborhoods for all Spokanites to Enjoy

This memo is in response to the dissenting opinion submitted by one member of the Plan Commission. The first set of bullet points are in response to the bullet points on pages one and two of the dissenting opinion, followed by bullet points addressing the City of Spokane Comprehensive Plan goals mentioned in the dissenting opinion.

- Historic districts are not a new concept. They were included as a type of historic property listing when the National Historic Preservation Act was passed in 1966. The first Spokane historic district was listed on the National Register of Historic Places in 1974 and the first listed on the Spokane Register of Historic Places was in 1992. Districts are used to identify and protect a neighborhood or area that is historically connected and significant. Districts are more than a list of individually listed properties, but rather an area that has a collective significance and sense of place. Their significance is more than the sum of their parts. The Historic Preservation Office contends that review of changes to noncontributing structures and new construction within historic districts is integral to protecting the character defining features and sense of place of a historic district.
- The Historic Preservation Office is not requesting authority to bypass the authority of the planning and economic development director to conduct design review over non-contributing structures and new construction within historic districts. SMC 17D.100.025 states clearly that all properties in historic districts “shall be subject to all controls, standards, and procedures set forth in Title 17 SMC.” Completing the Certificate of Appropriateness process for changes to a property in a historic district DOES NOT exempt a proposal from navigating the regular permitting process. 17D.100.025 talks about “compatibility” and “coordination” not bypassing and preempting.
- Housekeeping changes to the HPO ordinance, including 17D.100.025, received a unanimous recommendation from the Plan Commission in June of 2019. The author of the dissenting opinion voted in favor of the changes and the author was the President of the Plan Commission at the time of the hearing for those changes. Contrary to the assertion in the dissenting opinion, Historic Preservation Office staff and Legal staff workshopped the aforementioned housekeeping changes on May 22, 2019. Historic Preservation Office was not asked to provide an additional workshop or clarification.
- Historic Districts do not impact upzones that allow fourplexes on all lots and more allowances for ADUs. Construction of ADUs will NOT be reviewed in the proposed district and the use of a property is not a primary consideration when conducting design review in a historic district.

Below is a goal by goal response to the goals in the City of Spokane Comprehensive Plan that the author of the dissenting opinion identified as being inconsistent with this proposal. It is also important to note that a written list of the goals that the author of the dissenting opinion thought the proposal was inconsistent with was not provided to Historic Preservation Office staff until **after the Plan Commission hearing** and were first verbally articulated at the hearing on January 25, 2023 but not at one of the preceding workshops.

ED 1.4 Public-Private Partnership:

- The proposed historic district creates an additional avenue for public-private partnership by extending Special Tax Valuation and Façade Improvement Grant incentives to owners of contributing properties, and to owners of noncontributing properties who endeavor to return their property to a contributing status.

H 1.4 Use of Existing Infrastructure:

- The proposed historic district does not direct residential development away from areas where community and human public services and facilities are available. Historic Preservation Office staff provided national and local examples in Plan Commission workshop of **historic districts serving as a catalyst to direct development into historic districts.**

H 1.7 Socioeconomic Integration:

- The proposed historic district is in one of the most socioeconomically diverse areas in the City of Spokane and this proposal **will help to ensure it remains that way into the future** by protecting the wide variety of property types that make the area accessible to all.

ED 7.6 Development Standards and Permitting Process:

- The author of the dissenting opinion contends that this proposal would need to “reduce” time and costs of the permitting process, but it actually only says that development standards and permitting processes must be “equitable, cost-effective, timely, and meet community goals and needs.” Historic Preservation Office staff contends that the proposed district creates a review process that is equitable, cost-effective, timely, and, importantly, that it meets community goals and needs as outlined in the City of Spokane Comprehensive Plan.
- House Bill 1026, which is currently awaiting action on the house floor, was passed out of committee with an amendment that clarifies that the provisions of the law “do not apply to development regulations that apply only to structures or districts listed on a local historic register through a local preservation ordinance, the Washington heritage register as described in RCW 27.34.220, or the national register of historic places as defined in the national historic preservation act of 1966 (Title 1, Sec. 101, Public Law 89-665; 80 Stat. 915; 16 U.S.C. Sec. 470) as now or hereafter amended.” House Bill 1042 passed the house with a similar amendment and House Bill 1110 has received a similar amendment on the house floor.

Thank you for your time and consideration,




Megan Duvall
Historic Preservation Officer
City|County of Spokane

Attachment #4:
Cannon Streetcar Suburb Design
Standards and Guidelines

**Cannon Streetcar Suburb
Historic District
*Design Standards & Guidelines***





***CANNON STREETCAR SUBURB HISTORIC DISTRICT
DESIGN STANDARDS AND GUIDELINES***

**ADOPTED BY THE CITY OF SPOKANE
ADD DATE**

Originally Authored by Borth Preservation Consultant, LLC and Betsy H. Bradley
Adapted for the Cannon Streetcar Suburb Historic District by Megan Duvall, Historic Preservation Officer

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Intersection of Monroe and Fifth Streets, 1932 Libby Collection, L87-1.964-32

CHAPTER 1

INTRODUCTION

The Spokane Historic Preservation Program: Purposes and Incentives

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 – particularly in the Cannon Streetcar Suburb Historic District (shortened to “Cannon Historic District” at times in this document) – to keep historic buildings in use and the historic character of the district 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 local government's 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:

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



1103 W 12th Avenue

Nominations to the Spokane Register must be accompanied by owner consent. All property types listed in/on 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 period of time recognized as a "period of significance" or heyday period. This time period can vary in length from a few years to decades. The nomination of the Cannon Streetcar Suburb Historic District explains its history and period of significance.

The properties in Spokane Register Historic Districts are categorized as contributing or non-contributing to the significance established for the district in the nomination document.

Contributing properties within these districts shall follow all the required procedures [for an individually listed property on the Spokane Register]. Proposed work on these properties is covered in Chapters 4 and 5 of this document.

In the case of non-contributing properties, classified as such because of loss of historic

integrity, the guidance in Chapters 3, 4 and 5 can be used to reverse the loss of historic design elements of the building. If enough work is completed to restore the historic character of the building, it could move into the contributing category. A property owner should consider this possibility and the benefits of that change in status before planning major changes to a non-contributing property with loss of historic integrity.

In the case of non-contributing properties, classified as such because of age as they were built in the district after the end of the period of significance, 1955 – the Historic Preservation Office (HPO) will review work that occurs on the street facing façade of the non-contributing building. Part 6 provides guidance for such work.

All new construction within a Spokane Register Historic District will be reviewed by the SHLC, based on the standards presented in Chapter 7: New Construction.

The SHLC has the role of recommending these standards and guidelines to the City Council for adoption and then interpreting and applying them in a fair and consistent manner. The SHLC is committed to use them with flexibility, when warranted, 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 has long held to the position that an approval of a proposal is building-specific only and that it is not establishing precedent when it approves an alternative solution for meeting the intent of rehabilitation.

Under the provisions of the Spokane Municipal Code 17D.100, the SHLC, through the HPO, is directed to issue Certificates of Appropriateness, or “COAs.” Design Review is the process through which the SHLC and HPO staff review proposed changes to Spokane’s listed historic resources and use standards and guidelines adopted by ordinance.

Under the same section of the Municipal Code, the SHLC and HPO staff are directed to review the proposed demolition of properties within the boundaries of Spokane Register Historic Districts. The code provides some criteria for consideration and Chapter 8 provides some additional factors to be considered in demolition review in the Cannon Streetcar Suburb Historic District.

Certificates of Appropriates (COAs) are required for:

- Any work that affects the exterior of a historic, contributing property; or the street-facing side of a non-contributing property;
- New construction, alterations or additions; and
- Demolition.

Incentives

The City has available several incentives to recognize that investing in privately-owned historic buildings for heritage reasons has benefits for residents and visitors. These incentives are tied to a property being listed on the Spokane, or local, Register and available to owners of contributing properties in Cannon Streetcar Suburb Historic District.

Special Valuation Program

The Special Valuation Program is an important benefit of owning and rehabilitating a contributing property in the Cannon Historic District. The program provides a means to reduce property taxes for 10 years after rehabilitation work has been completed. The program has several requirements but can be successfully used through planning and communication with the HPO.

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.

This document constitutes the standards for the Cannon Streetcar Suburb Historic District. It is based on the approaches used to review any work done on the exterior of the property within a Spokane Historic District although Standards may vary somewhat from district to district.

Program Basics

- The program includes a revision of the assessed value of a contributing property in the Spokane Register District that deducts, for ten years, approved rehabilitation costs.
- The reduction in property taxes appears two years after the approval of the application.
- Rehabilitation costs must total 25% or more of the assessed value of the structure (not the land) prior to rehabilitation.
- The issuance of a Certificate of Appropriateness (COA) means that the work meets the standards of review for the program.
- Work must be completed within the 24-month period prior to application to the County Assessor's Office.

Other Historic District Benefits

More information on these programs can be found at: <http://www.historicspokane.org/incentives>.

- The HPO administers a grant program to provide matching funds for the improvement of the street-facing façades of contributing properties in historic districts. Grants are a maximum of \$5000 matching dollars.
- A permit allowing a non-conforming use may be granted to an historic property – a contributing property in a historic district – by the Hearing Examiner.

- Relief from building code requirements that affect historic features of a building may be granted to historic properties – contributing properties in a historic district – by local code enforcement officers.

Consult the HPO website historicspokane.org/incentives for up-to-date information on incentives for historic preservation.



1111 W 13th

When work is reviewed

The property owner, and/or agent, is the only person that proposes work on buildings in the historic district. District designation is not a basis for the City or Spokane, Historic Preservation Office, Building Inspector, or neighborhood residents to ask or demand that an owner undertake work on a historic property.

The owner proposes work and the Historic Preservation Office and Landmarks Commission reviews and issues a decision through a Certificate of Appropriateness process.

CHAPTER 2

USING THESE STANDARDS & GUIDELINES

The SHLC is mandated to use standards in its judgement in reviewing proposed work for COAs in accordance with the Secretary of Interior's Standards (SMC 17D.100.210.D-6). In summary, the Secretary of the Interior's Standards for Rehabilitation constitute the "standards" in this document, while the additional guidance represents the "guidelines" for decision making both by property owners when undertaking work within the district and the HPO and SHLC when issuing COAs in the district.

The Secretary of the Interior's Standards for Rehabilitation define what are considered to be "appropriate rehabilitation projects." The Cannon Streetcar Suburb Historic District Standards & Guidelines document expands and customizes these more general standards. The guidelines are the basis for evaluating applications for COAs, and assist applicants in understanding the Commission's decision-making process. All Certificate of Appropriateness decisions will reference both the corresponding Secretary's Standard(s) as well as the guidance under which the decision was made.

THE 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.*

What is Design Review?

Design Review is the process that helps ensure any alterations to a building do not adversely affect that building's historic character and appearance, or that of an historic district. When property owners in the Cannon Streetcar Suburb Historic District propose exterior work and apply for a building permit they also apply for a Certificate of Appropriateness (COA). Review for a COA is done in terms of this document, the Cannon Streetcar Suburb Historic District Standards & Guidelines by the HPO and possibly the SHLC. A chart showing most types of work and the requirement for review is included as Appendix V: Design Review Chart.

When is Design Review Required?

As for all properties listed in the Spokane Register, design review is required for all exterior changes to properties within the historic district. This includes properties in both categories:

- **Contributing:** all exterior changes in terms of historic character
- **Non-Contributing:** all exterior changes on the street facing façade(s) in terms of avoiding intrusive changes

Basics

- Exterior changes may include some work that does not require a building permit, but still needs a COA.
- Exterior changes may include mostly interior work that has some exterior components.
- Work undertaken without a permit will be a violation.
- Violations must be cleared through review and receipt of a Certificate of Appropriateness, or COA.
- Work defined as maintenance does not require a COA.

Changes to the interiors of both contributing and non-contributing buildings will not be reviewed.



1102 W 6th Avenue, Studio Apartments

Understanding the Guidelines

The guidelines use a series of statements that indicate what is likely and not likely to be approved in a COA application.

- **Recognize** conveys approaches to understanding and keeping historic character.
- **Plan, Locate, Position, Design** mean use this guidance for work that is likely to be approved.
- **Keep, Retain, and Maintain** mean do not remove historic character features and materials.
- **Repair, Replicate and Replace** imply – if necessary – take such action.
- **Consider and Discuss** indicate that there is a range of solutions to give thought to and consult with the HPO.
- **Avoid** means that what is detailed is unlikely to be approved.

Certificate of Appropriateness (COA)

The Certificate of Appropriateness (COA) permit is used to both document the application for and approval of proposed work on properties. The name of this permit refers to compliance with historic district standards and guidelines or property management agreements by summarizing the nature of the work as appropriate.

- A COA must be received before a 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 documented on the permit and through associated plans and documents.

Spokane Register Only Permits

Some work that affects the historic character does not require a building permit in the City but may need a Certificate of Appropriateness.

This type of work includes (amongst others):

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

TIPS FOR RECEIVING A COA

- **Review the entire set of Cannon Streetcar Suburb Historic District Standards & Guidelines**
- **Understand the intent to maintain historic character and to avoid remodeling**
- **Plan a project with reference to the standards and guidelines**
- **Consult with the HPO about any clarity needed for the work to meet the standards**
- **Supply materials samples when needed**
- **Start work only after receipt of a COA**
- **Post the COA with other permits**
- **If project must be modified, consult with the HPO to see if a revised COA is needed**

Preliminary Review Process: New Construction Only

The HPO and SHLC offer the opportunity for a preliminary review of proposed new construction at a very early stage in project planning. A preliminary review approval indicates support for the project at the time it was presented. It is an introductory, or exploratory, review and approval of the parameters of the project, not its specific details. Even so, circumstances change that may alter the project and its context, or setting, that make that initial decision void. A preliminary review is a good-faith review and approval or denial of proposed new construction but does not ensure final project approval.

Preliminary review may be conducted when the proposed design is sufficiently developed so that the Commission has a specific proposal to review. Preliminary review should not be considered as part of a design-build process.

Preliminary review shall be based on:

- Site plans and elevations, showing setbacks, height of buildings of the setting or context;
- Proposed site plan for parcel, showing building footprint, access points, vehicle parking;
- Schematic elevations indicating number of stories;
- Schematic floor plans; and
- Material sample board only if final selection is proposed for review

If preliminary approval is withheld, the project must be revised sufficiently, as determined by the HPO, so that the SHLC could come to a different conclusion about its appropriateness as compatible new construction. Preliminary review for new construction is valid for two (2) years from the time that the SHLC grants preliminary approval. Preliminary review does not eliminate the need for further review that includes final plans and samples of all materials to be used on the exterior.

Maintenance

Property owners are encouraged to maintain buildings in good condition and can do such work without applying for a COA, but some work may require a City building permit:

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

SUMMARY OF NEED FOR A CERTIFICATE OF APPROPRIATENESS (COA)

Permit Needed:	See Chapter:
Changes affecting exterior of contributing buildings	Single Family, Chapter 3 (Pg. 22); Multi-Family, Chapter 4 (Pg. 39)
Changes affecting façade of non-contributing buildings	Chapter 6 (Pg. 60)
Paint non-painted exterior materials	District-wide Standards (Pg. 51)
Replace front door	Single Family, Chapter 3 (Pg. 33); Multi-Family, Chapter 4 (Pg. 46)
Replace windows	Single Family, Chapter 3 (Pg. 34); Multi-Family, Chapter 4 (Pg. 47)
Replace roof	Single Family, Chapter 3 (Pg. 26); Multi-Family, Chapter 4 (Pg. 43)
Replace siding	Single Family, Chapter 3 (Pg. 24); Multi-Family, Chapter 4 (Pg. 41)
Install fence in front yard	Chapter 5 (Pg. 53)
Construct addition	Chapter 5 (Pg. 56)
Construct or replace porch	Single Family, Chapter 3 (Pg. 29); Multi-Family, Chapter 4 (Pg. 45)
Remove any features, including historic landscape ones (stone retaining walls)	Single Family, Chapter 3 (Pg. 29); Multi-Family, Chapter 4 (Pg. 45)

NO CERTIFICATE OF APPROPRIATENESS NEEDED

Work considered to be maintenance

Paint already painted exterior materials

Install sculpture, fountain, small artistic elements

Install exterior lighting fixtures

Install vegetation

Install new sidewalk

Install porch lighting and fans

Accessory dwelling units (ADUs) or garages (that do not attach to the house)

**See Appendix V for the Design Review Chart which shows typical work on buildings in historic districts and type of review required.

Enforcement and Violations

These standards and guidelines have been adopted as part of a City Ordinance. The Secretary of the Interior Standards for Rehabilitation have long been the SHLC's standards used 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 Cannon Historic District.

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 the standards and guidelines. At that time, the property owner must submit an application for a COA.

Goals Lists

The Historic District Standards & Guidelines for the Cannon Historic District are intended to provide a framework for making decisions that can be approved with COA. Overall, the Historic District Standards & Guidelines have the goal of maintaining the historic character features of the district and of the buildings that contribute to its historical and architectural significance.

Goals lists are included throughout the guidelines chapters to remind users of the most important factors to consider when planning and reviewing proposed changes, as not every type of project can be anticipated and covered in the standards and guidelines.

In particular, the standards and guidelines should be used to:

- Make design decisions that reinforce, rather than diminish, the vibrant and varied character of the neighborhood that relies on the existence of historic buildings erected during the period 1881-1950;
- Plan work that includes rehabilitation and perhaps the restoration of missing components of historic buildings in order to maintain historic materials and design elements, yet affords a range of possibilities;
- Plan maintenance and repair work that prolongs the life of historic components of buildings;
- Plan re-investment in buildings built after 1950 so that they remain compatible elements in the district;
- Consider the design of new buildings that are compatible within the historic streetscapes of the district; and
- Consider the continued use, rehabilitation of, or demolition of a building in the district.



928 W 7th

Key Terms and Definitions

Historic Character Features

This term is used to refer to the district as an entity, as well as each property within it, as they contribute to the historic character of the Cannon Streetcar Suburb 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 nearby neighborhoods in the city and neighborhoods in other cities. As specific elements of a building's design convey its architectural and historical design, so too do the buildings convey the district's architectural and historical design as a neighborhood.

Rehabilitation

Rehabilitation is a broad type of work that prepares a building for future use while maintaining its historic character. Work often incorporates updating of some interior components, correction of deferred maintenance conditions, and making small changes that increase the functionality and amenities of the property. Rehabilitation is a flexible and functional approach to work on contributing buildings in the Cannon Streetcar Suburb Historic District and provides the framework for these standards, which address the portions of a project on the exterior of a building.



Restoration

Restoration means undoing changes, adding lost elements, and stabilizing a building to a former, historic appearance and condition. Some property owners combine quite a bit of restoration into a rehabilitation project. Other times restoration is more limited. There is no requirement to restore lost components of properties.

Recreation

When porches or entrance components have been removed from a property, the owner may wish to recreate such elements. Recreation of the element does not require the exact replication of the historic design, which may not be known. Recreation can be based on a similar example in the district or be a simplified version of the element with typical components. When an element is well-documented and the new work will replicate the original, it is often referred to as reconstruction.

Remodeling and Renovating

These approaches may be appropriate for only non-contributing buildings in the district as these interventions change the historic character features of buildings. Remodeling includes intentional changes of design and materials. Renovating is similar and may involve more changes to interior spaces and mechanical elements. When these approaches are proposed for non-contributing buildings, they must be undertaken so that the renovation is complete in visible areas in order to avoid introducing visually distracting and incompatible buildings. For instance, if new siding materials are applied, the project must include all visible areas, even those minimally visible.

Residential Amenities

This term refers to a range of visible, permanent components of residential properties that are not the house or apartment building and include: fences, paving, outdoor spaces such as decks, secondary structures from garden sheds to chicken coops, and even solar energy panels. These amenities keep properties occupied and up-to-date and almost always can be placed on a property in a historic district.

Visibility

Visibility is considered carefully in historic districts in terms of the effect and extent of what is visible.

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 a design of minimally visible elements. For these reasons, replacement materials and minor changes are appropriate at these locations.

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.

Visually Intrusive: Some elements are visually intrusive because they call undue attention to themselves, seem obviously added to a property, shift the emphasis of the visible character, or dominate views of buildings and streetscapes. One of the goals of these standards is to avoid the addition of visually intrusive elements in the district.

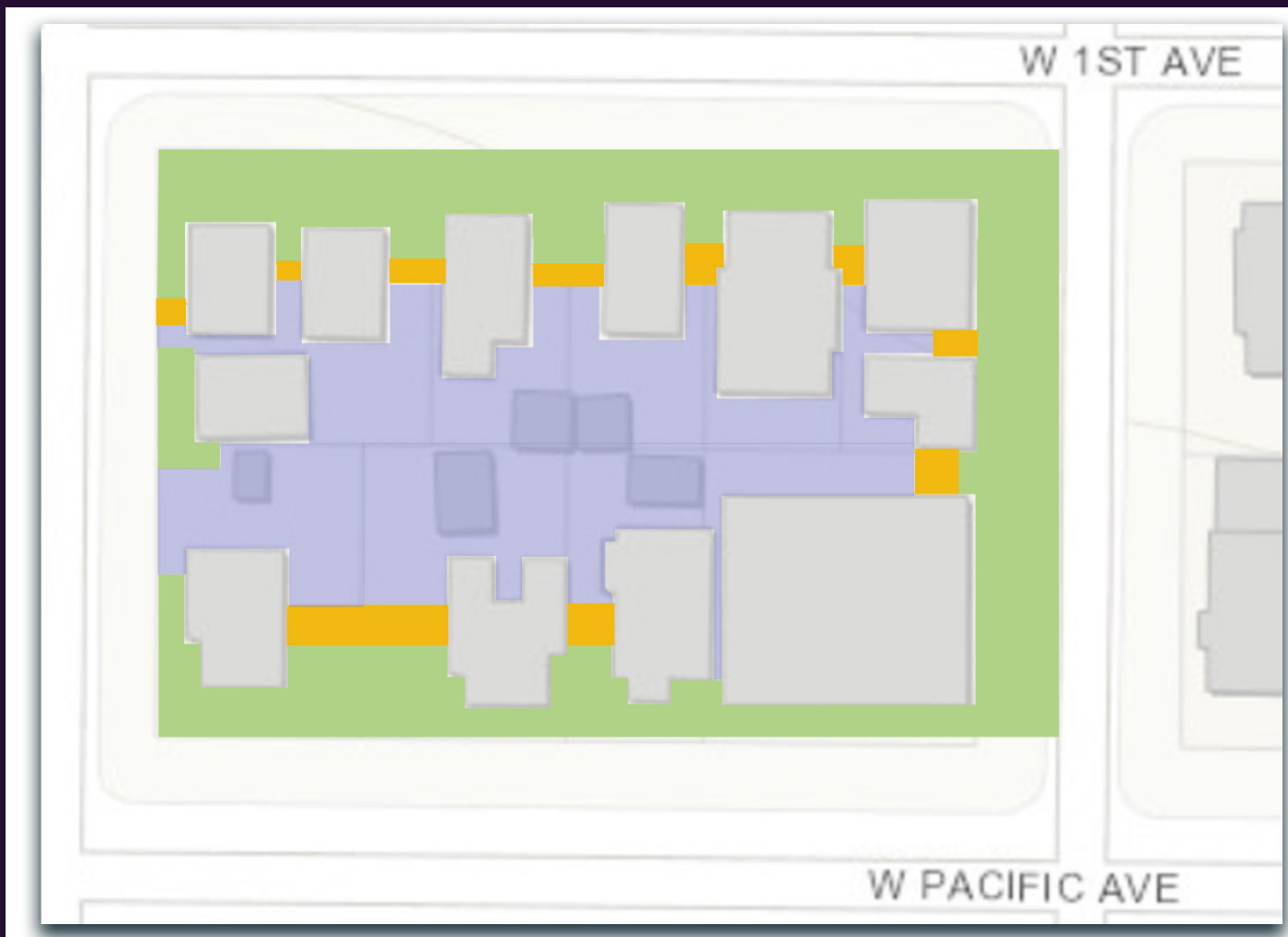
Using Visibility in These Standards

Visible areas of properties are addressed in two main ways. These diagrams show three common situations in the Cannon District and the visible areas of the properties that are addressed in the guidelines:




- Buildings close together with only the façades as highly visible.
- Building set far back from the street so side views are distant – façade and first third or so of elevations highly visible and visible.

- Corner building – two street facing sides are highly visible and the rear façade is visible.

The following figure provides a visual example of the three levels of visibility to be used to determine appropriate materials and options.



KEY:

	PUBLIC
	SEMI-PUBLIC
	PRIVATE

Corner and adjacent properties showing public, semi-public, and private areas of each property.

Public and Private Areas in the District

Properties in historic districts have public and private areas as well. Street-facing highly-visible portions of properties in historic districts contribute to the public perception of the district as a historic place and are thought of as “public.” Highly visible areas are seen from the streets and sidewalks (not alleys) and hence are available to the public. These areas contribute to the historic character of the district.

Thinking in these terms helps property owners plan for additions and changes to be in the less-visible and private portions of their property. These private areas form a U-shape around the building as the rear yard and some of the side yard.

For corner properties, there is usually one obviously “rear” side of the building. Even though it is visible from the street, this portion of the building and its yard would be a private portion of the property. The side yard not adjacent to the street may also be a private area.

Historic Character Features of Cannon Historic District

Cannon Historic District is an accumulation of various historic single- and multi-family residential building types from the 1890s through 1955; more multi-family residential buildings from 1950s and 1960s; and a small number of later ones.

Streetscapes in the district display an historic urban residential pattern with the positioning of buildings set back from the public sidewalk with front lawns and often relatively narrow side yards. The historic urban residential pattern incorporates a mature tree canopy and other plantings that provide variety in the vegetation and shade for people, and enhance the experience of walking in the neighborhood.

Cannon Streetcar Suburb District Historic Character

- Historic single-family dwellings of various sizes are oriented to the street with visible entrances and generous amounts of windows, and very often with front porches.
- Some historic single-family dwellings convey that they have been converted into multiple units and in that way, are clear signals of the change of residential patterns over time.
- Historic apartment buildings have single entrances and access to the outdoors via balconies or individual entrances to each unit.

The main goal of historic district standards and guidelines is maintaining the historic character of the buildings and the district.

The Cannon Streetcar Suburb Historic District nomination describes the historic character of the buildings and district as a whole.

The character is summarized here.

- The largest scale pre-1955 apartment buildings maintain the setbacks and sense of spatial organization dominant in the district. Many later apartment buildings do this also.
- Non-contributing multi-family buildings display various plans, entrance arrangements, and access to the outdoors.
- Properties provide for automobiles with curb cuts and garages on single-family properties and small on-site parking areas, often covered with carports, for apartment buildings and converted residences.
- There are no originally historic mixed-use buildings and residential use predominates.
- Commercial buildings are limited to Monroe Street. A few institutional buildings are scattered throughout the district.

Basics for Compatibility: Contributing Buildings

Proposed changes to historic buildings are compatible if they do not reduce the historic character of the buildings. Such changes include undoing non-historic changes to buildings, replacing building parts that are not repairable with “in-kind” replacements, such as deteriorated wood windows with contemporary wood windows of the same size, configuration and operation, and providing residential amenities such as decks and additions in the least visible areas.

Basics for Compatibility: Non-Contributing Buildings

Proposed changes to non-contributing historic buildings are compatible if they do not result in incompletely remodeled building façades, introduce elements that are visually intrusive, and provide residential amenities, such as decks and additions.

Basics for Compatibility: New Construction

Many types of residential buildings have been built in the historic district, and consequently a variety of residential building types are compatible in the historic district, depending on a site’s setting. New construction should maintain the street-orientation of residential units and continue the pattern of lawns and vegetation. The introduction of property types, including buildings set at the sidewalk as in central urban residential areas of a different type, have no precedence in the district.

Use of Buildings in Historic Districts

Design review in historic districts assesses physical changes made to buildings and – in general – does not address use. Design review may limit changes to public, character-defining areas of properties due to new uses.

The long-term preservation of buildings in historic districts requires that they be in use.

In recognition of this need, these standards and guidelines – and the Spokane Historic Preservation Program in general – supports the notion of adaptive re-use of historic buildings. The goal of historic

districts – to maintain the historic character of an area – is not meant to control or limit the use of those buildings. As a matter of fact, historic designation in Spokane can be a way for property owners to petition for a conditional use of a building that may otherwise not be an allowed use in the neighborhood if it helps to keep the building viable and in use.

Adaptive Re-Use Basics

- Retain historic use or adapt for a new use that is a good fit.
- Recognize that buildings adapted for a new use do not need all expected features of that property type. For instance, a small church building re-used as a store usually does not have a storefront.
- Design adaptive use projects so that they maintain historic character features and; add and alter areas that are at the minimally visible, private areas of properties.

A ***adaptive Re-Use: Updating a building for new uses through rehabilitation***

Examples:

- **Fire station at 804 S Monroe**
- **School adapted for residential use (1125 W 11th)**
- **Historic residences adapted for offices and restaurants**

CHAPTER 3: EXISTING SINGLE FAMILY RESIDENTIAL

EXTERIOR WALLS: FOUNDATIONS, WALLS, SMALLER ELEMENTS

Goals

- 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.
- Choose appropriate replacement materials and avoid imitative modern substitutes.
- Retain historic character of exterior elements, including chimneys.
- Avoid installation of intrusive elements.

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 form and material.

Exterior Basics

- 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 incompatible finishes.
- Consult the Paint and Color Section in Chapter 5 when planning to paint or stain exterior materials.

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.
- Avoid applying parging coats or swaths of mortar over masonry rather than repairing brick and stone.

Refer to [Preservation Brief 8: Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings](#)

- Maintain concrete foundations in their original conditions 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 introducing non-traditional stone and brick colors to foundations through parging and painting.

Raised foundation/basement features

- Maintain window openings and sash in raised basements.
- If desired, block windows from the interior of the basement.
- 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 re-grading to create a walk-out basement in a visible location.

Exterior Wall Materials

Non-Masonry

- Maintain exterior wall materials as historic character features, including trim elements: corner boards, fascia boards, trim pieces.
- Repair damaged sections of materials in-kind by replicating the dimensions, materials, and finish of the historic material.
- Consider in-kind replacement materials, if necessary.
- Replicate the dimensions, design and finish of materials.



1021 W 8th - This home includes deep eaves, columns, stucco, vertical wood siding, unusual wood baluster details on the balcony, parapets and cut basalt foundation.

- Avoid changing the 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.

Masonry

- Plan repointing projects to replicate the mortar in kind and not change 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 style of mortar placement.

MASONRY

- **Masonry consists of solid units – brick, stone, or terra cotta – and mortar that joins the units.**
- **Mortar is both a technical and design element of a masonry wall.**
- **Mortar is the weaker, more porous component and allows moisture to move out of the building.**
- **The color, texture, and placement, the style of the mortar, are part of the historic character of masonry.**
- **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.

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.
- Maintain historic texture and color of stucco.
- Replicate in-kind if necessary, in materials, design, dimensions, color and finish.

Non-Historic and Replacement Materials

- Avoid installation of non-historic materials that would be considered remodeling.
- Maintain authenticity by avoiding installation of other historic materials that might have been used when the house was built – but were not.
- 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 materials 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.

Wall Elements

- Recognize that small elements attached to walls, such as lighting fixtures, may not be historic character features but can be intrusive if not traditional in design and materials.
- Mount lighting fixtures in ways that limits 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.

EXTERIOR ASBESTOS SHINGLES

- **Asbestos is a material that must be handled with care.**
- **The standard advice for asbestos shingles on the exterior of buildings is to leave them in place.**
- **Asbestos shingles can be painted.**
- **Fiber-cement shingles have a very similar appearance to asbestos shingles and are an appropriate replacement material.**



CHAPTER 3: EXISTING SINGLE FAMILY RESIDENTIAL

ROOFS

Goals

- Maintain of historic character features of the original roof forms and materials.
- Avoid remodeling buildings with the use of roof materials different than those of the original.
- Preserve historic character chimneys.
- Provide framework for recreation of missing tower roofs.
- 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, on other than flat roofs in highly visible areas.

Historic Character Features

- Roof shape, pitch and materials reflect the building type, time of construction and style of a residence.
- Complex roof forms generally are covered with one consistent roof material.
- Tower roofs with conical or dome shapes are often covered with a different material from the rest of the roof.
- Chimneys often have design features: corbeling, panels and decorative “chimney pots.”
- Parapets edging flat roofs often have elements conveying the style of the building.



1034 W Eighth Ave: This house has a steeply pitched cross gable roof.

Roof Basics

- When present, 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.
- 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.
- Maintain and repair roof edging and eave elements and replace any missing elements in-kind.

Roof Chimneys

- Recognize that some chimneys that rise from the roof are historic character features.

**Refer to Preservation Brief 4:
Roofing for Historic Buildings**

- Maintain materials of chimneys as other masonry elements, exposed and in good condition.
- When repair and limited reconstruction is necessary, recreate the form, height, corbeling, paneling and other character features of roof chimneys.
- Treat standard chimneys in minimally visible locations as important functional elements and maintain in good condition.

Recreation of tower roofs

- Consider the design and cost of any recreation of a tower roof project carefully.
- Use historic photographs of the house or similar houses in the district to plan the design of the tower and select traditional exterior materials.
- Avoid planning a “reinterpretation” of a tower roof as a remodeling of a historic character feature rather than base the new design on historic evidence found in the district.



The house at 1323 W Eighth Avenue: the house is capped with a complex roof composed of a gambrel roof with tower, hipped and shed dormer roofs.

Eaves of Sloped Roofs

- Retain all combined functional and ornamental elements of the eaves area: the underside of overhanging roofs, exposed rafter tails and purlin ends, brackets, assembly of trim boards called an entablature, and projecting elements as components of architectural style and historic character features.

- Avoid concealing deteriorated elements with thin sheet metal called “panning” or aluminum stock coil material. Instead, address deteriorated material and the cause of deterioration.
- Use existing elements as the sources for replacing missing ones in design, dimensions, and likely in material, although cast composite elements might be appropriate to use at the second story and above.
- Avoid redesigning architectural elements in these areas with the use of mass-produced elements that are not near replicas to historic elements.

Cornices

- Retain projecting cornices and all of their elements as important components of architectural style.
- Use existing elements as the sources for replacing missing ones in design, dimensions, and likely in material, although cast composite elements might be appropriate to use at the second story and above.

Dormers

Existing Dormers

- Retain visible components of dormers: walls, windows, small architectural elements and roofing as historic character.
- 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 and eave design.
- Retain any special windows in dormers.
- Follow guidance for windows replacement standards (see below) 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.



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.
- Position new dormers towards the rear of the house on side-slopes of roofs.
- 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.



Top: 1039 W Tenth Ave: Polygonal bay dormer on a hip roof.

Left: 1005 W Twelfth Ave: House has a hip dormer with decorative brackets and deep eaves.

CHAPTER 3: EXISTING SINGLE FAMILY RESIDENTIAL

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 quite 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 materials**

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 Cannon Street-car Suburb 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 Basics

- Retain the historic components and materials of a porch, when present, if at all 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

**Refer to Preservation Brief 45:
Preserving Historic Wooden Porches**

Reopening an enclosed porch

- Reopening an enclosed porch can be a rewarding way to restore the historic character of the property.
- Consider carefully how much of the porch to reopen and, if possible, return it to its historic configuration.
- For completely enclosed porches, determine if historic posts and other elements were left in place when the porch was enclosed and look for elements that may remain on the property. Reuse any remaining elements or use them as guides for replacement elements.
- For partially enclosed porches, use posts, brackets, railings and other elements in the open porch area as basis for the design of replacement elements.



1417 W Tenth: Porch is made up of starburst balusters and simple columns.

PORCH RAILINGS

- **Porch railings were common in some porch designs and were omitted in others. Historic porch railings were lower than modern, pre-fabricated ones that are often 36" in height.**
- **Substitute materials may be acceptable in porch railings if the dimensions and design are appropriate for the building**
- **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.**

Recreating a Porch

When there is no evidence of an historic porch design, use one of these approaches:

1. Copy a porch design from a nearby house that has the same style and size of porch.
2. 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.
3. Create a porch space of the historic size with neutral, unobtrusive components with the emphasis on recreating the porch, rather than its design.
4. Recreate a porch floor at its original height, if it has been removed, by using evidence on the building
5. Use tongue-and-groove flooring to help a recreated porch to complement the historic house.

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 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 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

Wood porch elements are often original character-defining features but are also exposed to the elements. When maintenance has been intermittent, changes throughout Cannon Streetcar Suburb Historic District have included replacement with masonry, other wood elements, boxed-in square columns, or columns of composite materials.

- Repair wood porch posts or columns with small wood Dutchmen repairs and use epoxy to strengthen wood material, as appropriate, 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 Railings

- Porch railings historically were wood, stone or cast stone, and porch walls at railing height were brick or stone.



919 W Twelfth: Partial width front porch with nearly solid decorative balustrade, shingled columns and deep eaves accentuate this attractive home.

- 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.
- Consider using composite materials to replace wood porch railings if they will receive paint.
- Avoid taller porch railings as they alter the proportions of the design.
- Delay purchasing mass-produced railings and columns until after the issuance of a Certificate of Appropriateness.

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 and fans do not require review or issuance of a Certificate of Appropriateness.

Tips for planning a porch re-creation:

- Historic Sanborn fire insurance maps show the size of historic porches.
- Be restrained with the use of millwork on a new porch as it will all have to be painted.



907 W Twelfth Avenue: Craftsman style columns and masonry foundation



2927 S Adams Street: The full-width front porch is constructed with masonry columns and solid brick walls with drainage openings.

Sun Porches and Second-Story Sleeping Porches

- 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.
- 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 traditional design of sleeping porches on second stories that usually have consistent windows filling the upper walls above a low solid wall.

ENTRANCE PITFALLS:

- **Doors of different style than the building.**
- **Purchase of mass-produced door or pre-hung door that cannot be used in historic opening.**
- **Removal of decorative wood framing elements and side windows.**
- **Not refinishing historic door for continued use.**
- **Failure to receive a building permit 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.
- Avoid use of glass blocks in an entrance assembly to replace window sash.

This home at 1201 S Adams retains excellent integrity in terms of the recessed entry and original front door.

Entrance Basics

- Retain all historic elements of an entrance – framing and decorative components, windows if any, and door – as historic character features.
- 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.
- 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.



CHAPTER 3: EXISTING SINGLE FAMILY RESIDENTIAL WINDOWS

Goals

- Recognize that windows are one of the most important architectural features of a building and are a character element.
- Maintain the historic character of all windows in historic contributing buildings, particularly those in the special window category due to their distinct historic design and materials.
- 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.
- 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.

Historic Character Features

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.

- Window sash 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



Original wood windows at the home at 1106 W Ninth Avenue.

**Refer to Preservation Brief 9:
The Repair of Historic Wood Windows**

Window Basics

- 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.
- Consider the use of storm windows for heat retention.
- Avoid remodeling by changing major characteristics of windows.
- Plan to replicate any special window through custom fabrication.
- Avoid converting a door to a window or a window to a door in highly visible locations as this alters historic character.

TRUE DIVIDED LIGHTS

- 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 retained 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 the character of historic sash and do NOT look the same.
- Sash with simulated divided lights is not appropriate in historic buildings in highly visible locations.

Ways to reduce heat loss at windows:

- Use storm windows on the outside
- 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

Other ways to reduce heat loss

- Install insulation above ceilings in attic spaces and below floors in basements to provide barriers between heated and unheated spaces. Be sure to install insulation in the correct locations.
- Insulate exterior walls
- Improve efficiency of the heating system



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 do describe windows, as in one-over-one (lights) or six-over-one (lights)
- 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.



Planning a window replacement project:

- Consider sash replacement only and retain and reuse window frames and any brick molding.
- Select replacement windows as you would any expensive item: compare companies, windows and prices.
- Retain and replicate the historic 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 wood brick 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 sash that replicate the characteristics of the historic:
 - Very 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.

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: replicate the material of the historic sash as well as other design elements.
- When windows are visible on side elevations and are standard sash, alternative materials can be used if desired if all other aspects of the sash replicate the historic sash.
- 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.

Use Visibility and Location to Determine Materials

At **highly visible** and **visible locations**, plan to replicate material or its character:

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

Replicate any special window that must be replaced with custom mill-work so that it matches the historic window in design, size, operation, configuration, materials, and dimensions.

At **minimally visible** and **not visible** locations of the building:

For wood windows use:

- Wood
- Metal clad wood
- Composite materials that can be painted
- Vinyl

At **private, not visible** locations:

- Windows can be of any material, configuration, and operation.
- Windows can be replaced and are not reviewed for appropriateness.
- Openings may be enlarged; openings may be blocked.
- Doors may be converted to windows and windows to doors.

KEEP IN MIND: 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, seeing different kinds of window materials on the interior may not be visually pleasing.

Storm Windows

New and replacement storm windows:

- Consider retaining existing storm sash.
- Select wood or metal storm windows.
- 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 sash for casement windows.

New Windows in Highly-Visible and 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 side elevation.

Blocking and Changing Window Openings

- Plan to maintain all window openings and sash 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

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.



***H*ighly visible locations: avoid the selection of vinyl windows.**

The limitations of vinyl windows in meeting historic district standards:

- **Vinyl sash may not be available in historic dimensions and reducing the size of an opening to hold narrower or shorter sash is not appropriate.**
- **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.**

Left: This home at 1425 W. Eighth Avenue has had significant window replacement work on the primary facade. Changes appear to include internal vinyl grid windows on the second floor and what was more than likely a full width front porch that was enclosed at some point in the past and also includes vinyl windows.

CHAPTER 4: EXISTING MULTI-FAMILY RESIDENTIAL

EXTERIOR WALLS: FOUNDATIONS, WALLS, SMALLER ELEMENTS

Goals

- Maintain the historic character through exposed, well-maintained materials that are historic character features in highly-visible locations.
- Avoid coating of foundation materials rather than repair and maintenance.
- Repair and replace damaged areas of exterior siding materials.
- Guide selection of replacement materials and avoid use of non-appropriate imitative materials.

Historic Character Features

- Above-grade foundation materials related to time of construction and style of buildings.
- Exterior wall materials related to architectural style.
- Relationship between stone and brick masonry and mortar.

Exterior Basics

- Retain the historic materials, when present, particularly those on highly visible locations.
- Repair and replace only very deteriorated and damaged elements, as condition is often varied due to location and exposure.
- Avoid applying “technical fixes” or waterproofing coatings and masonry paint due to problems they can introduce; instead repair and maintain masonry using traditional techniques.
- Avoid remodeling a building by replacing exterior wall materials with other kinds of materials and characteristics.

Foundations

- Maintain mortar in good condition to protect stone foundations.
- Repoint foundations as needed with appropriate mortar that replicates the style, texture and color of historic mortar.
- Avoid applying parging coats or swaths of mortar rather than repairing or replacing brick and stone.
- Maintain concrete foundations in their original conditions and unpainted.
- Address problems before applying a parging coat if necessary, to a concrete foundation, maintaining the natural concrete color and texture to replicate its original character.
- Avoid introducing non-traditional stone and brick colors to foundations through parging and painting.

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.
- Avoid re-grading to create a walkout basement in a visible location.

Refer to [Preservation Brief 8: Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings](#)

Exterior Wall Materials

Non-Masonry

- Maintain exterior wall materials as historic character features, including trim elements: corner boards, fascia boards and trim pieces.
- Repair damaged sections of materials in-kind – replicating the dimensions, materials, and finish of the historic material.
- Consider in-kind replacement materials, if necessary.
 - Replicate the dimensions, design and finish of materials.
 - Avoid changing the 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.



EXTERIOR ASBESTOS SHINGLES

- **Asbestos is a material that must be handled with care.**
- **The standard advice for asbestos shingles on the exterior of buildings is to leave them in place.**
- **Asbestos shingles can be painted.**
- **Fiber-cement shingles have a very similar appearance to asbestos shingles and are an appropriate replacement material.**

- Consider non-historic materials if they replicate dimensions and finish of the historic materials. Finish means materials that accept paint for wood alternatives.
- 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.
- Apply 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.

The apartment building at 612 S Cedar retains wood clapboard siding and sits on a raised stone foundation. This type of multi-family building would have originally been known as a “double-house,” but over the years has been further separated internally to include at least four units.

Masonry

- Plan repointing projects to replicate mortar in-kind and not change character of the masonry.
- Use recommended mortar 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 style of mortar placement.

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.
- Recognize that some chimneys that project through the roof convey architectural style and maintain as historic character features.
- Treat standard chimneys in minimally visible locations as important functional elements and maintain in good condition

Half-Timbering

- Recognize half-timbered walls as assemblies of wood boards embedded into stucco areas that may require frequent maintenance.
- Maintain historic pattern and dimensions of wood elements, and perhaps uneven surface.
- Maintain historic texture and color of stucco.
- Replicate in-kind if necessary, in materials, design, dimensions, color and finish.

Non-Historic and Replacement Materials

- Avoid installation of non-historic materials that would be considered remodeling.
- Maintain authenticity of the historic design by avoiding installation of other historic materials that might have been used when the house was built – but were not.
- Avoid using replacement materials that imitate traditional ones and that have non-traditional textures.
- Use materials that can be sized to replicate historic materials 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.



This multi-family apartment building at 1212 W Seventh originally had open or sleeping porches on the second and third floor. Although those features have been lost, the building still conveys its historic use and much of the original material remains.

Wall Elements

- Recognize that small elements attached to walls such as lighting fixtures may not be historic character features but can be intrusive if now traditional in design and materials.
- Use traditional gutters and downspouts to convey water from the roof.
- Locate downspouts in their original locations or adjacent to the street-facing façade on the side wall.
- Mount lighting fixtures in ways that limit damage to exterior wall material.

Refer to **Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings** for technical guidance



The small apartment building at 1023 S Monroe retains very good integrity except for the replacement of windows on the main facade. Right: The building in 1940, photo courtesy of the NWMAC L87-1.19183-40.

MASONRY

- **Masonry consists of solid units – brick, stone, or terra cotta – and mortar that joins the units.**
- **Mortar is both a technical and design element of a masonry wall.**
- **Mortar is the weaker, more porous component and allows moisture to move out of the building.**
- **The color, texture, and placement, the style of the mortar, are part of the historic character of masonry.**
- **Portland cement mortar is not appropriate for historic masonry elements because it is too hard and may damage the structure over time.**



CHAPTER 4: EXISTING MULTI-FAMILY RESIDENTIAL ROOFS

Goals

- Maintain the historic character of original roof forms and materials.
- Avoid remodeling buildings with the use of roof materials different than those of the original.
- Retain parapets surrounding flat roofs in original dimensions, configuration and materials.
- Retain smaller roof elements on pitched roofs.
- Avoid installation of intrusive roof elements such as skylights, decks on other than flat roofs.

Historic Character Features

- Roof shape, pitch and materials reflect the building type, time of construction and style of a residence.
- Parapets edging flat and low-pitched roofs serve as visual terminations of the façade and protect flat roofs.

Roof Basics

- When present, retain the historic materials, particularly those on highly visible locations.
- Repair and replace only damaged elements of unusual roofing materials, including clay tiles and slates.

- Plan to use conventional asphalt shingles in a neutral color on roofs whose surfaces are not important design elements.
- Maintain and repair roof edging elements and replace any missing elements.
- Recognize that parapets are both wall and roof elements, as they are the termination of the walls that edge flat roofs.
- Retain historic configuration of parapets as they have important functional and aesthetic functions.



The Italian Renaissance style apartment building at 2306 W Pacific Avenue stands three stories tall in a rectangular plan that is capped with a flat roof edged with parapets exhibiting a dentilated cornice

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 cornice elements as components of architectural style and historic character features.
- Avoid concealing deteriorated elements with “panning” or aluminum stock coil material rather than addressing deteriorated material and the cause of deterioration.
- Use existing elements to replace missing ones in design, dimensions, and likely in material, although cast composite elements might be appropriate to use at the third-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.

Parapets

- Retain all parapets, the low walls rising above flat or nearly flat areas of roofs as architectural features.
- Rebuild any missing areas of parapets to the original height using in-kind materials.
- Maintain a water-shedding terminating element at the top edge – a coping – and replace in-kind with masonry or other material.
- Avoid replacing parapet coping with sheet-metal bent to fit the wall.
- Avoid redesigning parapets with the use of additional materials, decorative elements, or change in height.

Cornices

- Retain projecting cornices and all of their elements as important components of architectural style.
- Use existing elements to replace missing ones in design, dimensions, and likely in material, although cast composite elements might be available and appropriate to use at the third-story and above.

Flat Roof Elements

- Retain roofline with no upward projecting elements if possible as many apartment buildings do not have elevators and shaft enclosures rising above flat roofs.
- Position any new equipment or shaft enclosures in not-visible or minimally-visible locations.
- Plan any roof amenities, as decks with lighting, to be minimally-visible or not-visible from adjacent sidewalks.

- See Additions (Chapter 5) for standards for adding usable space on the roof.

Dormers

See Single-Family Residence (Chapter 3) Roof Section for Standards for Dormers



The Renaissance Revival style Elm Apartments at 1905 W Second Avenue stands three stories tall and is capped with a flat roof with projecting eaves and a prominent stone cornice.

CHAPTER 4: EXISTING MULTI-FAMILY RESIDENTIAL ENTRANCES

Goals

- Maintain the historic character of all entrances.
- Maintain historic materials at this highly-visible portion of buildings.
- Avoid the remodeling of entrances.
- Provide guidance for designing increasing accessibility at an entrance.

Historic Character Features

The entrance to an apartment building 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.

- Apartment building entrances are often recessed with an exterior vestibule rather than a porch to shelter the entrance and may have steps and a handrail.
- Often, entrances exhibit high-quality materials for wall materials, doors, hardware, signs and mailboxes.
- The entrance likely consists of a surround (framing) with character-defining design and materials, including side and upper windows and doors.
- When there are steps to the entrance, their design and material are historic character-defining features.

Entrance Basics

- When present, retain the historic components of the entrance if at all possible.
- Repair and replace only deteriorated or damaged elements, retaining historic material when possible, as condition is often varied due to location and exposure.

- Retain exposed exterior vestibule walls and maintain them as exterior materials.
- Retain exterior vestibule flooring, which likely is historic masonry material.
- Retain exterior vestibule ceiling as historic material and without lowering its height.
- Retain historic lighting fixtures, signs, mailboxes, even if not in use.



The apartments at 801 S Monroe retain their configuration of stoops and full width porch.

Entrances and Doors

- Retain all elements of the entrance – framing and decorative components, windows if any, and doors – as historic character features.
- Retain doors and replace in kind – materials, extent of glazing, configuration – if necessary.
- 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.
- Keep all entrance elements rather than remove some, or add some, for a door of a different size.
- Select storm and screen doors appropriate for the style of the building and door.
- Install awnings appropriate in scale, made of canvas, and traditional in design with a front slope and avoid newer forms and materials and designs that are overly conspicuous.
- Install entrance canopies of traditional design and materials, in a pleasing scale for the entrance.

Guidance for Creating Accessibility

- Plan accessibility projects with a professional knowledge about the range of solutions so that the design of the project considers alternatives.
- Consider changing grade of pavement to eliminate one step.
- Design any ramp to be as integrated into the design of the entrance and its landscaping as possible.

- Select ramp railings to coordinate with the style of the building and materials of the entrance.
- Redesign entrance configuration to provide a wider opening, while retaining as much of the historic configuration as possible.



The apartments at 820 S Monroe have had their entry doors altered at some point in the past.

Right: The same building in 1940 showing original doors. Photo courtesy of the NWMAC L87-1.17685-40



CHAPTER 4: EXISTING MULTI-FAMILY RESIDENTIAL WINDOWS

Goals

- Recognize that windows are one of the most important architectural features of a building and are a defining element of historic buildings.
- Recognize that in some styles of apartment buildings, including Minimal Traditional, windows contribute significantly to historic character as there are few other architectural elements.
- Maintain the historic character of all windows in historic contributing buildings, particularly those in the special window category due to their distinct historic design and materials.
- Avoid replacing windows for energy conservation, as there are other, more effective means to control heat loss.
- 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 with no additions or subtractions, except in minimally-visible and private locations.

Historic Character Features

- Apartment buildings are more likely to have fenestration patterns related to the interior layout of units and perhaps a special, larger stair-hall window.
- Windows are likely to be uniform throughout the building in material, design, and operation, per location in the unit and hence uniformity is a historic character feature.

- Windows have several characteristics:

- Windows are openings of particular size and orientation vertically/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 have profiles that add shadows, depth, and interest to the historic façade.



The small apartment building at 814 S Lincoln Place shows a tripartite window configuration.

- Window sash 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

See Chapter 3: Single Family Residential Windows for more information on windows.

Window Basics

- 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 assemblies.
- Consider the use of storm windows for heat retention.
- Avoid remodeling by changing major characteristics of windows.
- Plan to replicate any special window through custom fabrication.
- Avoid converting a door to a window or a window to a door as this alters the historic character.

Planning a window replacement project:

- Consider sash replacement only and retaining and re-using window frames and brick molding.
- Consider more than one vendor for the specific characteristics necessary in replacement windows.
- Retain and replicate the historic character features of the entire window and its sash.
 - Retain historic size and shape of the opening.

- Select windows that fill the opening without any blocking down at the top, bottom or sides.
- Select windows that do not require a second set of framing as this reduces the glazed area.



Windows at the small apartment building at 820 S Monroe are intact and include a decorative leaded glass transom.

Use Visibility and Location to Determine Materials

At highly visible and visible locations, plan to replicate material or its character:

For wood windows use:

- Wood
- Metal clad wood
- Composite materials that replicate historic sash and can be painted

For metal windows use:

- Iron and aluminum

Replicate any special window that must be replaced with custom millwork so that it replicates the historic window in design, size, operation, configuration, materials, and dimensions.

At **minimally visible** and **not visible** locations of the building:

For wood windows use:

- Wood
- Metal clad wood
- Composite materials that can be painted
- Vinyl



The apartment building at 823 S Monroe appears to have had open porches enclosed quite some time ago as is evidenced by the wood 6:9 paned windows.

At **private, not visible** locations:

- Windows can be of any material, configuration, and operation.
- Windows can be replaced and are not reviewed for appropriateness.
- Openings may be enlarged; openings may be blocked.
- Doors may be converted to windows and windows to doors.
- Select window sash that replicate the characteristics of the historic:
 - Very similar size of the overall window as well as components: top rail, bottom rail, side rails and muntins so that percent glazing is very close to the historic amount.
 - 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 or – if fixed – appears to have the same operation.

Fenestration in **private, not visible** facades:

- Windows can be replaced and are not reviewed for appropriateness.
- Openings may be enlarged; openings may be blocked.
- Doors may be converted to windows and windows to doors.

Storm Windows

New and replacement storm windows:

- Select wood or metal storm windows.
- Select configurations 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 interior storm sash for casement windows.

Consider Balcony Doors as Windows

- Recognize that multiple doors and door and window combination that provide access to private balconies are historic character features similar to windows on public street-facing facades.
- Consider the visibility of balcony doors on other visible facades in terms of consistency.
- Retain design, materials and configuration of doors, if replaced, at public-street-facing façades.
- Maintain uniformity of balcony doors at all visible locations.



This apartment building at 805 S Adams was constructed in 1947 . Photo courtesy of the NWMAC L87-1.69575-52.

Window plans for condominiums or large apartment buildings

- Plan a major window replacement project with pre-approval of identical sash and balcony doors, if present, for each unit to maintain uniformity in apartment building sash, particularly on public, street-facing façades.
- Obtain approval for the window replacement project and make sure the replacement plan is followed.

New Windows in Highly-Visible and 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.
- In some cases, new windows can be added on an elevation to light a stair hall or similar area.

Blocking 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.

Skylights

- Avoid installing skylight openings in street-facing sloped roofs: main or secondary roofs.
- Position skylights in minimally visible or not visible portions of the main roof.

CHAPTER 5: DISTRICT-WIDE GUIDELINES

PAINT AND USE OF COLOR

Goals

- Allow property owners to paint traditionally-painted materials in colors they select.
- Avoid visually disruptive use of color by providing some guidelines.
- Retain the inherent original color in all masonry materials.
- 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 Basics

- 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 Cannon Streetcar Suburb Historic District, although individually listed properties on the Spokane Register do go through paint color review.
- The fact that paint is a relatively short-term presence in the historic district supports this approach to not approve the color of paint.
- 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.

USING TRADITIONAL PAINT COLORS

- **Traditional paint colors are derived from mineral pigments, natural materials.**
- **These same colors appear in the various shades of brick.**
- **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.**

Paint, Stain and Coating Review

- Apply for a COA for the application of paint if a property owner desires to paint an unpainted surface such as masonry or stone.
- Select and apply paint or stain without applying for a COA on traditionally coated materials:
 - wood;
 - substitute materials that receive paint;
 - stucco;
 - some metal elements, such as porch railings.

- 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 and cause more damage.
- Plan to repair cracks and apply paint on stucco rather than an additional layer of plaster or mortar, called parging.



USING PAINT TO HIGHLIGHT THE DETAILS ON QUEEN ANNE HOUSES

- After a period when many Queen Anne Houses were painted white or one color, the use of several colors to accentuate ornamental details began in San Francisco during the 1960s, popularized by the term “Painted Ladies.”
- Some property owners have used paint to highlight architectural details in Cannon Streetcar Suburb HD and these standards support the freedom to select paint colors and design color schemes.

Paint color selection tips:

- **Traditional paint colors are derived from mineral pigments, natural materials.**
- **These same colors appear in the various shades of brick.**
- **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.**

Colors to avoid on the exterior:

- **Black as it absorbs heat and will fade.**
- **Bright tropical colors that don’t seem to fit in Spokane.**
- **Pastel colors that don’t fit with the medium to dark values and saturated colors of traditional masonry colors.**
- **Colors that are inharmonious with existing masonry colors.**

CHAPTER 5: DISTRICT-WIDE GUIDELINES

SITE AND LANDSCAPING

Goals

- Maintain the historic character of the district with traditional landscape elements and do not introduce intrusive elements.
- Maintain the historic pattern of curb cuts and driveways as secondary elements of residential properties and streetscapes.
- Maintain traditional ratios of vegetation and buildings and paved areas.

Historic Character Features

- The historic urban residential pattern incorporates a mature tree canopy and other plantings that provide variety in the vegetation and shade for people and enhance the experience of walking in the neighborhood.
- Concrete on-premises walks connect public sidewalks and entrances of both houses and apartment buildings.
- Buildings built as single-family houses provide for automobiles with curb cuts, narrow driveways and garages.
- Apartments provide for automobiles with curb cuts and parking lots, carports, and garages.
- Few fences divide the front and side lawns of properties in the district.
- The remaining brick streets in the district document the appearance of historic streets.

Fences

- Recognize the historic pattern of few fences separating front yards in the historic district.
- Plan fence projects in compliance with the City of Spokane's Fences Residential Zoning guide.
- Plan open fencing at the 42" height in front of the building.
- Plan for 6-foot privacy fencing at lot perimeter behind the public façade of the house.
- Avoid using fencing to recast the character of the property, as in adding a grand masonry pier-framed front gate.
- 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 in highly-visible, public areas and limit their use to minimally visible and not visible locations.
- Avoid use of chain-link fencing as open fencing in front yards it was not used historically in that location.

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 new exterior hardscape amenities, such as patios, water features, pergolas, and gazebos in minimally visible, private locations of the property.
- Avoid using hardscape design to suggest an inauthentic historic feature or changing the character of the historic setting.

Small Lawn Features

- Install sculpture, fountains, and other artistic elements without review for a Certificate of Appropriateness.

Vegetation

- Maintain approximately 70-80 percent of the area of the property not covered by the building as vegetation to approximate traditional patterns.
- Carefully select areas for Xeriscaping that mostly maintains historic district lawn patterns.
- Install all vegetation without review for a Certificate of Appropriateness.
- Consider maintaining the historic urban canopy of the Cannon Streetcar Suburb Historic District by maintaining trees on each property and planting new ones.



Above: The home at 1323 W Eighth includes impressive hardscaping that ties directly into the design of the house with cut stone lining the walkway.



Bottom: The original carriage house to the home above, this house contains a rough basalt columned gazebo in the yard.

CHAPTER 5: DISTRICT-WIDE GUIDELINES

NEW ELEMENTS: ENERGY GENERATION, COMMUNICATIONS EQUIPMENT, TRANSPORTATION ACCESS

Goals

- Afford possibilities for incorporating elements necessary and desired for urban life into the district.
- Recognize that features such as solar panels communication and utility elements can be technically visible in historic districts without altering its overall historic character but cannot be visually intrusive.
- As a historic transit-oriented neighborhood, allow for the presence of public transportation and access facilities in the district without design review by the HPO.
- 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 in historic districts.
- New types of installations shall not be considered to be intrusive in the historic district unless they constitute a dominant pattern of conspicuous elements.

Solar Panels

- Plan a solar panel installation that minimizes visibility of the panels by:
 - Using rear-sloping roofs and garage roofs if possible;
 - Using the rear portion of side-facing roofs;

- Avoiding street-sloping roofs;
- Avoiding placement on porch and dormer roofs;
- Placing panels on flat roofs.

Plan a solar panel installation that minimizes visual intrusion by:

- Using regular rectangular forms for grouped panels;
- Installing panels as close to and parallel to a roof slope;
- Avoid considering new properties devoted to solar generation, such as a lot-sized solar panel installation.



An example of solar panel placement on an historic house in San Francisco.

CHAPTER 5: DISTRICT-WIDE GUIDELINES

ADDITIONS

Goals

- Maintain the historic character of the building by ensuring that its original plan and massing are evident.
- Maintain the historic portion of the building 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 Basics

- Plan additions to be not highly-visible changes to a contributing property.
- Consider the most important determinations of appropriateness for new additions to be 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 adjacent to a rear, private elevation or the rear of a visible side elevation and to be minimally visible in the district.

- Locate an addition on a side elevation 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 building so it would be slightly lower in height and smaller in footprint.



This house at 1117 W Tenth Avenue had a large, incompatible addition added in the 1950s when it functioned as a nursing facility.

- 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 that is more compatible than differentiated in design if most of it is visible in the historic district.
- Design an addition in materials that replicate, or are quite similar to, those of the historic building, considering slight differences, such as in 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.
- Avoid introducing non-traditional materials in visible areas of the addition.

Exterior space additions

- Plan for new decks, porches, balconies, pools, and other amenities to be located in private and the least visible portion of the property.
- Plan for these types of additions to be not visible in the district to avoid the need for design and materials review.



Above: The garage at 903 S Adams Street was designed by Kirtland Cutter for the Woldson family not long after the home was constructed.

Right: This garage on Lincoln Street was completed in 2019 and is located behind and lower than the historic home.



- Plan for the review of exterior additions that are minimally visible in terms of scale, location and materials.

Exterior Stairs

- Maintain existing exterior access stairs to upper floor rental units if needed; remove stairs if no longer used.
- Plan to replace access stairs in ways that minimize their visual presence through location, scale and materials.
- Place stairs in locations that minimize their visibility.
- Design stairs to be steps and landings only and do not incorporate any exterior amenity space, if not located on a private, rear facade.
- Use materials and color to help the stairs not stand out against the building to which they are adjacent.

Garages

- Maintain historic garages that contribute to the historic character of the property.
- Site new free-standing garages at the rear of the property or at least behind the residence.
- Site attached garages to the rear, non-visible portion of the historic building. Garages that are attached to a contributing historic building will be treated as an addition.
- Site a garage so that no more than two garage bays are visible from the street.
- Design a garage as a traditional, one-story non-intrusive building with a gable roof, single siding material, garage doors, people door, and windows.

- Design a garage with occupiable space on the upper level to be in scale with lot, sited as other garages, and compatible with the primary residential building on the property.
- 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 apartment above.
- Consider using a simplified treatment of the historic style of the main house using roof type, materials and color to minimize intrusiveness.
- After careful consideration with property owners in the proposed district, a free-standing garage construction in the Cannon Streetcar Suburb will NOT require a COA. However, if the garage touches the house, a COA will be required.

Storage Sheds, Chicken Coops and Other Sheds

Select a location in a place that is not visible or minimally visible.

Secondary Living Units

- Site new building at the least visible portion of the property to not significantly impact the historic building or streetscape.
- Design the building to be in scale with the lot and compatible with, yet secondary to, the primary residential building on the property.
- Accessory dwelling units (ADUs) will not require a COA in the Cannon Streetcar Suburb Historic District.



The carriage house at 801 S Lincoln is an early example of an accessory dwelling. It originally belonged to the house at 811 S Lincoln, but somehow became associated with the house at 801 over the years. The design certainly makes more sense with the house to the south (below):



CHAPTER 5: DISTRICT-WIDE GUIDELINES

USE OF COMPOSITE BUILDING MATERIALS

Basics

- Composite building material are those that are engineered for performance in exterior applications and often comprised of several materials.
- The composite building materials field is dynamic and will offer new products over time that property owners will want to consider as appropriate for use in historic districts.
- Composite materials have many attributes as exterior building materials – lightweight and durable, for instance. While those attributes may be good, they do not outweigh other considerations for use on historic buildings.

For many years, the use of molded fiberglass or other polymer materials for small elements of – and even sections of – cornices have been acceptable as the design and dimensions of the pieces are “in-kind.”

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
 - Historically all exterior wood elements were finished with an opaque stain or paint.
 - Both finishes conceal the presence of wood graining and have a smooth, not-textured finish.
 - Any original sheen on exterior paint and opaque stain quickly weathers to a less shiny state.

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 with exterior or house paint and installed without visible joints, are of appropriate design and dimensions, and in consultation with HPO staff.

Refer to **Preservation Brief 16:**
The Use of Substitute Materials on Historic Building Exteriors



Notice what some composite siding materials look like (above). The false graining is not historically appropriate. The house below has wood clapboard siding which would have originally been sanded smooth and painted, concealing the grain.

CHAPTER 6: NON-CONTRIBUTING BUILDINGS

Goals

- Keep non-contributing buildings as compatible elements in the historic district.
- Provide owners of non-contributing buildings a range of options for building management without increasing the visual presence of such buildings in the district.
- Avoid the partial remodeling of non-contributing buildings.



The building at 1119 W 11th was constructed in 1984, outside of the period of significance and therefore is considered “non-contributing.”

Compatibility Basics: Non-Contributing Buildings Built after 1955

- Proposed changes to non-contributing buildings will be compatible if they do not result in incompletely remodeled buildings or introduce elements that are visually intrusive.
- Non-contributing buildings in the Cannon Streetcar Suburb Historic District in 2020 tend to be in their original conditions in terms of design and materials, although some buildings have replacement siding and windows.
- These buildings are coherent designs representing residential preferences, primarily of the 1950s through the 1970s.
- 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.

That said, they should not be altered in ways that make them less compatible and more intrusive in the district.

Project Planning

- Consider retaining the original design intact as it is likely compatible with its surrounding environment in the district.
- Consider a renovation:
 - Complete repainting or residing of the exterior walls for a new exterior appearance
 - Updating amenities: i.e., new balcony railings and access doors; or

- Replacing all window sash.
- Consider a featured update:
 - New enhanced shelter or updated design for the main entrance.
 - Better shelter between parking and rear entrances.
 - Landscaping.
- Review the Standards for New Construction so that renovating and updating projects maintain the goals of visual compatibility and contemporary design.

Compatibility Basics: Non-Contributing Historic Buildings Due to Loss of Integrity

- Proposed changes to non-contributing historic buildings due to loss of historic character should not further their incompatibility in the historic district. On the other hand, changes that reverse loss of historic character elements are welcome to enhance the sense of compatibility.
- Proposed changes are compatible if they are grounded in the architectural vocabulary of the historic district and do not introduce a false sense of history through redesign.

Project Planning

- Use the guidance in Chapters 3 and 4 to design elements and select materials that are appropriate for the building type and district.
- Plan on working within the original building type and style of the building and avoid remodeling the building.



Although this house was built in 1902 and is within the period of significance, changes over the years have made it “non-contributing” to the district.

- Use well-planned exterior changes to correct loss of historic character to the building plan, exterior materials and windows.
- If desired, improve exterior historic integrity to the point where a building can be categorized as contributing and use incentives programs.

CHAPTER 7: NEW CONSTRUCTION

Design review of new construction in historic districts has a particular goal: new buildings designed to fit into – or are 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 in the district.

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 Cannon Streetcar Suburb 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 25% of the properties within the Cannon Streetcar Suburb Historic District are non-contributing and these properties

ZONING IN CANNON STREETCAR SUBURB HISTORIC DISTRICT

Design review in historic districts does not address land use. The Cannon Streetcar Suburb Historic District has a mix of zoning. The southern portion contains Single Family Residential while the central area contains Residential Multi-family. The northern part of the district includes Residential High Density and even Office Retail with a height limit of 150 feet.

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 character for the residential area.

In order to encourage creative design solutions within the Cannon Historic District, a design framework and compatibility scoresheet were

created. 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.

This is how it will work: architects propose new designs. The Design Review Committee of the Spokane Historic Landmarks Commission will use the compatible design framework and scoresheet to determine how compatible the project is. That will then shape the conversations about the appropriateness of that design for a specific site in the historic district. The framework is intended to not favor any particular era or style of design – but it does rely on long-held principles of building 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.

Important tips for success:

- Be sure to read the introductory material to understand the open-ended nature of this framework and the various opportunities to achieve compatible new design.



This new construction apartment building in the district replaced three historic homes that had been converted to multi-family use.

- Note that some aspects of new designs are incentivized with additional points in the scoring of compatible design.
- Be prepared to discuss your project with the Historic Preservation Officer and Landmarks Commission members in terms of this framework.

New Construction Design Review Basics

This section of the Cannon Historic District Standards and Guidelines introduces this type of design review, the concepts that it was based on, as well as the approach the residents of the district decided to take.

The consideration of compatible new construction is based on these concepts:

- The streetscapes of the historic district are the main resource that will be considered, and no building will be approved that is visually intrusive.
- Contemporary design can be compatible within a historic district.
- 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 insuring 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.

Individual Review and No Standard Solutions

The very nature of context-sensitive, compatible design in the Cannon Historic District where streetscapes and residential building types are varied, means that a proposal approved for one location would 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.

Design Strategies

There are several broad strategies for the design of infill buildings, or new construction, in historic districts:

1. **Replication** of historic buildings in design and materials is one approach. This strategy has been popular because people enjoy, for instance, Queen Anne houses and Craftsman bungalows. And using replica design avoids the discussion of contemporary designs as compatible. Criticism of replication, or copying, include creating a false sense of historic with replica buildings, keeping costs reasonable and appearance of the replicas in the streetscape. With the use of modern construction methods and the high cost of construction, property owners of-



A newer, Craftsman-style bungalow in the Inman Park Historic District in Atlanta. This would fall into the “replication” strategy for designing new buildings within the district.

ten select a simple 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. 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

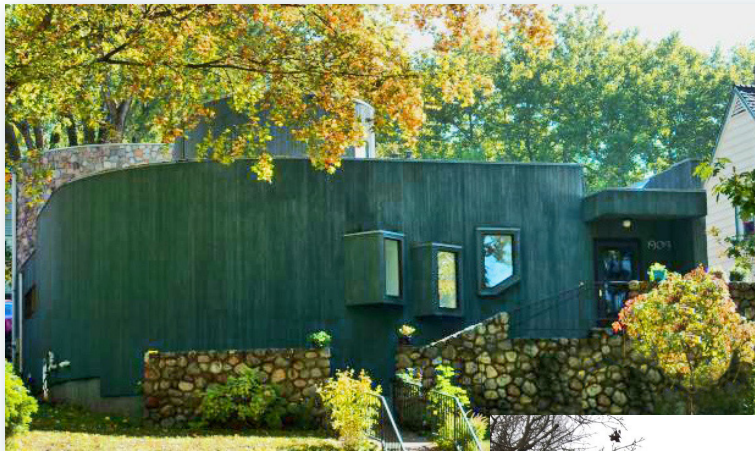


A house at Shoshone Place, 1998, is an example of abstract reference and invention within a form on a block of varied Early-20th Century houses

have an abstract, yet obvious visual reference to buildings in the setting. Sometimes the reference is so abstract that it must be explained and visually, it seems like a design with no contextual references. Buildings with abstract references to a historic context may be appropriate in a streetscape with several non-contributing buildings or for a relatively small building.

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 with in historic districts because it is difficult to see the new building as visually compatible with historic buildings. Even so, a small building in a location that has buildings of various ages and sizes may be an appropriate place to use design juxtaposition.

4. A fourth design strategy is recommended for most new buildings in the Cannon Historic District. This is an **“invention within”** approach – one that clearly references common building types and/or building types in the district without replicating 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 and perhaps 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 location and detailing to indicate the number of units within. Criticisms of this design approach come from some district residents who favor replica design.



(Left) The house at 1909 S Stevens (1985) is an example of juxtaposition in form, materials, and fenestration on a block of varied Early-20th Century houses.

(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 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.

For more information on these design strategies, see:

Sense of Place: Design Guidelines for Historic Districts (2007) Philadelphia. http://www.preservationalliance.com/publications/Senseof-Place_final.pdf

Steven W. Semes, *The Future of the Past: A Conservation Ethic for Architecture, Urbanism and Historic Preservation*. 2009.

Recommended Design Strategy: Invention within a building type or style

The “*invention within*” approach is recommended for new buildings in historic districts for several reasons. “Invention within” can and should be a coherent approach to design, not a jumble of various elements from building types and styles. Reinvention allows for various building forms and styles in the district to be used as inspiration and will result in buildings that would come under the broad umbrella of compatible contemporary construction.

Other approaches to design are possible even though the result must be considered compatible design per these standards.

The encouragement of the “invention within” approach to design and the open-endedness of the framework and compatibility scoresheet allow the architect to decide where to make strong references to the underlying type or style – and where to include more contemporary expression. The results of this approach have the visual references necessary for compatibility but avoid attempts to copy the past and the urge to draw from several styles.

Utilizing abstract reference and juxtaposition as a component of a compatible design – rather than the design strategy itself – incorporates more opportunities for variety into the framework for design and achieves compatibility.



The house at 2108 Cherrytree Lane is an example of invention within the bungalow form and detailing with the garage forward, 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.



The house at 1925 S. Stevens is a 2018 remodel of 1940 house (above is the before). It is an example of invention within a side-gabled house with addition of a larger porch and second-story deck and additions to the rear.



Cannon Streetcar Suburb Historic District Overlay

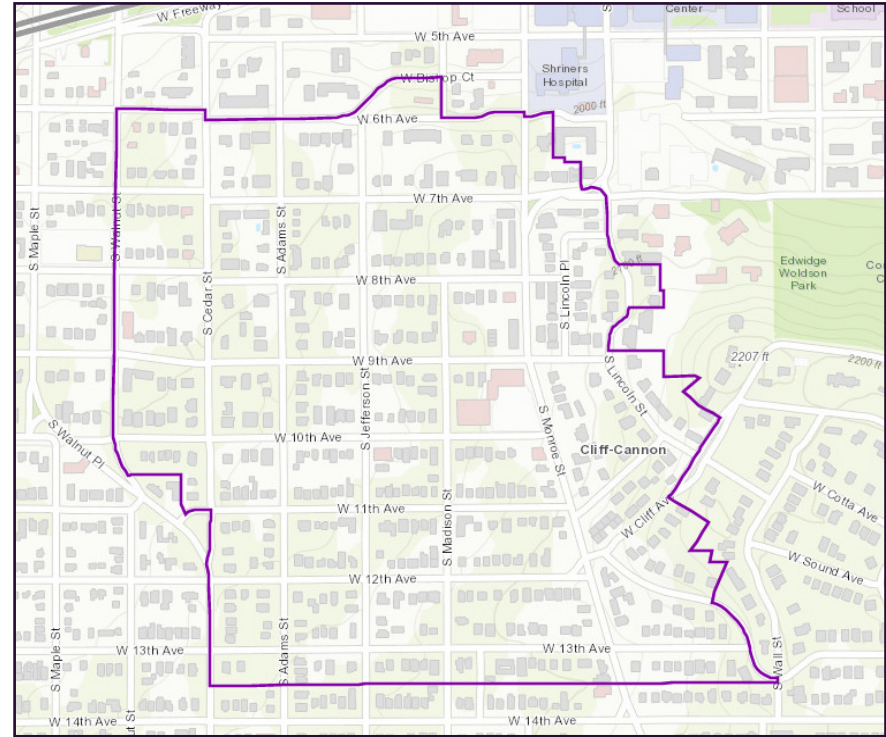
The City has identified a need for more housing and increased density of development in areas zoned RHD, which is the zoning of a small parth of the Cliff-Cannon neighborhood (smaller areas are zoned office retail and neighborhood retail). A fairly large area of the Cannon Historic District is zoned RSF (Residential Single Family). Through the creation of the historic district and by providing these standards and guidelines, the Cannon Historic District is positioned to allow development to occur within its boundaries with the understanding that new construction must be compatible with the neighborhood's existing resources. Infill developments will be reviewed through a public process of the SHLC. The creation of an overlay zone does not change the underlying zoning.

In the Cannon Streetcar Suburb HD, the Local Historic District Overlay Zone provides the standards and guidelines for new construction. Because these guidelines state expectation for compatibility, rather than include dimensions and requirements, and require site-specific design, they do not include a maximum height for new construction defined in number of feet because each site will be reviewed for compatibility of surrounding buildings.

The standards for new construction in this document work in conjunction with the general development standards adopted for multi-family buildings.

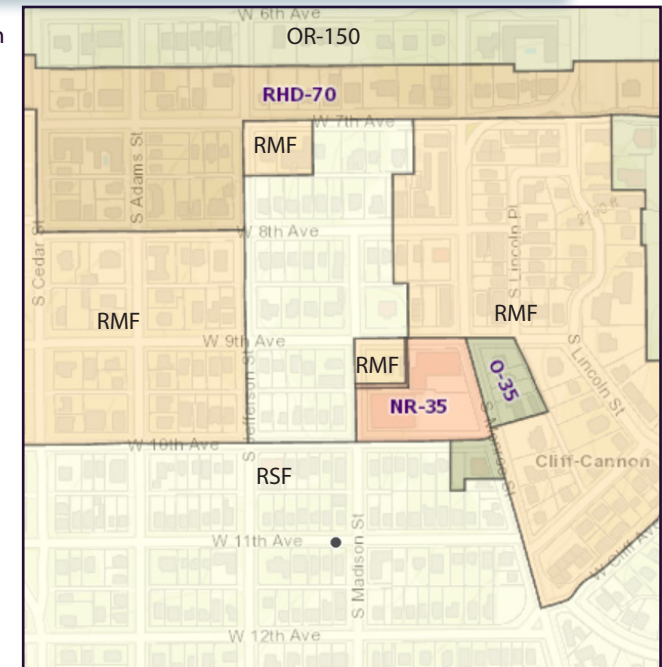
Precedent and Patterns in Cannon Streetcar Suburb HD

The Cannon Streetcar Suburb Historic District has some of the most varied streetscapes found in areas protected as historic districts. While this variety allows for a somewhat wide range of compatible new construction, there are strong patterns in scale, siting, design, and use of materials that provide context for the design of new buildings. This variety does mean that several types of multi-family buildings are appropriate in the district, including duplexes, tri-plexes, buildings appearing as attached rowhouses and apartment buildings of various sizes.



Above: This map of the Cannon Streetcar Suburb Historic District shows the proposed boundaries of the district.

Right: Zoning for the area shown - a mix of single family, multi-family, residential high-density, and even office and retail exist within the boundaries of the district.



CHAPTER 7: NEW CONSTRUCTION

FRAMEWORK FOR COMPATIBLE DESIGN

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.

Hence, the directives about compatibility are not requirements for each design. Instead, they should be understood as part of a set of framework and assessment tools, rather than requirements.

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.

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 Blockfronts 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 highly compatible, compatible, or incompatible.

Finally, the overall score assigned by the scorer is compared with the three categories of overall compatibility. A careful review of the score will indicate areas where a design could be altered to be more compatible.

A Process: Using the Framework and Scoresheet to Consider New Construction

Several, if not all, members of the commission and the HPO staff will score proposed buildings and the scores will be compared. The HPO will use this feedback in conversations about the project with applicants, who will alter the design to increase its compatibility score as they see fit. A subsequent design will then be scored and discussed.

The HPO and the applicant will determine when a project is ready to be presented to the Commission for a public hearing and approval. The HPO's report on the proposed building will include information on how it was scored. Members of the public will be expected to make comments about the appropriateness of the project in its location in terms of the Framework for Compatible Design.

The goals of this process include:

- Keeping the design of the project on the desk of the designer and avoiding design by committee;
- Providing broad categories of urban design and design factors for comment and review; and
- Providing a transparent evaluation process for applicants and residents of the district as projects are considered.

TIPS FOR SUCCESS

- Do not disregard any aspect of this framework, as such an approach may delay your project or introduce expectations for approval of new construction that cannot be realized.
- 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.
- Propose new construction that you can discuss in terms of this framework and compatibility.
- Respect the efforts of the residents of Cannon Streetcar Suburb neighborhood who worked to establish the historic district and the design review it includes.



Left: The apartments at 815 S Lincoln are a contemporary addition to the district.

Cannon Streetcar Suburb Historic District Framework for Compatible Design

District Basics

The district is the resource and new buildings must not have a negative effect on the historic character of the district. The streetscape is the experienced historic character and the basis of compatibility. For this reason, emphasis will be placed on the public, visible portions of new buildings.

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.

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.



SCORESHEET

Address: _____

COMPATIBILITY OF DESIGN RATING

New Construction in a Historic District Setting

This rating scoresheet provides the framework for evaluating the visual compatibility of a proposed construction project for a specific site in the Cannon Streetcar Suburb|Historic District, which is listed in the Spokane Register of Historic Places. The rating allows for variety in meeting the stated goal of visual compatibility without requiring specific materials or elements.

Scoring	Urban Form	Design	Overall
Highly Compatible (80%)	42+	70+	112+
Compatible (60%)	31+	53+	84+
Incompatible (50%)	<26	<44	<70

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	___/15

Streetscape factors

Maintains common setback on block front	0-4	
Maintains lot coverage patterns	0-3	
Maintains rhythm, spacing	0-4	
Maintains ground story at common position	0-4	___/15

Scale, massing, height

Scale

Maintains scale of district and to humans	0-4	
Massing		

Relates to historic patterns of massing of 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	

Height

Avoids difference in height of more than two stories	0-4	
Uses floor heights to further height compatibility	0-4	

Provision for automobiles: Maintains patterns	0-4	___/4
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Urban Design total _____/52

Section 2. Design Components

General: 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	___/12

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	___/15

Use of secondary façade and accent materials

Uses materials in district	0-3	
Materials changed at vertical plane, story breaks, bays	0-3	___/6

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	___/15

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	___/25

Incentivized aspect of the design

Response to context	5	
Comparability/differentiation ratio	5	
Uses metal or wood windows and doors	5	___/15

Design Component Total: _____/88

Urban Form Score: _____/52

Design Score: _____/88

Compatibility ranking: _____/140 (____%)

FRAMEWORK FOR COMPATIBLE DESIGN

Section 1: Context and Urban Form Analysis

Project Location Analysis

Use three tiers for the context analysis for new construction:

- The character-defining aspects of the historic district:
 - Analyze patterns and unifying aspects
 - Note how diversity is present and absent
- Facing blockfronts of building site:
 - Analyze building types and patterns of location on both blockfronts
 - Diagram setbacks and spacing to insure compatibility
 - Depict streetscapes as elevations and in plan to note height, materials, and site access for vehicles
- Adjacent buildings:
 - Establish compatible setback and height
 - With elevations indicate floor heights and entrances and window placement

This Minimal Traditional style apartment building at 1013 W Eighth has a similar setback to neighboring properties along Eighth Avenue, but the entrances do not face the street.



Urban Form Analysis

Compatibility in the urban form and design of a new building within the Cannon Streetcar Suburb 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 set-backs from the public sidewalks to maintain the historic urban form of the district.
- Avoid encroachment on the public sidewalk with a shallow front lawn or no lawn.

- Use similar relationships between a building and a lot size, known as lot coverage
- Keep a common rhythm of building placement and distance between buildings, at least on one side
- 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
- Minimize the visibility of underground and interior parking access points and other modern elements of multi-family buildings, such as an outdoor deck for recreation above ground level
- Orient buildings and human access to the street while providing provision for automobiles at the rear of the property.

Scale, Massing and Height

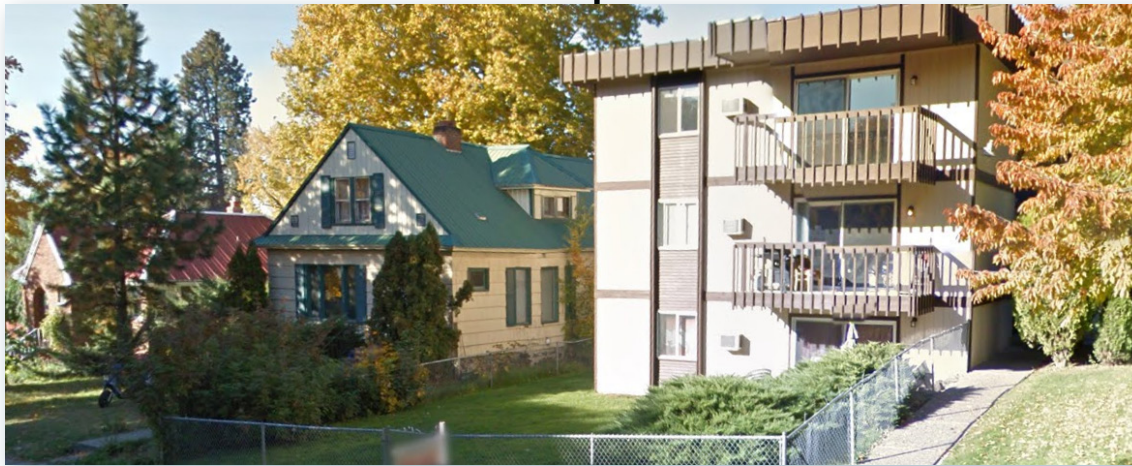
Scale

- Design to maintain compatibility in scale – the combined effects of footprint and height, as compared to buildings in the facing blockfronts.
- Both the height and the footprint of new buildings are important for compatibility in scale.
- Design for comfortable scale with the human body.

Massing

- Refer to the massing of historic apartment buildings and multi-family buildings that are relatively simple arrangements of volumes with rectangular footprints for new multi-family buildings.

- Recognize that the complexity of massing and use of materials for historic Queen Anne style residences is particular to that building type.



The house at 1118 W 10th is somewhat dwarfed by the three story apartment building adjacent. Lack of traditional front entrances to the apartment building also detracts from its compatibility in the district.

- Incorporate vertical and horizontal plane breaks in massing as the means for subtle modulation of form, 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.
- Use flat roofs to minimize scale and massing.

Height

- Recent changes to RHD zones have allowed for higher structures within those zones, however, new construction heights in the Cannon Streetcar Suburb district will be reviewed for compatibility based on the specific site.

- Avoid significant difference in height of closely positioned buildings by proposing no more than a two-story difference.

- Use some stepping up to the maximum height to limit the visual and privacy effects of a two-story

height difference.

- Avoid proposing large, one-story buildings.
- Consider the effects of hillside locations and height on down-hill sites.
- Use comparable floor heights so that windows and other horizontal elements on all stories have some visual consistency in the streetscape.

Provision for automobiles

- On street parking may be an issue for the Cannon Streetcar Suburb Historic District and projects that incorporate parking on-site will be scored higher based on the impacts to the neighborhood.
- Provide access via minimal curb access and narrow driveways to parking at the rear or side of the lot.
- Incorporate parking into the rear lower story of a building.
- Limit paved areas to minimum required for access and parking.
- Limit interaction between vehicles and pedestrians in a walkable neighborhood.



This example from Browne's Addition show how parking can be incorporated into the design of buildings. Above: This 1939 apartment building was constructed with onsite parking underneath the structure. New construction projects which incorporate parking will be scored higher on the Urban Design section of the framework scoresheet.

Left: The duplex at 803 W 13th shows parking integrated into the overall design of the building.

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 or near the façade if it is a side entrance.
- 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, i.e. new residential buildings should appear as such and not new converted industrial lofts on the exterior.
- 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 buildings.
- Pay sufficient attention to 360-degree design beyond the façade by continuing use of materials or introducing complementing materials, continuing some design element, and avoiding blank or barely developed highly-visible walls.

Use of façade materials:

- Use the same materials as the historic buildings in the district.
- Use material of similar perceived quality as historic materials and avoid low-cost imitative materials that lack quality and endurance.

- 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 materials with small variations, such as siding width.
- 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.
- Start with three materials found in walls, windows and roof.
- Use no more than two additional ones: a second wall material or accent material in railings or porch elements.

TRADITIONAL BUILDING MATERIALS:

- Brick veneer
- Lapped siding
- Stucco

TRADITIONAL ACCENT MATERIALS:

- Limestone, basalt, granite
- Brick
- Textured and colored stucco
- Architectural metals

- Use the same materials as the historic buildings in the district
- Limit total number of materials to no more than five.
- Use vertical plane and story breaks as locations for material changes.
- Use high-quality accent materials.
- Use traditional window materials: wood and metal.

Use of Color

- Use primary materials with traditional mineral-based colors.
- Use color in the manner used in historic buildings:
 - with non-traditional colors used primarily as accents
 - with one dominant color, or with carefully selected colors as seen in some brick buildings
- Use color of similar value and saturation of permanent materials (brick and stone)

Façade design

- Use elements of similar scale as buildings in facing blockfronts context.
- Use level of detail similar to buildings in facing blockfronts context.
- Avoid copying historic styles.
- Avoid combining elements from different styles and creating a collage effect.
- Use constructional logic in dimensions of elements.
- Using 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.

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 and 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 the lower one slightly.

District patterns:

Several Arts and Crafts style homes include horizontal plane breaks with materials and textures.

The long facades of apartment buildings are visually broken up with changes in materials and vertical plane breaks.



Vertical Plane Breaks at
909 W Thirteenth



Horizontal Plane Breaks at 1014 W Twelfth

- 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.”

- 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.
- Use of historic window materials – wood and metal – to increase compatibility.



Add new example from Cannon

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.

CHAPTER 8: DEMOLITION REVIEW CRITERIA

DEMOLITION OF ENTIRE BUILDINGS OR SIGNIFICANT FEATURES

City of Spokane SMC 17D.100.220 requires the SHLC to consider the following factors when reviewing an application for demolition. This section expands on the criteria in terms of the historic character and significance of the Cannon Streetcar Suburb Historic District.

1. The historic importance of the property

The Cannon Streetcar Suburb Historic District nomination states that the district is eligible under Criteria A, History, and C, Architecture. The nomination categorizes properties as contributing and non-contributing in terms of their ability to convey one or both of these aspects of significance. The broad categories of Contributing and Non-Contributing are the starting points for the consideration of the importance of each property.

Contributing properties should be protected, in general, from demolition as they are part of the district's historic character and importance.

Non-Contributing properties are not protected from demolition because they are not part of the district's historic character and importance.

An individual contributing property was built during the period of significance and has the historic integrity to convey historic and/or architectural significance. While architectural significance – particularly when related to impressive buildings with high-style design – is easier

to see and perhaps understand, historical significance allows the more everyday buildings belonging to less influential persons in the neighborhood to contribute due to how they illustrate the changes in living in the Cannon Streetcar Suburb over time.

It is difficult to develop a credible argument that any of the contributing buildings in the historic district are not important to the historic resource. Any statements in support of additional significance or against the importance of the property will be considered in written form. Authenticity and historic character in the district is in danger of being lost, one building at a time as a result 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 would be demolished. The changing nature of residential buildings and occupancy in the Cannon Streetcar Suburb HD suggests that replacement residential buildings may need to be considered, sometimes at the expense of a contributing one.

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 must be in the high-

ly-compatible category (as determined by consensus through the Compatibility in Design Scorecard in Chapter 7, 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 be as likely to be supported and justify approval of demolition.

The 2018 historic preservation ordinance revision removed the provision that allowed for demolition of a contributing building for a parking lot. The proposal of a temporary parking lot will not be considered in the spirit of meeting that intent of the ordinance.

3. The condition of the existing structure

The difference between deferred exterior maintenance and structural soundness that will be considered. While the City identifies several conditions for Substandard Buildings, that code enforcement program notes conditions to be addressed but is not evidence that a contributing building must be demolished. There is always the option to rehabilitate a substandard building.

Historic integrity – authenticity – was assessed in 2020 when the district was documented, but neither the condition nor the structural



soundness of buildings was formally assessed. While many buildings have deferred maintenance, the measure of the continued existence of the building in the district should be soundness, rather than minor damage or deterioration.

As many historic buildings with deferred maintenance exhibit mold and have asbestos components, these conditions, in themselves, do not justify demolition. On the other hand, loss of soundness – structural stability – is grounded in years of water damage, settlement, and other conditions that threaten the structural soundness of the building, not just its finishes.

Conditions that merit serious consideration for the demolition of contributing buildings in Cannon’s Streetcar Suburb Historic District include damage by fire, damage due to storm and 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

Some contributing buildings are highly-visible, iconic, well-known “landmark-like” properties that, if demolished, would introduce a sense of loss that cannot adequately be replaced by the new development. The demolition of such buildings would have a significant adverse effect on the historic character and identity of the Cannon Streetcar Suburb Historic District.

Some historic buildings do not have such qualities that bring them to the attention of the community. Their loss would be mainly noticed by those who frequent the facing blockfronts. They may be replaced with highly compatible new construction without the overall effect of loss.

5. The overall effect of the proposed redevelopment 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 or maintain the historic character of the historic district.

Other aspects of redevelopment would also affect the larger patterns of the district and should be avoided. These include street vacations, the assembly of significantly larger parcels than found within the district, any type of variance in terms of Residential High Density zoning.

6. Any proposed mitigation measures under which the owner would salvage significant architectural features of the structure after properly documenting the building before demolition

The SHLC will take into consideration any mitigation measures proposed by the applicant.

PARTIAL DEMOLITION

Goals

- Avoid the demolition of historic character features of contributing buildings.
- Avoid changing the historic footprint and mass of contributing buildings.

Basics

- Avoid demolishing any portion of a contributing building in the highly-visible, public area.
- Avoid planning for partial demolition in order to upgrade or improve secondary areas of a building unless they are not visible.
- Limit partial demolition to small, non-historic character elements, such as non-historic additions.
- Limit partial demolition to the minimum area necessary when planning an addition per Chapter 5.

APPENDIX I

GLOSSARY OF TERMS

Balustrade: a railing supported by balusters, especially an ornamental parapet on a balcony, bridge, or terrace.

Band Board: a set of boards (in wood frame houses), or blocks (in a brick house) that sit on top of the foundation wall and run in a band around the building.

Barge Board: a board fastened to the projecting gables of a roof to give them strength, protection, and to conceal the otherwise exposed end of the horizontal timbers or purlins of the roof to which they were attached.

Belt Course: also called a string course or sill course, is a continuous row or layer of stones or brick set in a wall.



Brackets on the house at 1010 W Thirteenth

Brackets: structural or decorative members that project from a wall to support or decorate the roofline.

Casement Window: a window that is attached to its frame by one or more hinges at the side. They are used singly or in pairs within a common frame, in which case they are hinged on the outside

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.

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.

Dentil: a small, square bracket, typical in Colonial architectural styles

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.



This home at 1034 W 7th Avenue has many architectural features including arched lintels, multiple mullion and muntins on the windows and a clipped gable roof.

Fascia Board: mounted at the point where the roof meets the outer walls of the house.

Fenestration: the arrangement of windows and doors on the elevations of a building.

Frieze Board: the flat, middle portion of an entablature (sometimes decorated).

Gable: the wall that encloses the end of a gable roof; triangular gable end below a roof overhand.

Gambrel: a roof shape characterized by a pair of shallow pitch slopes above a steeply pitched slope on each side of a center ridge.

Hip: a roof that slopes inward from all four exterior walls.

Lintel: a horizontal support of timber, stone, concrete, or steel across the top of a door or window.

Maintenance: the process of keeping a building in good condition by regularly checking and repairing it when necessary.

Modillion: a projecting bracket under the corona of a cornice in the Corinthian and other orders.

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 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.

Portico: a structure consisting of a roof supported by columns at regular intervals, typically attached as a porch to a building.

Quoin: a large rectangular block of stone or brick (sometimes wood) used to accentuate an outside corner of a building; typically in a toothed form with alternate quoins projecting and receding from the corner.

Sash: the part of a window frame that holds the glazing, usually movable or fixed.

Shed roof: a roof with a single slope and rafters spanning from one wall to the other.

Sidelight: narrow windows flanking an entry door.

Sill: a shelf or slab of stone, wood, or metal at the foot of a window or doorway.

Soffit: the underside of an architectural structure such as an arch, a balcony, or overhanging eaves.

Transom: a small window placed above a door or window.

Turret: a small tower at the corner of a building.

Veneer: a thin decorative finish typically made of brick, stone or stucco.



The house at 1014 W Twelfth Ave has shingle siding and interesting stick detailing on the gable ends.



The house at 1026 W Twelfth Avenue has a masonry chimney with clinker bricks as texture.



The house at 1432 W Seventh has interesting cut stone columns and first floor; a side gable front porch and deeply overhanging eaves with exposed rafter tails.



A barge board hides the eaves of this home at 1207 W Ninth. Also note the string course that acts as a lintel above the windows and visually separates floors. The house has clapboard siding on the main floor and rough stucco on the second floor.



The house at 1128 W Eighth Avenue shows a hip roof, exposed eaves, and a mission style parapet.

APPENDIX II

SECRETARY OF THE INTERIOR'S STANDARDS

The Secretary of the Interior's Standards are common sense historic preservation principles in non-technical language. They promote historic preservation best practices that will help to protect our nation's irreplaceable cultural resources.

The Standards for Rehabilitation are used during the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values.

The **Standards** are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. The **Guidelines** offer general design and technical recommendations to assist in applying the Standards to a specific property. Together, they provide a framework and guidance for decision-making about work or changes to a historic property.

The Standards and Guidelines can be applied to historic properties of all types, materials, construction, sizes, and use. They include both the exterior and the interior and extend to a property's landscape features, site, environment, as well as related new construction.

Federal agencies use the Standards and Guidelines in carrying out their historic preservation responsibilities. State and local officials use them in reviewing both Federal and nonfederal rehabilitation proposals. Historic district and planning commissions across the country use the Standards and Guidelines to guide their design review processes.

The Standards offer four distinct approaches to the treatment of historic properties—preservation, rehabilitation, restoration, and reconstruction with Guidelines for each. The Standards for the Treatment of Historic Properties are regulatory for all grant-in-aid projects assisted through the national Historic Preservation Fund. The Standards for Rehabilitation, codified in 36 CFR 67, are regulatory for the review of rehabilitation work in the Historic Preservation Tax Incentives program.

THE 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.*

APPENDIX III

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.

Some of the web versions of the Preservation Briefs differ somewhat from the printed versions. Many illustrations are new and in color rather than black and white; captions are simplified and some complex charts are omitted.

1. [Cleaning and Water-Repellent Treatments for Historic Masonry Buildings](#)
2. [Repointing Mortar Joints in Historic Masonry Buildings](#)
3. [Improving Energy Efficiency in Historic Buildings](#)
4. [Roofing for Historic Buildings](#)
5. [The Preservation of Historic Adobe Buildings](#)
6. [Dangers of Abrasive Cleaning to Historic Buildings](#)
7. [The Preservation of Historic Glazed Architectural Terra-Cotta](#)
8. [Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings](#)
9. [The Repair of Historic Wooden Windows](#)
10. [Exterior Paint Problems on Historic Woodwork](#)
11. [Rehabilitating Historic Storefronts](#)
12. [The Preservation of Historic Pigmented Structural Glass \(Vitrolite and Carrara Glass\)](#)
13. [The Repair and Thermal Upgrading of Historic Steel Windows](#)
14. [New Exterior Additions to Historic Buildings: Preservation Concerns](#)
15. [Preservation of Historic Concrete](#)
16. [The Use of Substitute Materials on Historic Building Exteriors](#)
17. [Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character](#)
18. [Rehabilitating Interiors in Historic Buildings—Identifying Character-Defining Elements](#)
19. [The Repair and Replacement of Historic Wooden Shingle Roofs](#)
20. [The Preservation of Historic Barns](#)
21. [Repairing Historic Flat Plaster—Walls and Ceilings](#)
22. [The Preservation and Repair of Historic Stucco](#)
23. [Preserving Historic Ornamental Plaster](#)
24. [Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches](#)
25. [The Preservation of Historic Signs](#)
26. [The Preservation and Repair of Historic Log Buildings](#)

PRESERVATION BRIEFS

27. [The Maintenance and Repair of Architectural Cast Iron](#)
28. [Painting Historic Interiors](#)
29. [The Repair, Replacement, and Maintenance of Historic Slate Roofs](#)
30. [The Preservation and Repair of Historic Clay Tile Roofs](#)
31. [Mothballing Historic Buildings](#)
32. [Making Historic Properties Accessible](#)
33. [The Preservation and Repair of Historic Stained and Leaded Glass](#)
34. [Applied Decoration for Historic Interiors: Preserving Historic Composition Ornament](#)
35. [Understanding Old Buildings: The Process of Architectural Investigation](#)
36. [Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes](#)
37. [Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing](#)
38. [Removing Graffiti from Historic Masonry](#)
39. [Holding the Line: Controlling Unwanted Moisture in Historic Buildings](#)
40. [Preserving Historic Ceramic Tile Floors](#)
41. [The Seismic Rehabilitation of Historic Buildings](#)
42. [The Maintenance, Repair and Replacement of Historic Cast Stone](#)
43. [The Preparation and Use of Historic Structure Reports](#)
44. [The Use of Awnings on Historic Buildings: Repair, Replacement and New Design](#)
45. [Preserving Historic Wooden Porches](#)
46. [The Preservation and Reuse of Historic Gas Stations](#)
47. [Maintaining the Exterior of Small and Medium Size Historic Buildings](#)
48. [Preserving Grave Markers in Historic Cemeteries](#)
49. [Historic Decorative Metal Ceilings and Walls: Use, Repair, and Replacement](#)
50. [Lightning Protection for Historic Buildings](#)

APPENDIX IV

HISTORIC PRESERVATION INFORMATION AND CONTACTS

Megan Duvall, Historic Preservation Officer

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Fax: (509) 625-6013
Email: rbenzie@spokanecity.org

Local Resources:

- [City of Spokane Official Website](#)
- [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 \(DAHP\)](#)
- [Washington Trust for Historic Preservation](#)
- [National Main Street Program](#)
- [Washington Trust Consultant Directory](#)
- [Washington State Digital Archives](#)

National Park Service Links

- [National Park Service](#)
- [National Register of Historic Places](#)
- [Secretary of the Interior's Standards for Rehabilitation](#)
- [Preservation Briefs](#)
- [Technical Preservation Services](#)
- [Federal Tax Credit Incentives](#)
- [CLG Program](#)

APPENDIX V

DESIGN REVIEW CHART: TYPES OF WORK AND REVIEW REQUIRED*

Type of Work	No Review	Staff Review	Commission Review
Awnings			
Awning - change of color		X	
Awning - change of style		X	
Awning - new			X
Paint			
Paint with same color	X		
Paint unpainted masonry, including murals			X
Paint with non-historic color			X
Paint with new historic color		X	
Remove paint from masonry		X	
Browne's Addition HD: Paint previously painted surface	X		
Landscaping			
Install garden or landscaping structures	X		
Remove historic landscape features such as rock walls or structure noted in nomination			X
Install new fence (except in Corbin Park)	X		
Install paved walkway	X		
Corbin Park HD: tree removal 6" or larger		X	
Corbin Park HD: install new fence		X	
Windows and Doors			
Replace windows			X
Replace doors - street-facing façade			X
Replace doors - secondary elevation		X	
Changing window openings - primary façade			X
Changing window openings - secondary elevation		X	X
Create new opening for window/door - primary façade			X
Create new opening for window/door - secondary elevation/rear		X	

DESIGN REVIEW CHART: TYPES OF WORK AND REVIEW REQUIRED*

Type of Work	No Review	Staff Review	Commission Review
Porch			
Repair porch	X		
Replace porch in kind		X	
Enclose porch - street-facing façade			X
Enclose porch - secondary elevation		X	
Build new porch			X
Siding			
Repair siding	X		
Install new siding			X
Garage			
Demolish historic garage			X
Demolish non-historic garage	X		
Browne's Addition HD: Construct detached garage			X
Construct detached garage	X		
Construct attached garage			X
Roof			
New roofing with like materials		X	
New roofing with new materials			X
Replace/remove sheet-metal cornice on commercial building			X
Remove or alter prominent chimney			X
Change roofline			X
Other Exterior Renovations			
Install mechanical and utility equipment - if NOT visible from street	X		
Install mechanical and utility equipment - if visible from street		X	
Install fire exits			X
ADA accessibility - street-facing façade			X
ADA accessibility - secondary elevation		X	
New Construction			
Build new addition			X
Build new deck		X	
Move a building			X
Minor construction not seen from street		X	

*This is part of the Spokane Municipal Code - if the CSSHD passes, changes will be made to this master list to include specific exclusions in the district such as non-attached garages and ADUs not requiring review and paint of previously painted surfaces.

Attachment #5:
Public Comment

**Comments Received on the
Cannon Streetcar Suburb
Historic District Proposal
between 9/1/2022 and 1/25/2023
as presented to the Plan
Commission**

April & Baran Thompson - Nine Mile Falls, WA
Lincoln View Apartments
814 S. Lincoln Street
Spokane, Wash. 99204

We both support the historic district where we currently own a rental property. We moved to Spokane in 1992. I, April, personally have lived on the lower S. Hill, Browne's Addition, and near G.U. District. We made Spokane our home and decided it was time to invest in our community, so we bought a rental property. Our property is a house built in 1910, converted to a 7-unit apartment house in the 1950's, and we are currently in the process of rebuilding after a fire in 2021. We have tried our best to replicate and replace 'like build' of our units. Yes, this is a rental, but we believe it is our job to be stewards of this home, of history, by maintaining and preserving a house that represents Spokane's history. Preserving historic homes and neighborhoods is also preserving a form of art through craftsmanship and architecture.

We have friends that live on Tekoa Street and have had to watch a beautiful home be torn down along Manito Blvd. Many people moving to Spokane may not appreciate the beauty as many of us locals, it is important to protect these neighborhoods. Protecting them not only protects the homes but also helps build community and preserve a sense of place. Please approve the Cannon Streetcar Suburb Historic District.

-April Thompson 12/20/22

Camporeale, Logan

From: Natalie Marr <natalietmarr@gmail.com>
Sent: Monday, October 24, 2022 9:06 AM
To: Historic Preservation
Subject: Cliff Cannon Historic District Registration

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello,

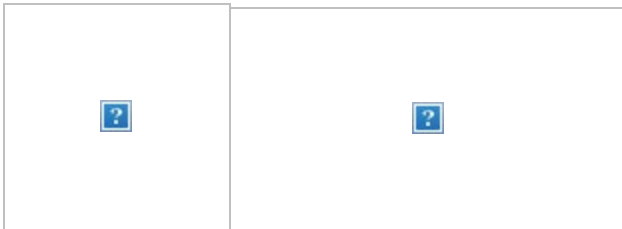
I've noticed the Cliff Cannon Historic Preservation Signs around our neighborhood and looked up the boundaries of the district and saw that our house is not included. Just wondering if it could be? Our address is 519 S Madison St Spokane 99204. Our house is over 100 years old and is one of the historic craftsman style homes.

Thanks!

Natalie Marr

From: [Duvall, Megan](#)
To: [Camporeale, Logan](#)
Subject: FW: Historic District Overlay-Cannon Street car Historic District
Date: Wednesday, December 21, 2022 10:48:17 AM
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.png](#)

Cannon comment.



Megan Duvall

Historic Preservation Officer
City/County of Spokane
808 W. Spokane Falls Boulevard
Spokane, WA 99201-3329
509.625.6543 Office Cell Phone: 509.435.8260
mduvall@spokanecity.org | www.historicspokane.org

From: Loveland, Carla <Carla.Loveland@sysco.com>
Sent: Wednesday, December 21, 2022 10:45 AM
To: Duvall, Megan <mduvall@spokanecity.org>; lan.d.white@shell.com
Subject: Historic District Overlay-Cannon Street car Historic District

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Landmarks Commission,

As a resident of the Cannon Streetcar Historic District, I am writing to show my support for the preservation of our community on the South Hill. I am asking that you would align with the voters and adopt the Historic District Overlay. I live at 824 s Lincoln Street in a house that was built in 1912 and the reason purchased the house in 2018 was because I love living in a historic community. The community on the South Hill and the historic neighborhoods is the draw to the area and it's what makes everyone who lives here feel like they are part of that community. The preservation of these homes and the area is vital to the heritage of Spokane and its history. I feel like we must do everything possible to prevent what has happened in communities like the Sander's Beach Area in Coeur d' Alene as well as Bend, Oregon where developers have bought up houses only to tear them down and replace them with garish, modern, multiunit complexes.

Funding these essential historic preservation programs represents a true investment in America's legacy multiplied many times over.

Carla Loveland | New Business Developer

Sysco - Pacific Northwest

22820 54th Ave S, Kent, WA 98032, USA

c. 208.786.2205

carla.loveland@sysco.com



From: [Steve Blaska](#)
To: [Steve Blaska](#); machinemanjr@gmail.com; abil.bradshaw@gmail.com; tmwiseman@earthlink.net; rogertak@earthlink.net; wailandry@msn.com; glenlandry888@msn.com; [Melissa Flynn](#); [Nicholas Reynolds](#); Judy_madden@hotmail.com
Cc: [Duvall, Megan](#); [Camporeale, Logan](#)
Subject: My Draft Public Comments for Landmark Council Meeting
Date: Monday, December 19, 2022 4:13:49 PM
Attachments: [Historic District Testimony.docx](#)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

See my attached script for my personal testimony during public comment at this week's meeting. I'll hopefully be able to talk fast enough to get it in 3 minutes.
I am testing a couple points which might also work for the Plan Commission testimony.

Clearly the Plan Commission got off track at the workshop by questioning the overall rationale for the existing historic district ordinance. That is not our fight. If the Plan Commission wants to change the current City ordinance passed by Council and Mayor, then that is a much bigger issue than our nomination. Megan and Logan can do battle on the value of historic districts (in general) and the logic of current City policy going forward.. However..... our position is that we have complied and surpassed all requirements under the existing ordinance. Plan Commission is to make a recommendation on our specific request based on the current law.

What I heard as the biggest valid concern is whether our specific district would somehow sidetrack other City initiatives for affordable housing and increased density. I believe our strongest argument is that our neighborhood is already the second most dense neighborhood in the entire City. We have a large number of multi-family and apartment residences. In many respects we already achieved what they want other parts of the city to strive to replicate. (see the zip code analysis link in my remarks for some interesting data).

A second Plan Commission concern was whether the design standards would disincentivize further infill/development. I argue that decisions on the marketability of properties for development are best made by the people who own those properties. That is why we had a vote. Clearly, our property owners (investors and home-owners) are advocating that the design standards will not adversely affect their ability to develop THEIR properties. A Plan Commission no-vote would in effect say, "We disagree with the assessment of the property owners of this neighborhood and think our non-concurrence will support new, less regulated infill that is more desirable than development that retains the character of the neighborhood" (*Personal view: Seems like bureaucratic, government overreach to me*)

At least a couple of the Plan Commissioners seemed to have the right idea and were focused on the decision at hand and not reopening the whole idea of historic districts in general.

Fodder for discussion at our meeting after the New Year

Merry Christmas if I don't see you at Wed meeting.

Steve.

(comments follow)

Two points

Historic Office makes the case as to why this project qualifies for a historic designation. I have two points to provide insight as a resident of the neighborhood. First some observations from neighborhood outreach and second – personal view of why this is important to be recognized as a historic district

First -- Neighborhood Outreach

- Lessons learned.
 - o The outreach effort took some analysis of the neighborhood. Most folks were surprised that 283 of the 577 properties were investor owned rather than owner occupied. There are a large number of apartments and multi-family residences that count as one property. This is consistent with the distribution in the zip code that approx. 63% of households are renters. (<https://www.unitedstateszipcodes.org/99204/>)
 - o Both renters and owners overwhelmingly shared that they live here because of the character of the neighborhood.
- Neighborhood outreach. In addition to the mailer and ballot sent by Spokane Historic Preservation Office, Neighbors did the following Spokane Preservation Assoc.
 - o Distributed 100 yard signs and delivered door hangers to individual owner-occupied residences (using Spokane Preservation Association contribution and personal funds)
 - o Hosted two community information open houses
 - o Staffed an information booth at annual Neighborhood Fair
 - o Sent follow up mailings to all investor owners (twice)
 - o Sent follow up mailings to all condominium owners
 - o Door knocking campaign to all residences that did not respond to initial mailings or first door hanger outreach
 - o During my 14 years, and many public information efforts at Spokane Transit... the effort of these neighbors was the most intense I have witnessed. Literally no one in the neighborhood has an excuse that they did not know about this important neighborhood decision.
- Overwhelming response, surpassed Yes vote objective. Received insight from some investors -- Karl Zacher -- once its gone, its gone forever

Second -- Personal view of why this is important to the neighborhood and the City to recognize this historic neighborhood

- Alluded to by including streetcar in the title. This neighborhood was a turn of the century urban planning success.
- For the first 50 years of the last century, Spokane faced a growing population and need for housing, this neighborhood was a solution
- Created a neighborhood with a sense of place. Most of it has survived for over a century.
- High density was needed then... and it continues to contribute today ... Today it is the second highest density neighborhood in Spokane
- As we look to the future, replicate the successes of the past. As we look for how we contribute to our great city, we need to do it intelligently. The historic district design standards do not conflict with our need for opportunities for growth, the standards simply shape that

development to retain the sense of place and recognize the wisdom and craftsmanship of the past.

Please support the voice of these neighbors who feel it is not only our privilege to live here, but also of property owners who accept the responsibility to be good stewards of what we inherited so the next generations will also have that privilege. This district will serve as an example of how a community can grow without sacrificing its identity.

Spokane Historic Preservation Office
Spokane City Hall
808 West Spokane Falls Blvd.
Spokane, WA 99201

Ian White & Dustin Hall
808 S. Lincoln Street
Spokane, WA 99204

20 December 2022

PO Box 8545
Spokane, WA 99203

Support the Cannon Streetcar Suburb Local Historic District overlay

To Whom It May Concern:

My partner and I own the Dr. Hans and Rosaleen Moldenhauer house within the proposed Cannon Streetcar Suburb Historic District. In 2016, we sought out this house, in this neighborhood on purpose—Cannon is diverse, dense, has green space and a wide variety of architectural styles. Naturally, being the history geeks we both are, we volunteered alongside other neighbors to inform our friends and neighbors in Cannon about the opportunity for property owners to advise, via a vote, whether the historic district designation – with its plusses and minuses, was of interest.

The results of the public vote—where 58% percent of all property owners voted in the affirmative—demonstrates there is widespread support for the historic district while following established procedure under the Spokane City Code. *Res ipsa loquitur*.

We believe designation effectively balances preserving the unique personality of the Cannon neighborhood with efforts to promote development and increase density. These concepts are not at odds; rather the designation can support and enhance the neighborhood while increasing density. In addition, the proposed overlay has a light touch: --paint colors are not subject to review, --detached structures/garages are not subject to review, --fences, landscaping etc. are not subject to review, and finally auxiliary dwelling units (ADUs) are not subject to review. Of the 485 properties in the district, 182 (38%) are non-contributing structures which can easily be demolished, thus allowing construction of denser infill. It is disingenuous to suggest this effort would block infill – it will not; instead, adopting the overlay will enhance infill by providing a unique sense of place.

In the words Karl Zacher, a supporter of the Cannon Historic District designation and local real estate investor – “once it’s gone, it’s gone”. We respectfully request regulators follow the will of the neighborhood by approving the Cannon Streetcar Suburb Historic District overlay.

Respectfully,



Ian D White

Camporeale, Logan

From: James Bergdahl <jcbergdahl@gmail.com>
Sent: Monday, November 14, 2022 12:11 AM
To: Duvall, Megan; Camporeale, Logan; Ian White; Nicholas Reynolds; cannonhistoric@gmail.com; Melissa Flynn; Spokane Preservation
Subject: Cannon StreetCar Neighborhood_Landmark Commission public hearing

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Dear Megan and Logan,

Is the public hearing with the Spokane Historic Landmarks Commission regarding the final public vote of the Cannon StreetCar Suburb Local Historic District still scheduled for 3pm on 16 Nov 2022?

Apparently, there are enough votes now to pass the Petition. Therefore, I will postmarking my ballot tomorrow for my two properties in the Neighborhood *against* the petition.

I have expressed my specific objections against various line items in the proposed Code at many public hearings that both of you have attended. As you will recall, my objections focus on and suggest changes to make the property tax and other financial benefits more equitable for the poor, low and middle income, and elderly homeowners in the proposed District. I have not been able to get any of them changed by your office, nor the Cliff-Cannon Neighborhood Council board members have been ineffectual in this regard, over many years the proposal has been under consideration

The Landmark Commission public hearing is apparently my next, perhaps the last, opportunity to express *support.....with objections* to certain Codes that are basically an exclusive tax subsidy for those "privileged few with access to big investment capital". My experience on this has been refreshed by three, 2022 home mortgages refinance events. My list of objectives includes five items. What is the best way for me to formally present them to the Commission?

As you are aware, the Code regarding the "Special Valuation" property tax subsidy was written many decades ago and is due for an adjustment.

I have many examples of this. For instance, why have my neighbors been able write off the cost of a new crystal chandeliers in the kitchen in their Listed Historic home towards to Special Property tax subsidy, but City of Spokane does not require them to repair the decrepit 110 yr old sidewalks in front of their house (which they are required by law maintain to a basic standard)?

--

James Bergdahl
Conservation Biology Center
919 S. Adams St.
Spokane, WA, USA, 99204
jcbergdahl@gmail.com
Office: 509.835.5233 (no texts)
Some recent, online, open-access (free) publications -

Carabid beetles of Puget Sound lowland *Sphagnum* bogs:
[http://odonata.bogfoot.net/oes/OES Bulletin 2020 Winter.pdf](http://odonata.bogfoot.net/oes/OES_Bulletin_2020_Winter.pdf)
Review of geography and ecology of *Scaphinotus* subgenus
Pseudonomaretus, and the Clearwater Refugium (pp. 8-26):

[http://odonata.bogfoot.net/oes/OES Bulletin 2020 Winter.pdf](http://odonata.bogfoot.net/oes/OES_Bulletin_2020_Winter.pdf)

Grylloblatta, ice crawlers *species incognitus*

[http://odonata.bogfoot.net/oes/OES Bulletin 2013 Winter.pdf](http://odonata.bogfoot.net/oes/OES_Bulletin_2013_Winter.pdf)

Nebria gouleti (Carabidae): significant range extension into Montana,

with comments about Canada:

[http://odonata.bogfoot.net/oes/OES Bulletin 2019 Winter.pdf](http://odonata.bogfoot.net/oes/OES_Bulletin_2019_Winter.pdf)
Two new *Pterostichus* (Coleoptera, Carabidae) species from Idaho (click on "pdf"):
<http://www.pensoft.net/journals/zookeys/issue/104/>

Carabid beetles of Oregon (pp. 1-4):

[http://odonata.bogfoot.net/oes/OES Bulletin 2012 Winter.pdf](http://odonata.bogfoot.net/oes/OES_Bulletin_2012_Winter.pdf)
Carabid beetles of the Pacific Northwest: *Scaphinotus manni* (pp. 1-12):
[http://odonata.bogfoot.net/oes/OES Bulletin 2014 Winter.pdf](http://odonata.bogfoot.net/oes/OES_Bulletin_2014_Winter.pdf)

Reward, wanted: *Pterostichus (Orsonjohnsonus) johnsoni* (p. 3)
http://odonata.bogfoot.net/oes/OES_Bulletin_2013_Spring.pdf

Systematic account and bibliography of Notoptera:
http://odonata.bogfoot.net/oes/OES_Spring_2014_Bergdahl.pdf
Pacific Northwest inland temperate rainforest biogeography:

<http://wetbelt.unbc.ca/2008-conference.html>

Bergdahl insect boxes and metal cabinets (go to page 61):

<http://esc-sec.ca/wp/wp-content/uploads/2017/03/Bulletin-Volume41-number2-june2009.pdf>

Bergdahl 2021. Cracking ice crawler myths: first discovery of *Grylloblatta* in the Canadian Alps—one of North America's most famous bugs. (*in review*)

Bergdahl & McIntyre 2021. Seven new flightless carabid beetle species (Carabidae) from the Inland Temperate Rainforest region of Idaho. (*in review*)

Schoville et al. 2015. Conserved and narrow temperature limits in alpine insects: thermal tolerance and supercooling of the ice-crawlers, *Grylloblatta* (Insecta: Grylloblattodea: Grylloblattidae). *Journal of Insect Physiology* 2015: 55-61.

Bergdahl 1990. Nori (*Porphyra* C. Ag.: Rhodophyta) mariculture research and technology transfer along the northeast Pacific Coast. In Akatsuka, I. (ed.), *Introduction to Applied Phycology*. SPB Academic Press, The Hague: 519-551.

20 December 2022

Support Cannon Streetcar Suburb Local Historic District

To whom it may concern:

Respecting the past while allowing room for community enhancements is a delicate balance. I support the local historic district designation because I believe that balance has been found.

Jason Stratton
801 S Lincoln Street
Spokane, WA 99204

From: [Duvall, Megan](#)
To: [Churchill, Jackie](#)
Cc: [Camporeale, Logan](#)
Subject: Re: Cliff / Cannon historic district
Date: Thursday, August 13, 2020 8:25:34 AM

Thanks, Jackie - we'll keep this in our record of comments.

> On Aug 13, 2020, at 8:11 AM, Churchill, Jackie <jchurchill@spokanecity.org> wrote:

>

>

> -----Original Message-----

> From: Robert Horrocks <bhorrocks065@gmail.com>

> Sent: Wednesday, August 12, 2020 4:33 PM

> To: Plan Commission <eraplanc@spokanecity.org>

> Cc: Robert Horrocks <bhorrocks065@gmail.com>

> Subject: Cliff / Cannon historic district

>

> [CAUTION - EXTERNAL EMAIL - Verify Sender]

>

> My concern to the proposed historic district is the reduction in property taxes.

> The South Hill is a wealthy section of the city, and the citizens living there that decide to remodel, etc can also afford to pay the increased taxes from their improvements. Reducing property taxes is another example of the rich getting richer and the poor getting poorer. The wealthy can lobby for these advantages under the guise of historic preservation.

> How about reducing property taxes city wide for anyone improving their homes, except then there won't be enough tax revenue for local government.

> Create a historic area if you want but no to reducing the property taxes.

> Sincerely,

> Bob Horrocks

>

> Sent from my iPhone

To Whom It May Concern:

I believe we need to save our historic homes, structures and areas. The architecture present in our neighborhood is unique and represents different eras of Spokane history. I am fortunate my home is listed on the historic register as it could not be replicated. Please approve the historic district given the results of the vote neighborhood property owners.

Joan Reuthinger

731 S Lincoln Street
Spokane, WA 99204

Camporeale, Logan

From: James Bergdahl <jcbergdahl@gmail.com>
Sent: Wednesday, December 21, 2022 10:52 AM
To: Duvall, Megan; Camporeale, Logan; Benzie, Ryan
Cc: Spokane Preservation
Subject: Landmarks Commission meeting today

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Dear Megn and Logan,

I was hoping to have finished a letter by yesterday to the Landmarks Commission about my general support, **but with some significant objections**, for the Cannon Streetcar Neighborhood designation, but unfortunately other work obligations have prevented me from doing so.

Since I have outlined in some detail to you two previously my objection to the 25% threshold for the Special Valuation Incentive, will you please mention my concern to the Commission today?

The Special Valuation Property Tax Incentive in its current form substantially favors the wealthy or financially well-connected, and works against the low and middle income people. It is therefore a regressive property tax subsidy that is quite clearly socially inequitable. Furthermore, many low- and middle-income people in the Cliff streetcar Neighborhood own contributing houses than have just as high a need for substantial restoration as wealthy homeowners.

A progressive, socially equitable, Special Valuation Tax Incentive should be focused on the contributing homeowners who need it the most. As it is now, it is basically a property tax loophole that significantly benefits wealthy, or financially well connected, homeowners, the one who need it the least.

Background: am a 69 year old Spokane native who has actively participated in historic preservation of historic homes on the South Hill since 2000 – as both a homeowner and as a journeyman carpenter. I own a small 1910, Kirtland Cutter craftsman "bungalow" (Jasper House), the 1905 Reba Hurn House, and a 1923 Pacific Ready-Cut craftsman bungalow....all on Spokane's South Hill. During much of this period I have also supported the Spokane Preservation

Advocates in a number of ways. I also attended almost every public meeting about the Cannon Streetcar historic designation before the actual vote, where I regularly expressed my concerns. However, the only significant change in the rules and regulation regarding formal designation is that now, apparently, the Landmark Commission will *not* be required to approve of the colors a homeowner decides to paint their house.

Thank you

Sincerely,

James

--

James Bergdahl
Conservation Biology Center
919 S. Adams St.
Spokane, WA, USA, 99204
jcbergdahl@gmail.com
Office: 509.835.5233 (no texts)

Phil and Rosemary Small
1412 W 7th Avenue
Spokane, WA 99204

12/21/2022

Comments in support of adopting the Cannon Streetcar Suburb Local Historic District overlay

Members of the Spokane Historic Landmarks Commission, Planning Commission and City Council:

I am fascinated by the history of my block, which is where the first house was built in the neighborhood in 1895, with its own well and outhouse. My house was next in 1903, connected to water, sewer, gas, and electricity! One home on my block has the seventh generation of the same family living in it. Our house (1412 W 7th) was owned by Gladys Hays from 1916-1998. She was the first female real estate appraiser in Washington State. I recommend adoption of the historic district overlay.

Rosemary Small

Camporeale, Logan

From: Patricia Hansen <patricia@pahansen.com>
Sent: Wednesday, December 21, 2022 12:37 AM
To: Duvall, Megan
Cc: Camporeale, Logan; Ian White
Subject: Re: Cannon Streetcar Suburb Historic District

Importance: High

[CAUTION - EXTERNAL EMAIL - Verify Sender]

To whom it may concern,

As property owner of 1104 W. 8th Avenue, I support the public process to establish the Cannon Streetcar Suburb Historic District per SMC 17D.100.100

I was informed of the number of affirmative votes needed from property owners within the proposed Historic District as required by SMC 17D.100.100. The proposed boundaries were drawn by the Office of Historic Preservation in consultation with the Neighborhood. November 14 marked the end of the 60-day voting period. Property owners within the proposed Historic District boundaries exceeded the requirement of 50% + 1 votes in the affirmative.

SMC 17D.100.100 was passed on Monday, September 16, 2019 with an effective date of Friday, November 1, 2019. There are no amendments. Therefore, as a property owner, I can find no reason that the Cannon Streetcar Suburb Historic District should not be recommended by the Spokane Historic Landmarks Commission to the Plan Commission and, ultimately, to the City Council for final approval.

For reference, SMC 17D.100.100

- B. *In the case of a historic district, the proposed design standards and guidelines shall only be effective if a majority of the owners of properties located within the boundaries of the proposed historic district sign a petition, on a form prescribed by the HPO, seeking the formation of the proposed historic district, under the management standards applicable to the district as a whole, within the sixty (60) day consideration period. Following the expiration of the sixty (60) day consideration period, the HPO shall report to the commission concerning the number of properties within the proposed district and the number of signatures contained on the petition. If the HPO determines that the petition contains the requisite number of signatures, the commission shall set the property management and design standards for the district. For purposes of this requirement, "owners of property" includes owners of units within a condominium association.*
- C. *If the commission finds that both the requisite number of signatures are present on the petition and that the design standards and guidelines should be set for the district, the historic district shall be designated as such on the official City zoning map by the use of an historic district overlay zone. The Commission shall, pursuant to SMC 17D.100.050, forward its findings to the City Council for*

adoption of the appropriate legislation to adopt the historic district overlay zone as part of the official zoning map. Non-contributing resources within the overlay zone are subject to administrative or commission review for significant alterations and demolition, including the resulting replacement structures, consistent with the requirements of the design standards and guidelines. No less than every five (5) years, the commission shall review and consider amendments to the design standards and guidelines for each district established under this section and forward its findings and recommendations to the City Council for adoption.

Respectfully.

Patricia Hansen, Ed.D.

Patricia Hansen, Ed.D.

208-755-1925 cell

patricia@pahansen.com

From: [Nicholas Reynolds](#)
To: [Duvall, Megan](#); [Camporeale, Logan](#)
Subject: Request to Add Attachments to the Public Comment Section and Historic Record in Support of Cannon Streetcar Suburb Historic District
Date: Wednesday, November 16, 2022 8:40:17 PM
Attachments: [2022.09.27, Neighbors want to designate the Cannon Streetcar Suburb - The Spokesman-Review.pdf](#)
[2022.09.28, Spokane neighborhood could become new historical district - KREM2.pdf](#)
[2022.10.13, The Cliff-Cannon neighborhood on Spokane's lower South Hill could get historic protections - if homeowners want it - Inlander.pdf](#)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Megan and Logan,

My name is Nick Reynolds and I live at 1220 W 11th AVE, within the proposed Cannon Streetcar Suburb Historic District.

I would like to submit the attached PDF items that I would like to have added to the public comment section and historic record in support of the proposed historic district:

- 2022.09.27, Neighbors want to designate the Cannon Streetcar Suburb as a historic district, with ballots due Nov 11 - The Spokesman-Review
- 2022.09.28, Spokane neighborhood could become new historical district - KREM2
- 2022.10.13, The Cliff-Cannon neighborhood on Spokane's lower South Hill could get historic protections - if homeowners want it - Inlander

Thanks,

Nick Reynolds
509-863-7520

From: [Nicholas Reynolds](#)
To: [Duvall, Megan](#); [Camporeale, Logan](#)
Subject: Request to Include Additional Attachments to the Public Comment Section and Historic Record in Support of Cannon Streetcar Suburb Historic District
Date: Tuesday, December 13, 2022 10:41:26 PM
Attachments: [2022.09.19, Same feeling when they walk through the neighborhood - Cannon Hill neighbors to vote on historic district - KXLY.pdf](#)
[2022.11.29, Neighbors vote in favor of Cannon Streetcar Historic District - The Spokesman-Review.pdf](#)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Megan and Logan,

My name is Nick Reynolds and I live at 1220 W 11th AVE, within the proposed Cannon Streetcar Suburb Historic District.

I would like to submit the attached PDF items that I would like to have added to the public comment section and historic record in support of the proposed historic district:

- 2022.09.19, Same feeling when they walk through the neighborhood - Cannon Hill neighbors to vote on historic district - KXLY
- 2022.11.29, Neighbors vote in favor of Cannon Streetcar Historic District

Thanks,

Nick Reynolds
509-863-7520

From: [Camporeale, Logan](#)
To: "Kris Hansen"
Cc: [Benzie, Ryan](#); [Duvall, Megan](#)
Subject: RE: "Education and advocacy" for the Cannon Streetcar District
Date: Tuesday, October 18, 2022 3:03:00 PM
Attachments: [image010.png](#)
[image011.jpg](#)
[image012.png](#)
[Cannon Master Sheet 9-8-22.xlsx](#)
[image002.jpg](#)
[image004.png](#)

Good afternoon Kris,

Sorry to be delayed in responding to your follow up questions. Hopefully Megan's answers helped. Here is the vote status info you asked for:

As of 10/18/2022:

206 yes votes

51 no votes

6 improperly completed votes

I have also attached the spreadsheet that we use for tracking which ballots have been returned to our office.

Best,

Logan Camporeale

Historic Preservation Specialist

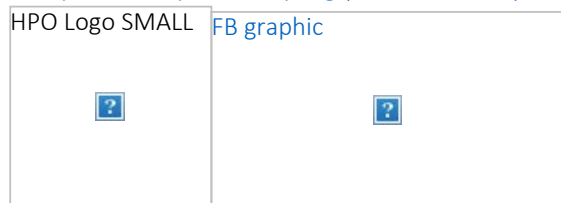
City/County of Spokane

808 W. Spokane Falls Boulevard

Spokane, WA 99201-3329

509-625-6634

lcamporeale@spokanecity.org | www.historicspokane.org



From: Duvall, Megan <mduvall@spokanecity.org>
Sent: Monday, October 17, 2022 4:06 PM
To: 'Kris Hansen' <hansenmba@hotmail.com>
Cc: Benzie, Ryan <rbenzie@spokanecity.org>; Camporeale, Logan <lcamporeale@spokanecity.org>
Subject: RE: 'Education and advocacy' for the Cannon Streetcar District

Hello Mr. Hansen,

I apologize for the delay in responding. Logan was on vacation last week. I will answer your questions below.



Megan Duvall

Historic Preservation Officer
City/County of Spokane
808 W. Spokane Falls Boulevard
Spokane, WA 99201-3329
509.625.6543 Office Cell Phone: 509.435.8260
mduvall@spokanecity.org | www.historicspokane.org

From: Kris Hansen <hansenmba@hotmail.com>
Sent: Monday, October 17, 2022 3:39 PM
To: My 311 <my311@spokanecity.org>
Cc: Duvall, Megan <mduvall@spokanecity.org>; Benzie, Ryan <rbenzie@spokanecity.org>; Camporeale, Logan <lcamporeale@spokanecity.org>
Subject: Re: 'Education and advocacy' for the Cannon Streetcar District

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Good afternoon, 311,

Please document the questions submitted last week. I look forward to a response to the questions and voting summary.

Thank you,

Kris Hansen

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: Kris Hansen <hansenmba@hotmail.com>
Sent: Monday, October 10, 2022, 9:57 PM
To: Camporeale, Logan <lcamporeale@spokanecity.org>
Cc: Duvall, Megan <mduvall@spokanecity.org>; Benzie, Ryan <rbenzie@spokanecity.org>
Subject: Re: 'Education and advocacy' for the Cannon Streetcar District

Thank you, Logan,

Confirming that if this passes, the 81% of homes do not have to pay the \$250+ fee for the Spokane historic home registry, do not have a public review and do not need to hire a historic consultant for the application because you

have already completed the nomination process for them.

That is correct.

Since this is taxpayer funded, once the Federal money runs out, how is this program funded? Since there is no assessment for this district, does it fall on local residents to pay for the review and management of shutters, gutters and shingles for these private homes? Certainly, the certificate of approval fees do not cover the City and County costs of the program.

The federal money was only for preparation of the documents needed for the creation of the district. That money has been spent. Residents who apply for building permits within the district will have to pay either a \$25 (administrative) or \$75 (full Landmarks Commission) review when they seek a building permit. The Historic Preservation Office has always been funded by the general fund as well as county funding (currently \$40,000/year).

What is the current fee structure for the district certificate of approval for alterations, new front doors, etc? What is the timeline for approvals of homeowner submissions for certificates of approvals? Will your department be expanding to cover the additional time needed to manage new historic districts?

See above for fees. Administrative review is generally no more than 1 day. CoAs that need to go to the full Commission will be heard at the next monthly meeting being held (3rd Wednesday of every month). We don't anticipate needing additional staff.

Why do the streetcar signs mention managing growth and density? The district area is predominantly RSF – the historic district doesn't change that. Any house in that district could be converted to apartments and this historic district does not limit this. The whole vote about the façade of the home and there are zero zoning changes in the documents I saw.

There are no changes to zoning. The Historic Preservation Office did not create the yard signs, but our interpretation of that language is that there will be review of the design of new construction (ie: growth).

I appreciate your help in finding the facts.

Best,

Kris Hansen

From: Camporeale, Logan <lcamporeale@spokanecity.org>

Sent: Wednesday, October 5, 2022, 2:45 PM

To: Kris Hansen <HansenMBA@hotmail.com>

Cc: Duvall, Megan <mduvall@spokanecity.org>; Benzie, Ryan <rbenzie@spokanecity.org>

Subject: RE: 'Education and advocacy' for the Cannon Streetcar District

Kris,

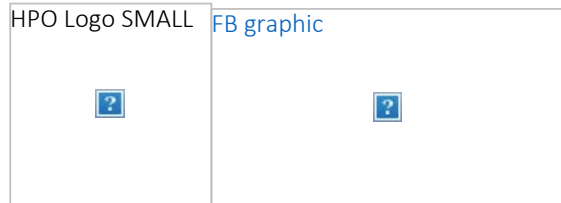
Please see some responses and answers to your questions/comments in blue text below. Don't hesitate to follow up with any additional questions.

Best,

Logan Camporeale

Historic Preservation Specialist
City/County of Spokane
808 W. Spokane Falls Boulevard
Spokane, WA 99201-3329
509-625-6634

lcamporeale@spokanecity.org | www.historicspokane.org



From: Kris Hansen <HansenMBA@hotmail.com>
Sent: Wednesday, October 5, 2022 11:49 AM
To: Duvall, Megan <mduvall@spokanecity.org>
Cc: Bishop, Stephanie <sbishop@spokanecity.org>; Camporeale, Logan <lcamporeale@spokanecity.org>
Subject: 'Education and advocacy' for the Cannon Streetcar District

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Good morning,

At last night's Cannon neighborhood meeting, two presenters provided what they considered education and advocacy for the Cannon Streetcar District proposal. The sales pitch included automatic eligibility for facade grants, property tax reductions and Spokane Historic home registration for all homes built before 1955.

What these 'educators' are not saying is that the facade and property tax incentives are available to anyone who obtains a Spokane Historic home designation. They also don't have information on how to register a home for Spokane's Historic designation. Apparently, you have to vote YES for the newly created brand, 'Cannon Streetcar District', or you don't get a Spokane Historic home designation.

[If the proposed district receives the required number of votes, the way any individual property owner voted will have no bearing on their eligibility to take advantage of the incentives or on their ability to individually list their property on the Spokane Register of Historic Places.](#)

It's this style of partial information that has finally encouraged me to reach out to the community with facts. Please confirm the following to ensure I provide actual, truthful information:

*The two reps marketing the brand name 'Cannon Streetcar District' did not know the Cannon streetcar went down 10th just short of Cannon, through an area this brand does not include. Confirming the route of the actual Cannon Streetcar turnaround at W 10th Ave and S Elm.

[The first streetcar to service the neighborhood was the Spokane Cable Railway which opened in 1890 and went up Monroe Street to 14th Avenue. The second streetcar line, the 1899 Cannon Hill Line went up Bishop Court and 6th Avenue to Adams Street before turning south and heading to 10th Avenue where it turned west and headed down 10th until it terminated at 10th and Elm. I don't know if there was some sort](#)

of turnaround infrastructure at that intersection or if the car just began moving the opposite direction. The Spokane Traction Company and another WWP line also went through the proposed district. I have attached a map which shows the different streetcar lines and the boundary of the proposed district. As you can see, we endeavored to draw the boundary in a way that would include the vast majority of streets that contained streetcar lines in the neighborhood. In the proposed district there were streetcar lines on Walnut, Cedar, Adams, Jefferson, Madison, Monroe, 6th, 9th, 10th, and 12th. Comparatively, the area to the west of the proposed district only contained street car lines on Maple and 10th. Don't get me wrong, the streetcar had some impact on the development of the area to the west of the proposed district, but it is clear that development within the boundary of the proposed district was more impacted by the presence of the streetcar.

*The reps from last night seemed confused; I am confirming the Spokane Historic homes list does NOT include all current Nationally recognized contributing homes. The Spokane Historic homes list is another layer of government that requires a separate application process and no Nationally recognized contributing properties were grandfathered into Spokane Historic home designation.

The Spokane Register of Historic Places (SRHP) only includes properties that are individually listed on the local register or that are contributing properties to a local district. Our office does keep track of the properties within Spokane that are listed on the National Register of Historic Places individually or as part of a district, but we have only limited review over demolition to those properties and we cannot offer them local incentive programs unless they are also listed on the SRHP. I am not sure what you mean by grandfathered in. The SRHP was formed in 1981 and only a handful of properties had been listed on the NRHP when the SRHP was created. They are two different registers with two different focuses. When the Ninth Avenue National Register Historic District was formed in 1994 the proponents could have pursued a local designation like their counterparts in Corbin Park did in 1991-1992, but for some reason they chose not to. (Also, it is relevant to note that the National Park Service advises that local governments should limit their review over NRHP properties since their listing is honorary.)

*Homes built before 1955 AND are within the boundaries of marketed 'Cannon Streetcar District' or the Brown Addition District are automatically registered as Spokane Historic properties.

Properties built in 1955 or earlier and within the boundary of the proposed district are deemed contributing properties to the district **only if** they retain sufficient integrity to convey their historic character. Approximately 81% of the properties within the proposed district are considered contributing. Contributing properties in a local historic district are treated similarly to properties that are individually listed on the SRHP, they are subject to design review and are eligible for local incentives.

To ensure I provide accurate information;

* Please provide details as to the cost and application process for registering a home on the Spokane Historic homes list for regular homeowners (those outside of the special Browns District and 'Cannon Streetcar District').

The application fee to list a property individually on the SRHP is as follows:

Residential property: \$50 Nomination Fee + \$203.50 County Auditor Filing Fee = \$253.50 Total Due

Commercial property: \$100 Nomination Fee + \$203.50 County Auditor Filing Fee = \$303.50 Total Due

Property owners may prepare the nomination themselves or they may hire a consultant to do that work which may incur additional costs. That is between the property owner and consultant. You can learn more about the nomination process [on our website](#).

*Please confirm the costs for operating the potential Cannon Streetcar District are not funded via a 'District' assessment. Services of reviewing shutters and gutter placement are paid for by all taxpayers in perpetuity.

There is no assessment that will be charged to all property owners in the district to administer the proposed Cannon Historic District and federal grant funds were used to help cover the costs of preparing the district nomination and other documents. Review of changes to properties in the proposed district will be conducted by the Historic Preservation Office and the Landmarks Commission. There is a design review fee charged at the time of application for a Certificate of Appropriateness for any proposed changes. Those fees, paid by the applicant for work on their property, help to offset the cost of staff time to conduct design review.

*At the neighborhood meeting I attended several months ago, either you or Logan, had said addresses that had not voted were available to the public. Please include the current list of non-responding addresses.

I have not yet updated the list of returned ballots with the most recently returned, but I will follow up with you in the next week with that information.

I choose to live in South Hill because I love the old architecture. I love the true history of the neighborhood and support Spokane's historical homes. Spokane historic homes are not located in a small District- property owners throughout Spokane should receive accurate information on the Spokane Historic homes registry process.

Information on the listing process, the design review process, and our incentive programs are detailed [on our website](#). All nominations that come before the Spokane Historic Landmarks Commission are presented in a PUBLIC HEARING at city hall where public comment is accepted. All properties that have been listed on the SRHP have a landing page on our website with information about the property and the documents related to the listing.

As for sharing information on the proposed Cannon Historic District. We have had a project webpage since early 2020. We have presented at no less than three Cliff-Cannon Neighborhood Council meetings starting in 2020. We have conducted at least 3 in-person workshops specifically focused on the district and hosted at a location within the proposed district. We have conducted at least one virtual workshop. We held a popup information table over two days in multiple different locations of the neighborhood where we provided information and answered questions. And, we have spoken to the press about the project. We have been endeavoring to share accurate information on the project since its inception, but we are open to ideas on how we might reach more people with our outreach efforts.

Thank you for your assistance in helping advance facts.

Best,

Kris Hansen

Sent from phone ~ please forgive spelling errors

From: [tina](#)
To: [Historic Preservation](#)
Subject: Cannon Streetcar Suburb Historic Dist support letter
Date: Wednesday, January 18, 2023 12:39:07 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

January 18, 2023

To Whom It May Concern:

I want to start off by saying how proud I am to live in a city and neighborhood that honors historic homes/buildings. This was proven with receiving the amount of votes we received from the neighborhood, many owners are for this.

Growing up in Spokane's Indian Trail neighborhood, I always loved the neighborhood, which we now own a house in, the Cliff Cannon Neighborhood.

I left Spokane in 1979 after graduating high school, during a huge recession; I got a job in Alaska. I then stayed away for 35 years. Seattle was my home for close to 20 years, after that I called San Francisco my home.

In 2011 we bought a historic house built in 1907 in the Cliff Cannon neighborhood moving back to Spokane to be closer to friends and aging family. We love the house, the neighborhood, and our neighbors. There is a real sense of pride and community amongst our neighbors. We look out for each other, we help each other, and we know we can ask for help at anytime.

I go back to Seattle or San Francisco now not recognizing it. The cities I once loved have changed so much. Tearing down beautiful houses and buildings to replace them with new cookie cutter apartments and office buildings that are proving to not stand up to the test of time. Many times we do not realize what we want until it is too late and everything has changed. These are the things we do not give a thought about until we are older, seeing all the changes, and longing for the memories. The sense that Spokane hadn't change that much over the thirty-five years I was away, was reassuring for me. One new area that I love is Kendall Yards. I'm glad they are doing something there because nothing was there.

I am for adding density to any existing neighborhood. Two homes in our neighborhood have recently added new garages with second floors. These neighbors have kept the same look as their house and hence the neighborhood. They are attractive and fit in. Another neighbor/builder built a brand new house that is beautiful and fits in with the feel of the neighborhood. This isn't the cheapest way but it is the right way to maintain the feel and pride of the neighborhood.

Instead of following the trend of so many other cities, why don't we set a precedent that the old and new can coexist? Let's be the model for other cities to follow. These historic homes have stood the test of time.

I hope that the people involved, at the city level, will realize this and pass our status as a historic neighborhood.

Thank you for listening,
Tina Wiseman
1129 W 9th Ave
Spokane, WA 99204
415-279-3063

From: [eileen_martin2002](#)
To: [Historic Preservation](#)
Subject: Yes
Date: Thursday, January 12, 2023 5:45:09 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

I live on 10th Avenue on South Hill and I want to see it become historic district thank you
Eileen Martin

Sent from my T-Mobile 5G Device

From: [melissa flynn](#)
To: [Duvall, Megan](#)
Subject: Yes for the Cannon Street Car Suburb Historic District
Date: Tuesday, January 17, 2023 2:29:03 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Dear Ms. Duvall,

Thank you for all you do to respect, educate and help preserve historic Spokane. I live in the Cliff-Cannon neighborhood. The Cannon Streetcar Suburb Historic District vote was tallied on November 15, 2022 and the neighborhood voted yes with a super majority. Hurrah! My wife and I were voters and very pleased with the positive outcome. Now we join other existing historic districts including Browne's Addition, Corbin Park, Hillyard, Comstock-Shadle and Booge's Addition. What an honor. This opportunity allows our neighborhood to preserve a look and feel of yesterday, a hundred plus years ago, and also today, with various modern mainstays and diverse domiciles. We love the eclectic, historic look and feel of our unique area.

My wife and I got the keys to our home in this neighborhood on February 1, 2020. We were so excited to buy a house that was 117 years old! We didn't know it then, but we bought a vintage beauty that was destined to shine. We carefully restored and remodeled the 1909 Queen Anne Freestyle home to follow the original character and also support our modern lifestyle. Recently we nominated and achieved Spokane historic designation and preservation in perpetuity of the "Marcus and Augusta Elias Home". We know we are doing our part in preserving the character of the neighborhood with our historic home investment.

Historic district designation encourages some people to buy and rehabilitate properties because they know their investment is protected over time. The Special Valuation Program is an important benefit of owning and rehabilitating a contributing property. The Cannon Streetcar Suburb Historic District has 588 properties and more than half are more than 100 years old. For those property owners who participate, the beneficial program provides a means to reduce property taxes for 10 years after rehabilitation work has been completed. We just completed that program, as well. We know many neighbors in contributing properties could also benefit. We see no down sides to this historic district designation. We support it 100%.

Finally, another important aspect of our neighborhood is the beautiful tree canopy that has matured over 100 years. It is a stunning part of what makes the neighborhood special. Our corner property has the distinction of being framed by seven mature maple trees. The trees belong to the city, but we care for them. In our first year of ownership we paid a tree surgeon and crew to prune, shape and stabilize them for their longevity. It was important to us as stewards of our property and the trees who are our in our care, by default. This too, is a benefit for all neighbors who enjoy their beauty and shade. Property owners invest in more than just the homes and foot prints of their property. Yet one more positive outcome by encouragement for care and restoration.

We hope the city will follow through on this proposal and pass it to help us preserve this beautiful and unique part of Spokane's history.

Thank you, Melissa Flynn

Melissa Flynn, Costumer/Consultant/Private Chef
"Friday Night Date"
206-708-3526

"One cannot think well, love well, sleep well, if one has not dined well." –Virginia Woolf

From: [Donna Ballou](#)
To: [Duvall, Megan](#)
Cc: balloudj@comcast.net
Subject: Support of Cannon Street Initiative
Date: Monday, January 9, 2023 10:57:21 AM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Greetings Spokane Historic Preservation Society

This letter is in support of the Cannon Streetcar Initiative. I have been a resident of this area for 47 years and a property owner for 23 years.

The architecture, history and beauty are priceless. This neighborhood is witness to the aesthetic and cultural history of Spokane and provides a unique connection to the past. These gifts of beauty, history and knowledge provide citizens a strong sense of belonging and pride. These are the traits that will support the growth and development of Spokane.

We are truly blessed to live in a city with a rich and colorful past. It is our responsibility to protect the treasures that bless our lives and protect these important gifts for future generations. As Joni sang "Don't it always seem to go that you don't know what you've got till it's gone".

This initiative allows for growth but also has the needed guidelines to protect the wonderful treasures of this neighborhood.

I encourage the continued support of the protection of our priceless gifts.

Sincerely yours
Donna Ballou

Sent from my iPad

From: [Jake Mouser](#)
To: [Historic Preservation](#)
Subject: Cannon Street Car Historic District
Date: Monday, January 16, 2023 6:36:31 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello Spokane Historic Preservation Commission,

I am Jacob Mouser, the landowner at 1307 S Adams St, Spokane, WA 99204 with my wife Madison Silver. I am writing to echo my support for the recommendation to approve my neighborhood as a historic district! I am proud of my neighborhood for mobilising an overwhelming vote in support of this, this fall!

Thank you for continuing to support this recommendation to the Mayor!

Best regards,

--

-Jake Mouser

jwmouser@gmail.com

From: [Scott Herrick](#)
To: [Duvall, Megan](#)
Subject: Re: A modest proposal
Date: Monday, January 9, 2023 9:45:25 AM
Attachments: [image001.jpg](#)
[image002.png](#)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Thanks for the quick reply! I'm heartened by the thoughtfulness and thoroughness of your response—it makes more sense now. Hopefully at some point the powers that be might consider extending the southern boundary a few blocks but again, thanks for your work on this and please keep me on the mailing list for updates and such.

Thanks again!
Scott

On Mon, Jan 9, 2023 at 9:36 AM Duvall, Megan <mduvall@spokanecity.org> wrote:

Good morning, Scott –

Thanks for reaching out about the boundaries of the Cannon Streetcar Suburb Historic District. Obviously, we had to create boundaries that made sense in terms of the Period of Significance for the district which are associated with early transportation in the area. As you probably know, the streetcars went much further up the South Hill too. The reason that we had to make the decision to cut off the boundary at 13th was two-fold. One – our office is very small – only two full-time people. As such, we had a rather small grant (in the scheme of things) to work with in terms of creating a local historic district and everything that goes with it. Our grant application was supported by the state agency who administers those grants due mainly to the development pressures and variety of zoning that is in place within the boundaries that were drawn for this grant/project. As you extend further south in the neighborhood, there is less development pressure and therefore less protection needed for the neighborhood. We, as a small department, had to also consider how we would be able to adequately manage the district in the future – keeping design review times as short as possible for the bulk of reviews which would be administered by staff. If we had added another 100-200 properties, it would really push the limits of our capacity to have gotten this project as far as it is now. As it is, the district includes almost 500 properties. Along with the 300 or so properties that were included in the Browne's Addition effort in 2019 and the existing nearly 550 individually and smaller districts we already have on the Spokane Register, we have more than doubled the amount of properties listed on the Register in a short time (if the Cannon Streetcar District passes City Council).

If there is a desire in the future to expand the district, that is something that can be considered. The wonderful folks who staffed the table at the neighborhood block party were owners who volunteered to help get the word out about the vote, so I can see why they would not have been able to answer the questions about the boundaries and what went into setting those originally.

I hope that explains where we were at in terms of having to create both a manageable size and boundaries that made sense for the transportation history that made it significant.

Here is the boundary justification from the nomination itself:

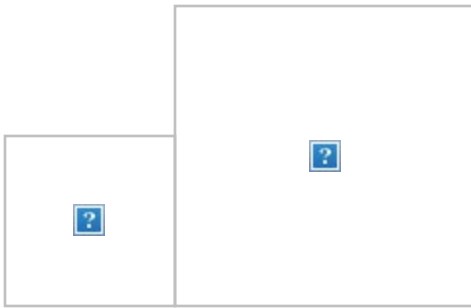
Cannon Streetcar Suburb Historic District Boundary Justification

The district is roughly bound by Walnut Street and Cedar Street on the west; 6th Avenue and Bishop Court on the north; Lincoln Street, Cliff Avenue, and 12th Avenue on the east, and 13th Avenue on the south. Drawing historic district boundaries can be challenging as there are a number of careful

considerations that must be weighed in order to include the most contributing properties that tell the story of the district. In the Cannon Streetcar Suburb Historic District a number of factors were considered as the boundary was drawn:

- The boundary was drawn in order to include a large portion of the former streetcar and public transportation infrastructure that catalyzed residential development in the Cannon Streetcar Suburb Historic District. Two particular areas that were included in the boundary specifically to help tell the public transportation story are Bishop Court between Monroe Street and 6th Avenue, and 12th Avenue where it bends eastward from Monroe Street toward Wall Street. Both of these curvilinear roads were part of the streetcar route.
- The boundary was guided by distinct topographic changes. This is most obvious on the north boundary where 6th Avenue sits atop a bluff overlooking downtown and on the east end where the grade rises rapidly toward Marycliff-Cliff Park.
- The boundary was drawn to encompass a large number of properties that were already recognized as historic through individual listing on the Spokane Register of Historic Places.
- The boundary was drawn to include a large portion of the Ninth Avenue National Register Historic District and the entirety of two small Spokane Register Historic Districts: Booge's Addition and Comstock-Shadle historic districts.
- The boundary was drawn to encompass the historically significant properties that are at the highest risk for demolition.
- In the future, the borders of the boundary on the south and west could be expanded as these areas fit within the scope of this nomination and maintain a similar district feel. The Spokane Historic Preservation Office had to limit the size of the district to approximately 500 properties due to the minimal
- staff and limited resources available to create a local historic district.
- The area to the east of the district was not included in the boundary because, although it is a historic neighborhood, Marycliff-Cliff Park is a distinct area that makes the most sense as a separate historic district.

- The area to the north of the district was not included in the boundary because there is not sufficient intact historic resources to justify inclusion.



Megan Duvall

Historic Preservation Officer

City/[County of Spokane](#)

[808 W. Spokane Falls Boulevard](#)

[Spokane, WA 99201-3329](#)

509.625.6543 Office Cell Phone: 509.435.8260

mduvall@spokanecity.org | www.historyspokane.org

From: Scott Herrick <scottherrick36@gmail.com>

Sent: Sunday, January 8, 2023 5:25 PM

To: Historic Preservation <preservation@spokanecity.org>

Subject: A modest proposal

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Looking at the proposed boundaries of the Cannon Streetcar Historic District, I am struck by the omission of 14th Ave West which is crossed by existing streetcar tracks going south on Madison! Why exclude 14th? The corner of Adams and 14th has a Kirtland Cutter home, and the homes immediately south of 14th on Jefferson, Madison, Monroe and Adams are of the same vintage of those on 13th and north.... It seems arbitrary, without logic or sense to bisect the EXISTING old streetcar track itself (on 14th, 15th and 16th ...!) I asked about this earlier this summer at your information booth at the neighborhood street fair and nobody could explain this. A boon for the neighborhood would be to include the Rocket Bakery location on 14th and Adams (the gathering place for locals) and by moving the southern boundary just 2-3 blocks further south would encourage neighborhood support, collaboration, enthusiasm and just make a lot more sense! Maybe someone can explain any downside to this idea—I'd be curious. It's an absolutely wonderful idea, don't get me wrong, to designate the neighborhood as historically significant and worth preserving but by very modestly extending the boundary a couple blocks further south, there are several obvious advantages and I'm stuck trying to imagine a downside. I'd love to hear back from someone regarding this!! Thanks very much.

From: [Duvall, Megan](#)
To: "Melissa Flynn"
Cc: [Historic Preservation](#)
Subject: RE: Homeowner wants the historic district
Date: Tuesday, January 17, 2023 10:03:47 AM
Attachments: [image002.png](#)

Thanks so much for your comments, Abil – we will include it in our packet of information provided to the Plan Commission and City Council for upcoming hearings.



Megan Duvall

Historic Preservation Officer
City/County of Spokane
808 W. Spokane Falls Boulevard
Spokane, WA 99201-3329
509.625.6543 Office Cell Phone: 509.435.8260
mduvall@spokanecity.org | www.historicspokane.org

From: Melissa Flynn <bedbakedandbeyond@gmail.com>
Sent: Saturday, January 14, 2023 7:57 PM
To: Duvall, Megan <mduvall@spokanecity.org>; Camporeale, Logan <lcamporeale@spokanecity.org>
Subject: Homeowner wants the historic district

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Dear SHPO,

My wife and I moved to Spokane for a few important reasons. One of them was for its historic architecture. Whenever we visited Spokane, we loved walking downtown, stopping to appreciate the beautiful old buildings, still intact and still full of businesses and people. We moved here from Seattle, so we know the difference between a city that embraces its past and one that doesn't. This love of historic architecture extends to Spokane's historic neighborhoods, which are stunning and tell the stories, not only of the people who lived in these houses, but also about the people who live in them now. I am one of these people, and I want all the stories to be remembered and told and learned from. When these houses are gone, we lose more than an Arts and Crafts beauty, we lose our own context.

The Cannon Streetcar Suburb Historic District is a neighborhood full of historic homes, as well as some multi-family buildings that are not aging well. This neighborhood feels fragile. It is ripe for the picking by developers who might not have the interests of the people who live here at heart. Already, houses are being sold and bought. We, currently, have no control over what might be built to replace them. It could be a beautiful, well-constructed house or a cheap, quick apartment building that will not age well. This neighborhood needs to have oversight in building practices, and as soon as possible.

Please approve this important city ordinance.

Sincerely,

Abil Bradshaw

Glen & Wai Landry
1011 S Jefferson St
Spokane WA 99204
509-455-5924

January 11, 2023

Plan Commission
City Council
City of Spokane

RE: Cannon Streetcar Historic District

Dear Council Members,

We have lived in the proposed Cannon Streetcar Historic District for over 30 years. We have worked toward and voted for the new designation as did the majority of the property owners. We would like to see the Cannon Streetcar Historic District become a reality.

As with most of our neighbors, we like the look and feel of the neighborhood, with quaint turn-of-the-century to mid-century homes along tree lined streets. We have seen incredible investment into the existing homes in this area. This is a testament to the way people feel about this neighborhood.

With new developments around the city, the Cannon Streetcar neighborhood has become a rarity and we must preserve it or risk losing it forever.

We believe the property owners have spoken with the majority "yes" votes. We want to preserve the Cannon Streetcar neighborhood so we can continue to live in a truly special place.

Respectfully,

Glen & Wai Landry

From: [Steve Blaska](#)
To: [Historic Preservation](#)
Subject: Request for Plan Commission and City Council Support
Date: Sunday, January 1, 2023 2:33:40 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

We request your support to the creation of the Cannon Streetcar Suburb Historic District

It is important for the City to recognize this historic neighborhood. As alluded to by including 'streetcar' in the title, this neighborhood was a turn of the century urban planning success.

For the first 50 years of the last century, when Spokane faced a growing population and need for housing, this neighborhood was a solution. Developers created a housing solution with a sense of place. Most of this housing has survived for over a century.

High density was needed then.... and this neighborhood continues to contribute to this objective today. This neighborhood remains the second highest density neighborhood in Spokane.

As we look to the future, we should replicate successes of the past. When we find solutions that contribute to our great city, we need to do it intelligently. The property owners in the proposed district overwhelmingly voted in support of design standards to preserve the character of this important neighborhood. The historic district design standards do not conflict with our need for opportunities for growth. The standards simply shape that development to retain the sense of place by honoring the wisdom and craftsmanship of the past.

Please support the voice of these neighbors who feel it is our privilege to live here and accept the responsibility to be good stewards of what we inherited so the next generations will also have that privilege. This district will serve as an example of how a community can grow without sacrificing its identity.

Thank you

Steve & Dianna Blaska

1211 W 13th Ave

Spokane, WA 99204

From: [Nicholas Reynolds](#)
To: [Duvall, Megan](#); [Camporeale, Logan](#)
Subject: Request to Include to the Public Comment Section and Historic Record in Support of Cannon Streetcar Suburb Historic District
Date: Monday, January 23, 2023 11:15:49 AM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Megan and Logan,

My name is Nick Reynolds and I live at 1220 W 11th AVE, within the proposed Cannon Streetcar Suburb Historic District. I have lived in the Cliff-Cannon neighborhood since March 2007.

I am writing today as representative of a group of neighbors that worked to support the Cannon Streetcar Suburb Historic District: the Cannon Streetcar Suburb Historic District Subcommittee. This group came together to organize, inform, conduct door-knocking, and support the property owner vote to approve the proposed historic district. In my opinion, there is no reason anyone living in the neighborhood was not fully informed of this important vote. As such, we believe the Spokane Plan Commission, Spokane City Council, and the Honorable Mayor Nadine Woodward should vote to approve the formation of the Cannon Streetcar Suburb Historic District.

In addition to the mailer and ballot sent by Spokane Historic Preservation Office, the Cannon Streetcar Suburb Historic District Subcommittee completed the following outreach in an effort to fully inform our neighbors:

1. Staffed an informational booth at the annual Neighborhood Fair
2. Distributed 100 yard signs and delivered door hangers to individual owner-occupied residences (using Spokane Preservation Advocates contribution and personal funds)
3. Sent mailings to all investors (twice), reflecting 284 votes, or about 49.2% of the neighborhood. We also attempted to phone these individuals, where possible.
4. Sent mailings to all condominium owners (twice), reflecting 92 votes.
5. Went door to door and visited as many of these homeowners as we could, in varying weather conditions. There were 293 homeowners, or 50.8% of the neighborhood.
6. Hosted two community information open houses

We are thrilled the vote was so successful and recorded a 68% voter turnout! 391 of 577 eligible votes were returned which included 324 votes of "YES" to form the District and 67 votes of "NO" against forming the District. 186 of 577 votes were not returned and are therefore counted as "NO" votes.

Given the extensive outreach efforts undertaken by the Cannon Streetcar Suburb Historic District Subcommittee to fully inform our neighbors, and the significant results of this important democratic

vote, I can find no reason that the Cannon Streetcar Suburb Historic District should not be recommended for final approval by the Spokane Plan Commission as well as the Spokane City Council.

Regards,

Nick Reynolds
509-863-7520

From: [JULIE BIGGERSTAFF](#)
To: [Duvall, Megan](#); [Camporeale, Logan](#)
Cc: [Nicholas Reynolds](#)
Subject: Letter of support for Cannon Streetcar Suburb Local Historic District for 1-25-23 meeting
Date: Monday, January 23, 2023 10:58:19 AM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

To: Megan Duval and Logan Camporeale
Re: Support for Cannon Streetcar Suburb Local Historic District

We, the executive committee of the Browne's Addition Neighborhood Council, on behalf of the larger Browne's Addition Neighborhood Council, write in full support of establishment of the Cannon Streetcar Suburb Local Historic District. Since Browne's Addition Neighborhood achieved this status as a local historic district, we have seen multiple positive impacts on our neighborhood and feel that designation of our neighborhood as a local historic district has been a net positive change. Positive activities include facade improvements on multiple properties that prior to the Historic District designation, had languished. We have also had no further development or construction of new, 'out of scale' properties within the neighborhood; several large projects were constructed prior to our historic district designation and those have negatively impacted adjoining properties due to minimal setbacks, inappropriate building height and lack of on-site parking in what is already the most densely populated neighborhood in Spokane. We know for a fact that several significantly historic properties on the west end of our neighborhood, eyed for demolition and development, have been saved.

Most importantly, we feel that the historical character of our neighborhood has been maintained and that it continues to be reflected in the wishes and subsequent votes of the people who currently reside and own property in our neighborhood, rather than reflective of the wishes and money of outside developers. Additionally, historical tourism is an important economic driver in the City of Spokane and our older neighborhoods, with the vast historic housing stock that we still have, are an important part of the tours that occur. We encourage the members of the City of Spokane's Planning Commission to please vote 'yes' to establish the Cannon Streetcar Suburb Local Historic District.

Browne's Addition Neighborhood Council Executive Committee

Chair: Tiffany Picotte

Vice-Chair: Dave Williams

Treasurer/Secretary: Julie Biggerstaff

Communications: Louie Flores

Gillian Cranehahn

Members at Large: Lee Williams

Rick Biggerstaff



WOMAN'S CLUB SPOKANE
Gather • Empower • Inspire

1428 W. 9th Avenue Spokane WA 99204

Megan Duvall
Logan Comporeal
Spokane Historic Preservation Office
808 W Spokane Falls Blvd.
Spokane WA 99201

January 16, 2023

Dear Megan and Logan,

The Woman's Club of Spokane supports the adoption of the Cannon Streetcar Suburb Local Historic District. The membership is comprised of women and men who live in the neighborhood as well through-out the city. The club's mission is to support the community through volunteer service while preserving the clubhouse built in 1909. The club membership is dedicated to the preservation of the clubhouse and extends the desire to protect and enhance the unique historic character of the neighborhood and support our neighbors who share this goal. The club's support is reflected in our providing meeting space for the historic preservation office and to the neighborhood groups that lead the effort.

The Woman's Club was founded by women who worked to make Spokane a better place to live. Our current membership continues this tradition. Please convey the Woman's Club support of this effort to the elected leaders who will make the decision to make this beautiful and valued neighborhood a local historic district.

Sincerely,

Susan Kuhner, president
Woman's Club of Spokane,
Affiliate of the General Federation of Women's Clubs

From: eileen_martin2002
To: [Historic Preservation](#)
Subject: Canon historic district
Date: Thursday, January 19, 2023 3:40:23 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

My home on 10th street is a small brick house built in the 1930s. I'm guessing it was owned by people who worked for the residents of the larger homes in the neighborhood. I love feeling like I live near history and it's disappearing all too fast. Spokane has these special little Historical neighborhoods and they need to be protected in any way shape or form. Thank you for your consideration. Eileen Martin, 1124 w 10th.

Sent from my T-Mobile 5G Device

From: [Birgitta Hendron](#)
To: [Historic Preservation](#)
Subject: In support of the Cannon Streetcar Suburb Historic District
Date: Friday, January 20, 2023 11:36:39 AM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

To whom it may concern:

My name is Sarah Birgitta Hendron, and I am writing in support of the proposed Cannon Streetcar Suburb Historic District.

As the owner of the Shadle-Veasey House at 1118 W 9th, I live in a home that is individually listed on both the Spokane and National Registers of Historic Places. The historical value of the house was a major selling point for me. When I moved back to Spokane after a decade in New England and abroad, I knew I wanted to live in a place that reflected the best of my hometown: Abundant trees, turn-of-the-century architecture, and a community of people who felt a sense of pride in their neighborhood. Cliff-Cannon was the obvious choice.

Having also lived in Browne's Addition, I see significant parallels. Like Browne's Addition, Cliff-Cannon boasts leafy streets shaded by mature trees. Like Browne's Addition, we're walkable to downtown. Like Browne's Addition, we offer a lower barrier to entry than Rockwood or Manito Boulevard, making life in an historic neighborhood feasible for a wider swath of the socioeconomic spectrum. But unlike Browne's Addition, Cliff-Cannon is not yet protected from development that would undermine the character of our neighborhood.

November's vote on the proposed historic district confirmed what I already knew from conversations with my neighbors: Cliff-Cannon residents didn't move here by accident. The neighborhood's history — reflected in its houses, its trees, and its streets — brought us here. If we'd wanted beautiful historic homes with fewer trees, we would've moved to the North Side. If we'd wanted new homes, we would've moved to the Valley. But we wanted well-maintained old houses under a canopy of green. It's a classic Spokane combination, but as a third-generation Spokaneite, I've seen it grow harder to find with each passing year.

The Cannon Streetcar Suburb Historic District doesn't stand in opposition to Spokane's growth — quite the contrary. It enables the city to evolve without losing sight of itself. We're not asking for our neighborhood to be preserved in amber. We're asking for assurance that longtime residents, newcomers, and visitors will continue to enjoy the privilege of seeing Spokane's heritage alive and thriving.

Best,

Sarah Birgitta Hendron
(509)842-8435

Agency Comments
Received on the SEPA
Checklist Cannon Streetcar
Suburb Historic District
Proposal

Benzie, Ryan

From: Johnson, Erik D.
Sent: Wednesday, November 23, 2022 3:33 PM
To: Benzie, Ryan
Cc: Nilsson, Mike
Subject: RE: Cannon Streetcar Suburb Historic District SEPA - REVISED Request for Comments DUE December 2, 2022

No Engineering concerns.

Thanks,
Erik

From: Benzie, Ryan <rbenzie@spokanecity.org>
Sent: Friday, November 18, 2022 11:53 AM
To: Cortright, Carly <XXXccortright@spokanecity.org>; Melvin, Val <XXXvmelvin@spokanecity.org>; Abrahamson, Randy <randya@spokanetribe.com>; Development Services Center Addressing <eradsca@spokanecity.org>; Allenton, Steven <sallenton@spokanecity.org>; Anderson, Cindy <CYAN461@ECY.WA.GOV>; Tagnani, Angela <atagnani@spokanecity.org>; Averyt, Chris <caveryt@spokanecity.org>; Ibarlow <Ibarlow@spokanevalley.org>; mbasinger <mbasinger@spokanevalley.org>; zbecker <zbecker@cawh.org>; Black, Tirrell <tblack@spokanecity.org>; Brecto, Jason <jason.brecto@us.af.mil>; Brown, Eldon <ebrown@spokanecity.org>; Buller, Dan <dbuller@spokanecity.org>; Byus, Dave <dave.byus@avistacorp.com>; Cannon, Mike <mcannon@spokanecity.org>; Carson, Barb <BarbCa@spokaneschools.org>; Chanse, Andrew <achanse@spokanelibrary.org>; Chesney, Scott <schesney@spokanecounty.org>; Chouinard, Sonya <SonyaC@spokaneschools.org>; David Moore <David.J.Moore@usace.army.mil>; Davis, Marcia <mdavis@spokanecity.org>; Deatrich, Kerry <kdeatrich@spokanecity.org>; Dept. of Archaeology and Historic Preservation <sepa@dahp.wa.gov>; distrate (dcistrate@spokanecounty.org) <dcistrate@spokanecounty.org>; DNR Aquatics <dnrreaqualeasingrivers@dnr.wa.gov>; Duvall, Megan <mduvall@spokanecity.org>; Eliason, Joeline <jeliason@spokanecity.org>; Engineering Admin <eraea@spokanecity.org>; Eugene Aushev <Eugene.Aushev@avistacorp.com>; Eveland, Marcus <meveland@spokanecity.org>; Feist, Marlene <mfeist@spokanecity.org>; Figg, Greg <figgg@wsdot.wa.gov>; Fisher, Matt <MFIS461@ecy.wa.gov>; Forsyth, Greg <GregoryF@spokaneschools.org>; Gardner, Spencer <sgardner@spokanecity.org>; Gennett, Raylene <rgennett@spokanecity.org>; Graff, Joel <jgraff@spokanecity.org>; Greene, Barry <BGreene@spokanecounty.org>; Halbig, Bobby <bhalbig@spokanecity.org>; Hamad, Nicholas <nhamad@spokanecity.org>; Hanson, Rich <rahanson@spokanecity.org>; Hanson, Tonilee <sajbinfo@gmail.com>; Harris, Clint E. <ceharris@spokanecity.org>; Harshman, Shauna <XXXsharshman@spokanecity.org>; Hayden, Adam <ahayden@spokanecity.org>; Hughes, Rick <rhughes@spokanecity.org>; Jeff Lawlor <jeffrey.lawlor@dfw.wa.gov>; John Conklin <jconklin@spokanecleanair.org>; Johnson, Erik D. <edjohnson@spokanecity.org>; Johnson, Jeffrey <jeffrey.johnson.64@us.af.mil>; Jones, Garrett <gjones@spokanecity.org>; Jones, Tammy <TMJones@spokanecounty.org>; Jordan, Jess <dale.j.jordan@usace.army.mil>; kayc <kayc@wsdot.wa.gov>; Keller, Kevin <kkeller@spokanepolice.org>; Kells, Patty <pkells@spokanecity.org>; Kincheloe, Melanie <meki461@ecy.wa.gov>; Kokot, Dave <dkokot@spokanecity.org>; tlimon <tlimon@spokanetransit.com>; Lisa Corcoran <lcorcoran@spokaneairports.net>; Main, Steve <smain@srhd.org>; Marsh, Denise <Denise.Marsh@avistacorp.com>; McClure, Jeff <Jmclure@cheney.sds.org>; Meyer, Eric <emeyer@srhd.org>; Miller, Katherine E <kemiller@spokanecity.org>; Moore, James <JMOORE@spokanecounty.org>; Moore, Michael <michael.s.moore@williams.com>; Morris, Mike <mmorris@spokanecity.org>; Murphy, Dermott G. <dgmurphy@spokanecity.org>; Neighborhood Services <Neigh.Svcs@SpokaneCity.org>; Neiman, Saegen M <SNeiman@SpokaneCounty.org>; Nelson, Connie <connien@inlandpower.com>; Nilsson, Mike <mnilsson@spokanecity.org>; Note, Inga <inote@spokanecity.org>; Nyberg, Gary <GNYBERG@spokanecounty.org>; Okihara, Gerald <gokihara@spokanecity.org>; Owen, Melissa <mowen@spokanecity.org>; Palmquist, Tami

<tpalmquist@spokanecity.org>; Perkins, Johnnie <jperkins@spokanecity.org>; Development Services Center Planning Plan Review <eradscppr@spokanecity.org>; Pruitt, Larissa <larissa.pruitt@avistacorp.com>; Quinn-Hurst, Colin <cquinnhurst@spokanecity.org>; Raymond, Amanda <arraymond@bpa.gov>; Rehfeldt, Melissa <mrehfeldt@spokanetransit.com>; Renee Kinnick <Renee.Kinnick@dfw.wa.gov>; Richman, James <jrichman@spokanecity.org>; Robertson, Renee <rrobertson@spokanecity.org>; Ryan Sheehan, COO Spokane Airports <rshreehan@spokaneairports.net>; Sakamoto, James <jsakamoto@spokanecity.org>; Saywers, John <jsaywers@spokanecity.org>; Searl, Loren <lsearl@spokanecity.org>; Steele, David <dstele@spokanecity.org>; Ryan Stewart <rstewart@src.org>; Studer, Duane <dstuder@spokanecity.org>; Taylor, Dannette <Dannette.a.taylor@usps.gov>; Taylor, Joel <jtaylor@spokanecity.org>; htrautman <htrautman@cawh.org>; Treasury Accounting <treasuryaccounting@spokanecity.org>; Turner, Bob <RobertTu@spokaneschools.org>; Weinand, Kathleen <kweinand@spokanetransit.com>; Weingart, LuAnn <luann.weingart@avistacorp.com>; Wendle, Ned <ned.wendle@mead354.org>; Westby, April <awestby@spokanecleanair.org>; Westerman, Kile <Kile.Westerman@dfw.wa.gov>; White, Jerry <jerry@spokaneriverkeeper.org>

Subject: Cannon Streetcar Suburb Historic District SEPA - REVISED Request for Comments DUE December 2, 2022

Good morning,

Please find the attached SEPA checklist, request for comments, and **revised** draft ordinance for the Cannon Streetcar Suburb Historic District proposed non-project action.

Proposal: This proposed ordinance would form the Cannon Streetcar Suburb Local Historic District and Overlay Zone. This proposal is adopting a new chapter 17D.100.290 Cannon Streetcar Suburb Local Historic District Overlay Zone to Title 17 of the Spokane Municipal Code which would form the Cannon Streetcar Suburb Local Historic District Overlay Zone in the Cliff-Cannon neighborhood of Spokane, Washington.

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

Please direct any comments or questions to Ryan Benzie at rbenzie@spokanecity.org by **December 2, 2022 at 5PM.**

Thank you,



Ryan Benzie | Clerk III | Planning & Economic Development
509.625.6863 | my.spokanecity.org





Spokane Tribe of Indians
Tribal Historic Preservation Office
PO Box 100 Wellpinit WA 99040

November 21, 2022

To: Ryan Benzie City Dept.

RE: Ordinance 17.D.100.290

Mr. Benzie,

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.

As you already know this area is sacred, religious and cultural significance to the Spokane Tribe, these sites are very limited and irreplaceable.

While surface evidence or artifacts and human remains may be sparse after years of non-Indian occupation and development, evidence below the surface may still be in place and artifacts and human remains may be entering the site through hydrological processes and other means.

RE: Case by case review on each project and may require cultural surveys and monitoring on these projects

We are looking forward to working with you and your staff.

Again, thank you for this opportunity to comment and consider this a positive action that will assist in protecting our shared heritage.

If questions arise, please contact me at (509) 258 4222.

Sincerely,

Randy Abrahamson
Tribal Historic Preservation Officer (T.H.P.O.)



December 2, 2022

Ryan Benzie
City of Spokane
808 W Spokane Falls Boulevard
Spokane, WA 99201

**RE: SEPA DNS – CANNON STREETCAR SUBURB LOCAL HISTORIC DISTRICT AND OVERLAY ZONE SMC
CHAPTER 17D.100.020**

Dear Mr. Benzie,

Spokane Transit is in receipt of the SEPA checklist and associated documents for the above referenced project. Spokane Transit commends the City of Spokane on their efforts to distinguish this neighborhood and recognize the historical presence of transit service in the neighborhood.

As you know, Spokane Transit provides transit service to the Cannon neighborhood, providing amenities at busy stops such as passenger shelters, trash cans, benches, and signage.

In October 2017, Spokane Transit coordinated with the City of Spokane on proposed chapter 17D.100 Historic Preservation related to the Browne's Addition historical district. At the time, Spokane Transit was assured the historical design standards established by the Historic Landmarks Commission and agreed to by the property owners of the proposed district only apply to properties in the district. Objects in the right-of-way would not be governed by these design standards (please see attached email).

Consistent with previous determinations, Spokane Transit requests such items placed in the right of way or placed adjacent to the right of way for transit use, are not subject to the Cannon Streetcar Suburb Local Historic District Overlay Zone and Design Standards and Guidelines.

Thank you for considering STA's feedback in finalizing the proposed ordinance.

Regards,

A handwritten signature in blue ink, appearing to read 'K. Otterstrom', written over a light blue circular background.

Karl Otterstrom, AICP
Chief Planning and Development Officer

cc:

E. Susan Meyer, CEO, Spokane Transit
Megan Duvall, City of Spokane

Comments Received on the
Cannon Streetcar Suburb
Historic District Proposal
before 9/1/2022

From: [Donna Ballou](#)
To: [Camporeale, Logan](#)
Subject: 1016 S Cedar St. 1889
Date: Saturday, July 30, 2022 5:14:03 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hi Logan

First of all...thanks for the information and history share during the Cannon Historical District meeting at the Womens Club- Thursday. You both are so knowledgeable and organized. It was the first time I was able to attend and plan on support of this very worthwhile project.

I have lived at 1016 S Cedar since 1979. I spend leisure time with history and research and have enjoyed learning about my house and the other neighboring properties in this area. My house is the Rugge house, 1889 and I have quite a file on the Henry Rugge family. My sources have been ancestry, newspaper.com, the Ferris Room at the MAC and the NW Room at the public library.

My earliest picture of the house is around late 1930's. I do know that Henry Rugge owned the 2 lots on Cedar St between 10th/11th.

An early structure was built on the N lot soon after 1889...then he sold the 11th/Cedar lot (which became the Ellis House) and built next door at 1016 S Cedar. He also opened a small business on N Howard St at this time.

My neighbor was able to attend one of your earlier meetings and shared with me that there was a picture in the presentation that showed this early (barn like structure) which I believe was the first build of Henry Rugge before he sold the lot.

Is there a possibility that I might view that picture? How complete that would be!

I was fascinated with the content of history that you shared. In your busy schedule...do you ever have time to take a visit to discuss yours and my findings of this neighborhood?

Thank you for taking the time with my lengthy email. Thank you both for your enthusiasm with this Cannon Historic Project.

Donna Ballou
1016 S Cedar
Balloudj@comcast.net

Sent from my iPad

Camporeale, Logan

From: Dustin Hall <dustin.e.hall@gmail.com>
Sent: Wednesday, June 22, 2022 10:09 AM
To: Duvall, Megan; Camporeale, Logan
Subject: Cannon Streetcar Suburb Historic District

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello,

My husband and I live at 808 S Lincoln St, Spokane, WA 99204, and are interested in knowing what we might be able to do to get out the vote for the coming historic district decision?

Do you have any events coming up and when is the ballot going to be going to homeowners?

I haven't seen any yard or window signs or things along those lines, so I was wondering if I could help with getting those designed? Or Maybe a flyer or door hanger?

I talked with a couple of neighbors in our area who are very interested. One of them owns 12 properties and plans on voting yes, but wasn't sure how the ballot works for them. The other couple is interested in doing door-knocking or other volunteer work to help spread the word.

Thanks,

Dustin Hall

Camporeale, Logan

From: Jenna Borovansky <jsb1708@gmail.com>
Sent: Saturday, May 21, 2022 4:17 PM
To: Historic Preservation
Subject: Cliff-Cannon Neighborhood historic district

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Dear Ms. Duvall:

As a homeowner at 1019 W 6th Ave, I recently received an informational mailing from the City regarding the proposed Cannon Streetcar Suburb Historic District area. I am familiar with the purpose of historic districts and am very concerned that the City is supporting the boundary as proposed. We purchased our home on 6th specifically because it was within the OR-150 zoning classification. This is an urban area bordering the hospital complex, and it is not residential; the current zoning is designed to support increased growth and density. Application of historic design standards targeted at preserving historic residential characteristics would be in direct conflict with the underlying zoning on our parcel, and at the very least would create an unnecessary additional burden for any remodel of our 1910 home or additional new construction on the parcel.

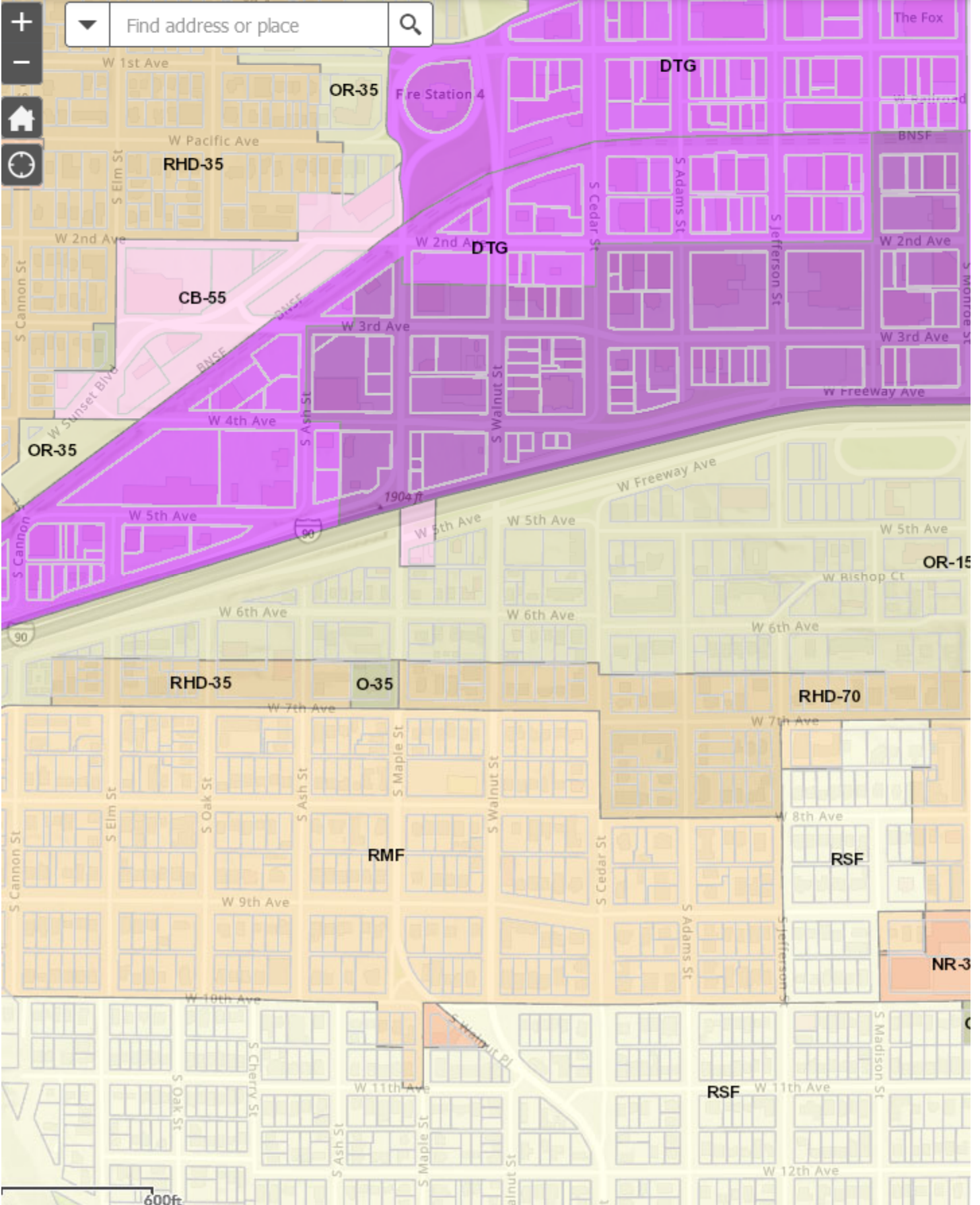
If the boundaries remain as proposed, I will vote no, and encourage my neighbors along 6th Avenue to do the same as it is incompatible with current zoning.

I highly recommend that the City review the proposed boundaries related to its existing zoning, and reduce the boundaries of the proposed Historic District to exclude OR-150, and high density residential zoning (e.g., RHD-70), as well as other non-residential zoned areas. I have included a screenshot from the City's zoning map.

I also recommend that during the continued public planning process much more legible maps, inclusive of existing zoning, be provided so that the neighborhood is fully informed.

Thank you, Jenna Borovansky

<https://spokane.maps.arcgis.com/apps/webappviewer/index.html?id=3bd21df38df54be58870e0d66c80d6ae>



Camporeale, Logan

From: Melissa Flynn <bedbakedandbeyond@gmail.com>
Sent: Saturday, May 14, 2022 11:17 AM
To: Camporeale, Logan
Cc: Duvall, Megan
Subject: Re: Cannon Local Historic District

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello Logan,
Sorry we had a conflicting meeting with this last Historic District meeting. We are all in support of this endeavor and really want to do all possible to help it pass. Please keep us in the loop and let me know how I might also involve the Woman's Club in the effort. We are both new members and consider the relic building a wonderful assets and jewel in our Cannon Neighborhood.

Best,
Melissa Flynn and Abil Bradshaw
925 South Cedar St.

On Thu, May 12, 2022 at 3:01 PM Camporeale, Logan <lcamporeale@spokanecity.org> wrote:

Good afternoon!

We are looking forward to the first Cannon Local Historic District workshop tonight. The workshop will take place on the main floor of the Woman's Club in the Northwest Room and it will start at 6:30PM. To access the room, please use the main entrance on Ninth Avenue. Walk through the ballroom to the double doors, stay to the left, and continue to the end of the hallway to the Northwest room.

Please let me know if you have any questions!

Best,

Logan Camporeale

Historic Preservation Specialist

City/[County of Spokane](#)

[808 W. Spokane Falls Boulevard](#)

[Spokane, WA 99201-3329](#)

509-625-6634

lcamporeale@spokanecity.org | www.historicspokane.org



From: Camporeale, Logan
Sent: Friday, April 1, 2022 6:10 PM
To: Camporeale, Logan <lcamporeale@spokanecity.org>
Cc: Duvall, Megan <mduvall@spokanecity.org>
Subject: Cannon Local Historic District

Good afternoon and happy Friday!

As we return to some semblance of normalcy, the Spokane Historic Preservation Office is eager to resume work on the Cannon Streetcar Suburb Local Historic District! Our office will provide a brief update on the status of the project and answer any questions at the April Cliff-Cannon Neighborhood Council Meeting on April 5th at 7:00pm. Then we are planning to pick up where we left off when the pandemic started by scheduling a series of **in-person** workshops starting in May to share the district documents and seek feedback. We look forward to seeing you on April 5th!

We have not yet received a Zoom link for the council meeting, so watch out for an email from the neighborhood council or reach out the council officers for more information.

Check out this then and now of 911 S Monroe Street! 2021 on the left and 1950 on the right.



Please do not hesitate to follow up with any questions!

Best,

Logan Camporeale

Historic Preservation Specialist

City/[County of Spokane](#)

[808 W. Spokane Falls Boulevard](#)

[Spokane, WA 99201-3329](#)

509-625-6634

lcamporeale@spokanecity.org | www.historicspokane.org



Camporeale, Logan

From: Steve Blaska <blaskas6@gmail.com>
Sent: Saturday, May 7, 2022 9:20 PM
To: Historic Preservation
Subject: Canon Historic District Meetings

[CAUTION - EXTERNAL EMAIL - Verify Sender]

We live in the proposed boundary of the historic district. We fully support the project. Unfortunately we will be out of town for the June and July meetings and we have Hamilton tickets for the night of the May meeting. We attended several of the meetings prior to Covid, so we are aware of much of the information. Please put us on an email or contact list as we would like to help with this process.

Steve & Dianna Blaska
1211 W 13th Ave, Spokane, WA 99204
509 710 9474.

From: [lsan](#)
To: [Camporeale, Logan](#)
Cc: [Duvall, Megan](#)
Subject: Re: Local Historic District
Date: Tuesday, July 21, 2020 5:00:12 PM
Attachments: [image002.png](#)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hi Logan-- thanks for the update. Is the name of the district completely settled? the word suburb is a modern term and seems out of sorts with a historic district. **Cannon Streetcar Historic District** would be easier to say and more authentic. Just a thought...

Lynda Sanders
Strategic Marketing Solutions
713 820 8010
lsan@att.net

On Tuesday, July 21, 2020, 03:40:00 PM PDT, Camporeale, Logan <lcamporeale@spokanecity.org> wrote:

Good afternoon residents and property owners,

The Historic Preservation Office is close to completing drafts of the documents for the local historic district! We have posted a draft of the district nomination and the proposed historic district ordinance on [the project webpage](#). On Wednesday we reviewed the draft nomination with the Spokane Historic Landmarks Commission Nominations Committee, and with their guidance we choose an expanded formal name for the local historic district, the **Cannon Streetcar Suburb Historic District** (or Cannon Historic District for short). This name effectively describes the area as the residential suburb that rapidly developed outside downtown Spokane in the early 1900s along the newly constructed Cannon Hill Streetcar Line which travelled through the proposed district along Bishop Court, 6th Avenue, Adams Street, Jefferson Street, and 10th Ave.

We are also moving forward with our first Plan Commission workshop which will be held tomorrow, Wednesday, July 22nd at 2:00PM. I will be giving a presentation to the Plan Commission about the district and the process going forward. It is a virtual public meeting and you are [welcome to attend](#), although there will not be public comment on the district proposal during this workshop. Public comment will be taken on the district when we have a Plan Commission hearing, likely sometime in September. I will let you know once the date is scheduled.

We made another decision, again with the consultation of the nominations committee, to delay the beginning of the voting period (originally scheduled to begin in late August) until we can more meaningfully engage with the neighborhood to incorporate feedback and listen. We do not want to short the neighborhood on engagement opportunities because of the COVID-19 situation. We are hopeful that

in the next few months we might be able to resume in-person meetings. So, our plan is to complete all drafts of the documents and make them available for review. We also want to complete as much of the other process like Plan Commission and SEPA requirements. Then we plan to send another direct mailing to all property owners to announce a series of workshops, hopefully in-person but if that still is not possible we will schedule a series of interactive Zoom style meetings. We will not begin the voting period until those workshops have happened.

We hope that you understand our reasoning behind these decisions. Please don't hesitate to reach out with any questions.

Best,

Logan Camporeale

Historic Preservation Specialist

City/County of Spokane

808 W. Spokane Falls Boulevard

Spokane, WA 99201-3329

509-625-6634

lcamporeale@spokanecity.org | www.historyspokane.org



Camporeale, Logan

From: Carmela Conroy <carmelaconroy@yahoo.com>
Sent: Friday, January 1, 2021 2:50 PM
To: Historic Preservation
Subject: Re: Interest in Cannon Historic District

[CAUTION - EXTERNAL EMAIL - Verify Sender]

P.S. I just took a closer look at the map and realized that I'm on the wrong side of Cedar St to make it into the district. Darn! I imagine that that rules out participation, but do let me know if there's a way to ask to be included.

best regards,
Carmela

Carmela Conroy
1-571-276-4238

On Friday, January 1, 2021, 02:44:36 PM PST, Carmela Conroy <carmelaconroy@yahoo.com> wrote:

Dear Neighbors:
Happy new year! I came across Megan and Lucas's presentation about the new Cannon Historic District. I'm interested in the effort. Please add me to your distribution list, if I'm not too late.

very best regards,
Carmela

Carmela Conroy
1-571-276-4238

Camporeale, Logan

From: Mitch Swenson <mswenson@naiblack.com>
Sent: Monday, March 2, 2020 8:49 AM
To: Historic Preservation
Subject: Fwd: W 1016 and W 1026 6th Ave , Spokane WA

[CAUTION - EXTERNAL EMAIL - Verify Sender]

----- Forwarded message -----

From: Mitch Swenson <mswenson@naiblack.com>
Date: Mon, Mar 2, 2020 at 8:46 AM
Subject: W 1016 and W 1026 6th Ave , Spokane WA
To: <presevation@spokanecity.org>

Dear Megan

I just received the notice of the proposed Cannon Historic District.

I would like to formally request that my 2 properties be excluded from this district. I would propose that the north boundary be 6th Ave.

THANK YOU

Mitch

Mitch Swenson, CCIM
NAI Black Commercial Real Estate
Senior Apartment Managing Broker
Investment Sales Division
801 W Riverside
Suite 300
Spokane, WA 99201
509-623-1000
509-622-3500 fax

--
THANK YOU

Mitch

Mitch Swenson, CCIM
NAI Black Commercial Real Estate
Senior Apartment Managing Broker
Investment Sales Division
801 W Riverside
Suite 300
Spokane, WA 99201
509-623-1000
509-622-3500 fax

From: [Patricia Hansen](#)
To: [Duvall, Megan](#)
Subject: Re: comments on proposed Cliff-Cannon LHD
Date: Wednesday, February 6, 2019 9:00:00 PM

Hi Megan,

Thank you again for presenting at our Neighborhood meeting last night. Your information was so valuable for Cliff Cannon to understand the support they'd receive and how much work is involved. Now that they understand the structure, there were several who signed up at the end of the evening.

Thank you also for bringing Logan. It helps people become more comfortable when they start a new project. I hope the grant funding is received so we'll be able to work with Logan.

This morning, I received the following email from James Bergdahl who lives in Cliff Cannon. The questions seemed more appropriate for your Office because of program policy implications. Please let me know if your answers should also be shared with the Neighborhood.

Stay warm,

Patricia

Patricia Hansen, Ed.D.
208-755-1925 cell
patricia@pahansen.com

From: James Bergdahl <jcbergdahl@gmail.com>
Sent: Wednesday, February 6, 2019 12:27 PM
To: clocalhistdist@aol.com; Patricia Hansen; mduvall@spokanecity.org; annp62@gmail.com
Subject: comments on proposed Cliff-Cannon LHD

After last night's meeting, I offer the following comments about a local historic district in Cliff Cannon neighborhood:

1. The new district under discussion needs a name besides "9th Ave." or "Cliff Cannon", because, presumably, it will be much larger than 9th Ave. and much smaller than the Cliff-Cannon area. The only one I can think of now is "Northwest Cliff-Cannon" LHD.
2. Megan's map of the 9th Ave. Natn. Hist. Dist. showed the 12th & Adams cluster of

4 historically-listed homes (Putney/True/Mack homes). This outlier could easily be connected with the 9th Ave NHD because most of the homes between the two are old and fairly original. However, it begs the questions: May a historic district be slightly fragmented (not continuous)?, and: If not, why not? If some fragmentation was allowed, the cost of getting new LHDs officially listed could be easier and cheaper by reducing some paperwork and fees. Can the City Council modify this requirement via CODE changes, or is it a requirement dictated by Federal agencies? I myself do not see any obvious physical reason why a HD needs to be 100% contiguous.

James Bergdahl

Conservation Biology Center

Spokane, WA, USA, 99204

Office: 509-835-5233

jcbergdahl@gmail.com

From: [Duvall, Megan](#)
To: ["Houser, Michael \(DAHP\)"](#)
Subject: FW: From Dan and Angie Freerksen/ More information.
Date: Wednesday, August 30, 2017 11:17:36 AM
Attachments: [image001.jpg](#)
[image002.png](#)



Megan Duvall

Historic Preservation Officer
City/County of Spokane
808 W. Spokane Falls Boulevard
Spokane, WA 99201-3329
509.625.6543
mduvall@spokanecity.org | www.historicspokane.org

From: Dan Freerksen [<mailto:Morningstar.42@hotmail.com>]
Sent: Monday, August 28, 2017 1:13 PM
To: Kinnear, Lori; Duvall, Megan; Beggs, Breean; Stuckart, Ben; Glenn Tanner; Patricia Hansen; lindayeomans@comcast.net; terrynteri@yahoo.com; allyson.Brooks@dahp.wa.gov; Greg.Griffith@dahp.wa.gov; Nicholas.Vann@dahp.wa.gov
Subject: Re: From Dan and Angie Freerksen/ More information.

Dear Councilperson Kinnear:

Thank you for your hard work on the up-dated demolition Ordinance.

We want to talk to you (in this e-mail) about the Ninth Avenue National Historic District, and the changes to the "National Historic Preservation Act/ as amended on December 16th, 2016 and codified in title 54 of the United States Code."

We are referring to Section 1 of the National Historic Preservation Act, PUB. p NO. 89-665. This addresses many of the issues facing our Nation with regards to losing our historic buildings and landmarks to

development.

That the United States Congress finds and declares that:

" In the face of ever increasing extensions of urban centers, highways, and residential, commercial, and industrial developments, the present governmental and nongovernmental historic preservation programs and activities are inadequate to insure future generations a genuine opportunity to appreciate and enjoy the rich heritage of our Nation."

§ 300305. Historic District

In this division, the term "historic district" means an area that contains.

- 1) Historic property.
- 2) Buildings having similar or related architectural characteristics
- 3) Culture cohesiveness.
- 4) Any combination of the above.

§ 302108. Review of threats to historic property

At least once every 4 years, the Secretary, in consultation with the Council and with State Historic Preservation Officers , shall review significant threats to historic property to:

- 1) determine the kinds of historic property that may be threatened;
- 2) ascertain the causes of the threats ;
- 3) **Develop and submit to the President and Congress recommendations for appropriate action.**

The National Historic Preservation Act recognizes that Historic Properties are being destroyed by the ever increasing demand for available land to develop Residential housing and re-develop property

for commercial use. Within the Act is a "Protection Clause" that stop this from happening, with reviews and accountability standards set by Congress.

These Three Properties that are being threatened with demolition are Historically Significant, and are named properties in the National Registered Ninth Avenue Historic District.

The House at 1021 West Ninth is called the Morton/Graybill house, Vernacular Craftsman 1906

The House at 1025 West Ninth is called the Hollway house, Bungalow 1907

The house at 1029 West Ninth is called the Fisher house, Dutch Colonial 1906

Each of these houses represent a time in our history that not only needs our protection, but under the National Preservation Act, as amended on December 16th, 2016, requires that the City of Spokane and the Historic Preservation office use whatever means is necessary to protect and preserve for all future generations these Historic properties, intact.

National Historic Districts use to be mere plaques of recognition , until Congress reviewed last year that this was not enough and change the Act to protect and preserve for all future generations National registered properties within Historic Districts. The is your Job to Protect and fulfill these requirements, and/or find people who will.

Thank you,

**Dan and Angie Freerksen
509-270-7806**

From: Kinnear, Lori <kinnear@spokanecity.org>

Sent: Friday, August 25, 2017 3:45 PM

To: Dan Freerksen

Cc: Stuckart, Ben; Beggs, Breean; Glenn Tanner

Subject: RE: From Dan and Angie Freerksen/ More information.

I am aware of some of the history of these houses. I know that the land they are on is zoned multifamily. I have been on council a little over a year and a half and started working on an updated demolition ordinance late last year. It is a complicated update requiring lots of public process and input from a variety of stakeholders. It also has federal requirements of notification which stretch out the process even more.

I understand that for the neighborhood this is a stressful and frustrating situation.

I will continue to work with CM Beggs and CP Stuckart on this.

Lori Kinnear

From: Dan Freerksen [Morningstar.42@hotmail.com]

Sent: Thursday, August 24, 2017 10:52 PM

To: Kinnear, Lori

Cc: Christine Belfiori; Glenn Tanner; Beggs, Breean; Stuckart, Ben

Subject: From Dan and Angie Freerksen/ More information.

Dear Councilperson Kinnear:

Angie and I are writing a response to your letter to Glenn, as we are retired and Glenn's caseload is heavy.

These 3 houses are in sub-standard condition because the owner, Robyn Rosauers made that choice. He vacated them 8 years ago and has tried many times to replace them with a commercial parking lot. He was stopped from doing so because of their Historic designation. The actual loss of rental income for the last eight years is about \$288,000. We do not understand how there could be any claim of economic hardship, the Rosauer's family does not seem to be lacking in monetary funds.

Over a year ago, Wag Architecture was hired by the Rosauer's family to design replacement, comparable structures that would be historically correct to the period of the three houses, time built (1906) and the neighborhood. We had a community meeting held at the Woman's Club, where Russ Wolfe presented his drawings for three townhouses, which were to replace the three historic 1906 houses. The Townhouses all looked the same, no backyards, 100 % paved, and the appearance was a re-make of Kendall Yards. At this meeting, attended by about 40 neighbors, we were SHOCKED by how inappropriate and insensitive to the Ninth Avenue Historic District the design of these buildings were. Well, as Russ said, the owners do not live in Spokane any more, and this is what they have to offer. He also stated that money was no object for them and that he was confident that they would build them.

Russ Wolfe still applied for a building permit, it was approved, and a demo permit was issued. We waited...

Now, over a year has gone by, Demo permit expired, no townhouses, no parking lot, historic houses in tougher shape, and Russ Wolfe is at it again. Now with a Nine unit Apartment Building, and a Commercial Parking lot behind the apartment building. He has stated that he will have no further contact with the neighbors, so we are unable to discuss his plans with him.

You, and all the Counsel members are hearing from the neighborhood because we are tired of being taken advantage of by outside financial investors who do not live in our community and are not effected by the decisions they make. If Robyn Rosauers had this neighborhoods best interest at heart, these three darling bungalow homes would be in pristine condition. Especially since they back up to the property line of Huckleberrys and the Ace Hardware business, of which he owns the land and the buildings. We feel that a switch up has occurred as our understanding was for the townhouses and not a 9 unit apartment. This all started over a premise of wearing down the neighborhood to get the parking lot he desired. This is not new news. Our city has known about these issues for a long time. Where is the supposed new demolition ordinance? This protection has been too long in the works. We would not be facing these issues currently if this ordinance had been placed in an expedited fashion.

We do not want a Moratorium on just these three homes, but on the whole of the Ninth Avenue Historic District, and we would encourage a Moratorium on all The Historic Districts in Spokane. When we did a brief survey of some of the neighbors, all thought the Historic Districts protected this type of carnage. Neighbors moved and bought homes in the Historic Districts because of this protection. Everyone we talked to were in disbelief that there really is none. We encourage you to ask around yourself, you will be surprised.

We would ask you to put yourself in our shoes, what other recourse is there to prevent this from happening? Would you want to sit on your front porch and look at a 9 unit apartment building? Honestly? We ask again, please put the rhetoric aside, place an urgent moratorium on all the historic districts in Spokane until you can finish the demolition ordinance. Lets get protection to the areas where it is needed, before it is too late.

Sincerely,

Dan and Angie Freerksen

From: Glenn Tanner <getlaw2001@yahoo.com>
Sent: Thursday, August 24, 2017 8:14 PM
To: Dan Freerksen
Cc: Christine Belfiori
Subject: More from Kinnear

see below-glenn

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Attorney at Law

North 901 Adams
Spokane, WA 99201

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Seattle telephone: (206) 937-3699

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From: "Kinnear, Lori" <lkinnear@spokanecity.org>
To: Glenn Tanner <getlaw2001@yahoo.com>
Cc: "Fraleley, Jacob" <jfraley@spokanecity.org>; "Beggs, Breean" <bbeggs@spokanecity.org>
Sent: Thursday, August 24, 2017 4:45 PM
Subject: RE: 9th AVE Houses

Hi Glenn,

Some of the assumptions are not accurate. The national registry has almost no teeth or standing and according to Megan is a little more than a plaque. Some historic buildings on the national register have been gone for years!

We indeed would want to preserve homes in a neighborhood that are eligible for City classification. An emergency moratorium is not something that is done often. We had a commitment by the NC of Browne's Addition that they would be going through a process to survey homes prior to applying for a historic overlay. The moratorium is based on the assumption that they will meet or exceed their deadline. A certain percentage of homes were surveyed per

Megan's instructions. I think there might be confusion that a moratorium was part of the survey of home owners. This is not the case.

What is the 9th Ave. district neighborhood's plan and what is the expected outcome of a moratorium especially given that the houses in question are in the Building Official process for substandard buildings and an economic hardship clause in the demolition ordinance is a likely outcome for the developer to argue?

The letters I have received from neighbors don't say what the neighborhood plan is only that they want a moratorium.

These three homes have been an issue long before I was on Council. No one seemed too concerned about the eventual outcome. That is confusing to me given the urgency expressed in the letters I have been receiving.

I would be happy to further discuss this so that we can reach an agreement.

Sincerely,

Lori Kinnear

Spokane City Council

District Two

509-625-6261

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From: Glenn Tanner [getlaw2001@yahoo.com<<mailto:getlaw2001@yahoo.com>>]
Sent: Thursday, August 24, 2017 10:55 AM
To: Kinnear, Lori; Beggs, Breean; Mumm, Candace; Stuckart, Ben; Waldref, Amber
Cc: Dan Freerksen; Christine Belfiori
Subject: Re: 9th AVE Houses

Thanks Councilperson Kinnear;

However, I would add that the historic significance of the three homes is already established: they are "contributing" homes to the national Ninth Avenue Historic District. See the attached map of that district.

It was clear from our phone call that the national designation is not the same thing as a City historic district, but if the city wishes to maximize resources, can it not assume the national district is not an insignificant fantasy? If that assumption is made, and the assumption that the neighborhood would at least by a majority prefer to preserve historic single family homes vs. who-knows-what-looking nine unit apartment building, then I think the City has a duty to protect the neighborhood and that this does warrant an emergency moratorium. The city and neighborhood are not ready to act along the same protocols as occurred in Browne's addition. However, it is a safe assumption it will. It is also safe to assume the 9th ave. house deal is closing, financing is not an obstacle (or else it wouldn't close), and destruction of the homes will occur as soon as possible -if for no other reason than to escape your revised demolition ordinance. If it is easier to convince five council votes if the entire national 9th street historic district is included, why not do it? I had assumed the opposite would be easier.

As for the process in Browne's addition, ironically, the owner of the historic home most impacted by the destruction of the 9th ave. houses, Dan and Angie Freerkseen, own an historic property in Brownes Addition and assume they are in the historic overlay and they never received notice of the inventory or consented to the designation. If their assumptions are correct, the process was not perfect and unanimous in the Browne's addition.

If these homes are destroyed it will be deeply disappointing to the neighborhood. It will be even more disappointing when the neighborhood learns a moratorium could have been attempted but wasn't, that the National 9th Avenue Historic District was treated as insignificant, and that the safe assumption that most residents and owners in the district would prefer to retain its historic feel and not see more apartments was ignored. In part the city's lack of resources has contributed to the problem. The destruction is imminent. The damage is irreparable. The solution should be attempted. Thanks.- Glenn

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Attorney at Law

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From: "Kinnear, Lori" <lkinnear@spokanecity.org<<mailto:lkinnear@spokanecity.org>>>>
To: "getlaw2001@yahoo.com<<mailto:getlaw2001@yahoo.com>>"
<getlaw2001@yahoo.com<<mailto:getlaw2001@yahoo.com>>>>
Cc: "Beggs, Breean" <bbeggs@spokanecity.org<<mailto:bbeggs@spokanecity.org>>>>; "Stuckart, Ben"
<bstuckart@spokanecity.org<<mailto:bstuckart@spokanecity.org>>>>; "McDaniel, Adam"
<amcdaniel@spokanecity.org<<mailto:amcdaniel@spokanecity.org>>>>; "Allers, Hannahlee"
<hallers@spokanecity.org<<mailto:hallers@spokanecity.org>>>>;
"morningstar.42@hotmail.com<<mailto:morningstar.42@hotmail.com>>"
<morningstar.42@hotmail.com<<mailto:morningstar.42@hotmail.com>>>>;
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<christinebelfio@yahoo.com<<mailto:christinebelfio@yahoo.com>>>>; "Fraley, Jacob"
<jfraley@spokanecity.org<<mailto:jfraley@spokanecity.org>>>>; "ttrent@efulcrum.net<<mailto:ttrent@efulcrum.net>>"
<ttrent@efulcrum.net<<mailto:ttrent@efulcrum.net>>>>;
"patricia@phahansen.com<<mailto:patricia@phahansen.com>>"
<patricia@phahansen.com<<mailto:patricia@phahansen.com>>>>; "McClatchey, Brian"
<bmccclatchey@spokanecity.org<<mailto:bmccclatchey@spokanecity.org>>>>
Sent: Tuesday, August 22, 2017 5:10 PM
Subject: 9th Ave Houses

Hi Glenn,

I wanted to take the chance to recap our conversation and add some additional information. As we discussed, passing an emergency demolition moratorium for a small area like the three parcels you are concerned about is a difficult task. For starters, this is unlike the situation in Browne's Addition, in which concerned neighbors coordinated their efforts with their neighborhood council members and our Historic Preservation Officer to create a historic overlay for the entire neighborhood. In doing that, the neighbors began an inventory of the historic properties in that neighborhood. That action, in conjunction with a request for a moratorium by the Neighborhood Council, made it possible for our historic preservation officer to apply for a grant to move the survey process along quicker.

Additionally, the Browne's Addition process involved the entire neighborhood, rather than just a handful of parcels as you are proposing. In my view, historic preservation issues like demolition moratoria need to be addressed at a larger scale, so that we can take a full assessment of the entire fabric of the proposed historic district and be efficient with the use of our city resources, which includes staffing time and possible outside consultant work.

Finally, we do not know whether the properties you are concerned about are historically significant. Again – this is a resource allocation issue, and our historic preservation staff is fully utilized at this time.

Council Member Beggs, Council President Stuckart and I have been discussing the issue you raised with other council members regarding a three-parcel moratorium, but we believe we would need to get support for an entire neighborhood in order to take a fairly drastic step like an emergency moratorium.

At the same time, I am working on an overall demolition and historic preservation ordinance update which would apply city-wide and that would likely address the concern you have. I hope to have the demolition ordinance update before council for a vote by the end of November. Once that is done, I would be happy to work with you to get Cliff Cannon on the same track as the Browne's Addition neighborhood's process.

Thank you for talking with me. We can discuss further at any time at your request.

Lori Kinnear

Spokane City Council District Two

To: Dan Freerksen
Cc: Christine Belfiori
Subject: More from Kinnear

see below-glenn

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To: Glenn Tanner <getlaw2001@yahoo.com>
Cc: "Fraleley, Jacob" <jfraley@spokanecity.org>; "Beggs, Breean" <bbeggs@spokanecity.org>
Sent: Thursday, August 24, 2017 4:45 PM
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Lori Kinnear

Spokane City Council

District Two

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From: Glenn Tanner [getlaw2001@yahoo.com<<mailto:getlaw2001@yahoo.com>>]

Sent: Thursday, August 24, 2017 10:55 AM

To: Kinnear, Lori; Beggs, Breean; Mumm, Candace; Stuckart, Ben; Waldref, Amber

Cc: Dan Freerksen; Christine Belfiori

Subject: Re: 9th AVE Houses

Thanks Councilperson Kinnear;

However, I would add that the historic significance of the three homes is already established: they are "contributing" homes to the national Ninth Avenue Historic District. See the attached map of that district.

It was clear from our phone call that the national designation is not the same thing as a City historic district, but if the city wishes to maximize resources, can it not assume the national district is not an insignificant fantasy? If that assumption is made, and the assumption that the neighborhood would at least by a majority prefer to preserve historic single family homes vs. who-knows-what-looking nine unit apartment building, then I think the City has a duty to protect the neighborhood and that this does warrant an emergency moratorium. The city and neighborhood are not ready to act along the same protocols as occurred in Browne's addition. However, it is a safe assumption it will. It is also safe to assume the 9th ave. house deal is closing, financing is not an obstacle (or else it wouldn't close), and destruction of the homes will occur as soon as possible -if for no other reason than to escape your revised demolition ordinance. If it is easier to convince five council votes if the entire national 9th street historic district is included, why not do it? I had assumed the opposite would be easier.

As for the process in Browne's addition, ironically, the owner of the historic home most impacted by the destruction of the 9th ave. houses, Dan and Angie Freerkseen, own an historic property in Brownes Addition and assume they are in the historic overlay and they never received notice of the inventory or consented to the designation. If their assumptions are correct, the process was not perfect and unanimous in the Browne's addition.

If these homes are destroyed it will be deeply disappointing to the neighborhood. It will be even more disappointing when the neighborhood learns a moratorium could have been attempted but wasn't, that the National 9th Avenue Historic District was treated as insignificant, and that the safe assumption that most residents and owners in the district would prefer to retain its historic feel and not see more apartments was ignored. In part the city's lack of resources has contributed to the problem. The destruction is imminent. The damage is irreparable. The solution should be attempted. Thanks.- Glenn

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From: "Kinnear, Lori" <lkinnear@spokanecity.org>>
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bmcclatchey@spokanecity.org

Sent: Tuesday, August 22, 2017 5:10 PM

Subject: 9th AVE Houses

Hi Glenn,

I wanted to take the chance to recap our conversation and add some additional information. As we discussed, passing an emergency demolition moratorium for a small area like the three parcels you are concerned about is a difficult task. For starters, this is unlike the situation in Browne's Addition, in which concerned neighbors coordinated their efforts with their neighborhood council members and our Historic Preservation Officer to create a historic overlay for the entire neighborhood. In doing that, the neighbors began an inventory of the historic properties in that neighborhood. That action, in conjunction with a request for a moratorium by the Neighborhood Council, made it possible for our historic preservation officer to apply for a grant to move the survey process along quicker.

Additionally, the Browne's Addition process involved the entire neighborhood, rather than just a handful of parcels as you are proposing. In my view, historic preservation issues like demolition moratoria need to be addressed at a larger scale, so that we can take a full assessment of the entire fabric of the proposed historic district and be efficient with the use of our city resources, which includes staffing time and possible outside consultant work.

Finally, we do not know whether the properties you are concerned about are historically significant. Again – this is a resource allocation issue, and our historic preservation staff is fully utilized at this time.

Council Member Beggs, Council President Stuckart and I have been discussing the issue you raised with other council members regarding a three-parcel moratorium, but we believe we would need to get support for an entire neighborhood in order to take a fairly drastic step like an emergency moratorium.

At the same time, I am working on an overall demolition and historic preservation ordinance update which would apply city-wide and that would likely address the concern you have. I hope to have the demolition ordinance update before council for a vote by the end of November. Once that is done, I would be happy to work with you to get Cliff Cannon on the same track as the Browne's Addition neighborhood's process.

Thank you for talking with me. We can discuss further at any time at your request.

Lori Kinnear

Spokane City Council District Two