

SPOKANE CITY-COUNTY HISTORIC PRESERVATION OFFICE

MONTHLY UPDATE, MARCH 2007

Landmarks Commission

Next Meeting: The Commission's next public hearing is scheduled for **April 18, 2007**, with a 2:00 briefing meeting and hearings starting at 3:00.

Vacancies: Interviews were completed and all positions have been filled and approved by the County Commissioners and City Council: Gregory True, City at Large; Ron LeBar, Architect; and Chris Morlan, CBD. A training will be held in April; all commissioners will be invited to attend.

SHPO Awards: The City-County of Spokane Historic Preservation Office is pleased to announce the following nominees for this year's State Historic Preservation Officer's 17th Annual Awards for Outstanding Achievements in Historic Preservation:

- Rehabilitation - Five Mile Schoolhouse, Mead School District and Five Mile Schoolhouse Preservation
 - Nominated by: Spokane HPO
 - Contact Name: Teresa Brum
- Special Achievement – Kevin Brownlee, Nettleton's Addition Historic District
 - Nominated by: Spokane HPO
 - Contact Name: Teresa Brum
- Career Achievement – Matt Cohen, Chair, Advocacy Committee, Spokane Preservation Advocates
 - Nominated by: Spokane HPO
 - Contact Name: Teresa Brum
- Media – City-County of Spokane Historic Preservation Website
 - Nominated by: Spokane Historic Landmarks Commission
 - Contact Name: Candi Coleman, Chair, SHLC

Award recipients will be recognized at a ceremony held during National Historic Preservation Month in May 2007.

CD Grant: Consultant Steve Emerson was selected as the consultant for an historic survey of the Garland commercial district. The project is funded by a grant from Community Development. *Update:* Steve attended a Garland Merchants Association meeting and discussed the survey project with the neighborhood business members. Most of the research for the project has been completed, including searches of the Spokane County Assessor's records. The physical survey has already begun and several inventory forms have already been completed.

CLG Grant: Currently 170 inventory forms have been completed for the survey of Cannon Hill Park. There are approximately 300-350 properties in the platted addition that were documented as part of the Cannon Hill Park Project, intended to survey an area not previously surveyed and to develop a historic context for bungalows in Spokane.

The due date for the next round of CLG grant projects is April 22, 2007. HPO will be submitting a grant for another CAMP, Commission Assistance & Mentoring Program, offered through the National Alliance of Preservation Commission (NAPC). Spokane last hosted CAMP in May 2005.

Special Valuation: 3: Three applications for Special Valuation have already been submitted for the following Spokane Register properties: 2203 S. Manito Blvd., the Seligman House; 1728 W. First, the Powell House; and 725 W. 20th, the A.L. Porter House.

Legal Compliance: Report from Aimee Flinn

Section 106 Reviews: Completed a Section 106 Review for the Westminster Court, a multi-family housing project through Spokane Housing Ventures proposed for the block bounded by S. Bernard and S. Washington Streets, and W. 4th and 5th Avenues, south of the freeway and adjacent to the Westminster Church. Currently there are six multi-family structures on the block which will be razed for an eight story apartment building with office space on the street level. All six of the buildings are 45 years of age or older and two are architect designed (the Hansen Apts. and the Discovery School). The buildings include the following:



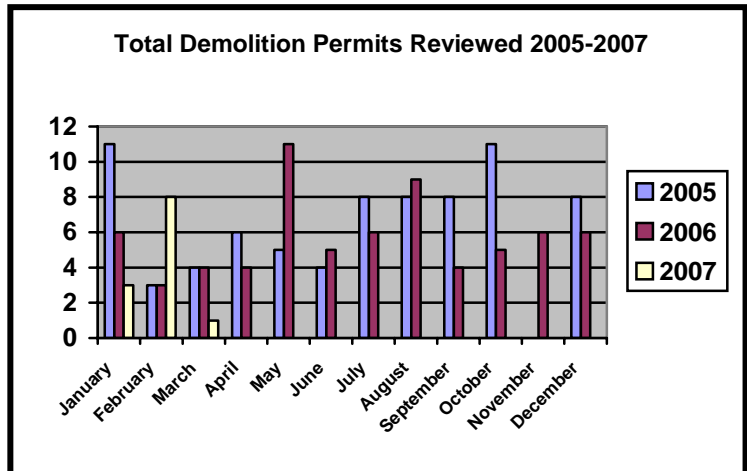
| Name | Construction Date | Address |
|---|-------------------|-------------------|
| Elwyn Apartments | 1900 | 320 W. Fifth |
| Locust Tree Apartments | 1909 | 324 W. Fifth |
| Westminster Cowley Youth Memorial Building/Discovery School | 1958 | 307 W. Fourth |
| Hansen Apartments | 1914 | 317 W. Fourth |
| Alta Vista/Hawthorne/Cornelius Apartments | 1910 | 425 S. Washington |
| Ruthven Apartments | 1906 | 419 S. Washington |

Three of the properties reviewed for the project were determined eligible for listing on the National Register of Historic Places: the Cowley Building, the Hansen Apartments, and the Ruthven Apartments. Following up on requests from the Department of Archaeology & Historic Preservation (DAHP), the Westminster Church at 311 W. Fourth, located adjacent to the project site on the same city block, was also determined eligible. DAHP is requiring Spokane Housing Ventures to hire a historic architect to conduct an intensive level survey of all the buildings within the area of proposed effect (APE).

Update: DAHP determined that the Four Lakes Communication Station north-northeast of Cheney is eligible for listing on the National Register of Historic Places. The property, originally a Nike missile site constructed by the Army Air Corps in the late 1950s, is being disposed of by the U.S. Air Force who acquired the site in 1961 when it was deactivated. The USAF is currently completing an EIS on the site, including an archaeological survey, to assess the potential impact of reuse and/or demolition and removal of the existing buildings.

Update: DAHP determined the apartment building at 424 W. 7th was not eligible for listing on the National Register and therefore no further review is required. Community Frameworks will be rehabilitating the property for use as a multi-family apartment complex.

Demolition Permits Reviewed: 2: 314 E. First Avenue, a single-family house constructed in 1894; and 3128 E. Sprague, a single-story brick commercial building currently occupied by Dog Bone Pawn. Constructed in 1908, the building has one of the most intact storefronts along E. Sprague, retaining all of the original storefront windows and recessed entries. The building is one of twelve that were determined eligible for listing on the National Register of Historic Places in 2003 as part of the historic property survey for the I-90/North Spokane Corridor Project, and is included in a Memorandum of Agreement (MOA) between WSDOT, the Department of Archaeology & Historic Preservation, and the Federal Highway Administration (FHWA). Unfortunately the MOA didn't directly address specific scenarios where buildings included therein could be altered prior to WSDOT acquiring the properties for disposal (auction). All signing parties concurred that the building fell outside of the stipulations set forth in the MOA. Because this specific situation is not currently covered in the existing MOA, an amendment may be made to incorporate future similar scenarios.



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Determinations of Eligibility: Completed four DOEs for the following properties: 115 S. Jefferson, the Jefferson Hotel, listed on the National Register as a contributing element in the West Downtown Historic Transportation Corridor; 811 W. 2nd, the Haran Apartments (Carpet One); 2221 S. Madison, a 1930s Tudor style home that was damaged by a tree in December 2006; and 636 S. Cedar, a 1910 multi-family Spanish Eclectic style property designed by architect A.W. Cowley for H.L. Moody of the Moody Land Co. All four properties were determined to be potentially eligible for listing on the Spokane Register of Historic Places.

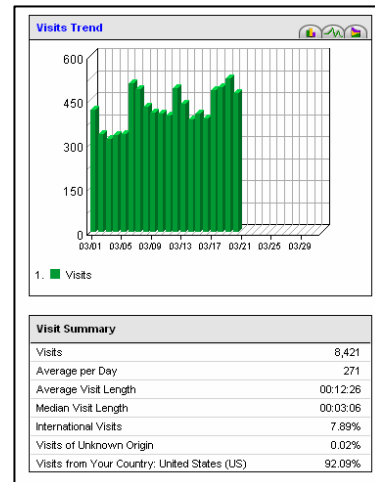
Predevelopment: On February 22, a predevelopment meeting was held for the E.J. Roberts Mansion. Property owner Mary Moltke is planning on utilizing the existing multi-family triplex at 1928 W. Pacific (the Guse House) as a commercial kitchen and restaurant associated with the existing bed and breakfast at the E.J. Roberts Mansion (at 1923 W. First), to the north on W. First. The five-plex at 1924 W. Pacific (Domke-Guse House) will remain as a multi-family use; the rear yard of that property adjacent to the yard of the E.J. Roberts Mansion will be used for outdoor seating for events. The Roberts Mansion is currently listed on the Spokane Register, while the Guse and Domke-Guse Houses are awaiting approval by City Council for listing at the local level. All three properties are located in the Browne's Addition Historic District.

Logan Historic Neighborhood Project: HPO Staff and Gonzaga intern Joe Druet met with the Logan Neighborhood Council on March 20th to present information on an innovative program for eligible properties located within the Mission Avenue National Historic District. Following a reconnaissance level survey of the existing homes in the Mission Avenue District, thirty-one properties were determined to be eligible for listing on the Spokane Register of Historic Places. The project will allow property owners of those thirty-one properties to have



their homes listed without any work. City staff in coordination with a hired intern will complete the Spokane Register application for the homeowner. The end date for homeowners to accept the offer is May 30, 2007. Every homeowner will be contacted via mail to let them know about the program.

Historic Preservation Website: In the month of February, the website had 10,163 visitors, down from January's 11,081 visitors. The most downloaded document of the month of February was the updated edition of the Spokane Register Nomination Guidebook. The website had over 2,800 visitors last week, including over 420 visitors who visited more than once. The most downloaded documents for the week were those associated with last May's *Open for Business* workshop and the Spokane Register property owner handbook and nomination guidebook. For the month of March, the website has already had over 8,000 visitors.



For further information, please visit the web site at www.historicspokane.org