

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

08/03/2020

**Date Rec'd**

7/22/2020

**Clerk's File #**

OPR 2020-0617

**Renews #****Submitting Dept**

HISTORIC PRESERVATION

**Contact Name/Phone**

MEGAN 625-6543

**Contact E-Mail**

MDUVALL@SPOKANECITY.ORG

**Agenda Item Type**

Contract Item

**Agenda Item Name**

0470 - THOMPSON HOUSE NOMINATION TO THE SPOKANE REGISTER OF

**Agenda Wording**

Recommendation to list the Thompson House, 1430 E Overbluff Road, 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 Thompson House has been found to meet the criteria set forth for such designation, and a management agreement has been signed by the owners.

**Fiscal Impact**

Grant related? NO

Public Works? NO

**Budget Account**

Neutral

\$

#

Select

\$

#

Select

\$

#

Select

\$

#

**Approvals****Dept Head**

DUVALL, MEGAN

**Division Director**

CORTRIGHT, CARLY

**Finance**

ORLOB, KIMBERLY

**Legal**

PICCOLO, MIKE

**For the Mayor**

ORMSBY, MICHAEL

**Council Notifications****Study Session\Other****Council Sponsor****Distribution List**

mduvall@spokanecity.org

lcamporeale@spokanecity.org

sbishop@spokanecity.org

**Additional Approvals****Purchasing**

APPROVED AND  
CONTRACT AUTHORIZED  
SPOKANE CITY COUNCIL:

8/13/2020  
*Lern H. H. H.*  
CITY CLERK

# **Findings of Fact and Decision for Council Review**

## **Nomination to the Spokane Register of Historic Places**

### **Thompson House – 1430 E Overbluff Road**

#### **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 1936; the Thompson 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).**

- Eligible under **Category C – Architecture**, the Kirk Thompson House is a fine example of Art Moderne in Spokane. The asymmetrical home has one-and-one-half stories and is made of steel-reinforced concrete composed of a series of stacked angular boxes. The home's exterior walls are finished with a skin of smooth white-painted concrete, a popular design element of the Art Moderne style.
- The property's period of significance is identified as the year it was built: 1936.
- Further, the home is eligible under Category C for its association as the work of master Spokane architect G.A. Pehrson, a prominent architect and engineer responsible for hundreds of commercial and residential designs throughout Spokane and the Inland Empire for more than 55 years.

**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 Thompson House retains good architectural integrity in original location, design, materials, workmanship, and association. The home underwent a significant remodel and expansion in 2018-20. Exterior changes included replacement metal-clad wood windows in the original openings and with the same grid configuration; a chimney and ventilation shaft was moved to accommodate a relocated fireplace and stairway on the interior; a new garage addition and expanded second floor were added; and the interior was extensively remodeled. Even with these changes, the house possesses enough essential physical features to convey its historic identity and the remodel was done sensitively to the original architecture of the home.

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

Special Valuation (property tax abatement), Spokane Register historical marker, and special code considerations.

#### **RECOMMENDATION**

The Spokane Historic Landmarks Commission evaluated the Thompson House according to the appropriate criteria at a public hearing on 6/17/20 and recommends that the Thompson House be listed on the Spokane Register of Historic Places.





After Recording Return to:  
Clerk of the Board  
Spokane County Commissioner's Office  
1116 W. Broadway, Room 100  
Spokane, WA 99260

### NOTICE OF MANAGEMENT AGREEMENT

NOTICE IS HEREBY GIVEN that the property legally described as:

28-25-43 PTN NW1/4 SW1/4 DAF: BEG 40FT S NW COR SD SW1/4, TH E & PAR TO N LN SD SW1/4 235FT TO POB. TH E & PAR TO N LN SD SW1/4 395FT, TH S & PAR W LN SD SW1/4 200.4FT M/L TO NE COR SD LT 1 DIXON ADD, TH W ALG SD N LN DIXON ADD, 235FT E TO SD W LN SD SW1/4, TH NLY TO POB. TOG/W PTN VAC S1/2 OVERBLUFF RD, EXC PTN DAF: BEG 40FT S NW COR SD SW1/4, TH N89°39'13"E 200FT POB. TH N89°39'13"E 35FT. TH N00°28'13"W 12FT, TH N89°39'13"W 35FT, TH S00°28'13"W 13FT TO POB ASLO EXC PTN DAF: BEG 40FT S NW COR SD SW1/4, TH E & PAR W N LN SD SW1/4 445.23FT TO POB, TH E & PAR TO W N LN SD SW1/4 79.50FT, TH S & PAR W LN SD SW1/4 200.4FT N LN DIXON ADD, TH W ALG SD LN TO A PT 388.6 FT E OF THE W LN SD SW1/4, TH N & PAR W LN SD SW1/4 76.7FT TH E AND PAR W N LN SD SW1/4 51.5FT, TH N 123.7FT TPOB. ALSO \$40FTVAC OVERBLUFF RD ABUTTING THE DESCRIBED PROPERTY ON THE N. ALSO EXC E 148FT THEROF, ALSO EXC PTN DAF: BEG NW COR SD LT 4 DIXON ADD, TH N ALG EXT D W LN SD LT 4 27FT, TH E & PAR TO N LN SD LT 4 100FT EXT D E LN SD LT 4, TH S ALG SD EXT D W LN NE COR SD LT 4, TH W ALG N LN SD LT 4 POB, ALSO EXC E 148FT THEREOF. POINT OF BEGINNING TOG W/ S 40 FT OF VACATED OVERBLUFF RD LYG N OF AND ADJ; ALSO TOG W/ THAT PORTION OF THE N 28 FT OF THE S 1/2 OF VACATED OVERBLUFF RD LYG E OF THE E LN OF PARK LANE EXT S AND W OF THE E LN OF THE W 235 FT OF THE NW1/4 OF THE SW1/4.

Parcel Number(s) 35283.0069, is governed by a Management Agreement between the City of Spokane and the Owner(s), Charles G. Reed & Katherine Bruya, 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 Aug 3, 2020. I certify that the original Management Agreement is on file in the Office of the City Clerk under File No. 2020-0617.

I certify that the above is true and correct.

Spokane City Clerk

Historic Preservation Officer

Dated: 8/14/2020

Dated: 7/15/20

R. E. Excise Tax Exempt

Date 9/2

20 20

Spokane County Treas.

By [Signature]

### **MANAGEMENT AGREEMENT**

The Management Agreement is entered into this **17th** day of **June 2020**, by and between the City of Spokane (hereinafter "City"), acting through its Historic Landmarks Commission ("Commission"), and **Charles G. and Katherine Bruya Reed** (hereinafter "Owner(s)"), the owner of the property located at **1430 East Overbluff Road** commonly known as the **Kirk Thompson 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.

  
Owner

  
Owner

**CITY OF SPOKANE**

**HISTORIC PRESERVATION OFFICER**

  
Megan M.K. Duvall

**MAYOR**

  
Nadine Woodward

**ATTEST:**

  
City Clerk

**Approved as to form:**

  
Assistant City Attorney



STATE OF WA )  
 ) ss.  
County of Spokane )

On this 30<sup>th</sup> day of June, 2020, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared Katherine + Charles Reed, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they (he/she/they) signed the same as their (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 30<sup>th</sup> day of June, 2020.

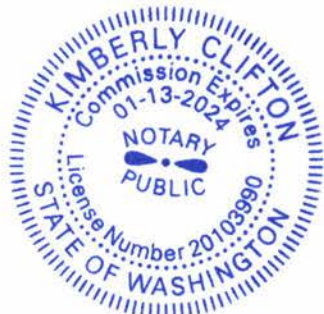


Sharadel M Clary  
Notary Public in and for the State  
of WA, residing at Spokane  
My commission expires 10/25/2021

STATE OF WASHINGTON )  
 ) ss.  
County of Spokane )

On this 11<sup>th</sup> day of August, 2020, 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 11<sup>th</sup> day of August, 2020.



Kimberly Clifton  
Notary Public in and for the State  
of Washington, residing at Spokane  
My commission expires 1/13/2024



## **Attachment A**

**Parcel 35283.0015, 1432 E. Overbluff Rd, Spokane, WA 99203, shall be explicitly excluded from the Historic Landmarks Commission Requirements applied to the Kirk Thomspon Home, 1430 E. Overbluff Rd., based on the following:**

**-No expenses from the acquisition, financing, demolition, or reconstruction of 1432 E. Overbluff Road are included in the Special Valuation application for 1430 E. Overbluff Rd.**

**-The property has a history of being held in separate title from 1430 E. Overbluff Rd. owner, see James Cowles ownership of 1432 E. Overbluff Rd.**

**-1432 E. Overbluff Rd, at time of purchase, had no dedicated viable sewer or water and was architecturally distinct from 1430 E. Overbluff Rd.**



## **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.