

To be Recorded by:  
Office of Spokane County Auditor  
1116 W. Broadway  
Spokane, WA 99260-0100

After Recording Return to:  
Office of the City Clerk  
5th Floor, Municipal Bldg.  
808 W. Spokane Falls Blvd.  
Spokane, WA 99201-3333

**NOTICE OF MANAGEMENT AGREEMENT**

NOTICE IS HEREBY GIVEN that the property legally described as:

Lots 1-6, Block 1, Brownes Addition; known as the Carnegie Library, S. 10 Cedar.

Parcel Number: 25241.0101

is governed by a Management Agreement between the City of Spokane and the Owner, Gerald Winkler, Integrus Architecture, 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" (Revised 1983) and other standards promulgated by the Historic Landmarks Commission.

I certify that the above is true and correct.

Historic Preservation Officer

Katherine W. Jewett

Dated: 12-2-92

Said Management Agreement was approved by the Spokane City Council on 12-14-92. I certify that the original Management Agreement is on file in the Office of the City Clerk under File No. OPR 92-1004.

FILED OR RECORDED  
RECEIVED  
DEC 22 11 16 AM '92  
C. DONAHUE  
CLERK  
SPOKANE COUNTY WASH.  
DEPUTY

Spokane City Clerk

Maelynn J. Montgomery

Dated: 12-15-92



add

MANAGEMENT AGREEMENT

The Agreement is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 1992, by and between the City of Spokane (hereinafter "City"), acting through its Historic Landmarks Commission ("Commission") and (hereinafter "Owner(s)"), the owner of property located at 10 S. Cedar, commonly known as the Carnegie Library in the City of Spokane.

WHEREAS, the City of Spokane adopted Ordinance C-26353 on November 23, 1981; and

WHEREAS, the County of Spokane adopted Ordinance 82-0038 on January 12, 1982; and

WHEREAS, both Ordinance C-26353, as amended, and Ordinance 82-0038 provide that the City/County Historic Landmarks Commission (hereinafter "Commission") is responsible for the stewardship of historic and architecturally significant properties in the City and 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 a 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 hereto 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 hereto.

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 hereto 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. 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 Managements Standards are: "THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS (Revised 1983)." 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 forth-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.

  
GERALD A WINKLER  
Owner

  
GEORGE H. NACHTSHEIM  
Owner

STATE OF WASHINGTON:  
:  
County of Spokane :

On this day personally appeared before me Gerald a. Winkler and George H. Nachtsheim to me know to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 24 day of November, 1992.

Alvise L. Garceau  
Notary Public in and for  
the State of Washington,  
residing in Spokane.  
My Commission Expires 9-1-96

CITY OF SPOKANE

Roger D. Con  
CITY MANAGER *137*

Attest: Marilyn J. Montgomery  
City Clerk

Approved as to form:

Amelia J. Schmitt  
Assistant City Attorney

## Exhibit A

In addition to exterior review requirements, the terms of this Management Agreement shall also include the following significant interior spaces and features:

### Ground Floor

- 1) Existing fireplaces.

### Main Floor

- 2) The central lobby space.
- 3) The proposed conference rooms to the south of the main lobby (originally the Reference Room & Ladies Reception Room.)
- 4) The proposed studio space to the north of the lobby. (Originally the General Reading Room.)
- 5) Existing fireplaces.
- 6) The main staircase at all levels.
- 7) Original ceramic mosaic tile floors in the lobby and balcony areas.

### Mezzanine/Third Floor

- 7) The balcony area and original rail.
- 8) Existing fireplaces.
- 9) The original Children's Reading Room.