



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:

*THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 42 EAST, W.M., IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON; EXCEPT THE SOUTH 700 FEET; AND EXCEPT THE NORTH 40 FEET OF THE SOUTH 740 FEET OF THE EAST 470 FEET; AND EXCEPT CEDAR ROAD.*

Parcel Number 24244.9033, is governed by a Management Agreement between the County of Spokane and the Owner(s), Chad O. & Caitlin E. Johnson, 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 County Ordinance No. 82-0038. 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 Board of County Commissioners on May 1, 2018. I certify that the original Management Agreement is on file in the Office of the County Commissioners under Resolution No. 18-0335.

I certify that the above is true and correct.

Ginna Vasquez, Clerk of the Board  
Spokane Board of County Commissioners

  
\_\_\_\_\_

Dated: 5.1.18

Historic Preservation Officer

  
\_\_\_\_\_

Dated: 4/19/18

**MANAGEMENT AGREEMENT**

The Management Agreement is entered into this **18th** day of **April 2018**, by and between the County of Spokane (hereinafter "County"), acting through its Historic Landmarks Commission ("Commission"), and **Chad O & Caitlin E Johnson** (hereinafter "Owner(s)"), the owner of the property located at **10602 S Cedar Rd** commonly known as the **George & Rosa McAllen House** in Spokane County.

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 County has authority to contract with property owners to assure that any owner who directly benefits by action taken pursuant to County 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 County and the Owner(s), for mutual consideration hereby agree to the following covenants and conditions:

1. CONSIDERATION. The County 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 County 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 County ordinances governing historic landmarks.

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



Owner



Owner

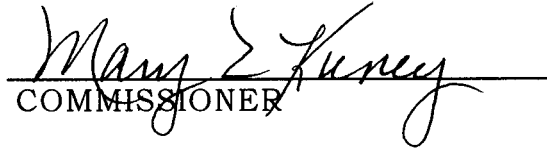
COUNTY OF SPOKANE

By: 

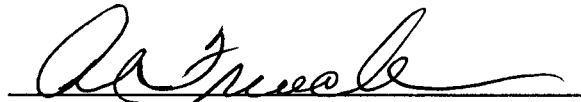
Title: Historic Preservation Officer



COMMISSIONER



COMMISSIONER



COMMISSIONER

ATTEST AND Approved as to form:



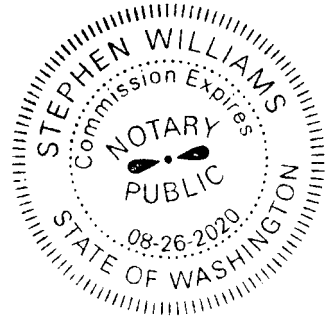
Clerk of the Board

STATE OF WASHINGTON )  
 ) ss  
County of Spokane )

On this 18<sup>th</sup> day of April, 2018, before me, the undersigned,  
a Notary Public in and for the State of Washington, personally appeared  
Caitlin E. Johnson CHAO a Johnson

\_\_\_\_\_ , 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.

18<sup>th</sup> IN WITNESS WHEREOF, I have hereunto set my hand and official seal this  
day of April, 2018.



Stephen Williams  
Notary Public in and for the State  
of Washington

My commission expires 8-26-2020

**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.