

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF SPOKANE COUNTY, WASHINGTON

IN THE MATTER CONCERNING THE NOMINATION)
OF THE WAIKIKI FARM MANAGER'S HOUSE TO)
THE SPOKANE REGISTER OF HISTORIC PLACES)

RESOLUTION

WHEREAS, pursuant to the provisions of RCW 36.32.120(7), the Board of County Commissioners of Spokane County, Washington may enact ordinances regulating the public health, safety and welfare to the inhabitants within Spokane County; and

WHEREAS, pursuant to the provisions of chapter 39.34 RCW, two (2) or more public entities may jointly cooperate between each other to perform functions which each may individually perform; and

WHEREAS, pursuant to the above-cited statutory provisions, the City of Spokane and Spokane County jointly enacted an ordinance commonly known as the "Historic Landmarks Commission" ordinance, which ordinance establishes a Historic Landmarks Commission, which Commission has the responsibility for making recommendations to the City and County respectively, on the designation of historic or conservation landmarks within their respective jurisdictions; and

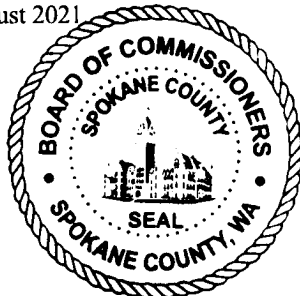
WHEREAS, pursuant to the above-cited statutory provisions, the owner of that parcel of property commonly known as the Mount Spokane Vista House made application to the Historic Landmarks Commission for the designation of such property as an historic landmark, pursuant to Spokane County Code Chapter 1.48; and

WHEREAS, the Historic Landmarks Commission, after considering the application and holding a public hearing, made the recommendation to the Board of County Commissioners of Spokane County that such property be designated as an historic landmark pursuant to Spokane County Code Chapter 1.48; and

WHEREAS, the Board of County Commissioners of Spokane County, Washington on the 24th day of August, 2021 considered the recommendation of the Historic Landmarks Commission, and determined to adopt the same, thus designating the Waikiki Farm Manager's House as an historic landmark.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Spokane County, Washington, that the Board does hereby designate the Waikiki Farm Manager's House as an Historic Landmarks on the Spokane Register of Historic Places and this further authorize the Chairman of the Board, a majority of the Board, to execute that document entitled "NOTICE OF MANAGEMENT AGREEMENT," pursuant to which, under certain terms and conditions, the owner of Waikiki Farm Manager's House and Spokane County will agree to certain covenants and conditions applicable to the designation of the property on the Spokane Register of Historic Places.

PASSED AND ADOPTED this
24th day of August 2021



ATTEST:

Ginna Vasquez
Ginna Vasquez, Clerk of the Board

BOARD OF COUNTY COMMISSIONERS
OF SPOKANE COUNTY, WASHINGTON

Josh Kerns
JOSH KERNS, CHAIR

Mary L. Kuney
MARY L. KUNEY, VICE-CHAIR

ABSENT
AL FRENCH, COMMISSIONER

13. Signature of Owner(s)

Shirlee J. Hachman, trustee

shirlee.j.hachman.trustee Jul 26, 2021 9:16 PDT

shirlee J. Hachman, trustee

14. For Official Use Only:

Date nomination application filed: June 30, 2021

Date of Landmarks Commission Hearing: July 21, 2021

Landmarks Commission decision: Approved

Date of Spokane County Board of Commissioners' hearing: _____

I hereby certify that this property has been listed in the Spokane Register of Historic Places based upon the action of the Spokane County Board of Commissioners as set forth above.

Megan Duvall

Jul 26, 2021

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:

Janina Vasquez
County Clerk



Approved as to form:

J. J.
County Attorney



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

NOTICE OF MANAGEMENT AGREEMENT

NOTICE IS HEREBY GIVEN that the property legally described as:

06 26 43 PTN OF SE1/4 OF SW1/4 OF SEC 6 & PTN OF NE1/4 OF NW1/4 OF SEC 7-26-43 DAF<
BEG AT PT ON S LN OF SEC 6 N88DE G15MIN W220FT FROM S1/4 COR TH S44DEG 45MIN
W72FT TH N36DEG30M IN W116.94FT TH N29DEG 45MIN E15.11FT TO PT OF CURVE
OF213.7 FT RADIUS CURVE RT C/A IS 59DEG 13MIN TH ALG ARC OF CURVE 220.89 FT TO
PT ON TANGENT TH N88DEG 58MIN E8.17FT THS37DEG 08MIN E6 1.09FT TH S44DEG
45MIN W162FT TO POB

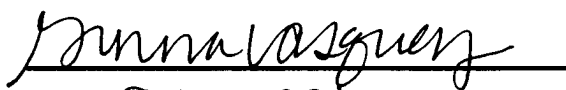
Parcel Number(s) 36066.9045, is governed by a Management Agreement between Spokane County and the Owner(s). Hachman Survivors Trust, of the subject property.

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 Board of County Commissioners on 8-24-2021. I certify that the original Management Agreement is on file in the Office of the County Clerk under File No. 2021-0561.

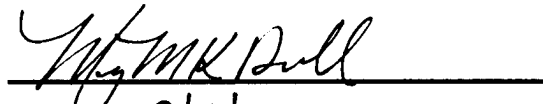
I certify that the above is true and correct.

Spokane County Clerk



Dated: 8-24-2021

Historic Preservation Officer



Dated: 8/4/21



21-0561

MANAGEMENT AGREEMENT

The Management Agreement is entered into this **21st** day of **July 2021**, by and between the County of Spokane (hereinafter "County"), acting through its Historic Landmarks Commission ("Commission"), and the **Shirlee J Hachman Survivor's Trust** (hereinafter "Owner(s)"), the owner of the property located at **12720 North Vistawood Court** commonly known as the **Waikiki Farm Manager's Residence** 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.

Shirlee J Hachman Chatterton

Owner

Shirlee J Hachman Chatterton
for
S.J.H.'s Survivors Trust.

Owner

COUNTY OF SPOKANE

By:

My MKDell

Title: Historic Preservation Officer

Josh Lewis

COMMISSIONER

Mary Z Kuney

COMMISSIONER

ABSENT

COMMISSIONER

ATTEST AND Approved as to form:

Junna Vasquez

Clerk of the Board



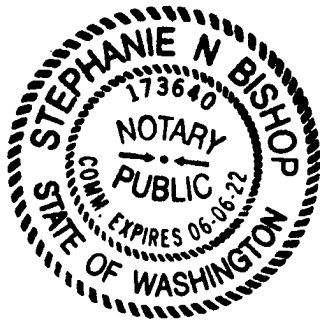
STATE OF WASHINGTON)
) ss
County of Spokane)

On this 4th day of August, 2021, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared Shirlee J Hachman - Chatterton for SJH Survivor's Trust, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that she (he/she/they) signed the same as her (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 4th day of August, 2021.

Stephanie N Bishop
Notary Public in and for the State
of Washington

My commission expires 06-06-2022



Attachment A

This nomination of the Waikiki Farm Manager's Residence includes, in addition to the house itself, the following additional items which the owner deems to be of historic significance and should be protected by this management agreement:

1. The garage (ca 1965).
2. The breezeway between the garage and home (ca 1967).
3. The granite retaining wall.
4. Brick decorative walls and picket fencing throughout the property grounds (ca 1967).

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.









County Nomination Signature Page - Waikiki House

Final Audit Report

2021-07-27

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