



OFFICE OF CITY CLERK

AGR

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Page: 1 of 1
08/25/2003 10:06A
Spokane Co, WATo be Recorded by:

Office of the 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:

Havermale Park Addition, north half of Lot 2, Block 7.

Parcel Number: 35184.1210 (Hale Block) _____, is governed by a
Management Agreement between the City of Spokane and the Owner, Havermale Park LLC c/o ConoverBond
Dev., 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

Jusa BNM

Dated: 7-22-03

Said Management Agreement was approved by the Spokane City Council on August 4, 2003.

I certify that the original Management Agreement is on file in the Office of the City Clerk under File
No. OPR 2003-652



Spokane City Clerk

Leri H. Hester

Dated: August 11, 2003

FINDINGS OF FACT AND DECISION FOR CITY COUNCIL REVIEW**231-235 West Riverside Avenue, the Hale Block****SUMMARY**

The Spokane City/County Landmarks Commission recommends the **Hale Block** at **231-235 West Riverside Avenue** in the Riverside Neighborhood for listing in the Spokane Register of Historic Places because it is found to meet the criteria for listing (as established by city ordinance) as approved by the Landmarks Commission on June 18, 2003. Havermale LLC owns the property.

FINDINGS OF FACT

Spokane Municipal Code 06.05.110 (Historic Landmark and Historic District--Designation).

AGE

1. "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."

Built in 1905, the **Hale Block** meets the 50-year age criteria established for listing in the Spokane Register.

INTEGRITY

2. "The property must also possess integrity of location, design, materials, workmanship, and association."

Integrity is "the ability of a property to convey its significance...to retain historic integrity a property will always possess several, and usually most, of the aspects."

The **Hale Block** retains its original location in east downtown Spokane. Although it is no longer a Single Room Occupancy hotel, its association as a mixed commercial and residential building remains. The original materials and workmanship are evident in the brick exterior. The original design has changed over time; however, enough of the original design remains to still convey the historic appearance of an SRO (see above). As is typical for a commercial building, the original storefront has been altered.

SIGNIFICANCE

3. The property must...fall into one or more of the following categories (A,B,C,D,E,F):

The **Hale Block** is nominated under Category A for its association with working-class housing and the rapid growth of Spokane from 1900 to 1910. It is part of a contiguous façade of at least four early 20th century buildings located along West Riverside Avenue, and is one of only 20 remaining SROs that were originally erected in Spokane's east downtown neighborhood, an area that once held over 100 single room occupancy hotels. The **Hale Block** is also nominated under Category C for its architectural significance as a Single Room Occupancy Hotel. Upper level fenestration patterns, street level storefronts, and a documented history of the building help convey the identity and original use of the Hale Block as a good example of an SRO. The third floor is partially intact with original stairwell, balustrade, hallways, room configurations, woodwork, some windows, built-in closets, wall mounted wash basins, and part of the gallery that surrounded a central light well.

FINAL DESIGNATION DECISION

The Spokane Landmarks Commission approved a motion to recommend the **Hale Block** for listing in the Spokane Register of Historic Places, based on the Findings of Fact, as set forth in this document.

Significant Features: all exterior portions of the building.

PROTECTION MEASURES**Controls**

No significant feature (as noted above) may be altered, whether or not a building permit is required, without first obtaining a Certificate of Appropriateness from the Landmarks Commission pursuant to the provisions of C26353. The following exclusion is allowed:

In-kind maintenance and repair.

Incentives: The following incentives are available to the property owners:

1. Eligibility for historic site maker (to be paid for by the property owner).
2. Eligibility for technical assistance from the Spokane Historic Landmarks Commission.
3. Eligibility for application to the Special Valuation tax incentive program.
4. Eligibility for application to the Open Space Special Assessment tax incentive program.
5. Eligibility for application for Historic Building Code Relief.

MANAGEMENT AGREEMENT
City of Spokane

The Agreement is entered into this ____ day of _____, 2003, by and between the City of Spokane (hereinafter "City"), acting through its Historic Landmarks Commission ("Commission"), and **Havermale LLC c/o ConoverBond Development** (hereinafter "Owner(s)"), the owner of the property located at **231-235 W. Riverside, commonly known as HALE BLOCK** 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 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 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 Management 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 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

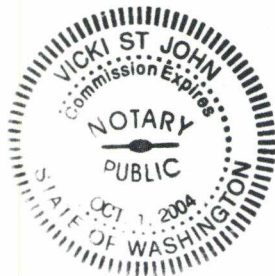
Owner

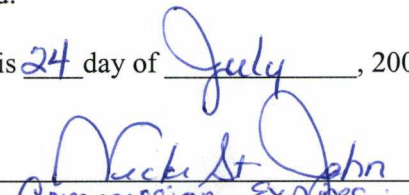
STATE OF WASHINGTON:

County of Spokane

On this day personally appeared before me Robert Brewster to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 24 day of July, 2003.

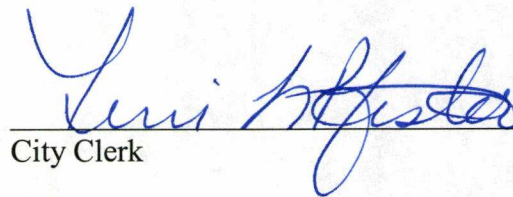



Commission Expires: 10-1-2004

CITY OF SPOKANE



CITY ADMINISTRATOR

ATTEST:


City Clerk



Approved as to form:


Assistant City Attorney