

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:

Browne's Addition West half of Lot 6 and all of Lot 7, Block 38

Parcel Number: 25242.0905

is governed by a Management Agreement between the City of Spokane and the Owner,
Connie Wilmot, *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

Juana Brown

Dated: 6/30/98

Said Management Agreement was approved by the Spokane City Council on June 22, 1998.
I certify that the original Management Agreement is on file in the Office of the City Clerk under File
No. OPR 98-458

Spokane City Clerk

Leroy M. Smith

Dated: June 30, 1998

Staff Presentation
Nomination to the Spokane Register of Historic Places

Applicant: Connie Wilmot, owner; Linda Yeomans, consultant
Date: May 19, 1998
Address: 2231 West First Avenue; Wakefield Russell House

FINDINGS OF FACT

AGE

Built in 1900, the Russell House meets the 50 year age criteria established for listing in the Spokane Register.

CONDITION

The Russell House is in very good condition, and the exterior remains remarkably intact. The few exterior changes do not compromise the integrity of the building: during the 1970s, the original front porch deck and columns were removed, lowered and reconstructed with poured cement. A covered back porch with a plain balustrade was added in the 1980s.

LOCATION

The Russell House retains the integrity of its original location West First Avenue in the Browne's Addition National Register Historic District, and is listed as a contributing element of that district.

ARCHITECTURAL DESCRIPTION

The Russell House is an excellent example of Spokane's version of the Tudor Revival style, comparing favorably with the similarly-designed Campbell House. The Tudor Revival style borrowed and revived design elements from medieval Europe which were adapted to the Queen Anne style house, and the Russell House features elements typical of that style: a steeply pitched roof, multiple cross gables and false half timbering.

ASSOCIATION WITH EVENTS (CRITERIA A)

Properties may be eligible for the National Register under Criterion A for their association with the broad patterns of history. Important for its association with the early development of Spokane and Historic Browne's Addition, the Russell House represents the successful mining, lumber and railroad barons who built large, high style homes to demonstrate their wealth during Spokane's Age of Elegance at the beginning of the 20th century.

ARCHITECTURAL SIGNIFICANCE (CRITERIA C)

Properties may be eligible for the National Register under Criterion C if they are architecturally significant or represent the work of a master. The Russell House is eligible under Criterion C as one of Spokane's earliest and best examples of the Tudor Revival style. The Russell House joins the nearby Campbell House as the two best examples of the style in Browne's Addition. Although the architect is unknown, it is definitely architect-designed, and it is highly probable that it was designed by Willis Ritchie, Loren Rand or Kirtland Cutter, who designed similar Tudor Revival style houses nearby in Browne's Addition and the Ninth Avenue National Register Historic District.

CONCLUSION

The Russell House is worthy of consideration under Criteria A & C for evaluating historic properties, for its architectural and historic significance. It is the recommendation of the Historic Preservation Officer that the Russell House be nominated to the Spokane Register of Historic Places.

Preservation Officer: Teresa Brum
Nominations Committee Review? yes
Landmarks Commission Review? yes

Date: 5/19/98
Meeting Date: 5/15/98
Meeting Date: 5/20/98

18-2

MANAGEMENT AGREEMENT

The Agreement is entered into this 17 day of June, 1999, 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 2231 W. First Avenue commonly known as The Russell House.

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.

See Exhibit A, attached.

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.

Connie J. Wilmot
Owner

Owner

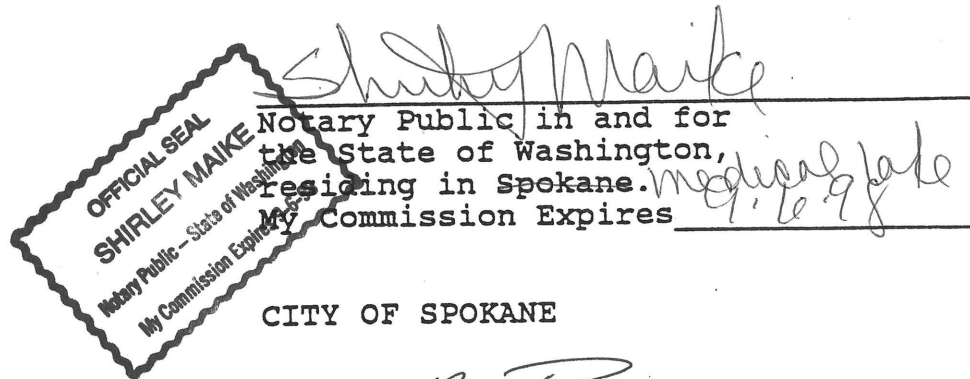
STATE OF WASHINGTON:

County of Spokane :

On this day personally appeared before me Connie J. Wilmot
to me know to be the individual(s) described in and who executed

the within and foregoing instrument, and acknowledged that she
signed the same as her free and voluntar. act and deed, for
the uses and purposes therein mentioned.

Given under my hand and official seal this 15 day of
June, 1998.



CITY OF SPOKANE

Bill Fyfe
CITY MANAGER

Attest:

Terri [Signature]
City Clerk

Approved as to form:

[Signature]
Assistant City Attorney

Exhibit A
2231 West First Avenue

1. In the rooms listed below, approval through the Certificate of Appropriateness process is required for any alterations to woodwork and wood floors, leaded and stained glass, and fireplace tile (fireplaces in library, master bedroom and parlor):

Front foyer and vestibule.

Inglenook under the staircase in the center of the first floor.

Parlor on the east side of the first floor.

Library on the west side of the first floor.

Master bedroom in the front of the house on the second floor.

2. In the room listed below, approval through the Certificate of Appropriateness process is required for any alterations to the tile on the walls and floor, the bathtub, and the sink:

Bathroom on the second floor.