

MINUTES

Cheney Historic Preservation Commission November 3, 2005

Commissioners Attending: Bettye Hull, Martin Seedorf, Fred Lauritsen, Nikki Gamon, Aimee Flinn and Chris Stewart.

Commissioners Absent: Steve Emerson.

Staff Attending: Courtney Harder and Susan Beeman.

Councilpersons Attending: None.

Call to Order: Chairman Hull called the meeting to order at 5:24 p.m.

Approval of Minutes: Motion was made by Commissioner Seedorf, seconded by Commissioner Lauritsen, to approve the minutes of the October 6, 2005 Regular Meeting of the Historic Preservation Commission as distributed. Motion carried. Motion was made by Commissioner Gamon, seconded by Commissioner Seedorf, to approve the minutes of the October 27, 2005 Special Meeting of the Historic Preservation Commission as distributed. Motion carried.

Citizen Participation: Chairman Hull welcomed Pat Kennedy, 105 W. 6th Street, and Tim Garceau, an intern at Pathways to Progress who is working on urban design projects. Ms. Beeman introduced Courtney Harder, intern at the Planning Department, and explained that Ms. Harder has worked on the Kennedy House nomination, and also with the West Cheney survey project. Commissioner Gamon thanked Ms. Harder for her work on various preservation projects, and noted that she has been very involved in our grant projects over the last couple of years.

New Business: Kennedy House Local Register Nomination – 105 W. 6th Street. Ms. Beeman reviewed the procedures detailed in the Cheney Municipal Code for listing a property on the local register. Ms. Beeman noted that some additional information has been added to the nomination following Commissioner Emerson's visit to the property. This property was surveyed during the 2005 West Cheney Survey project, and the opinion of the surveyors was that the property was eligible for listing on the local, state and national registers.

Mr. Kennedy noted that he and his sister have reviewed the narrative and there are a couple of minor corrections to be made, mostly in details relating to Ken Kennedy's career.

Ms. Beeman noted that this is an interesting nomination because we have more detailed information about the residents of the house than with any other local register nominations. She

added that the article about this house written by Commissioner Stewart has been submitted to the Free Press, and will be published sometime in the coming year.

Commissioner Seedorf commented that Ken Kennedy was involved in the social history of the town, being a member of the church congregation which split and eventually became a unified congregation made up of members from several denominations. That was quite a significant event in local history. Ken's involvement in World War II was noteworthy, and he also served as professor of military science at WSU.

Mr. Kennedy stated that he has no plans to modify the house, but he asked for assurance that if he ever needed to make a modification to the house, it would be possible to do that. He said that his sister was concerned that if it was accepted on the local register, then he would never be able to change the building in any way.

Commissioner Gamon explained the procedure for applying for a Certificate of Appropriateness, and noted that the Commission would review the plans and determine whether the building could be modified and still remain on the register, or if the changes would affect the register status. She noted that in either case, the owner would not be prohibited from making changes. Register listing simply adds the requirement of a review of the project plans by the Historic Preservation Commission as a step before a building permit may be issued.

Mr. Kennedy said that he has read the ordinance, and it appears there are some cities which are much more restrictive in their laws. He just wanted to be sure that if he needed to replace the roof, for instance, that he would be permitted to do it. Chairman Hull agreed that Cheney's ordinance is less restrictive than some cities' ordinances.

Commissioner Flinn noted that the Spanish tile roof is a defining characteristic of this home, and changing the roof from tile to another material would be a significant modification. Mr. Kennedy stated that he had just purchased several hundred more roof tiles, and they have been difficult to find. He stated that he has no plans to change the roof, but he wanted to be sure that he would be permitted to make repairs in case of catastrophic damage to the roof or some other unforeseen event.

Commissioner Seedorf commented that he had seen Mr. Kennedy working on the roof last summer; was he making repairs at that time? Mr. Kennedy said that he was picking moss off the tiles. Once in a while he finds a cracked tile, and is able to replace them as needed.

Commissioner Stewart remarked that the tile roof is not common in this area, while they are quite ordinary in Southern California. The cold weather makes cracking tiles a much greater possibility in our climate. Chairman Hull agreed that you see these everywhere in Texas, but they are rather rare in Washington.

Commissioner Seedorf asked if there was much of a problem with the ash on the tile roof when Mt. St. Helens erupted. Mr. Kennedy said there was quite a bit of ash; you still see it layered in the flower beds.

Commissioner Lauritsen noted that the ash damaged shake roofs by working its way into the cracks between the shakes and allowing a place for moss to take root. He mentioned that he had seen a display in Los Angeles a year ago on Spanish Colonial Mission style architecture that developed in that area after WWI, and the trend grew throughout the country.

Commissioner Stewart said that it would be interesting to explore what prompted Mr. Malmoe to choose that style of house, since it is so unusual in this area. Discussion continued.

Commissioner Seedorf made a motion to recommend to City Council that the Kennedy House be listed on the Cheney Register of Historic Places. Seconded by Commission Stewart; motion carried unanimously.

Commissioner Seedorf asked if we know what Mr. Malmoe did. Commissioner Stewart explained that he was the local Union Oil distributor. Bill Geschke had explained that in those days, more gas was delivered to individual sites, rather than to service stations.

Mr. Kennedy said that he would get together with Ms. Beeman to clarify some of those minor corrections.

Ms. Beeman explained that next month the commission will be asked to sign a written Findings of Fact document which details the facts supporting their decision, and then it generally takes two to four weeks to schedule it for consideration on a City Council agenda.

New Business: Work Plan for 2006 Historic Survey Project. Ms. Beeman reviewed the proposal which was accepted for OAHF grant funding in 2006. We will do a windshield survey of 125+ properties over 50 years old, and of those, will select 30 properties for an in-depth level survey. Ms. Beeman showed a table of building ages by decade. Between 1880 and 1939, we have approximately 152 properties which have not been surveyed. If we want to pick up the next decade, between 1940-1950, there are an additional 96 properties which are old enough to be considered for register listing.

Ms. Beeman noted that some of these will be easy to identify as being modified beyond what would be acceptable for register listing. For instance, the houses that were moved in from Fairchild Air Force Base show an original construction date of the 1940s, but they have been placed on top of new basements and have been modified extensively.

Commissioner Flinn said that she has been inside those units that were placed at 800 W. 1st Street, and while the lower units are entirely new, the upper units are vintage 1950s. It appears that some of them even have the original carpeting. They were extremely well made, and have been maintained in good condition.

Ms. Beeman suggested that we ask Commissioner Emerson to give us a brief training session on how to go out into the field and identify a building in a way which will satisfy OAHF requirements. After that, each commission member could take one decade of buildings to identify, with a final review of each property description in a workshop format, where the

commissioners who have experience in survey work can ensure the accuracy of the descriptions. Ms. Beeman showed a sample of the worksheet which has been prepared for each property with information from the Spokane County Assessor's records.

Commissioner Flinn asked for clarification on what information must be collected for the windshield survey. Ms. Beeman referred to the OAHP contract which specifies the information that should be provided.

Commissioner Lauritsen asked if the number of properties shown for each decade is everything that was built in that decade, or if they are just the remaining buildings from that decade. Ms. Beeman explained that this number represents houses which are currently on the tax rolls.

Chairman Hull asked if Commissioner Emerson believes that he can invest the other commission members with enough knowledge to do an adequate job on the building descriptions. Ms. Beeman said that Commissioner Emerson will provide some guidance, and he offered to recommend some books that would be good resources. The quality control would be to bring the descriptions and photographs back to the full commission, and have our professional members review our work for accuracy.

Commissioner Seedorf asked if it would be possible to involve some kind of class at the university to give students some real-life experience in these areas. He offered to contact Charles Mutschler.

Commissioner Flinn asked if we're aware that Spokane County parcel numbers give you the township, range, section and quadrant information. She picked up that tip at a GIS training session this week.

Ms. Beeman showed a sample of the photography log sheet and GIS maps that Ms. Harder will be using as she photographs the houses in the survey area. Commissioner Seedorf asked about the due dates for various phases of the project. Ms. Beeman reviewed the timeline, and noted that the grant completion date is September 30, 2006, but there is a 30-day review required by OAHP, so our draft materials have to be submitted prior to that date.

Commissioner Reports:

Commissioner Seedorf mentioned that the Free Press published the first Historic Preservation article in it and there will be roughly one each month.

Commissioner Lauritsen asked if Married Student Court on the EWU campus is of any interest to the Historic Preservation Commission. It will be removed to make way for the new recreation center. Commissioner Flinn said that Charlie Mutschler has some information on it that he gathered during a class project.

Commissioner Hull said that she made contact with a member of the Beaudreax family, who previously owned her house. She also said that she recently learned that Wren Pierson lived on the corner of 4th and G.

Commissioner Flinn reported that she has become a web design guru for the Spokane city/county HPO – www.historicspokane.org . There is a link from that page to the Nettleton’s Historic District with neighborhood information, important people who lived there, etc.

Commissioner Seedorf asked if there is any new information on Rookery Block. Commissioner Flinn replied that Ron Wells has been trying to make a deal on it.

Commissioner Stewart informed the group that long-time Cheney resident Marge Paulsen passed away recently. The memorial service will be a week from Sunday at the United Church of Christ at 1:00 p.m.

Staff Reports:

None.

Adjournment: There being no further business, Chairman Hull adjourned the meeting at 6:28 p.m.

Approved:

Bettye Hull, Chairman

Susan Beeman, Secretary