

MINUTES

Cheney Historic Preservation Commission

April 6, 2006

Commissioners Attending: Bettye Hull, Fred Lauritsen, Steve Emerson, Aimee Flinn and Chris Stewart.

Commissioners Absent: Martin Seedorf and Nikki Gamon.

Staff Attending: Glenn Scholten and Courtney Harder.

Councilpersons Attending: None.

Call to Order: Chairman Hull called the meeting to order at 5:20 p.m.

Approval of Minutes: Commissioner Stewart asked if the minutes were correct on page 3 where it was reported that Mr. Garceau was recommending that off-street parking requirements in the Mixed Use zone be one-half the number required. Is that possible? Mr. Scholten explained that we used to have parking standards which were based on the intended use of the property. The City has recently amended the zoning code regarding off-street parking requirements in the C-1, Downtown Commercial zone, eliminating the requirement to provide off-street parking for most commercial and public uses. It is something that can be done to ease the burden on historic properties, but essentially, it has already been done.

Motion was made by Commissioner Stewart, seconded by Commissioner Emerson, to approve the minutes of the March 2, 2006 Regular Meeting of the Historic Preservation Commission as distributed. Motion carried unanimously.

Citizen Participation: None.

Old Business: Moorman House Update. Chairman Hull reported that she and Commissioner Emerson had met with Paul Schmidt, City Administrator, and Planning Department staff on a plan for moving the Moorman House. There is some money in a Downtown Revitalization fund which could be allocated for the move and restoration of the building. The proposal will be taken to City Council for approval within the next few weeks.

New Business: Selection of Properties for In-Depth Survey. Ms. Harder showed photos of candidates for in-depth survey work, and listed the properties recommended by each surveyor. Extensive discussion followed. Commissioner Emerson commented that he did not think we could finalize the list of 25 properties tonight, but it is good to get started on it.

Ms. Harder showed photos of the pre-1900 houses which were candidates for in-depth survey. 606 Washington also appears in a set of house photographs recently discovered in the Tilicum Museum.

Commissioner Stewart noted that 204 2nd Street has a real connection to Cheney history, having belonged to Grace Okerstrom, who was Les Mills' sister. The Mills were a prominent farm family in the area. Commissioner Flinn noted that those bold colors may have been traditional for houses of that era in San Francisco, but they are not authentic to buildings in this area.

Commissioner Stewart noted that 320 2nd Street, across from Owl Pharmacy, is now a rental. This is where Bobbie and Joe Jerue lived.

Commissioner Lauritsen noted that 807 Front Street, the George Durrie house, is one of his top candidates for additional survey work. The windows are original glass, and the Durries have attempted to do some restoration work.

Commissioner Emerson commented that the porch at 722 2nd Street is probably original; there are several houses here with that sort of cutaway porch.

Chairman Hull noted that there are a number of old houses that have been 'modernized' with the addition of huge plate glass windows, and they just don't look right.

Commissioner Stewart remarked that 213 C Street has an interesting foundation.

Commissioner Lauritsen noted that the property owner is remodeling on the 2nd floor of 1601 Columbia Street.

Commissioner Stewart noted that 814 1st Street and 808 1st Street use the same house plans; one of the two still have the original front door. There are several other 'pairs' of matching houses around town. She noted that in her survey group, there were 10 houses that had essentially the same house design. Commissioner Stewart noted that 216 6th Street is now owned by the children of the original owner; this is on her list of houses to recommend for further survey work.

Commissioner Stewart noted that 314 G Street is nicely maintained, with an interesting side extension. She spoke with the owner, who was very helpful.

Commissioner Emerson commented on the tall chimney at 209 3rd Street.

Commissioner Stewart said that 510 Union has a unique shape; Commissioner Flinn speculated that the enclosed porch is an addition, and that maybe it used to be open.

Commissioner Stewart said that 624 Lincoln is an interesting home, not a lot of modifications, but the trees and landscaping say a lot about it. The house at 615 W. 3rd also has an unusual roof line; Chairman Hull commented that the bell cast roof line is not common, but there are several of them in town.

Commissioner Stewart pointed out 318 B Street, which has been modified too much to be eligible for register listing, but it is a good example of an old house being well maintained. The owner is very interested in knowing more about the house.

Commissioner Stewart said that the house at 713 4th Street is being restored right now, and she would like to see it surveyed because it is a good example of the owners trying to make it look good in the neighborhood. Commissioner Flinn said that the half-timbering is probably original on this house.

Commissioner Stewart noted that it is hard to get good information when you can't go onto the property and get a close look. There are several that she thought would be worthy of a closer look.

Chairman Hull noted that 27 N. 4th looks as though the siding has been added recently. Commissioner Emerson said that 30 N. 7th Street is a nice example of a Craftsman style building, although the attached garage detracts from it.

Chairman Hull said that in her decade, 1900 – 1909, there were many houses with the fish-tail shingles on top which remained, while the lower shingles had been replaced. Discussion followed on whether 827 Oakland was an old house, or a modern house built to look old.

Commissioner Hull thought that 804 5th Street may have original windows, with a storm window placed outside. She thought it may be worth taking a closer look at.

Other relatively unchanged addresses in this decade include: 219 A Street, 223 7th Street, and 9 N. 3rd Street. Commissioner Flinn said that the interior of the 3rd Street address is intact, too, with original light fixtures and built-ins. The house at 103 2nd Street is another possible survey property.

Discussion followed on 22 I Street. Mr. Emerson said that if you can't figure out where the front door is, it's definitely a vernacular house. The Commission agreed that this house has seen a number of modifications.

Chairman Hull said that 314 and 322 W. 3rd Street appear to be fairly original, although one has a addition. The architecture on 320 College is interesting, although no photo was available.

New Business: Tilicum Museum Photos. Ms. Harder showed a series of photographs of houses from the Tilicum Museum that were recently provided for us to scan. Some of the addresses are known, but most are not.

Discussion followed. Commissioner Lauritsen suggested we contact Betty Banks and show these photos for her; she lives in Spokane now. Commissioner Stewart suggested that many of the houses that appear to be quite tall may not actually be tall; it is an illusion because the trees

in the photos are young. Commissioner Emerson said that a lot of houses used to be where the park-like area in front of Showalter Hall is today.

Ms. Harder offered to provide copies of these photos on CD to any commissioners who wanted to work on identification.

Commissioner Reports: Chairman Hull reported that she is having wooden cabinetry added to her house.

Commissioner Flinn reported that Nettleton's Addition is now officially on the National Register, the 16th historic district in Spokane, and the largest district in the state. Chairman Hull asked if Cannon's Addition is on the register yet. Commissioner Flinn said that it is not, but their request for a CLG grant this year was for funding to do a survey of Cannon's Addition.

Staff Reports: Mr. Scholten reported that Cheney's OAHF grant request for an educational workshop was submitted prior to the deadline.

Adjournment: There being no further business, Chairman Hull adjourned the meeting at 6:19 p.m.

Approved:

Bettye Hull, Chairman

Susan Beeman, Secretary