

## MINUTES

### Cheney Historic Preservation Commission February 3, 2005

**Commissioners Attending:** Bettye Hull, Martin Seedorf, Nikki Gamon, Steve Emerson, Aimee Flinn and Chris Stewart.

**Commissioners Absent:** None (one position vacant).

**Staff Attending:** John Montague, Glenn Scholten and Susan Beeman.

**Councilpersons Attending:** None.

**Call to Order:** Chairman Hull called the meeting to order at 5:18 p.m.

**Approval of Minutes:** Motion was made by Commissioner Gamon, seconded by Commissioner Seedorf, to approve the minutes of the December 2, 2004 Regular Meeting of the Historic Preservation Commission as distributed. Motion carried.

**Citizen Participation:** Chairman Hull welcomed Dr. Mutschler and the students of his Public History Cultural Resources Management class from Eastern Washington University, and thanked Mr. Montague for attending.

#### **Old Business: Waiver of Certificate of Appropriateness – Moorman House, 308 4<sup>th</sup> Street.**

Ms. Beeman reported on the status of the Moorman House. The first person who expressed an interest in moving the house to a new location has decided it is not feasible for him to pursue, but there are still four more people who will be given an opportunity, in turn, to make arrangements to move the house. We showed the house to over 75 people as a result of publicity from the Spokesman-Review article and the KREM news story. Ms. Beeman reported that Mr. Nation is no longer planning to start construction at that site in March 2005. Our code allows the Commission to delay granting the Waiver of Certificate of Appropriateness for 45 days to seek alternatives to demolition, and that time may be extended by an additional 45 days by the Historic Preservation Commission. The first 45-day period ended on January 19, and since there was no regular meeting of the Commission in January, we have already entered into the 2<sup>nd</sup> 45 days, which will end on March 2, 2005. Ms. Beeman suggested that the Commission delay action on the Waiver until the March 3, 2005 meeting to allow additional time for a qualified individual to finalize plans to move the building to a new location. She stated that Mr. Nation had no objections to an additional 45-day extension of time before granting the Waiver.

Discussion followed. Commissioner Seedorf asked how we determined who the house would be offered to. Ms. Beeman explained that names were noted in the order in which a serious interest was expressed. The advertisements for the house all indicated that preference would be given to someone who was willing to retain the house's local register status, and staff has made some inquiries to determine if the interested individuals had a proposed location for the house, and whether they had an understanding of the amount of work it will take to restore the house to useful condition.

Commissioner Flinn mentioned that a co-worker had run across a brochure which described community development grant funds which might be available for moving and restoring historic buildings. She will forward the brochure to staff.

Commissioner Seedorf made a motion to extend consideration of the Waiver of Certificate of Appropriateness for the 2<sup>nd</sup> 45-day period allowed under the Cheney Municipal Code, to allow further time for an alternative to demolition to be found. Seconded by Commissioner Emerson; motion carried unanimously.

**New Business: 2005 Survey Project – Review Survey Proposal & Recommend to City Council.**

Ms. Beeman reported that we advertised in December for proposals from qualified consultants to survey 30 properties in the area roughly bounded by F Street and Union, and between W. 5<sup>th</sup> and W. 3<sup>rd</sup> Streets. Although the opportunity was advertised in the Spokesman-Review and proposal packets were mailed to 10 consultants in the Spokane area, no proposals were received.

Ms. Beeman explained that under the bid laws under which the City is required to operate, if no proposals are received to a properly advertised request, then the City may enter into an agreement with anyone they determine to be qualified to perform the service. When no proposals were received, Ms. Beeman contacted Mr. Emerson and Ms. Flinn to ask if either one or both of them would be interested in performing the survey work. They have since submitted a proposal to complete the survey of 30 properties, working in partnership. After making inquiries to the city administrator and to the Office of Archaeology & Historic Preservation, it has been determined that the Commission may recommend that the City enter into an agreement with Mr. Emerson and Ms. Flinn, but they would be required to recuse themselves and not participate in discussion or voting on matters relating to the survey project.

Mr. Scholten questioned how it would work if their recusal caused there to be a lack of quorum for conducting business. Ms. Beeman said that the code requires board members to recuse themselves from discussion of matters in which they have a personal interest, unless their lack of participation would cause there to not be a quorum for purposes of conducting the business of the Commission. She added that there was some discussion on asking them to take a leave of absence from the Commission for the 3 months of the grant project, but with the current vacancy on the Commission, that would leave only four members available to conduct business.

Commissioner Gamon asked how the loss of Commissioner Emerson and Commissioner Flinn's donated hours would affect the required match for the grant. Ms. Beeman explained that for this year's grant, no staff time was proposed to be covered by grant funds, and the hours spent by City staff could be counted toward the match.

At this time, Commissioner Emerson recused himself from discussion about the survey project, and Commissioner Flinn recused herself from discussion.

Commissioner Seedorf asked if the proposed boundaries are firm for the survey project, because there are several notable properties just across Union Street, including the Gamon House. Ms. Beeman said that the boundaries are not absolute, but that we are trying to identify 30 properties which have never been surveyed. The Gamon House and its neighbor have already been surveyed.

Commissioner Gamon asked if a formal proposal has been submitted. Ms. Beeman said that we have received a proposal, and it details a plan for Mr. Emerson and Ms. Flinn to share equally in the survey work. Copies of the proposal were distributed to Commission members prior to the meeting. The draft Letter of Agreement calls for equal payments to each partner, but no payments would be processed until the entire survey is completed. She noted that the Letter of Agreement is essentially the same as has been used for consultants hired to do historic survey work in the past.

Commissioner Stewart said that we'll probably do better this way than if we had had proposals to review, since Mr. Emerson and Ms. Flinn are extremely well qualified for this project, but she wondered if there was a reason we did not receive any other proposals. Ms. Beeman said that one consultant responded and indicated that there are several survey projects underway in the Spokane area this spring, and her time was already committed this year.

Commissioner Gamon agreed that Mr. Emerson and Ms. Flinn's participation would be a real advantage in that they are already familiar with the Cheney area, and with the goals of Commissioner involvement in the project.

Commissioner Seedorf made a motion to recommend that City Council enter into with Mr. Emerson and Ms. Flinn. Seconded by Commissioner Stewart. Motion carried unanimously, with Commissioner Emerson and Commissioner Flinn abstaining.

#### **New Business: Community Meetings re: West Cheney Survey Project.**

Ms. Beeman reviewed the format which had been discussed for the community meetings, which are intended to elicit stories about the people associated with buildings in the survey area. The information gathered will be used to prepare a series of articles for the Cheney Free Press, as well as to add to the body of survey information. Ms. Beeman showed a map and a series of photographs of the houses in the survey area that was prepared by Courtney Harder, Planning Department intern.

Discussion followed on the format for meetings, and people who should be invited. Meetings were set for Friday, Feb. 25 and Friday, March 4, beginning at 3:00 in the afternoon. Chairman Hull suggested that we also advertise these meetings to the public, and invite people outside of our initial lists. Commissioner Stewart asked if there were certain questions we should be asking. Commissioner Emerson suggested that we ask questions about who lived in each house, and what changes have been made. We are also interested in social things, such as what the neighborhood was like, and maybe what's missing now that used to be there.

Ms. Beeman noted that the houses on the PowerPoint presentation are the addresses listed by the Commission members when we were identifying potential survey area. Chairman Hull suggested that we number the houses on the PowerPoint presentation, and that we also print 8x10 copies of the pictures to hand around during the discussion. She suggested that we prepare a list of oral history questions for Commission members to be asking.

#### **New Business: 2006 Grant Cycle – Office of Archaeology & Historic Preservation.**

Ms. Beeman distributed copies of the grant announcement for the 2006 cycle and asked Commission members to give consideration to what future projects we would like to accomplish. Ms. Beeman distributed copies of maps showing outlines and dates of annexations into the city, and dates that subdivisions were approved. She explained that we recently discovered that the original shape and

size of the town of Cheney was much larger than we realized, and included all of Section 13. A large triangle of land lying south and east of the railroad tracks was vacated in 1945, leaving the city boundary that we are more familiar with. Ms. Beeman noted that almost all of our historic survey work to date has been within the small rectangle which was platted in 1880. There may be a need for additional survey work in some of the other areas of town which were also platted early in the history of Cheney, including those areas platted in 1887, 1891, and 1908.

Discussion followed about the need for additional survey work in other areas of town. Chairman Hull asked Commission members to give thought to this subject, with further discussion at the March meeting.

**Election of Officers:** Commissioner Seedorf made a motion to nominate Commissioner Hull as Chairman; seconded by Commissioner Emerson. Motion carried unanimously.

Commissioner Seedorf made a motion to nominate Commissioner Emerson as Vice-Chairman. Commissioner Emerson asked for clarification on the responsibilities of the position, and then said that he would have to decline the nomination because his work schedule takes him out of time on a fairly regular basis. Commissioner Seedorf made a motion to nominate Commissioner Gamon as Vice-Chairman; seconded by Commissioner Emerson. Motion carried unanimously.

**Commissioner Reports:** Commissioner Stewart distributed copies of a book entitled, "Women as Community Builders," which was compiled as an oral history project at the University. She also distributed copies of the EWU newspaper which contained an article on the origin of the name of Tawanka Commons.

Commissioner Flinn reported that she has completed the last of 1000 surveys in the West Central neighborhood in Spokane, and the historic district nomination is scheduled to go before the West Central Community Center board next week, and before the Washington State Advisory Council in June. She will be working on inventories of properties in downtown Spokane.

Commissioner Emerson congratulated Commissioner Flinn on the completion of her huge survey project, and thanked Dr. Mutschler for bringing his class to participate in the meeting. He said it is good for people who will be working with public history to see successful public involvement in projects like the Moorman House.

Chairman Hull reported that she had contacted Mrs. Fischer about participation in the community meetings, and had also inquired about her interest in the vacant position on the Commission. Mrs. Fischer felt that her health would not permit her to take a role on the Commission at this time.

Commissioner Gamon reported that her aunt is sorting through family photographs relating and has been setting aside some that may be of interest to this commission or to the Tilicum Club for the museum.

Commissioner Seedorf suggested the names of two individuals who may be willing to serve on the Commission, and offered to contact them to inquire about their availability.

Commissioner Flinn announced that there are tours of the Fox Theater being offered every Wednesday between noon and 1:00 p.m. The building is also going to be open for tours on the first Friday of each month in conjunction with a showcase of local artists. She noted that the Washington State Advisory Council will be meeting in Spokane in June.

Chairman Hull reported that she has been contacted by a young woman who wants to volunteer at the museum. She noted that volunteers are welcome, even if they are not members of the Tilicum club.

**Staff Reports:** Ms. Beeman reported that the bronze interpretive plaque acquired with grant funds was accidentally damaged as it was being mounted on the basalt boulder. The company which was doing the mounting sent the plaque back to the foundry in Cincinnati and stood the cost of re-polishing and re-glazing the plaque, and it is now on its way back to Washington. We hope to have it set in place at the corner of 1<sup>st</sup> and College as soon as the weather improves this spring.

Ms. Beeman noted that today's issue of the Cheney Free Press includes an advertisement in the classified section for some theater seats from the Pix Theater.

**Adjournment:** There being no further business, Chairman Hull adjourned the meeting at 6:20 p.m.

**Approved:**

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Bettye Hull, Chairman

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Susan Beeman, Secretary