

MINUTES

Cheney Historic Preservation Commission Meeting – VIDEO/PHONE CONFERENCE March 3, 2022

Commissioners Attending: Bettye Hull, Scott Wilbanks, Connie Dodge, Lee Pierce and Richard Donley.

Commissioners Absent: None (two positions vacant).

Staff Attending: Brett Lucas, Terry Mourning, Todd Ableman & Susan Beeman.

Councilpersons Attending: Jill Weiszmann.

Call to Order: Chairman Hull called the meeting to order at 5:21 p.m. and welcomed Councilmember Weiszmann, Commissioner Dodge, and guests.

Approval of Minutes: Minutes of the February 3, 2022 regular meeting were approved as distributed.

Citizen Participation: None.

New Business: Northern Pacific Depot Application for Certificate of Appropriateness

Ms. Beeman noted that the application for approval of the rehab plans for the Cheney Depot was being brought by the Cheney Depot Society. She noted that several City staff members are currently serving on the board of directors including Councilmember Weiszmann, Mr. Ableman and Ms. Beeman. Mr. Mourning is a past member of the board of directors, and is serving as architect/designer for the project. She explained that Mr. Lucas, who has no affiliation with the Depot Society, will present the staff report.

Mr. Lucas described the application for Certificate of Appropriateness for completion of the exterior and site, and interior rehab of the 1929 Northern Pacific Railway depot. He explained that the depot was listed on the Cheney Register of Historic Places in November 2020, following its relocation from BNSF right-of-way. Some of the changes, to the building, including relocation, the change in orientation, and new foundation, were completed prior to listing on the Cheney Register. Mr. Lucas added that if the Certificate of Appropriateness is approved, then 'qualifying repairs' may make the building eligible for a substantial reduction in property taxes over the next 10 years.

Mr. Lucas reviewed the Secretary of the Interior's Standards for Rehabilitation of Historic Properties, and showed a map which depicted the original and new locations of the depot. He also showed a photo of the depot interior, and referenced the 'Existing Conditions Survey' prepared prior to relocation which documented materials, finishes and conditions throughout the depot.

He explained that after relocation, new footings and foundation were constructed. Some exterior stucco repair was completed, and original roof tiles were removed, damaged underlayment was replaced, and then original roof tiles were reinstalled. The list of work to be completed includes

a rebuild of the original chimney, replacement of building systems (HVAC, plumbing, electrical, fire suppression and gas), and reconditioning and reinstallation of original windows.

Mr. Mourning, representing the Cheney Depot Society, explained the process of conducting the Existing Conditions Survey, and said that the intent of the Depot Society is to restore the building to its original appearance and condition, with minimal interior changes to make it suitable for a commercial tenant. He explained that distinctive features on the building exterior include a 10" high concrete cove base along the bottom of the walls, which was replicated at significant expense at the new location. That is one of the details which are character-defining which has already been restored.

Mr. Mourning explained the original configuration of the depot, and then explained the proposed interior configuration, showing elevations depicting significant features which will be either impacted or restored by the proposed construction. He emphasized that original materials will be retained wherever possible, including wood sash windows, interior doors, plaster, the wood picture rail and trim, and where it is not possible to preserve the original materials, they will be replicated with the same colors, wood types, and configurations as the original.

Mr. Mourning explained that the original exterior doors to the freight room were mounted very high, because that room was elevated about 3' off the ground. One change to the building was to remove the loading dock and raised freight room platform to make the building all at grade, to make it more usable to a future tenant.

Ms. Beeman noted that a draft Certificate of Appropriateness was emailed to Commission members this week, and she asked if there were any additional conditions of approval that should be added.

Commissioner Pierce made a motion to grant the Certificate of Appropriateness as distributed. Seconded by Commissioner Dodge, and the motion carried unanimously.

New Business: Commission Vacancies

Ms. Beeman explained that after the appointment of Commissioner Dodge, there are still two vacant positions on the commission, so if you know of a community member who might be interested in serving, please have them contact the Mayor's Office for an application form.

Commissioner Reports: None.

Staff Reports: Ms. Beeman reported that Cheney Clean Sweep has been scheduled for Saturday, April 23. This year's event will be in our traditional format, with refreshments at Veterans' Park starting at 8:30, then litter pick up from 9 to noon. We will also have a prescription drug take-back event at the Red Barn, and free disposal of household hazardous waste at the Recycling Center, along with various other cleanup activities.

Chairman Hull asked if the Recycling Center hours of 8 to 11 are permanent. Mr. Ableman said that we are discussing an amendment to the hours to make the facility into the early afternoon, but those changes have not been finalized yet. When they are, the changes will be publicized on our website and in the newsletter that goes out with utility bills.

Adjournment: There being no further business, the meeting was adjourned at 6:11 p.m.

Approved:

Bettye Hull, Chairman

Susan Beeman, Secretary