

MINUTES

Cheney Historic Preservation Commission Regular Meeting February 7, 2019

Commissioners Attending: Charles Mutschler, Lee Pierce, Martin Seedorf, Scott Wilbanks, Richard Donley & Steve Emerson.

Commissioners Absent: Bettye Hull.

Staff Attending: Todd Ableman & Susan Beeman.

Councilpersons Attending: None.

Call to Order: Chairman Mutschler called the meeting to order at 5:20 p.m. and welcomed Commissioner Emerson back to the Commission.

Approval of Minutes: Minutes of the July 12, 2018 regular meeting were approved as distributed.

Citizen Participation: None.

Old Business - Cheney Depot Report:

Chairman Mutschler reported the depot project is moving ahead, and visible changes should begin on the site this spring. Ms. Beeman added that the Cheney Fire Department has scheduled a practice burn for Sunday, February 17 that will remove one of the existing structures to make way for relocation of the depot. This has been challenging because not only did we have to protect the historic resource that we want to relocate – the depot – but we also had to determine whether any of the 3 existing structures on the site are historic. A cultural resources survey was performed for each building, and although they met the age criteria, they were determined to not be significant by DAHP.

Ms. Beeman noted that the property on which Dow Landscaping was originally located was once a petroleum products distributor, so an environmental assessment was prepared, and a SEPA review to determine what might be lurking under the surface of the soil, and how to deal with any potential contamination. In order to avoid any ground-disturbing activities, the whole surface will be sealed with clay, and then filled to approximately the level of 1st Street.

Commissioner Wilbanks asked if there are underground tanks at that site. Ms. Beeman said there have never been underground tanks in that location; the only hazard was the possibility of spillage during the petroleum distributor's operations, and the possibility of contamination of underground tanks on properties adjacent to the site.

Mr. Ableman said that the proposal is to move the structure in 3 pieces, so we will probably take advantage of Union Street for the access, and bring the lot up to that level.

Ms. Beeman said that the depot group has also had some preliminary conversations with DAHP about moving the depot, and whether that constitutes an adverse impact on the historic resource.

**New Business - Approval of Written Decision:
228 W 5th ST / Cossalman House (Fred & Catherine Lauritsen)**

Ms. Beeman explained that the presentation for this nomination was done by Patrick Hanley, the Planning Department Intern at the time. As he continued to research right up to the time of the meeting, he had some things in his verbal presentation that were not included in the written report. We took the time to incorporate those additional details into the written report.

Ms. Beeman said that the role of the Historic Preservation Commission is to make a recommendation on this matter to City Council, and the final action is theirs.

Discussion followed. Commissioner Emerson commented that Mr. Hanley did a really good job on this report. Chairman Mutschler agreed that he was impressed. Commissioner Pearce added that his presentation was excellent, as well.

Commissioner Seedorf made a motion to approve the written decision, recommending to City Council that the Cossalman House be listed on the Cheney Register of Historic Places. Seconded by Commissioner Wilbanks; the motion carried unanimously.

**New Business – Possible Local Register Nomination
for the Greene-Stronach House, 720 6th ST**

Ms. Beeman reported that Linda Yeomans, a preservation consultant in Spokane, has contacted us several times about a potential nomination of the Greene-Stronach House to the Cheney Register.

Commissioner Reports:

Commissioner Seedorf reported that he has been reading on Brexit, and Irish history and current events. Commissioner Pierce reported that he has been reading on Palestine between the wars, and the background of that region. Commissioner Emerson reported that he has been retired for a couple of years now, but still has an office at EWU, and a home office. He recently completed a survey of native stone structures in Spokane. Commissioner Mutschler recommended a short film called, 'The Railroader,' from the National Geographic Society.

Staff Reports:

Ms. Beeman announced that the CLG grant cycle is open for applications for FY 2019 projects. Discussion followed on possible projects, including updating walking tour brochures to mobile apps, and inventory work on mid-century structures.

Mr. Ableman reported on current construction and planning activities around the community. The City has just completed rehabilitation of Well #3, and we are racing to get the well house built and the pump online for this 1500 gpm well. On the horizon, there are a lot of residential housing units, both single family and multi-family, under development. There is also an application in for a new grocery store, and a new church facility being built by Fellowship Baptist Church.

Commissioner Donley asked how all the new development will impact the water situation. Mr. Ableman explained that the additional housing units really do not impact our situation as much as the irrigation demand. The new well is expected to give us some breathing room to meet that peak demand. He noted that as of today, we are only pumping 700 gallons per minute (gpm) out of one active well to meet the needs of the entire community. It is in the summer, when all the wells come on, that we struggle. People have the perception that we have no water, but what we really struggle with is pumping capacity. City Council is looking at bringing in a consultant to help with a water study, which will include a lot of public input. There is also the possibility of using reclaimed water from the City's wastewater treatment plant to help subsidize the irrigation demand in the city parks and school ball fields. We've had the engineering study that confirms there is water available for reuse without degrading the quality of the treatment plant wetlands, but implementation will be costly.

Adjournment: There being no further business, the meeting was adjourned at 5:50 p.m.

Approved:

Bettye Hull, Chairman

Susan Beeman, Secretary