

CHANCERY BUILDING DEMOLITION SOUGHT

In late November, the SPA concerns for the future of the Chancery Building became a sad reality. The Cowles Company, owners of the Chancery Building, submitted an application seeking approval to demolish the building and replace it with a new structure containing approximately 40 apartment units. In their application, they cited the poor condition of the building and the great need to add housing units in Spokane as justification for the demolition. The Chancery building has been a fixture in this newsletter's advocacy column, and we've even gone as far to get it listed on the Washington Trust for Historic Preservation's "most endangered" list. Our primary concern has been that the building would become a target for demolition and redevelopment given its prominent location and that the property has been allowed to sit vacant and deteriorating for a number of years.

There is little the City Historic Preservation Office can do to prevent this demolition when a replacement building is proposed. It is not listed on the Spokane Register of Historic Places ~ a designation that would require owner approval, and therefore, the City is only able to review the design of a proposed replacement structure. However, a hold has been placed on the demolition permit until all design review is complete, and building permits are issued and paid for, which provides a critical window of time for SPA, its membership, and partner organizations to work toward an alternative outcome.

Upon learning of the proposed demolition, SPA's board convened and determined the best course of action, given limited options, was to



(Above) Past and Present Images of the Historic Chancery Building on West Riverside

SPOKANE ARCHITECT
KIRTLAND K. CUTLER
REDESIGNED BY
GUSTAV PEHRSON

alert our membership, to encourage them to write letters and make phone calls, and to do anything we can to slow the approval process down, preserving time for public comment to land at the City and with the Cowles Company, and for a last-ditch effort to locate a preservation-minded buyer. These efforts are ongoing and in earnest. In mid-December we penned an Op-Ed that ran in the Sunday Spokesman and you may have seen an email from us recently asking you to send letters to Betsy Cowles, Mayor Woodward, and the City Council. It is likely we will reach out again in late January asking you to write another letter, in hopes of changing the course of this direction. Please watch for it and follow through so that our voices may be heard.

A bit of good news did come just in time for the holidays, however. Given the size of this project, it is required to comply

with the State Environmental Policy Act (SEPA), which requires completing a checklist outlining all the potential impacts of a project on the environment around it as part of the project application. This checklist has a section dedicated to the impacts on historic resources in the area. In the application, the Cowles Company failed to acknowledge that the Chancery Building is specifically identified as a contributor to the National Register-listed West Riverside Historic District ~ a designation that has been in place since 1976, decades prior to the Cowles Company's ownership. Going even further, they declined to acknowledge the existence of the

SEE PAGE 6 FOR UPCOMING
SPOKANE PRESERVATION
ADVOCATES EVENTS!

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JANUARY MESSAGE FROM OUR SPA VICE-PRESIDENT



SPA Vice-President Tresa Schmautz

HAYDEN ~ I was born and raised in Hayden, Idaho and moved to Spokane 40 years ago, but I didn't come to truly appreciate the value of historic preservation until recent years. I always thought our city's old homes and buildings were beautiful, of course. How could you not? But I didn't at all realize how vital historic preservation was to the economic and social well-being of our community.

SPOKANE'S LEGION BUILDING ~ My education began in the late 1990's when my husband, Steve, became obsessed with this old building downtown called the Legion Building. He'd drive me to look at it saying how amazing it could be if it were restored, and I'd squint my eyes and try to imagine it. Honestly, all I could see was a squatty building with broken windows and fabric flapping in the wind. The purchase of that property and its restoration introduced us to Linda Yeomans and Spokane's preservation community.

PRESERVATION PROJECTS ~ Anyone who knows Linda knows her persistence, and she continued to keep historic preservation right in front of us. Since then, we've restored a number of historic properties in Spokane, and have come to fully embrace and support the importance of our city's historic architecture. We have experienced first-hand its economic benefits, and are gratified to be a part of the renaissance of historic preservation in Spokane. Consider the social/cultural impact of the restoration of the Fox Theater and the Davenport Hotel. And more recently the beautiful Indigo Hotel arose from the Otis. The change in Spokane in 40 years' time is really quite remarkable thanks to preservation.

ADVOCACY EFFORTS ~ While much good has happened, there is still much to be done as you can see by our cover story about the Chancery Building. We will keep you informed about how and when you can help. We appreciate your support ~ and best wishes for a Happy New Year!

● TRESA SCHMAUTZ • SPA Vice-President

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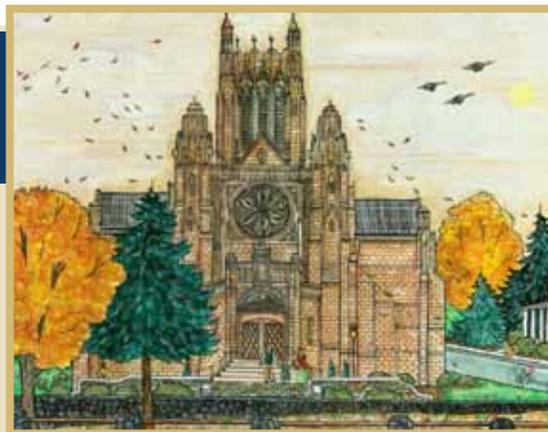
HERITAGE FUND AWARDS SAINT JOHN'S CATHEDRAL \$5,000

Along with Saint John's Cathedral's spectacular architecture exists its 90-year-old infrastructure that helps preserve the structure itself. Recently discovered water stains in the sandstone revealed leaks in the roof, gutters and downspouts on the Cathedral's north side, ultimately threatening the integrity of the stone. Contractor bids to remedy this situation came in at around \$75,000.

While the Saint John's Foundation will provide the majority of funding, SPA was thrilled to approve the Cathedral's Heritage Fund application for \$5,000 toward this project. You can look forward to reading about the completion of this in early 2022, and look forward to enjoying this Spokane community and religious hub for decades to come.

The next round of Heritage Funds applications is due April 1, 2022. Visit www.spokanepreservation.org for more information.

● KEVIN BROWNLEE • Heritage Grants



(Above) "Autumn Afternoon at Saint John the Evangelist" Fine Art by Patti Simpson Ward, and (Below) Stunning Photo of the Cathedral



ADVOCACY UPDATE

● **BUSY QUARTER** ~ It has been a busy quarter for the Advocacy Committee given all that has transpired with the Chancery Building, but rest assured knowing that we are keeping close tabs on other happenings around the city that have the potential to impact historic buildings and districts.

● **HOUSING CRISIS** ~ Perhaps the biggest item on that list is the city's response to the housing crisis. You've surely read stories about the lack of available housing inventory, housing prices skyrocketing out of control, and the homelessness epidemic. In Spokane, we are many thousands of housing units short of what we will need to keep pace with anticipated growth in the coming years. There are a variety of factors that have led us to this point ~ including decades of restrictive zoning and inefficient use of land, under-building following the Great Recession, and an ever increasing shortage of the skilled labor needed to build more housing.

● **POLICY ACTION** ~ There has been a great deal of policy action at the federal, state, and local levels attempting to address this crisis, and to critically slow it down before it becomes worse. Late last year, the Spokane City Council passed the Housing Action Plan (HAP),

which is a visioning document intended to outline the possible steps that could be taken locally to ease the burden. In keeping with the tenor of the national conversation on this issue, the HAP's goal is to find ways to add additional housing in areas that are well located ~ proximate to transit, services, and downtown, but that developed at a very low density.

● **HISTORIC BUILDINGS AND DISTRICTS** ~ There are obvious considerations for historic buildings and districts including:

- How new development will be handled
- What developments will look like
- Whether the character of historic districts will be disrupted
- Whether the severity of the housing crisis will lead to historic properties being threatened by redevelopment in the name of providing housing ~ as we're seeing with the challenges facing the Chancery Building
- **ONGOING CONVERSATION** ~ This is an ongoing conversation, and we will have a much more in-depth report on it in the next *UPDATE*. Hopefully by that time, we will have some clarity on policy proposals at the local level, as well as a better understanding of what actions the State Legislature may take during their 2022 session.

● JESSE BANK • Advocacy Chair

SPOKANE PRESERVATION ADVOCATES WINTER LECTURE SERIES ● 2022

We are excited to announce our inaugural **Winter Lecture Series** on architecture, design, historic preservation, historic research and related topics near and dear to SPA members.

The lectures will be on the third Thursday of the months of January, February and March, at 6:00 p.m. At this time, they will be via Zoom. The lectures are complimentary for SPA members and will be \$10.00 per lecture for members of the public. That means that the entire series will be \$30.00 for the public, the same cost as an annual individual membership in SPA. So, if you are not a member, please consider joining today to take advantage of this program!

TO SIGN UP FOR THE FIRST LECTURE ● Go to: <https://spokanepreservation.app.neoncrm.com/np/clients/spokanepreservation/event.jsp?event=28&>

OR TO SIGN UP FOR THE SERIES OR TO BECOME AN SPA MEMBER ● Go to: <https://spokanepreservation.app.neoncrm.com/np/clients/spokanepreservation/event.jsp?event=27&> or contact Dave Shockley at preservationspokane@gmail.com so he can sign you up. You will be sent the Zoom invitation on Wednesday before the lecture.

THURSDAY, JANUARY 20TH, 2022 AT 6:00 P.M. ● LAWRENCE KREISMAN

We are very excited to have Seattle architectural historian Lawrence Kreisman as our first speaker in the series. Larry, who is the retired Program Director of Historic Seattle, has spoken in Spokane before about the Arts and Crafts Movement in the Pacific Northwest. He will be speaking this time on **“Collecting 1900 Modern,”** featuring his and Wayne Dodge’s amazing collection of turn-of-the-century decorative items and furnishings. Don’t miss this!

THURSDAY, FEBRUARY 17TH, 2022 AT 6:00 P.M. ● PHIL GRUEN

Our second lecture will be by Phil Gruen, who is an Associate Professor in the School of Design and Construction at Washington State University. Phil, who is an architectural historian, will be focusing on the early-twentieth century development of the iconic Georgian Revival architectural core of the WSU campus and include a number of Spokane’s prominent architects of the day, including Rigg & Van Tyne, Whitehouse & Price, and Julius Zittel. More information on the lecture will be available closer to the date.

THURSDAY, MARCH 17TH AT 6:00 P.M. ● SPEAKER TBD

Our third lecture in this year’s series will be on researching the history of your historic house. Our speaker is to-be-determined, but will draw on the information that is presented in the videos and links that are presented on our Historic Preservation Resources www.spokanepreservation.org/educational-resources/ and SPA Resource Directory <https://www.spokanepreservation.org/wp-content/uploads/2021/02/SPA-Resource-Directory.pdf> webpages.

This will allow attendees to become more familiar with the resources we have available. We will be allowing for ample time, however, for your questions for our invited speaker!

● DIANA PAINTER • Education Chair



(Photos on this page) Items from the First Winter Lecture by Lawrence Kreisman, “Collecting 1900 Modern”



JANUARY 20 WINTER LECTURE ● COLLECTING 1900 MODERN ● LAWRENCE KREISMAN

The following is an intro to Larry's January 20th lecture in his own words, plus more about his background.

Each generation defines what is modern for itself. "Modern" is often a combination of reaction and rejection of what has immediately preceded it and the re-interpretation of formulas of a previous era to counter what has become familiar and conservative. For the quarter century between 1890 and the first World War, artists, architects, and artisans generated a body of work that departed from historic precedents - and was inspired, instead, by nature, geometry, and national pride. Participants in the British Arts and Crafts Movement, Continental Art Nouveau and Jugendstil, and the Austrian and German Secession actively promoted new philosophies about art, design, and production. Learn about this remarkable period of design reform through the collections of Lawrence Kreisman and Wayne Dodge.

Lawrence Kreisman was Program Director of Historic Seattle for twenty years. He has been recognized for significant work in bringing public attention to the Pacific Northwest's architectural heritage and its preservation through courses, tours, exhibits,

lectures, articles, and 11 books.

These include *The Arts and Crafts Movement in the Pacific Northwest*, co-authored with Glenn Mason, and subsequently an exhibition organized by the Museum of History & Industry which was presented in Spokane at the MAC; *The Stimson Legacy: Architecture in the Urban West*; as well as hundreds of design features in *The Seattle Times Pacific Northwest Magazine* and national magazines *Style 1900*, *American Bungalow*, *Arts & Crafts Homes* and the *Revival*, *Old House Journal*, *Old House Interiors*, and *Preservation*. Kreisman and his late husband, Wayne Dodge, are longtime collectors of c. 1900 furniture and decorative arts. Their collection was showcased in 2015 at the Frye Art Museum's exhibition: 1900: Adornment for the Home and the Body.

Lawrence Kreisman

● LAWRENCE KREISMAN



2021 HPO YEAR END STATISTICS

YEAR END REFLECTIONS ● As we reflect on the 2021 year for historic preservation in Spokane and Spokane County, there is much to be proud of and some disappointment, too (cover article about the Chancery Building). Even as we have dealt with the ongoing pandemic along with all of you, we have continued to see a lot of progress in saving and investing in historic properties.

A DOZEN PROPERTIES ● We approved 12 properties to be listed on the Spokane Register of Historic Places. These included a mix of three residential and eight commercial properties in the city plus one outstanding residential property in unincorporated Spokane County. One commercial property, Riverfalls Tower, became the "newest" property listed on the Spokane Register at just 48 years old! We reviewed 25 applications for changes to historically listed properties (this is what we call obtaining a "Certificate of Appropriateness" before owners can get their building permit). Most of the 21 reviews were conducted by staff with only four going in front of the entire Spokane Historic Landmarks Commission.

"SPECIAL VALUATION" ● Property owners continued to use the property tax incentive called "Special Valuation" to reduce their property values for 10 years based on how much was spent on an approved rehabilitation project. In 2021, we reviewed 12 projects that totaled over \$26M in historic property investment. Projects ranged in scale from \$80,000 to \$10.5M. Two projects included converting office space to residential use in our downtown helping with the current housing crisis in Spokane. As we always say, preservation is economic development!

HPO GRANTS ● The Historic Preservation Office paid out nearly \$15,000 in Façade Improvement Grants to three projects and



(Above) Caretaker's Cottage at Waikiki in North Spokane and (Right) Riverfall Towers in Downtown Spokane



approved one additional grant for 2021 for \$5,000. Our façade improvement grants come from city-wide demolition fees and are available to properties within the city listed on the Spokane Register individually or as a contributing resource in a local Spokane Register Historic District. Look for the grant announcement for 2022 in February.

OUR OWN GRANT ● We received our own grant from the Department of Archaeology and Historic Preservation for \$16,000 to conduct a Historic and Cultural Survey of the East Central Neighborhood. We will use SPA volunteers to help us with photographing the area. If you are interested in getting involved, please get in touch with Kelly Lordan, Chair of the "Doing It" Committee. We are excited to document the neighborhood and explore the contributions of generations of residents (many from under-represented communities) to Spokane's history.

We look forward to continued successes with historic homes and buildings in Spokane and Spokane County in 2022.

● MEGAN DUVALL • Historic Preservation Officer

CHANCERY BUILDING DEMOLITION SOUGHT

Continued from Page 1

district itself. SPA and its partners at the Washington Trust and National Trust alerted the City about these omissions, as did the Washington Department of Archaeology and Historic Preservation and the Spokane City/County Historic Preservation Office when asked for comment. On December 20th, the City's Development Services Center determined the Cowles Company's SEPA checklist to be incomplete based on their answers in the historic resources section, and that they should revise and resubmit.

Once the SEPA application is complete, the City can make one of two "determinations" about the environmental impacts of the proposed project ~ that there either is or is not a significant environmental impact. If they determine no significant impact, the project ~ and demolition ~ can proceed forward as planned. If they determine that there will be significant impact to the environment, including the historic district and the building itself ~ the Cowles' will need to complete an Environmental Impact Statement, which is a long and expensive process, and may be sufficient enough to cause the Cowles Company to propose a different project that retains and preserves the historic building.

Through their architects, the Cowles Company submitted a revised application in early January, and the agency comment period is now underway. A determination on the revised application is expected mid-month. Once that determination has been made, a two-week public comment period will begin. Should enough public comment be received, it may cause City officials to revisit a "determination of non-significance." You can expect to hear from us prior to the start of this comment period urging you to submit your thoughts on what this loss could mean for Spokane. We will also provide a template letter should you be more comfortable with that route.

We are saddened that it has come to this, and are further saddened that there are limited options available to prevent this outcome. SPA and its partners will continue to work tirelessly, in the time we have remaining, toward an alternative outcome that sees the Chancery Building restored and revitalized. We will also be sure to keep you, our members, up to date on those activities. In order to make an impact, we need your help; your engagement. Now is the time to speak up and to defend our historic buildings once again before more are lost to time.

● JESSE BANK • Advocacy Chair

SPA'S UPCOMING EVENTS



SPA AUCTION FUNDRAISER ● SPA is planning an in-person Auction Fundraiser Dinner for **Saturday, April 23, 2022.**

It will be held in the indoor space at the US Pavilion in Riverfront Park.

It is a nice large space for our live and silent auction as well as tables for dining. There will be a catered dinner and we have secured Jeff Owens as our auctioneer. We will keep you all informed of further details as they develop.

If you have goods or services you would like to donate to our auction, please contact Dave Shockley at preservationsspokane@gmail.com.

HISTORIC PRESERVATION AWARDS CEREMONY ● SPA has

planned an Awards Ceremony honoring local preservationists for their contributions to our built environment and other historic preservation efforts.

This live event was canceled last November 2021 because of the COVID situation, but it is prepared and ready to occur ~ hopefully sometime this late spring or in early summer. Look for details to come as we get further into the year.

The Awards Ceremony is a **complimentary** Spokane Preservation Advocates event.

● DAVE SHOCKLEY • Executive Coordinator

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SPA MEMBERSHIP STATUS?

NOTE: You may check your membership status by going to the SPA website at spokanepreservation.org. Click on "Participate" and scroll down to "Renew Membership." Click on "Renew" and you may either log in to your existing account or create a login for your account - **OR** You can email Dave Shockley at preservationspokane@gmail.com, and Dave will email you the status of your membership.

UPDATE

LINKING SPOKANE'S PAST  FUTURE • PUBLISHED QUARTERLY • SPOKANEPRESERVATION.ORG



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SPA MISSION STATEMENT

THE MISSION OF SPOKANE PRESERVATION ADVOCATES IS TO PRESERVE AND ENHANCE THE HISTORIC CHARACTER OF SPOKANE AND SPOKANE COUNTY THROUGH ADVOCACY, EDUCATION AND PRESERVATION.



JOIN US AT SPOKANEPRESERVATION.ORG OR FILL OUT AND RETURN THIS FORM WITH YOUR CHECK TO: SPA • PO BOX 785 • SPOKANE, WA 99210

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SPA IS A 501 C3 NON PROFIT ORGANIZATION • YOUR SPA CONTRIBUTIONS ARE TAX-DEDUCTIBLE

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CHOOSE YOUR LEVEL OF MEMBERSHIP ✓

- STUDENT.....\$10
- INDIVIDUAL.....\$30
- FAMILY.....\$50
- CENTURION.....\$100
- PRESERVER.....\$250
- PATRON.....\$500
- BENEFACTOR...\$1000
- I would like to make an additional contribution of \$_____ to the **HERITAGE FUND**, SPA's fund for local preservation projects.

GREAT BENEFITS FOR BEING A MEMBER OF SPA

- **QUARTERLY SPA UPDATE** newsletter by email and/or U.S. Mail
- **UPDATES** on critical preservation issues
- **MEMBERSHIP MEETINGS** held in unique historic buildings
- **INVITATIONS** to special events throughout the year
- **GREAT OPPORTUNITIES** to join a committee and volunteer
- **COMMUNITY CONNECTIONS** with civic-minded folks in our community

SPA VOLUNTEER COMMITTEES ✓

- **LET US KNOW** if you want to volunteer on one of our SPA committees:
- ADVOCACY**
- COMMUNICATIONS**
- DEVELOPMENT**
- DOING-IT!**
- EDUCATION**
- SPECIAL EVENTS**
- HERITAGE FUND**