

CITY OF PULLMAN  
**HISTORIC PRESERVATION COMMISSION**  
Regular Meeting Minutes  
June 9, 2014

The City of Pullman Historic Preservation Commission held a regular meeting at 7:30 p.m. on Monday, June 9, 2014, in Council Chambers, City Hall, 325 SE Paradise, Pullman, Washington with Chair John Anderson presiding.

ROLL CALL:           Present:       Anderson, Gruen, Handy, Hornback, Munch-Rotolo  
                          Excused:       Root, Warnick  
                          Staff:          Radtke, Johnson

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ANDERSON                           Called the meeting to order at 7:30 pm and called roll.

MOTION                             Handy moved to accept the minutes of the April 14, 2014 Regular Meeting as prepared by staff. Seconded by Hornback and passed unanimously.

**REGULAR BUSINESS**  
Discussion with A.D.  
Preservation regarding the  
ongoing Downtown Historic  
Property Inventory.

Annie Doyon  
Kathryn Burkhise  
A.D. Preservation  
PO Box 10296  
Spokane, WA 99209

Annie Doyon and Kathryn Burkhise of A.D. Preservation spoke to the Historic Preservation Commission (HPC) about the Downtown Historic Property Inventory. They have surveyed 80 sites, some outside the original survey boundaries. They have a total of 53 written up in a table and synopsis. Kathryn has been primarily doing the archival research. They believe that Pullman has a great downtown with a high potential for a district. They said they have also done some surveying in Moscow and they feel that people in this area, in general, are pleased with Historic Preservation.

Doyon and Burkhise answered questions about their interest in the downtown area as a possible district and said some of their reasoning lies in the fact that there is building stock with integrity, there are themes of development, and the area is bound by the Central Business District, though they haven't defined the boundaries. They also said that the two "Main" streets of Main and Grand are unique, as are the artesian wells that allowed for development and construction in the area.

They asked for some background on the Commissioners.

HORNBACK                           She had been a practicing archaeologist, and now is a property owner and landlord in Pullman.

HANDY                               He is the owner of the Old Post Office and his main experience with historical restoration and rehabilitation is through his work to get that building listed on the National Register of Historic Places.

GRUEN He is an Associate Professor in the School of Design and Architecture at WSU.

MUNCH-ROTOLO She is the Chair of the College Hill Association, a neighborhood revitalization group.

ANDERSON He has a PhD in History from WSU, and he has an interested in remodeling and historic preservation; he submitted a request to have the War Memorial added to the Local Historic Register and is currently working on a history of Neill Public Library.

He stated that Warnick is a practicing architect and Root is an archaeologist currently working on the Wanapum Dam.

**REGULAR BUSINESS**  
Consider and take action on the nomination of the St. James Episcopal Church, located at 600 NE Oak Street, to the Pullman Register of Historic Places.

Radtke stated that the application is for the St. James Episcopal Church located at 600 NE Oak Street on College Hill. Based on information provided by the applicant, staff feels that this proposal meets the criteria for listing on the Pullman Register of Historic Places due to its age; integrity; historic significance as the oldest Episcopal Church still standing in Pullman; and the historic significance of its architect, William Swain. Staff feels that the nomination should be approved.

DAVID HARDER  
PO Box 714  
Pullman, WA 99163

Stated that he is principal investigator with Plateau Archaeological Investigations, LLC (Plateau). Jeff Creighton, Historian for Plateau, did the majority of the work on the nomination form but was unavailable to attend this meeting. He is an archaeologist who does mostly consulting archaeology work and a little bit of historical work; Plateau was brought into this project by Design West on behalf of the property owners to prepare the nomination form. Plateau does contracting and consulting across Eastern Washington, North Idaho, and parts of Eastern Oregon. Their office is in the Gladish Building.

In response to questioning, he stated that the selection of “public acquisition” was probably in error; he doesn’t know if the original windows are still in place, but he believes the plywood cover is to protect those windows; and he believes the most significant criteria involves the architect William Swain.

DISCUSSION Commissioners discussed local register qualifications. Munch-Rotolo believes that having original windows is a significant factor to consider.

MOTION Munch-Rotolo moved to approve the proposed nomination of the St. James Episcopal Church, located at 600 NE Oak Street, thereby listing this property on the Pullman Register of Historic Places per Resolution No. HPC-2014-2. Seconded by Handy and passed unanimously.

**REGULAR BUSINESS**

Entertain update by Robert Franklin on the Walking Tour Brochure.

Franklin provided a final draft of the Walking Tour Brochure created and designed by Gruen's seminar class during the Spring Semester 2014 at WSU. He stated that a lot of hard work went into the project and the result is an excellent product, though not necessarily the final version. He discussed the possibility of a frequently-updated web page for individuals who wanted additional information about the properties, and so the walking tour could be more easily updated with changes. Franklin responded to a question by stating that addresses could be added to the walking brochure

**DISCUSSION**

Anderson indicated that he believes the first step should be to complete the paper brochure, with the web page as a possible future project.

Hornback suggested asking the Chamber of Commerce if they would be interested in backing the Walking Tour.

Gruen asked the Commissioners to each review the brochure as it currently exists and return with comments or suggestions for improvement.

Commissioners discussed trademarks and expressed concern about monetary gain and possible problems associated with same.

**REGULAR BUSINESS**

Consider the demolition of the house at 815 NE Illinois Street.

Radtke stated that the property owner has submitted applications for proposed land use actions at the site, and though it was a non-contributing structure located within the College Hill Historic District, staff still felt it important to provide information on the land use actions to the HPC. The subject property is currently occupied by a one-story, 1,000-square-foot single family residence built in 1946. An enclosed porch was added at an unspecified later date, and a detached garage was constructed adjacent to the alley in 1957. Unusual features include a covered staircase leading up from NE Illinois Street and an obelisk-shaped chimney in the center of the roof. Windows do not appear to be original; cladding and roofing materials also do not appear consistent with 1946 construction.

Radtke responded to questions by stating that the house does not appear to have been associated with any significant persons.

**DISCUSSION**

Munch-Rotolo recalled the creation of a form, possibly associated with the demolition of a structure at 1215 NE Monroe Street, designed to record information about a property prior to demolition; other Commissioners concurred.

Gruen expressed an interest in the obelisk-shaped chimney, and was concerned that the HPC does not have sufficient information about the subject property. He asked if there were more photographs of the property, and if the City could attempt to obtain additional photographs from the owner before the structure is demolished.

Commissioners requested a systematic process be developed for these types of situations.

**OTHER BUSINESS**

No other business was brought forth.

**UPCOMING MEETINGS**

July 14, 2014 – Handy will not be available; no other conflicts noted.

August 11, 2014 – Gruen possibly unavailable; no other conflicts noted.

September 8, 2014 – no conflicts noted.

**MOTION**

Gruen moved to adjourn the meeting. Seconded by Handy and passed unanimously.

**ADJOURNMENT**

The meeting was adjourned at 8:51 pm.

**ATTEST:**

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Chair

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Planning Director

\_\_\_\_\_  
Secretary