

THE CITY OF SPOKANE CITY COUNCIL URBAN EXPERIENCE COMMITTEE



AGENDA FOR 12:00 P.M. MONDAY, DECEMBER 8, 2025

The Spokane City Council's Urban Experience Committee meeting will be held at **12:00 PM December 8, 2025**, in City Council Chambers, located on the lower level of City Hall at 808 W. Spokane Falls Blvd. The meeting can also be accessed live at <https://my.spokanecity.org/citycable5/live/> and <https://www.facebook.com/spokanecitycouncil> or by calling 1-408-418-9388 and entering the access code #2487 394 4852; meeting password 0320.

The meeting will be conducted in a standing committee format. Because a quorum of the City Council may be present, the standing committee meeting will be conducted as a committee of the whole council. The Urban Experience Committee meeting is regularly held every 2nd Monday of each month at 12:00 p.m. unless otherwise posted.

The meeting will be open to the public both virtually and in person, with the possibility of moving or reconvening into executive session only with members of the City Council and appropriate staff. No legislative action will be taken.

Public testimony will be taken on the committee's agenda. Use the following link to sign up to speak for 2 min on any and all items on this month's agenda:

<https://forms.gle/iXDGewSg79FzxiEL9>

AGENDA

I. Call To Order

II. Discussion Items

1. DEVELOPMENT SERVICES FEE AMENDMENTS - TAMI PALMQUIST (5 minutes)
2. FEDERAL ADVOCACY UPDATE - ADAM MCDANIEL (10 minutes)
3. DEVELOPMENT CODE ASSESSMENT AND MODERNIZATION PROJECT - TIM THOMPSON (10 minutes)
4. OFFICE OF CIVIL RIGHTS, EQUITY, AND INCLUSION UPDATE - JERRALL HAYNES (10 minutes)
5. UDPDA AMENDMENTS TO WARRANTY DEED COVENANTS - AMANDA BECK (5 minutes)
6. JOHN F. AND BARBARA E. PHILLIPS HOUSE NOMINATION TO THE REGISTER OF HISTORIC PLACES - MEGAN DUVALL (5 minutes)
7. ISAAC & TILLIE BAUM HOUSE NOMINATION TO THE REGISTER OF HISTORIC PLACES - MEGAN DUVALL (5 minutes)
8. ORDINANCE RELATING TO THE COMMUNITY, HOUSING, AND HUMAN SERVICES (CHHS) BOARD - ADAM MCDANIEL/ARIELLE ANDERSON (5 minutes)
9. REQUEST TO ADD FUNDS TO EXISTING INCLEMENT WEATHER CONTRACTS - ARIELLE ANDERSON (10 minutes)
10. RESOLUTION - APPROVAL OF ADDITIONAL INCLEMENT WEATHER SHELTER OPERATOR FOR 2026 CALENDAR YEAR - PARADIS POURZANJANI (10 minutes)

III. Consent Items

1. MFTE CONDITIONAL AGREEMENT FOR 226 W COURTLAND AVE (PLANNING & ECONOMIC DEVELOPMENT)

IV. Public Testimony

V. Executive Session

Executive Session may be held or reconvened during any Urban Experience Committee meeting.

VI. Adjournment

VII. Next Meeting

Next Urban Experience Committee

The next meeting will be held at the regular date and time of **11:00 AM. January 15, 2026.**

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Spokane City Council Chamber in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) at the City Cable 5 Production Booth located on the First Floor of the Municipal Building, directly above the Chase Gallery or through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6373, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or ddecorde@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

**Agenda Sheet for City Council:****Committee:** Urban Experience **Date:** 12/08/2025**Committee Agenda type:** Discussion**Date Rec'd**

12/3/2025

Clerk's File #**Cross Ref #****Project #****Council Meeting Date:** 01/26/2026**Submitting Dept**

DEVELOPMENT SERVICES CENTER

Bid #**Contact Name/Phone**

TAMI 6157

Requisition #**Contact E-Mail**

TPALMQUIST@SPOKANECITY.ORG

Agenda Item Type

First Reading Ordinance

Council Sponsor(s)

ZZAPPONE KKLITZKE

Sponsoring at Administrators Request

NO

Lease? NO**Grant Related?** NO**Public Works?** NO**Agenda Item Name**

DEVELOPMENT SERVICES FEE AMENDMENTS

Agenda Wording

An Ordinance relating to fees and charges amending Chapter 08.02 of the Spokane Municipal Code. Specifically amending the Development Fee Schedule for the annual CPI increase.

Summary (Background)

City Council approved the new fee schedules for the DSC on December 9, 2024 that included an annual CPI increase.

What impacts would the proposal have on historically excluded communities?

N/A

How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?

N/A

How will data be collected regarding the effectiveness of this program, policy, or product to ensure it is the right solution?

N/A

Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

N/A

Council Subcommittee Review

Fiscal Impact			
Approved in Current Year Budget?		N/A	
Total Cost	\$		
Current Year Cost	\$		
Subsequent Year(s) Cost	\$		
<u>Narrative</u>			
Amount		Budget Account	
Select	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
Funding Source		N/A	
Funding Source Type		Select	
Is this funding source sustainable for future years, months, etc?			
Expense Occurrence		N/A	
Other budget impacts (revenue generating, match requirements, etc.)			
Approvals		Additional Approvals	
<u>Dept Head</u>	PALMQUIST, TAMI		
<u>Division Director</u>	MACDONALD, STEVEN		
<u>Accounting Manager</u>	ZOLLINGER, NICHOLAS		
<u>Legal</u>	PICCOLO, MIKE		
<u>For the Mayor</u>	PICCOLO, MIKE		
Distribution List			
		smacdonald@spokanecity.org	
tpalmquist@spokanecity.org		akiehn@spokanecity.org	
nzollinger@spokanecity.org			

ORDINANCE NO _____

An Ordinance relating to fees and charges amending Chapter 08.02 of the Spokane Municipal Code. Specifically amending the Development Fee Schedule and setting an effective date, and other matters properly related thereto.

The City of Spokane does hereby ordain:

Section 1. That SMC section 08.02 is amended to include the 2026 Development Fee Schedule.

Section 2: Clerical Errors. Upon approval by the city attorney, the city clerk is authorized to make necessary corrections to this ordinance, including scrivener's errors or clerical mistakes; references to other local, state, or federal laws, rules, or regulations; or numbering or referencing of ordinances or their sections and subsections.

PASSED by the City Council on _____

Attest:

City Clerk

Mayor

Council President

Approved as to form:

Assistant City Attorney

Date

Effective Date

Indicies Definitions:

CPI-U West: This index tracks inflation of all goods and services in the western part of the United States.

CPI-W West: Tracks the inflation of goods bought by households where more than 50% of the income comes from hourly wages. Is a Subset

CPI-U West Class BC: Tracks inflation for all goods and services in the western United States where the population of metropolitan area is less than 2.5 million. Usually less than CPI-U West.

Employment Cost Index for Government Wages: Tracks compensation for government employees including wages/salaries and benefits.

Calculation:

FCS (Current Proposal): Fees are to be adjusted yearly by the July to July average of the CPI-U West and the CPI-W West indices to get the Composite Index. The max adjustment in any given year will be the average of the previous 3 years composite indices.

DSC (New Proposal): DSC costs typically are 70% labor and 30% non-labor. This calls for a weighted average of the ECI for government workers and the CPI-U West BC, weighted .7 and .3 respectively using the July to July change of the CPI-U West BC and 3rd quarter ECI yearly change (*see notes*). The max adjustment shall not be greater than the previous 3 year average of the weighted average. This new proposal results in less year to year volatility, resulting in more predictability in fees and revenue for the DSC and its customers while delivering nearly the same fee adjustment over time.

Note:

The ECI is only published quarterly by the Bureau of Labor Statistics

Due to the government shutdown the quarterly ECI has not yet been published for the 3rd quarter thus all ECI calculations used the 2nd quarter (April to April) data. This does not result in a significant change in final values. Values will be recalculated when 3rd quarter results are published.

Current Proposal

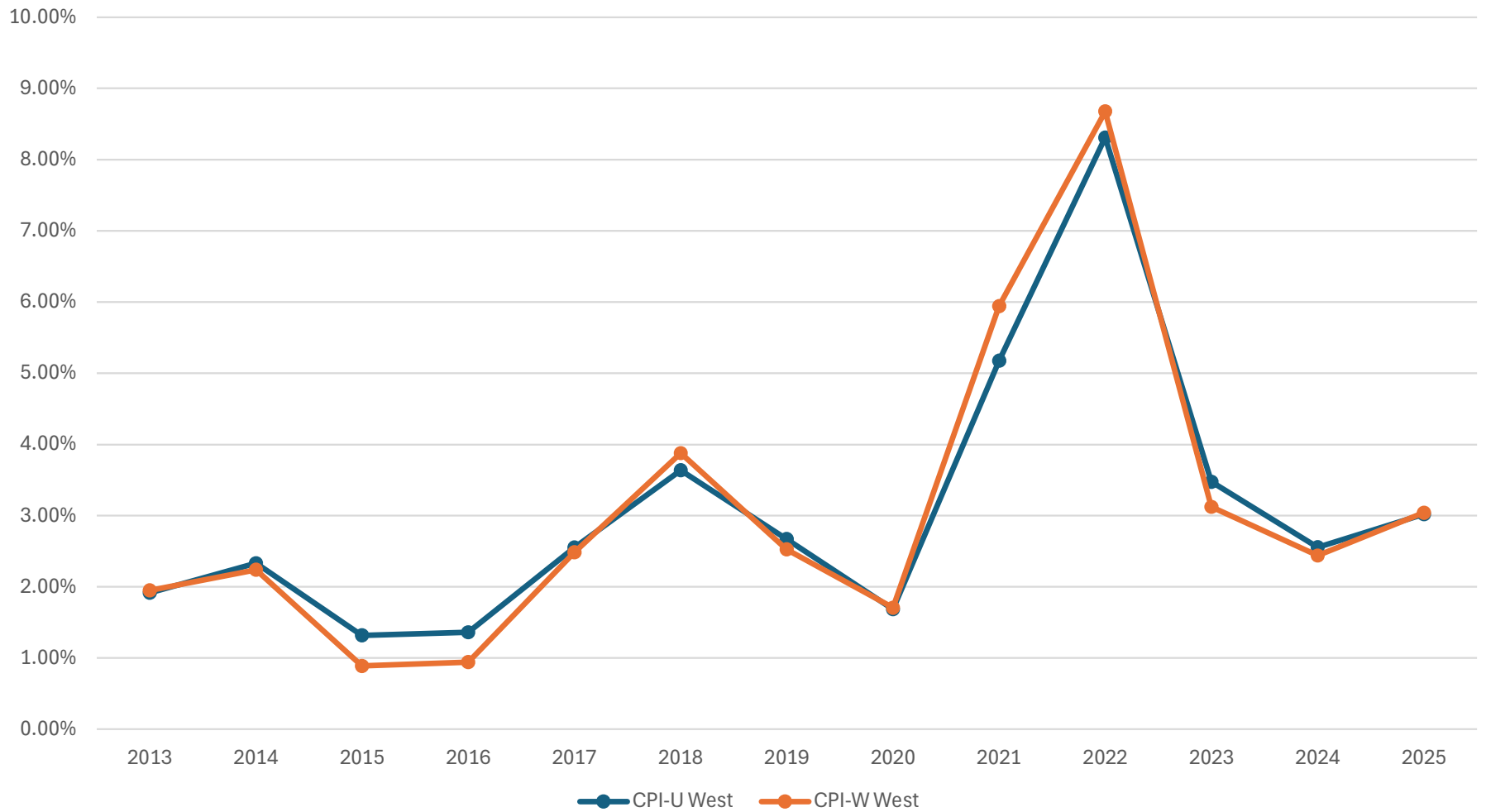
	CPI-U West	CPI-W West	CPI Average (Composite Index)	3 Year Average (Max Adjustment)	Selected Adjustment Factor
2011	2.93%	3.24%	3%		
2012	1.79%	1.64%	2%		
2013	1.92%	1.95%	2%	2.24%	1.94%
2014	2.33%	2.24%	2%	1.98%	1.98%
2015	1.32%	0.89%	1%	1.77%	1.10%
2016	1.36%	0.94%	1%	1.51%	1.15%
2017	2.55%	2.49%	3%	1.59%	1.59%
2018	3.64%	3.88%	4%	2.48%	2.48%
2019	2.67%	2.53%	3%	2.96%	2.60%
2020	1.69%	1.71%	2%	2.69%	1.70%
2021	5.18%	5.94%	6%	3.29%	3.29%
2022	8.31%	8.68%	8%	5.25%	5.25%
2023	3.48%	3.12%	3%	5.78%	3.30%
2024	2.56%	2.44%	2%	4.76%	2.50%
2025	3.02%	3.04%	3%	2.94%	2.94%
Total Increase	44.73%	44.72%			31.81%

New Proposal

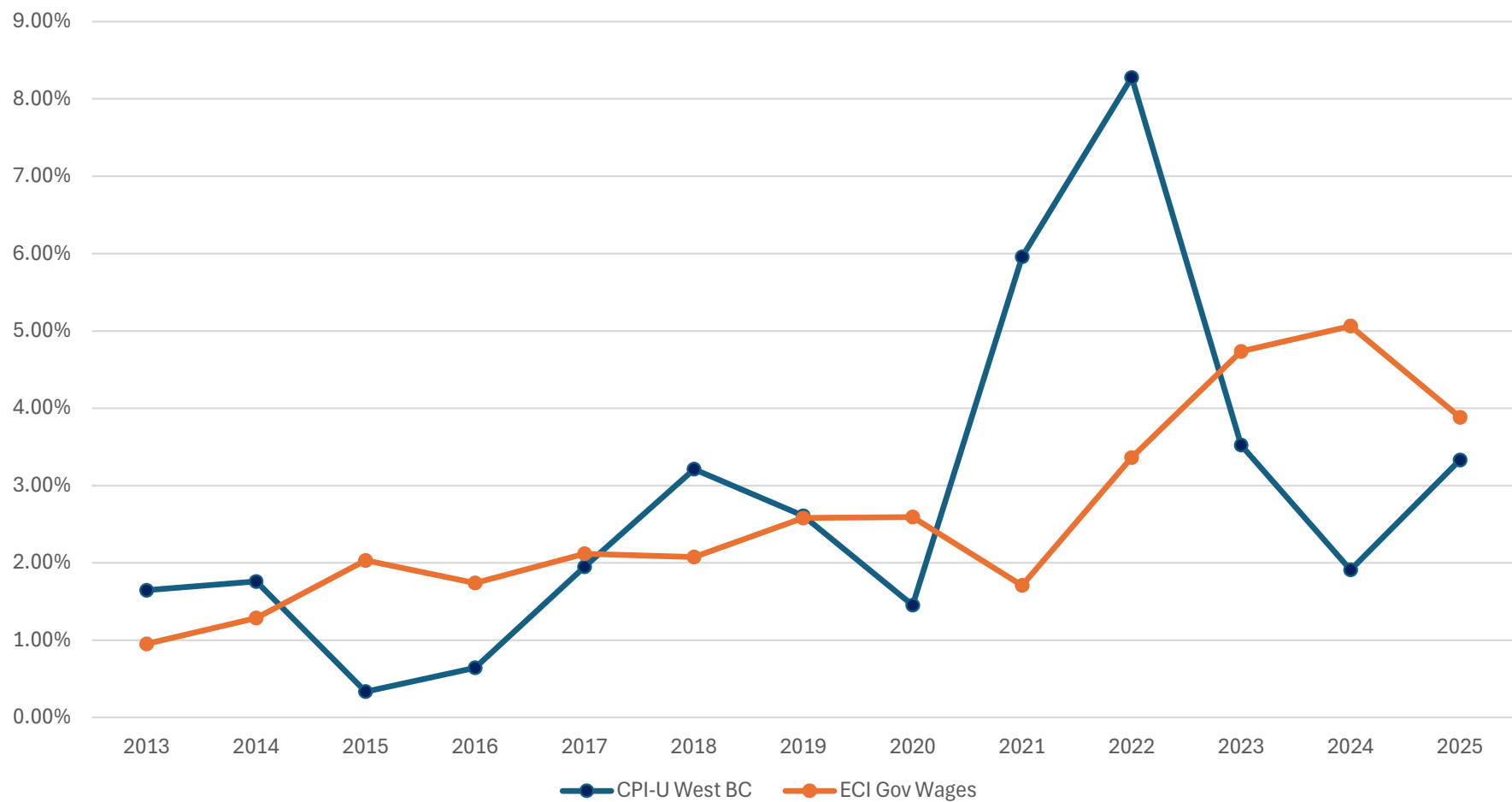
	CPI-U West BC	ECI Gov Wage	Weighted Average	3 Year Average (Max Adjustment)	Rate Used that year
2011	3.32%	1.06%	1.74%		
2012	1.10%	1.05%	1.06%		
2013	1.64%	0.95%	1.16%	1.32%	1.16%
2014	1.76%	1.29%	1.43%	1.22%	1.22%
2015	0.33%	2.03%	1.52%	1.37%	1.37%
2016	0.64%	1.74%	1.41%	1.45%	1.41%
2017	1.95%	2.12%	2.07%	1.67%	1.67%
2018	3.21%	2.08%	2.42%	1.97%	1.97%
2019	2.61%	2.58%	2.59%	2.36%	2.36%
2020	1.45%	2.59%	2.25%	2.42%	2.25%
2021	5.96%	1.71%	2.98%	2.61%	2.61%
2022	8.28%	3.36%	4.84%	3.36%	3.36%
2023	3.52%	4.73%	4.37%	4.06%	4.06%
2024	1.91%	5.06%	4.12%	4.44%	4.12%
2025	3.33%	3.88%	3.71%	4.07%	3.71%
Total Increase	41.01%	36.23%			31.25%

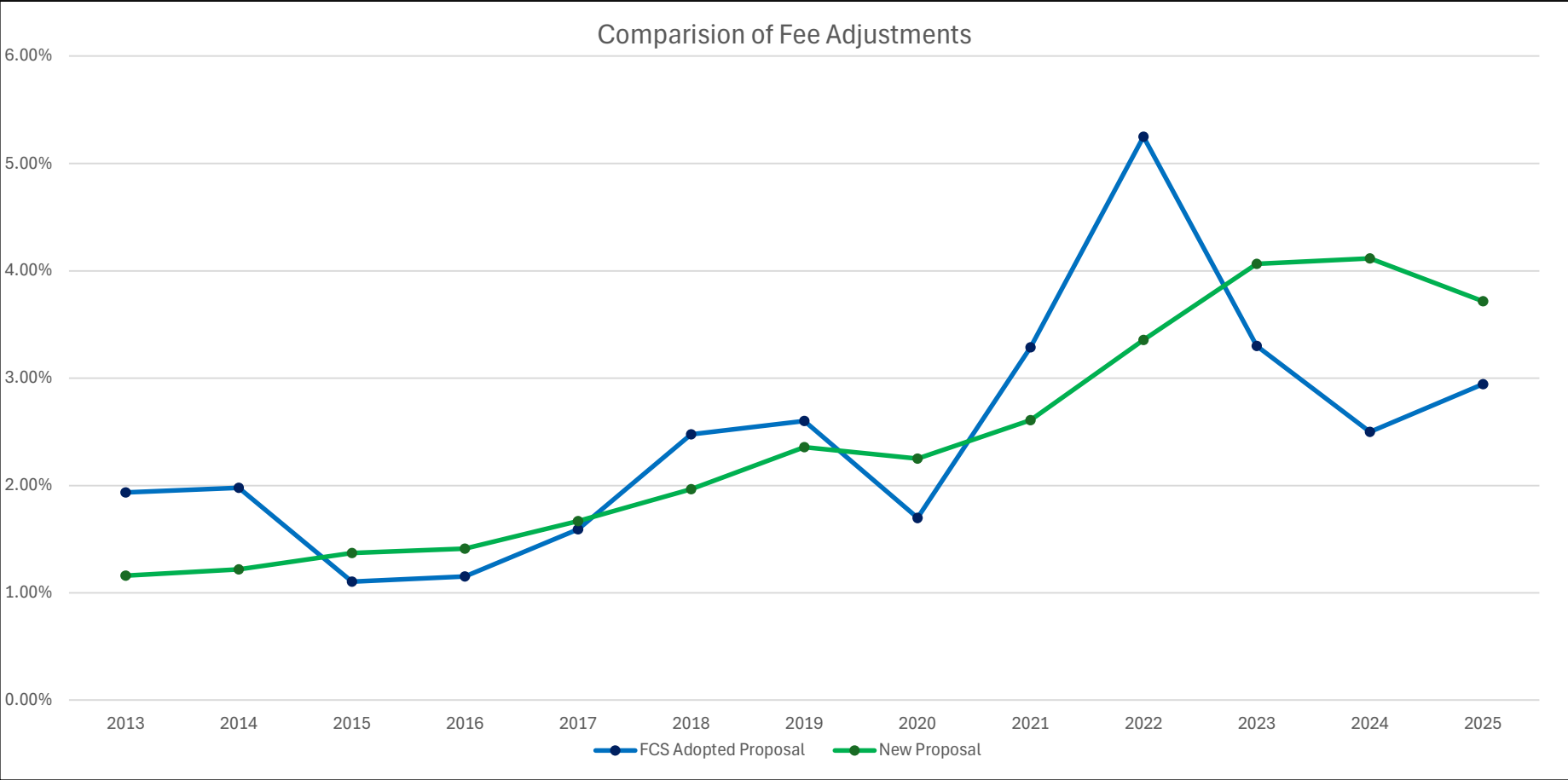
Indices Comparison						
	FCS	New Proposal	CPI-U West BC	ECI Gov Wages	CPI-U West	CPI-W West
2013	1.94%	1.16%	1.64%	0.95%	1.92%	1.95%
2014	1.98%	1.22%	1.76%	1.29%	2.33%	2.24%
2015	1.10%	1.37%	0.33%	2.03%	1.32%	0.89%
2016	1.15%	1.41%	0.64%	1.74%	1.36%	0.94%
2017	1.59%	1.67%	1.95%	2.12%	2.55%	2.49%
2018	2.48%	1.97%	3.21%	2.08%	3.64%	3.88%
2019	2.60%	2.36%	2.61%	2.58%	2.67%	2.53%
2020	1.70%	2.25%	1.45%	2.59%	1.69%	1.71%
2021	3.29%	2.61%	5.96%	1.71%	5.18%	5.94%
2022	5.25%	3.36%	8.28%	3.36%	8.31%	8.68%
2023	3.30%	4.06%	3.52%	4.73%	3.48%	3.12%
2024	2.50%	4.12%	1.91%	5.06%	2.56%	2.44%
2025	2.94%	3.71%	3.33%	3.88%	3.02%	3.04%
Total Change	31.81%	31.25%	36.59%	34.12%	40.01%	39.85%

Current Proposal Indices: CPI-U West & CPI-W West



New Proposal Indices: CPI-U West BC & ECI of Government Wages





		<u>Current Proposal from FCS</u>	<u>New Proposal</u>	<u>Current Proposal Rounded to the Nearest Dime</u>	<u>Current Proposal Rounded to the Nearest Nickel</u>	<u>New Proposal Rounded to the Nearest Dime</u>	<u>New Proposal Rounded to the Nearest Nickel</u>
	Fee Adjustment Factor 2025	2.9428%	3.7149%				
Development Fee Schedule	Fee Amount						
Shared Fees							
Processing/Application Fee (<i>except as otherwise identified</i>)	\$65.00	\$ 66.91	\$ 67.41	\$66.90	\$66.90	\$67.40	\$67.40
Technology Fee	2.50%			Not Adjusted			
Development Services Review Fee	\$115.00	\$ 118.38	\$ 119.27	\$118.40	\$118.40	\$119.30	\$119.25
Re-Inspection Fee	\$150.00	\$ 154.41	\$ 155.57	\$154.40	\$154.40	\$155.60	\$155.55
Work Beyond Scope of Permit	\$150.00	\$ 154.41	\$ 155.57	\$154.40	\$154.40	\$155.60	\$155.55
Work Done Without Permit/Investigative Fees - Greater Of:	2x the Inspection Fee(s) or \$300						
Inspection Outside Normal Working Hours (2-hr minimum)	\$115	\$ 118.38	\$ 119.27	\$118.40	\$118.40	\$119.30	\$119.25
Additional, Excessive, Phased Reviews	50% Original Review Fee						
Additional, Excessive, Phased Inspections	\$105.00	\$ 108.09	\$ 108.90	\$108.10	\$108.10	\$108.90	\$108.90
Trade Review	\$115	\$ 118.38	\$ 119.27	\$118.40	\$118.40	\$119.30	\$119.25
Refund Administration Fee - Plan Review and Processing/Application Fees are non-refundable, no refunds	N/A						
State Building Code Fee	State Determined Fee						
Permit or Application Extension Fee	\$45.00	\$ 46.32	\$ 46.67	\$46.30	\$46.30	\$46.70	\$46.65
Recording Fee	County Determined Fee						
State Environmental Policy Act (SEPA)							
SEPA Environmental Checklist Initial Review	\$500.00	\$ 514.71	\$ 518.57	\$514.70	\$514.70	\$518.60	\$518.55
Threshold Determination of MDNS	\$325.00	\$ 334.56	\$ 337.07	\$334.60	\$334.55	\$337.10	\$337.05
Threshold Determination Resulting in Declaration of Significance	Actual Cost						
Threshold Determination Resulting in Declaration of Significance - Deposit	\$3,250.00			Not Adjusted			
Public Notice	Actual Cost						
Environmental Document Reproduction	Actual Cost						
Appeal Fees							
Appeal of Administrative Decision to Hearing Examiner	\$350.00	\$ 360.30	\$ 363.00	\$360.30	\$360.30	\$363.00	\$363.00
Exception: Junk Vehicle Determination Appeal	\$200.00	\$ 205.89	\$ 207.43	\$205.90	\$205.90	\$207.40	\$207.45
Appeal of Hearing Examiner Decision to City Council	\$700.00	\$ 720.60	\$ 726.00	\$720.60	\$720.60	\$726.00	\$726.00
Appeal Preparation Fee	Actual Cost						
Request for Reconsideration	\$250.00	\$ 257.36	\$ 259.29	\$257.40	\$257.35	\$259.30	\$259.30
Blasting Licenses and Permits							
Blaster's License	\$55.00	\$ 56.62	\$ 57.04	\$56.60	\$56.60	\$57.00	\$57.05
Blasting Permit	\$275.00	\$ 283.09	\$ 285.22	\$283.10	\$283.10	\$285.20	\$285.20
Blasting Transportation Permit	\$65.00	\$ 66.91	\$ 67.41	\$66.90	\$66.90	\$67.40	\$67.40
Boiler and Gas Heating Mechanic License Fees							
License Application and Examination Fee	\$110.00	\$ 113.24	\$ 114.09	\$113.20	\$113.25	\$114.10	\$114.10
Annual License Fee	\$55.00	\$ 56.62	\$ 57.04	\$56.60	\$56.60	\$57.00	\$57.05

Annual Inspector License Fee	\$55.00	\$ 56.62	\$ 57.04	\$56.60	\$56.60	\$57.00	\$57.05
Boiler Installation Inspection Fees							
Low Pressure & Hot Water Boiler < 500,000 BTUs	\$157.00	\$ 161.62	\$ 162.83	\$161.60	\$161.60	\$162.80	\$162.85
LP & HWB 500,000 to < 2,000,000 BTUs	\$265.00	\$ 272.80	\$ 274.84	\$272.80	\$272.80	\$274.80	\$274.85
LP & HWB 2,000,000 BTUs and greater	\$425.00	\$ 437.51	\$ 440.79	\$437.50	\$437.50	\$440.80	\$440.80
Power Boilers < 1,000,000 BTUs	\$425.00	\$ 437.51	\$ 440.79	\$437.50	\$437.50	\$440.80	\$440.80
Power Boilers from 1,000,000 to < 5,000,000 BTUs	\$850.00	\$ 875.01	\$ 881.58	\$875.00	\$875.00	\$881.60	\$881.60
Power Boilers 5,000,000 BTUs and greater - Base	\$850.00	\$ 875.01	\$ 881.58	\$875.00	\$875.00	\$881.60	\$881.60
Power Boilers 5,000,000 BTUs and greater - Additional Charge per million BTUs	\$25.00	\$ 25.74	\$ 25.93	\$25.70	\$25.75	\$25.90	\$25.95
Electric Boiler ≤ 250 kw	\$250.00	\$ 257.36	\$ 259.29	\$257.40	\$257.35	\$259.30	\$259.30
Unfired Pressure Vessel	\$80.00	\$ 82.35	\$ 82.97	\$82.40	\$82.35	\$83.00	\$82.95
Boiler Operating Permit & Accessory Fees							
Boilers - Base City Inspected Operating Permit Fee	\$85.00	\$ 87.50	\$ 88.16	\$87.50	\$87.50	\$88.20	\$88.15
Boilers - per Vessel	\$35.00	\$ 36.03	\$ 36.30	\$36.00	\$36.05	\$36.30	\$36.30
Hydrostatic Pressure Test	\$145.00	\$ 149.27	\$ 150.39	\$149.30	\$149.25	\$150.40	\$150.40
Repair Inspections - Hourly	\$115.00	\$ 118.38	\$ 119.27	\$118.40	\$118.40	\$119.30	\$119.25
Building Permit Fees							
\$1 - \$2,000 Job Value Fee - Base	\$73.00			Not Adjusted			
\$2,001 - \$25,000 Job Value Fee - Base	\$73.00			Not Adjusted			
\$2,001 - \$25,000 Job Value Fee - Variable per \$1000 over \$2000	\$13.00			Not Adjusted			
\$25,001 - \$50,000 Job Value Fee - Base	\$372.00			Not Adjusted			
\$25,001 - \$50,000 Job Value Fee - Variable per \$1000 over \$25,000	\$10.00			Not Adjusted			
\$50,001 - \$100,000 Job Value Fee - Base	\$622.00			Not Adjusted			
\$50,001 - \$100,000 Job Value Fee - Variable per \$1000 over \$50,000	\$7.00			Not Adjusted			
\$100,001 - \$500,000 Job Value Fee - Base	\$972.00			Not Adjusted			
\$100,001 - \$500,000 Job Value Fee - Variable per \$1000 over \$100,000	\$5.00			Not Adjusted			
\$500,001 - \$1,000,000 Job Value Fee - Base	\$2,972.00			Not Adjusted			
\$500,001 - \$1,000,000 Job Value Fee - Variable per \$1000 over \$500,000	\$4.00			Not Adjusted			
Over \$1,000,000 Job Value Fee - Base	\$4,972.00			Not Adjusted			
Over \$1,000,000 Job Value Fee - Variable per \$1000 over \$1,000,000	\$3.00			Not Adjusted			
Plan Review for Commercial & Multi-Family over 2 units	65% of Job Value Fee						
Fast Track Plan Review Fee	125% of Job Value Fee						
Early Start and Fast Track Approval	25% Additional fee						
Stock Plan Review Fee	25% of Job Value Fee						
Reduced Plan Review Fee	25% of Job Value Fee						
*Applications for successive identical buildings on a single site submitted simultaneously are eligible for the Reduced Plan Review Fee. In these cases, the fee is reduced to 25% of the original fee.							
Plan Review for New Single-Family Residences (SFR), Accessory Dwelling Units, & Duplexes	50% of Job Value Fee						
Plan Review for SFR & Duplex Accessory Structures & Additions	25% of Job Value Fee						
Revision Review Fee - Hourly	\$115	\$ 118.38	\$ 119.27	\$118.40	\$118.40	\$119.30	\$119.25
Plan Review for SFR & Duplex Accessory Structure Remodels	25% of Job Value Fee						
Demolition of SFR or Duplex	\$45.00	\$ 46.32	\$ 46.67	\$46.30	\$46.30	\$46.70	\$46.65
Demolition of Other Structures - Per 1,000 Sq Ft - [maximum fee \$450]	\$45.00	\$ 46.32	\$ 46.67	\$46.30	\$46.30	\$46.70	\$46.65
Demolition of Residential Accessory Structures - (i.e. -garages, pools)	\$35.00	\$ 36.03	\$ 36.30	\$36.00	\$36.05	\$36.30	\$36.30
*Additional fees may be required for historically eligible or listed properties in accordance with Historic Preservation's Fee Schedule							

Fence Permit Fee per 100 linear feet or fraction thereof	\$20.00	\$ 20.59	\$ 20.74	\$20.60	\$20.60	\$20.70	\$20.75
Grading Permit Fee for 10,000 cubic yards or less	\$145.00	\$ 149.27	\$ 150.39	\$149.30	\$149.25	\$150.40	\$150.40
Grading Permit Fee for each additional 10,000 cubic yards or fraction thereof	\$30.00	\$ 30.88	\$ 31.11	\$30.90	\$30.90	\$31.10	\$31.10
Grading Plan Review for 1,000 cubic yards or less	\$75.00	\$ 77.21	\$ 77.79	\$77.20	\$77.20	\$77.80	\$77.80
Grading Plan Review for 1,001 - 100,000 cubic yards	\$190.00	\$ 195.59	\$ 197.06	\$195.60	\$195.60	\$197.10	\$197.05
Grading Plan Review for each 10,000 cubic yards over 100,000	\$10.00	\$ 10.29	\$ 10.37	\$10.30	\$10.30	\$10.40	\$10.35
Sign Permit Fee for Wall, Projecting, and Incidental Signs - Per Sign	\$47.00	\$ 48.38	\$ 48.75	\$48.40	\$48.40	\$48.70	\$48.75
Sign Permit Fee for Pole and Billboard - Per Sign	\$117.00	\$ 120.44	\$ 121.35	\$120.40	\$120.45	\$121.30	\$121.35
Sign Review Fee	\$115.00	\$ 118.38	\$ 119.27	\$118.40	\$118.40	\$119.30	\$119.25
Factory Built Housing - Per Section	\$75.00	\$ 77.21	\$ 77.79	\$77.20	\$77.20	\$77.80	\$77.80
Manufactured (Mobile) Home - Per Section	\$75.00	\$ 77.21	\$ 77.79	\$77.20	\$77.20	\$77.80	\$77.80
Temporary Structures - 1st 180 days	\$250.00	\$ 257.36	\$ 259.29	\$257.40	\$257.35	\$259.30	\$259.30
Temporary Structures - 2nd 180 days	\$550.00	\$ 566.19	\$ 570.43	\$566.20	\$566.20	\$570.40	\$570.45
Relocation Determination Fee	\$75.00	\$ 77.21	\$ 77.79	\$77.20	\$77.20	\$77.80	\$77.80
Swimming Pool Permit Fee (when accessory to SFR or Duplex)	\$95.00	\$ 97.80	\$ 98.53	\$97.80	\$97.80	\$98.50	\$98.55
Swimming Pool Permit Fee (for all others)	\$215.00	\$ 221.33	\$ 222.99	\$221.30	\$221.35	\$223.00	\$223.00
Adult Family Home Inspection	\$245.00	\$ 252.21	\$ 254.10	\$252.20	\$252.20	\$254.10	\$254.10
Family Home Child Care Capacity Inspection	\$245.00	\$ 252.21	\$ 254.10	\$252.20	\$252.20	\$254.10	\$254.10
Safety Inspection - Commercial Building - Per hour (2-hr minimum)	\$115.00	\$ 118.38	\$ 119.27	\$118.40	\$118.40	\$119.30	\$119.25
Safety Inspection - SFR, Electrical Only	\$95.00	\$ 97.80	\$ 98.53	\$97.80	\$97.80	\$98.50	\$98.55
Safety Inspection - SFR, 2 or more categories	\$190.00	\$ 195.59	\$ 197.06	\$195.60	\$195.60	\$197.10	\$197.05
Safety Inspection - Duplex	\$245.00	\$ 252.21	\$ 254.10	\$252.20	\$252.20	\$254.10	\$254.10
Safety Inspection - Multi-Family 3 to 6 units	\$315.00	\$ 324.27	\$ 326.70	\$324.30	\$324.25	\$326.70	\$326.70
Safety Inspection - Multi-Family over 6 units - Base	\$315.00	\$ 324.27	\$ 326.70	\$324.30	\$324.25	\$326.70	\$326.70
Safety Inspection - Multi-Family over 6 units – Variable per unit over 6	\$35.00	\$ 36.03	\$ 36.30	\$36.00	\$36.05	\$36.30	\$36.30
Electrical Service Reconnect - Residence	\$40.00	\$ 41.18	\$ 41.49	\$41.20	\$41.20	\$41.50	\$41.50
Electrical Service Reconnect - Commercial	\$95.00	\$ 97.80	\$ 98.53	\$97.80	\$97.80	\$98.50	\$98.55
Expired Building Permit Renewal when No Inspections	100% of Permit Fee						
Expired Building Permit Renewal when Foundation Approved	75% of Permit Fee						
Expired Building Permit Renewal when All Rough-ins Approved	25% of Permit Fee						
Expired Building Permit Renewal with Additional Work	Job Value Fee						
Expired Plumbing Permit Renewal when No Inspections	100% of Permit Fee						
Expired Plumbing Permit Renewal when Top Outs Approved	25% of Permit Fee						
Expired Mechanical Permit Renewal when No Inspections	100% of Permit Fee						
Expired Mechanical Permit Renewal when Rough-Ins Approved	25% of Permit Fee						
Expired Electrical Permit Renewal when No Inspections	100% of Permit Fee						
Expired Electrical Permit Renewal when Rough-Ins/Service Approved	25% of Permit Fee						
Certificate of Occupancy Fees							
For Change of Occupancy when no work is required	\$90.00	\$ 92.65	\$ 93.34	\$92.60	\$92.65	\$93.30	\$93.35
Temporary Certificate of Occupancy Issuance(not to exceed 100% of the building permit fee)	\$500.00	\$ 514.71	\$ 518.57	\$514.70	\$514.70	\$518.60	\$518.55
Temporary Certificate of Occupancy Extension(not to exceed 100% of the building permit fee)	\$250.00	\$ 257.36	\$ 259.29	\$257.40	\$257.35	\$259.30	\$259.30
Solar Fees							
SFR-Duplex Solar Plan Review Fee (DSC)	\$75.00	\$ 77.21	\$ 77.79	\$77.20	\$77.20	\$77.80	\$77.80
SFR-Duplex Solar Inspection Fee (DSC)	\$150.00	\$ 154.41	\$ 155.57	\$154.40	\$154.40	\$155.60	\$155.55
MFCOM Solar Plan Review Fee (DSC)	65% of Job Value Fee						

MFCOM Solar Inspection Fee (DSC)	Job Value Based						
Electrical fees assessed as applicable to the scope of work	See Electrical Fees						
Fire Review and Inspection Fees assessed in accordance with the Fire Codes	See Fire Code						
Electrical Permit Fees							
New Square Footage up to 5000 sq ft - Variable per 100 sq ft	\$5.00	\$ 5.15	\$ 5.19	\$5.10	\$5.15	\$5.20	\$5.20
New Square Footage over 5,000 sq ft - Base	\$250.00	\$ 257.36	\$ 259.29	\$257.40	\$257.35	\$259.30	\$259.30
New Square Footage over 5,000 sq ft - Variable per 100 sq. ft.	\$3.00	\$ 3.09	\$ 3.11	\$3.10	\$3.10	\$3.10	\$3.10
Alterations/Wiring of Existing Space (per circuit)	\$7.00	\$ 7.21	\$ 7.26	\$7.20	\$7.20	\$7.30	\$7.25
Light Standard	\$10.00	\$ 10.29	\$ 10.37	\$10.30	\$10.30	\$10.40	\$10.35
Service, 1-200 Amps	\$50.00	\$ 51.47	\$ 51.86	\$51.50	\$51.45	\$51.90	\$51.85
Service, 201-400 Amps	\$62.00	\$ 63.82	\$ 64.30	\$63.80	\$63.80	\$64.30	\$64.30
Service, 401-600 Amps	\$75.00	\$ 77.21	\$ 77.79	\$77.20	\$77.20	\$77.80	\$77.80
Service, 601-800 Amps	\$87.00	\$ 89.56	\$ 90.23	\$89.60	\$89.55	\$90.20	\$90.25
Service, 801-1,000 Amps	\$100.00	\$ 102.94	\$ 103.71	\$102.90	\$102.95	\$103.70	\$103.70
Service, Over 1,000 Amps - Base	\$100.00	\$ 102.94	\$ 103.71	\$102.90	\$102.95	\$103.70	\$103.70
Service, Over 1,000 Amps - Variable per 100 Amps over 1,000 Amps	\$7.00	\$ 7.21	\$ 7.26	\$7.20	\$7.20	\$7.30	\$7.25
Service, Over 600V, Surcharge	\$60.00	\$ 61.77	\$ 62.23	\$61.80	\$61.75	\$62.20	\$62.25
Alarms, Telecommunications, and Control Circuits other low-voltage systems (per 2,500 sq. ft.)	\$15.00	\$ 15.44	\$ 15.56	\$15.40	\$15.45	\$15.60	\$15.55
Temporary Service	\$45.00	\$ 46.32	\$ 46.67	\$46.30	\$46.30	\$46.70	\$46.65
Transformer - Base	\$40.00	\$ 41.18	\$ 41.49	\$41.20	\$41.20	\$41.50	\$41.50
Transformer - Variable per 200 Amps or fraction thereof	\$12.00	\$ 12.35	\$ 12.45	\$12.40	\$12.35	\$12.40	\$12.45
Generator (emergency, standby, and resource recovery) - Base	\$40.00	\$ 41.18	\$ 41.49	\$41.20	\$41.20	\$41.50	\$41.50
Generator (emergency, standby, and resource recovery) - Variable per 200 Amps or fraction thereof	\$12.00	\$ 12.35	\$ 12.45	\$12.40	\$12.35	\$12.40	\$12.45
Note: Generators of 50 kW or less are considered equivalent to a 200 Amp service	NA						
Feeder or Subpanel	\$20.00	\$ 20.59	\$ 20.74	\$20.60	\$20.60	\$20.70	\$20.75
Ground Work-Ground Ufer	\$30.00	\$ 30.88	\$ 31.11	\$30.90	\$30.90	\$31.10	\$31.10
Extensive Ground Work	\$105.00	\$ 108.09	\$ 108.90	\$108.10	\$108.10	\$108.90	\$108.90
Annual Electrical Permit, 12 Inspections/1 - 3 Electricians	\$2,300.00	\$ 2,367.68	\$ 2,385.44	\$2,367.70	\$2,367.70	\$2,385.40	\$2,385.45
Annual Electrical Permit, 24 Inspections/4 - 6 Electricians	\$4,600.00	\$ 4,735.37	\$ 4,770.89	\$4,735.40	\$4,735.35	\$4,770.90	\$4,770.90
Annual Electrical Permit, 36 Inspections/7 - 12 Electricians	\$6,900.00	\$ 7,103.05	\$ 7,156.33	\$7,103.10	\$7,103.05	\$7,156.30	\$7,156.35
Annual Electrical Permit, 52 Inspections/13+ Electricians	\$8,200.00	\$ 8,441.31	\$ 8,504.62	\$8,441.30	\$8,441.30	\$8,504.60	\$8,504.60
Load Test	\$45.00	\$ 46.32	\$ 46.67	\$46.30	\$46.30	\$46.70	\$46.65
Energy Storage Systems	\$50.00	\$ 51.47	\$ 51.86	\$51.50	\$51.45	\$51.90	\$51.85
Elevator Permit Fees							
Install: Elevator, Escalator, or Moving Walk \$5,000 Value or Less	\$250.00	\$ 257.36	\$ 259.29	\$257.40	\$257.35	\$259.30	\$259.30
Install: Elevator, Escalator, or Moving Walk Install > \$5,000 Value - Base	\$250.00	\$ 257.36	\$ 259.29	\$257.40	\$257.35	\$259.30	\$259.30
Install: Elevator, Escalator, or Moving Walk Install > \$5,000 Value – Variable per	\$4.00	\$ 4.12	\$ 4.15	\$4.10	\$4.10	\$4.10	\$4.15
\$1,000 in valuation over \$5,000							
Install: Stair Climber or Platform Lift	\$88.00	\$ 90.59	\$ 91.27	\$90.60	\$90.60	\$91.30	\$91.25
Install: Dumbwaiter or Material Lift	\$177.00	\$ 182.21	\$ 183.58	\$182.20	\$182.20	\$183.60	\$183.60
Install: Temporary Personnel Hoist (Construction Lift)	\$350.00	\$ 360.30	\$ 363.00	\$360.30	\$360.30	\$363.00	\$363.00
Operating Permit: Hydraulic Elevator - Annual, Base	\$177.00	\$ 182.21	\$ 183.58	\$182.20	\$182.20	\$183.60	\$183.60
Operating Permit: Hydraulic Elevator - Annual, Variable per stop over two	\$22.00	\$ 22.65	\$ 22.82	\$22.60	\$22.65	\$22.80	\$22.80
Operating Permit: Cable Elevator - Annual, Base	\$353.00	\$ 363.39	\$ 366.11	\$363.40	\$363.40	\$366.10	\$366.10
Operating Permit: Cable Elevator - Annual, Variable per stop over two	\$22.00	\$ 22.65	\$ 22.82	\$22.60	\$22.65	\$22.80	\$22.80

Operating Permit: Escalator or Moving Walk	\$353.00	\$ 363.39	\$ 366.11	\$363.40	\$363.40	\$366.10	\$366.10
Operating Permit: Dumbwaiter, Platform/Material Lift, or Stair Climber	\$88.00	\$ 90.59	\$ 91.27	\$90.60	\$90.60	\$91.30	\$91.25
Alteration or Repair: \$5,000 Value or Less	\$250.00	\$ 257.36	\$ 259.29	\$257.40	\$257.35	\$259.30	\$259.30
Alteration or Repair: > \$5,000 Value - Base	\$250.00	\$ 257.36	\$ 259.29	\$257.40	\$257.35	\$259.30	\$259.30
Alteration or Repair: > \$5,000 Value – Variable for each \$1,000 over \$5,000	\$4.00	\$ 4.12	\$ 4.15	\$4.10	\$4.10	\$4.10	\$4.15
Elevator Reinspection: Hourly	\$115.00	\$ 118.38	\$ 119.27	\$118.40	\$118.40	\$119.30	\$119.25
Uncorrected Deficiencies (assessed at 90, 120, and 150 days)	\$177.00	\$ 182.21	\$ 183.58	\$182.20	\$182.20	\$183.60	\$183.60
Document Replacement Fee	\$65.00	\$ 66.91	\$ 67.41	\$66.90	\$66.90	\$67.40	\$67.40
Temp Hoist: Semi-Annual or Jump Inspection	\$177.00	\$ 182.21	\$ 183.58	\$182.20	\$182.20	\$183.60	\$183.60
Temp Hoist: Semi-Annual Operating Permit	\$177.00	\$ 182.21	\$ 183.58	\$182.20	\$182.20	\$183.60	\$183.60
Temporary Operating Permit Fee - Base	\$115.00	\$ 118.38	\$ 119.27	\$118.40	\$118.40	\$119.30	\$119.25
Temporary Operating Permit Fee – Variable per stop over two	\$15.00	\$ 15.44	\$ 15.56	\$15.40	\$15.45	\$15.60	\$15.55
Plan Review for Installs and Major Alterations	\$115.00	\$ 118.38	\$ 119.27	\$118.40	\$118.40	\$119.30	\$119.25
Variance Request w/ Site Visit - Base	\$177.00	\$ 182.21	\$ 183.58	\$182.20	\$182.20	\$183.60	\$183.60
Variance Request w/ Site Visit - Variable	\$88.00	\$ 90.59	\$ 91.27	\$90.60	\$90.60	\$91.30	\$91.25
Variance Request via Desk Evaluation (w/o site visit)	\$88.00	\$ 90.59	\$ 91.27	\$90.60	\$90.60	\$91.30	\$91.25
Technical Advice Site Visit Fee - Base	\$177.00	\$ 182.21	\$ 183.58	\$182.20	\$182.20	\$183.60	\$183.60
Technical Advice Site Visit Fee – Variable per hour more than two	\$88.00	\$ 90.59	\$ 91.27	\$90.60	\$90.60	\$91.30	\$91.25
Decommissioning Conveyance Fee	\$177.00	\$ 182.21	\$ 183.58	\$182.20	\$182.20	\$183.60	\$183.60
Re-Commissioning Conveyance Fee - Base	\$177.00	\$ 182.21	\$ 183.58	\$182.20	\$182.20	\$183.60	\$183.60
Re-Commissioning Conveyance Fee – Variable per hour more than two	\$88.00	\$ 90.59	\$ 91.27	\$90.60	\$90.60	\$91.30	\$91.25
Operating a Conveyance w/o Permit: 30 Day Penalty Fee	\$164.00	\$ 168.83	\$ 170.09	\$168.80	\$168.85	\$170.10	\$170.10
Conveyances in operation without a permit more than 120 days may be removed from service by the inspector							
Mechanical Permit Fees							
Air Handler (per 10,000 cfm or fraction of)	\$17.00	\$ 17.50	\$ 17.63	\$17.50	\$17.50	\$17.60	\$17.65
Clothes Dryer (Gas)	\$15.00	\$ 15.44	\$ 15.56	\$15.40	\$15.45	\$15.60	\$15.55
Ductwork System	\$15.00	\$ 15.44	\$ 15.56	\$15.40	\$15.45	\$15.60	\$15.55
Evaporative Cooler	\$15.00	\$ 15.44	\$ 15.56	\$15.40	\$15.45	\$15.60	\$15.55
Gas Log	\$15.00	\$ 15.44	\$ 15.56	\$15.40	\$15.45	\$15.60	\$15.55
Gas Piping: per outlet	\$4.00	\$ 4.12	\$ 4.15	\$4.10	\$4.10	\$4.10	\$4.15
Water Heater	\$15.00	\$ 15.44	\$ 15.56	\$15.40	\$15.45	\$15.60	\$15.55
Hot Water Tank Heat Pump	\$15.00	\$ 15.44	\$ 15.56	\$15.40	\$15.45	\$15.60	\$15.55
Heat Pump, Compressor, or A/C: less than 15 tons	\$23.00	\$ 23.68	\$ 23.85	\$23.70	\$23.70	\$23.90	\$23.85
Heat Pump, Compressor, or A/C: 15 to 50 tons	\$45.00	\$ 46.32	\$ 46.67	\$46.30	\$46.30	\$46.70	\$46.65
Heat Pump, Compressor, or A/C: Over 50 tons	\$75.00	\$ 77.21	\$ 77.79	\$77.20	\$77.20	\$77.80	\$77.80
Heating Equipment: 1 to 100,000 BTUs or 32 kW	\$17.00	\$ 17.50	\$ 17.63	\$17.50	\$17.50	\$17.60	\$17.65
Heating Equipment: More than 100,000 BTUs or 32 kW	\$25.00	\$ 25.74	\$ 25.93	\$25.70	\$25.75	\$25.90	\$25.95
Hood: Type I (per 12 ft or 12 ft portion of hood)	\$70.00	\$ 72.06	\$ 72.60	\$72.10	\$72.05	\$72.60	\$72.60
Hood: Type II	\$15.00	\$ 15.44	\$ 15.56	\$15.40	\$15.45	\$15.60	\$15.55
Hydronic Piping: per outlet	\$4.00	\$ 4.12	\$ 4.15	\$4.10	\$4.10	\$4.10	\$4.15
Miscellaneous (items not covered elsewhere)	\$15.00	\$ 15.44	\$ 15.56	\$15.40	\$15.45	\$15.60	\$15.55
Propane Tanks	\$15.00	\$ 15.44	\$ 15.56	\$15.40	\$15.45	\$15.60	\$15.55
Range/Cooking Equipment (Gas)	\$15.00	\$ 15.44	\$ 15.56	\$15.40	\$15.45	\$15.60	\$15.55
Refrigeration or Absorption System: 1 - 500,000 BTUs	\$25.00	\$ 25.74	\$ 25.93	\$25.70	\$25.75	\$25.90	\$25.95

Refrigeration or Absorption System: 500,001 - 1,750,000 BTUs	\$45.00	\$ 46.32	\$ 46.67	\$46.30	\$46.30	\$46.70	\$46.65
Refrigeration or Absorption System: Over 1,750,000 BTUs	\$75.00	\$ 77.21	\$ 77.79	\$77.20	\$77.20	\$77.80	\$77.80
Unlisted or Unused Appliance: Up to 400,000 BTUs	\$75.00	\$ 77.21	\$ 77.79	\$77.20	\$77.20	\$77.80	\$77.80
Unlisted or Unused Appliance: Over 400,000 BTUs	\$125.00	\$ 128.68	\$ 129.64	\$128.70	\$128.70	\$129.60	\$129.65
Vent Fans	\$10.00	\$ 10.29	\$ 10.37	\$10.30	\$10.30	\$10.40	\$10.35
Wood/Pellet Stove or Insert	\$40.00	\$ 41.18	\$ 41.49	\$41.20	\$41.20	\$41.50	\$41.50
Electrical Disconnects/Reconnects for HVAC replacements and thermostat wiring are assessed at the "Alterations... per circuit " rate found with							
Plumbing Permit Fees							
Per Plumbing Fixture on a trap	\$13.00	\$ 13.38	\$ 13.48	\$13.40	\$13.40	\$13.50	\$13.50
*** Includes, but is not limited to , installs, relocations, replacements, and rough-ins of backflow devices, dishwashers, garbage disposals, dra							
Medical Gas Outlet	\$13.00	\$ 13.38	\$ 13.48	\$13.40	\$13.40	\$13.50	\$13.50
Sewage Ejector	\$13.00	\$ 13.38	\$ 13.48	\$13.40	\$13.40	\$13.50	\$13.50
Vacuum Breaker/Backflow Device	\$13.00	\$ 13.38	\$ 13.48	\$13.40	\$13.40	\$13.50	\$13.50
Miscellaneous (plumbing not covered elsewhere)	\$13.00	\$ 13.38	\$ 13.48	\$13.40	\$13.40	\$13.50	\$13.50
Water Heaters are covered within Mechanical Permit Fees							
Code Enforcement: Existing Building and Conservation Code Fees							
General: Bill equal to all costs and expenses incurred by City	Cost Incurred						
Boarding and Securing	Cost Incurred						
Property Monitoring	\$300.00	\$ 308.83	\$ 311.14	\$308.80	\$308.85	\$311.10	\$311.15
Annual Hearing Processing Fee - First Year	\$2,000.00	\$ 2,058.86	\$ 2,074.30	\$2,058.90	\$2,058.85	\$2,074.30	\$2,074.30
Annual Hearing Processing Fee - Each Subsequent Year	\$5,000.00	\$ 5,147.14	\$ 5,185.75	\$5,147.10	\$5,147.15	\$5,185.70	\$5,185.75
Code Enforcement: Obstruction From Vegetation and Debris Fees							
Vegetation and Debris Abatement	Cost Incurred						
Vegetation and Debris Abatement Surcharge	\$250.00	\$ 257.36	\$ 259.29	\$257.40	\$257.35	\$259.30	\$259.30
Code Enforcement: Existing Building and Conservation Code Fees							
Annual Foreclosure Property Registration Fee	\$350.00	\$ 360.30	\$ 363.00	\$360.30	\$360.30	\$363.00	\$363.00
Sidewalk Café Fees							
Sidewalk Café Annual Fee	\$150.00	\$ 154.41	\$ 155.57	\$154.40	\$154.40	\$155.60	\$155.55
Site Modification Review Fee	\$275.00	\$ 283.09	\$ 285.22	\$283.10	\$283.10	\$285.20	\$285.20
Initial Review Fee	\$300.00	\$ 308.83	\$ 311.14	\$308.80	\$308.85	\$311.10	\$311.15
Parklets and Streateries							
Annual License Fee	\$150.00	\$ 154.41	\$ 155.57	\$154.40	\$154.40	\$155.60	\$155.55
Site Modification Review Fee	\$275.00	\$ 283.09	\$ 285.22	\$283.10	\$283.10	\$285.20	\$285.20
Initial Review Fee	\$300.00	\$ 308.83	\$ 311.14	\$308.80	\$308.85	\$311.10	\$311.15
Refundable Cash Bond	\$1,000.00	\$ 1,029.43	\$ 1,037.15	\$1,029.40	\$1,029.45	\$1,037.10	\$1,037.15
2-hour zone per square foot per month	\$3.04	\$ 3.13	\$ 3.15	\$3.10	\$3.15	\$3.20	\$3.15
4-hour and all-day zones per square foot per month	\$2.05	\$ 2.11	\$ 2.13	\$2.10	\$2.10	\$2.10	\$2.15
Time-restricted fee parking	\$1.05	\$ 1.08	\$ 1.09	\$1.10	\$1.10	\$1.10	\$1.10
Device Removal and Replacement Fee - Single Space Meter	\$60.00	\$ 61.77	\$ 62.23	\$61.80	\$61.75	\$62.20	\$62.25
Device Removal and Replacement Fee - Dual Space Meter	\$120.00	\$ 123.53	\$ 124.46	\$123.50	\$123.55	\$124.50	\$124.45
Device Removal and Replacement Fee - Kiosk	\$500.00	\$ 514.71	\$ 518.57	\$514.70	\$514.70	\$518.60	\$518.55

Streets and Airspace Fees							
Skywalk Application to Hearing Examiner	\$7,160.00	\$ 7,370.70	\$ 7,425.99	\$7,370.70	\$7,370.70	\$7,426.00	\$7,426.00
Skywalk Annual Inspection	\$588.00	\$ 605.30	\$ 609.84	\$605.30	\$605.30	\$609.80	\$609.85
Skywalk Renewal (within 20 years of permit issuance)	\$2,290.00	\$ 2,357.39	\$ 2,375.07	\$2,357.40	\$2,357.40	\$2,375.10	\$2,375.05
Street Address Assignment	\$15.00	\$ 15.44	\$ 15.56	\$15.40	\$15.45	\$15.60	\$15.55
Street Address Change	\$61.00	\$ 62.80	\$ 63.27	\$62.80	\$62.80	\$63.30	\$63.25
ROW Obstruction: Dumpster or Temp Storage Unit (Pod) per 15-day period	\$150.00	\$ 154.41	\$ 155.57	\$154.40	\$154.40	\$155.60	\$155.55
ROW Obstruction: Long-term (more than 20 days) per square foot per month	\$0.20	\$ 0.21	\$ 0.21	\$0.20	\$0.20	\$0.20	\$0.20
ROW Obstruction: With Excavation 1-3 Days	\$150.00	\$ 154.41	\$ 155.57	\$154.40	\$154.40	\$155.60	\$155.55
ROW Obstruction: With Excavation Each Additional Day	\$25.00	\$ 25.74	\$ 25.93	\$25.70	\$25.75	\$25.90	\$25.95
ROW Obstruction: No Excavation 1-3 Days	\$40.00	\$ 41.18	\$ 41.49	\$41.20	\$41.20	\$41.50	\$41.50
ROW Obstruction: No Excavation Each Additional Day	\$20.00	\$ 20.59	\$ 20.74	\$20.60	\$20.60	\$20.70	\$20.75
Master Annual Permit	Expense based						
Obstruction W/O Permit or Exempt Notification	\$500.00	\$ 514.71	\$ 518.57	\$514.70	\$514.70	\$518.60	\$518.55
Work Beyond Scope of Permit	\$250.00	\$ 257.36	\$ 259.29	\$257.40	\$257.35	\$259.30	\$259.30
No Fee for Activities Done Under City Contract	\$0.00	\$ -	\$ -	\$0.00	\$0.00	\$0.00	\$0.00
Traffic Control Plan Review Fee	\$78.00	\$ 80.30	\$ 80.90	\$80.30	\$80.30	\$80.90	\$80.90
Building Move Permit	\$172.00	\$ 177.06	\$ 178.39	\$177.10	\$177.05	\$178.40	\$178.40
Road Oiling (and other dust palliatives)	\$156.00	\$ 160.59	\$ 161.80	\$160.60	\$160.60	\$161.80	\$161.80
Street Vacation Application Fee	\$623.00	\$ 641.33	\$ 646.14	\$641.30	\$641.35	\$646.10	\$646.15
Approach Permit: Commercial	\$52.00	\$ 53.53	\$ 53.93	\$53.50	\$53.55	\$53.90	\$53.95
Approach Permit: Residential Driveway	\$31.00	\$ 31.91	\$ 32.15	\$31.90	\$31.90	\$32.20	\$32.15
IT Plan Review for Fiber Projects	\$95 per hour						
House Move Rescheduling Fee – <i>This is an additional processing fee assessed</i>	\$65.00	\$ 66.91	\$ 67.41	\$66.90	\$66.90	\$67.40	\$67.40
<i>for house moves that are rescheduled after arrangements for staff had</i>							
<i>already been made .</i>							
Oversize or Overweight Movements							
Oversize Load - Per 30 Days or fraction of	\$78.00	\$ 80.30	\$ 80.90	\$80.30	\$80.30	\$80.90	\$80.90
Overweight Load (on specified route) - Per 30 Days or fraction of	\$117.00	\$ 120.44	\$ 121.35	\$120.40	\$120.45	\$121.30	\$121.35
Superload - Per Trip	\$117.00	\$ 120.44	\$ 121.35	\$120.40	\$120.45	\$121.30	\$121.35
(Engineering) Private Construction Plan Review Fee Table:							
\$1 - \$10,000 Job Value Fee	\$300.00			Not Adjusted			
\$10,001 - \$50,000 Job Value Fee - Base	\$300.00			Not Adjusted			
\$10,001 - \$50,000 Job Value Fee - Variable for each \$1,000 over \$10,000	\$15.00			Not Adjusted			
\$50,001 - \$100,000 Job Value Fee - Base	\$900.00			Not Adjusted			
\$50,001 - \$100,000 Job Value Fee - Variable for each \$1,000 over \$50,000	\$13.00			Not Adjusted			
\$100,001 - \$500,000 Job Value Fee - Base	\$1,550.00			Not Adjusted			
\$100,001 - \$500,000 Job Value Fee - Variable for each \$1,000 over \$100,000	\$10.50			Not Adjusted			
\$500,001 - \$1,000,000 Job Value Fee - Base	\$5,750.00			Not Adjusted			
\$500,001 - \$1,000,000 Job Value Fee - Variable for each \$1,000 over \$500,000	\$9.50			Not Adjusted			
Over \$1,000,000 Job Value Fee - Base	\$10,500.00			Not Adjusted			
Over \$1,000,000 Job Value Fee - Variable for each \$1,000 over \$1,000,000	\$8.75			Not Adjusted			
Additional Review (for excessive plan changes) per hour	\$115	\$ 118.38	\$ 119.27	\$118.40	\$118.40	\$119.30	\$119.25
On-Site Water Systems Review Fee - outside City limits or no bldg permit	\$250.00	\$ 257.36	\$ 259.29	\$257.40	\$257.35	\$259.30	\$259.30
On-Site Sanitary Sewer Systems Review - outside City limits or no bldg permit	\$250.00	\$ 257.36	\$ 259.29	\$257.40	\$257.35	\$259.30	\$259.30

Standard (Simple) Stormwater Systems Review: Under 10 lots - Base	\$400.00	\$ 411.77	\$ 414.86	\$411.80	\$411.75	\$414.90	\$414.85
Standard (Simple) Stormwater Systems Review: Under 10 lots - Variable per lot	\$10.00	\$ 10.29	\$ 10.37	\$10.30	\$10.30	\$10.40	\$10.35
Standard (Simple) Stormwater Systems Review: 10 - 100 lots - Base	\$500.00	\$ 514.71	\$ 518.57	\$514.70	\$514.70	\$518.60	\$518.55
Standard (Simple) Stormwater Systems Review: 10 - 100 lots - Variable per lot	\$10.00	\$ 10.29	\$ 10.37	\$10.30	\$10.30	\$10.40	\$10.35
Standard (Simple) Stormwater Systems Review: Over 100 lots - Base	\$700.00	\$ 720.60	\$ 726.00	\$720.60	\$720.60	\$726.00	\$726.00
Standard (Simple) Stormwater Systems Review: Over 100 lots - Variable per lot	\$10.00	\$ 10.29	\$ 10.37	\$10.30	\$10.30	\$10.40	\$10.35
Stormwater Review Fee Up to 2 acres - outside City limits or no bldg permit	\$250.00	\$ 257.36	\$ 259.29	\$257.40	\$257.35	\$259.30	\$259.30
Stormwater Review Fee Over 2 acres - outside City limits or no bldg permit	\$500.00	\$ 514.71	\$ 518.57	\$514.70	\$514.70	\$518.60	\$518.55
Complex Stormwater Systems Review: Under 10 lots - Base	\$500.00	\$ 514.71	\$ 518.57	\$514.70	\$514.70	\$518.60	\$518.55
Complex Stormwater Systems Review: Under 10 lots - Variable per lot	\$10.00	\$ 10.29	\$ 10.37	\$10.30	\$10.30	\$10.40	\$10.35
Complex Stormwater Systems Review: 10 - 100 lots - Base	\$750.00	\$ 772.07	\$ 777.86	\$772.10	\$772.05	\$777.90	\$777.85
Complex Stormwater Systems Review: 10 - 100 lots - Variable per lot	\$15.00	\$ 15.44	\$ 15.56	\$15.40	\$15.45	\$15.60	\$15.55
Complex Stormwater Systems Review: Over 100 lots - Base	\$1,000.00	\$ 1,029.43	\$ 1,037.15	\$1,029.40	\$1,029.45	\$1,037.10	\$1,037.15
Complex Stormwater Systems Review: Over 100 lots - Variable per lot	\$15.00	\$ 15.44	\$ 15.56	\$15.40	\$15.45	\$15.60	\$15.55
Stormwater Review Fee Up to 2 acres - outside City limits or no bldg permit	\$500.00	\$ 514.71	\$ 518.57	\$514.70	\$514.70	\$518.60	\$518.55
Stormwater Review Fee Over 2 acres - outside City limits or no bldg permit	\$1,000.00	\$ 1,029.43	\$ 1,037.15	\$1,029.40	\$1,029.45	\$1,037.10	\$1,037.15
Storm Sewer Review - in accordance with subsection (A) above.	No Charge						
Waiver or Variance Review	\$115.00	\$ 118.38	\$ 119.27	\$118.40	\$118.40	\$119.30	\$119.25
Site Development Plan Review	\$250.00	\$ 257.36	\$ 259.29	\$257.40	\$257.35	\$259.30	\$259.30
Traffic Impact Analysis Review Fee	\$200.00	\$ 205.89	\$ 207.43	\$205.90	\$205.90	\$207.40	\$207.45
Hydraulic Analysis Review Fee	\$580.00	\$ 597.07	\$ 601.55	\$597.10	\$597.05	\$601.50	\$601.55
(Engineering) Private Construction Inspection Fee Table:							
\$1 - \$5,000 Job Value Fee	\$500.00	\$ 514.71	\$ 518.57	\$514.70	\$514.70	\$518.60	\$518.55
\$5,001 - \$10,000 Job Value Fee	\$1,000.00	\$ 1,029.43	\$ 1,037.15	\$1,029.40	\$1,029.45	\$1,037.10	\$1,037.15
\$10,001 - \$50,000 Job Value Fee - Base	\$1,000.00	\$ 1,029.43	\$ 1,037.15	\$1,029.40	\$1,029.45	\$1,037.10	\$1,037.15
\$10,001 - \$50,000 Job Value Fee - Variable for each \$1,000 over \$10,000	\$25.00	\$ 25.74	\$ 25.93	\$25.70	\$25.75	\$25.90	\$25.95
\$50,001 - \$100,000 Job Value Fee - Base	\$2,000.00	\$ 2,058.86	\$ 2,074.30	\$2,058.90	\$2,058.85	\$2,074.30	\$2,074.30
\$50,001 - \$100,000 Job Value Fee - Variable for each \$1,000 over \$50,000	\$20.00	\$ 20.59	\$ 20.74	\$20.60	\$20.60	\$20.70	\$20.75
\$100,001 - \$500,000 Job Value Fee - Base	\$3,000.00	\$ 3,088.28	\$ 3,111.45	\$3,088.30	\$3,088.30	\$3,111.40	\$3,111.45
\$100,001 - \$500,000 Job Value Fee - Variable for each \$1,000 over \$100,000	\$15.00	\$ 15.44	\$ 15.56	\$15.40	\$15.45	\$15.60	\$15.55
\$500,001 - \$1,000,000 Job Value Fee - Base	\$9,000.00	\$ 9,264.85	\$ 9,334.34	\$9,264.90	\$9,264.85	\$9,334.30	\$9,334.35
\$500,001 - \$1,000,000 Job Value Fee - Variable for each \$1,000 over \$500,000	\$10.00	\$ 10.29	\$ 10.37	\$10.30	\$10.30	\$10.40	\$10.35
Over \$1,000,000 Job Value Fee - Base	\$14,000.00	\$ 14,411.99	\$ 14,520.09	\$14,412.00	\$14,412.00	\$14,520.10	\$14,520.10
Over \$1,000,000 Job Value Fee - Variable for each \$1,000 over \$1,000,000	\$5.00	\$ 5.15	\$ 5.19	\$5.10	\$5.15	\$5.20	\$5.20
Non-Typical, Specialty Project Inspection	\$115.00	\$ 118.38	\$ 119.27	\$118.40	\$118.40	\$119.30	\$119.25
Non-Typical, Specialty Project Overtime Inspection	1.5x the Inspection Fee(s)						
Non-Typical, Specialty Project Survey Crew Inspection	\$115.00	\$ 118.38	\$ 119.27	\$118.40	\$118.40	\$119.30	\$119.25
Non-Typical, Specialty Project Survey Crew Overtime Inspection	1.5x the Inspection Fee(s)						
Multi-Family Housing Property Tax Incentive Program							
Multi-Family Tax Exemption (MFTE) Application	\$1,000.00	\$ 1,029.43	\$ 1,037.15	\$1,029.40	\$1,029.45	\$1,037.10	\$1,037.15
MFTE Extension Application	\$1,000.00	\$ 1,029.43	\$ 1,037.15	\$1,029.40	\$1,029.45	\$1,037.10	\$1,037.15
MFTE Final Certificate	\$2,000.00	\$ 2,058.86	\$ 2,074.30	\$2,058.90	\$2,058.85	\$2,074.30	\$2,074.30
MFTE Final Certificate Conversion from 12 to 8 year	\$500.00	\$ 514.71	\$ 518.57	\$514.70	\$514.70	\$518.60	\$518.55

Shorelines Management							
\$2,500 - \$10,000 Project Value Fee	\$1,200.00	\$ 1,235.31	\$ 1,244.58	\$1,235.30	\$1,235.30	\$1,244.60	\$1,244.60
\$10,001 - \$50,000 Project Value Fee	\$1,600.00	\$ 1,647.08	\$ 1,659.44	\$1,647.10	\$1,647.10	\$1,659.40	\$1,659.45
\$50,001 - \$250,000 Project Value Fee	\$3,000.00	\$ 3,088.28	\$ 3,111.45	\$3,088.30	\$3,088.30	\$3,111.40	\$3,111.45
\$250,001 - \$1,000,000 Project Value Fee	\$5,800.00	\$ 5,970.68	\$ 6,015.47	\$5,970.70	\$5,970.70	\$6,015.50	\$6,015.45
Over \$1,000,000 Project Value Fee - Base	\$7,000.00	\$ 7,205.99	\$ 7,260.05	\$7,206.00	\$7,206.00	\$7,260.00	\$7,260.05
Over \$1,000,000 Project Value Fee - Variable	0.1% of project valuation						
Variance Fee	\$2,300.00	\$ 2,367.68	\$ 2,385.44	\$2,367.70	\$2,367.70	\$2,385.40	\$2,385.45
Conditional Use Fee	\$2,000.00	\$ 2,058.86	\$ 2,074.30	\$2,058.90	\$2,058.85	\$2,074.30	\$2,074.30
Pre-Submittal Review	\$600.00	\$ 617.66	\$ 622.29	\$617.70	\$617.65	\$622.30	\$622.30
Shoreline Exemption Fee	\$600.00	\$ 617.66	\$ 622.29	\$617.70	\$617.65	\$622.30	\$622.30
Permit Amendment Fee	80% of fee in this schedule						
Plats							
One-Year Extension of Preliminary Plat Approval	\$500.00	\$ 514.71	\$ 518.57	\$514.70	\$514.70	\$518.60	\$518.55
Phasing of Approved Preliminary Plat	\$600.00	\$ 617.66	\$ 622.29	\$617.70	\$617.65	\$622.30	\$622.30
Vacation of Approved Preliminary Plat	\$800.00	\$ 823.54	\$ 829.72	\$823.50	\$823.55	\$829.70	\$829.70
Final Long Plat - Base	\$3,305.00	\$ 3,402.26	\$ 3,427.78	\$3,402.30	\$3,402.25	\$3,427.80	\$3,427.80
Final Long Plat - Additional fee per lot	\$30.00	\$ 30.88	\$ 31.11	\$30.90	\$30.90	\$31.10	\$31.10
Alteration of Approved Preliminary, Final Long Plat or BSP	80% of fee in this schedule						
Final Short Plat Filing Fee	\$2,271.00	\$ 2,337.83	\$ 2,355.37	\$2,337.80	\$2,337.85	\$2,355.40	\$2,355.35
Final Short Plat Filing Fee - Additional fee per lot	\$30.00	\$ 30.88	\$ 31.11	\$30.90	\$30.90	\$31.10	\$31.10
Final Short Plat Filing Fee with Minor Engineering Review	\$350.00	\$ 360.30	\$ 363.00	\$360.30	\$360.30	\$363.00	\$363.00
Final Short Plat Filing Fee with Minor Engineering Review - Additional fee per lot	\$30.00	\$ 30.88	\$ 31.11	\$30.90	\$30.90	\$31.10	\$31.10
Final Binding Site Plan	\$2,970.00	\$ 3,057.40	\$ 3,080.33	\$3,057.40	\$3,057.40	\$3,080.30	\$3,080.35
Final Binding Site Plan - fee per additional acre	\$30.00	\$ 30.88	\$ 31.11	\$30.90	\$30.90	\$31.10	\$31.10
Boundary Line Adjustment Filing Fee	\$370.00	\$ 380.89	\$ 383.75	\$380.90	\$380.90	\$383.70	\$383.75
Street Name Change	\$2,500.00	\$ 2,573.57	\$ 2,592.87	\$2,573.60	\$2,573.55	\$2,592.90	\$2,592.85
Use of Planning Staff Not Covered by Plat Fees	\$115.00	\$ 118.38	\$ 119.27	\$118.40	\$118.40	\$119.30	\$119.25
Concurrency Inquiry Application	\$200.00	\$ 205.89	\$ 207.43	\$205.90	\$205.90	\$207.40	\$207.45
Zoning							
Staff Preparation of Notification Map and Associated Documents	\$207.00	\$ 213.09	\$ 214.69	\$213.10	\$213.10	\$214.70	\$214.70
Type I Application	\$1,085.00	\$ 1,116.93	\$ 1,125.31	\$1,116.90	\$1,116.95	\$1,125.30	\$1,125.30
Type II Application	\$4,325.00	\$ 4,452.28	\$ 4,485.67	\$4,452.30	\$4,452.30	\$4,485.70	\$4,485.65
Type II Application - per additional acre	\$60.00	\$ 61.77	\$ 62.23	\$61.80	\$61.75	\$62.20	\$62.25
Type II Application with Minor Engineering Review	\$1,085.00	\$ 1,116.93	\$ 1,125.31	\$1,116.90	\$1,116.95	\$1,125.30	\$1,125.30
Type III Application	\$4,590.00	\$ 4,725.07	\$ 4,760.52	\$4,725.10	\$4,725.05	\$4,760.50	\$4,760.50
Type III Application - per additional acre	\$215.00	\$ 221.33	\$ 222.99	\$221.30	\$221.35	\$223.00	\$223.00
Site Plan Review and/or Modification	\$815.00	\$ 838.98	\$ 845.28	\$839.00	\$839.00	\$845.30	\$845.30
Site Plan Review and/or Modification - per additional 10 acres	\$550.00	\$ 566.19	\$ 570.43	\$566.20	\$566.20	\$570.40	\$570.45
Planned Unit Development (PUD) Bonus Density	\$880.00	\$ 905.90	\$ 912.69	\$905.90	\$905.90	\$912.70	\$912.70
Final PUD	\$3,295.00	\$ 3,391.96	\$ 3,417.41	\$3,392.00	\$3,391.95	\$3,417.40	\$3,417.40
Temporary Use Permit	\$675.00	\$ 694.86	\$ 700.08	\$694.90	\$694.85	\$700.10	\$700.10
Floodplain Development Permit	\$1,139.00	\$ 1,172.52	\$ 1,181.31	\$1,172.50	\$1,172.50	\$1,181.30	\$1,181.30
Floodplain Development Permit -per additional acre	\$55.00	\$ 56.62	\$ 57.04	\$56.60	\$56.60	\$57.00	\$57.05
Formal Written Interpretation of Zoning Code	\$727.00	\$ 748.39	\$ 754.01	\$748.40	\$748.40	\$754.00	\$754.00

Public Hearing for Other Matters	\$1,895.00	\$ 1,950.77	\$ 1,965.40	\$1,950.80	\$1,950.75	\$1,965.40	\$1,965.40
Use of Planning Staff Not Covered by Above Fees - Hourly	\$115.00	\$ 118.38	\$ 119.27	\$118.40	\$118.40	\$119.30	\$119.25
Zoning Verification Letter	\$115.00	\$ 118.38	\$ 119.27	\$118.40	\$118.40	\$119.30	\$119.25
Design Review							
Design Review by Urban Design Staff	\$600.00	\$ 617.66	\$ 622.29	\$617.70	\$617.65	\$622.30	\$622.30
Design Review by Design Review Board	\$1,275.00	\$ 1,312.52	\$ 1,322.37	\$1,312.50	\$1,312.50	\$1,322.40	\$1,322.35
Comprehensive Plan and Land Use Code Amendments							
Threshold Review Fee	\$500.00	\$ 514.71	\$ 518.57	\$514.70	\$514.70	\$518.60	\$518.55
Comp Plan, Map, Text, or other Land Use Code Amendment - Base	\$7,000.00	\$ 7,205.99	\$ 7,260.05	\$7,206.00	\$7,206.00	\$7,260.00	\$7,260.05
Comp Plan, Map, Text, or other Land Use Code Amendment - Variable per additional 10 acres	\$1,075.00	\$ 1,106.63	\$ 1,114.94	\$1,106.60	\$1,106.65	\$1,114.90	\$1,114.95
Use of Planning Staff Not Covered by Above Fees	\$115.00	\$ 118.38	\$ 119.27	\$118.40	\$118.40	\$119.30	\$119.25
Formal Written Interpretation of Comp Plan	\$1,075.00	\$ 1,106.63	\$ 1,114.94	\$1,106.60	\$1,106.65	\$1,114.90	\$1,114.95
Short Term Rental License Fee							
Registration for STR - Residential Zone - Application	\$200.00	\$ 205.89	\$ 207.43	\$205.90	\$205.90	\$207.40	\$207.45
Registration for STR - Residential Zone - Renewal	\$100.00	\$ 102.94	\$ 103.71	\$102.90	\$102.95	\$103.70	\$103.70
Registration for STR - Other Zone - Application	\$300.00	\$ 308.83	\$ 311.14	\$308.80	\$308.85	\$311.10	\$311.15
Registration for STR - Other Zone - Renewal	\$150.00	\$ 154.41	\$ 155.57	\$154.40	\$154.40	\$155.60	\$155.55

Consumer Price Index for All Urban Consumers (CPI-U)

Source https://data.bls.gov/timeseries/CUUR0400SA0?amp%253bdata_tool=XGtable&output_view=data&include_graphs=true

Series CUUR0400SA0

Id:

Not Seasonally Adjusted

Series All items in West urban, all urban consumers,

Area: West

Item: All items

Base 1982-84=100

Years: 2010 to 2025

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2010	219.989	220.179	220.809	221.202	221.417	221.147	221.331	221.523	221.384	221.708	221.671	222.081
2011	223.149	224.431	226.558	227.837	228.516	228.075	227.805	228.222	229.147	229.195	228.771	228.117
2012	228.980	229.995	232.039	232.561	233.053	232.701	231.893	233.001	234.083	234.966	233.206	232.029
2013	232.759	234.595	235.511	235.488	235.979	236.227	236.341	236.591	237.146	237.000	236.153	236.096
2014	236.707	237.614	239.092	239.808	241.350	241.616	241.850	241.660	241.920	241.650	240.220	239.095
2015	238.318	239.748	241.690	242.302	244.227	244.332	245.040	244.737	244.257	244.341	243.749	243.434
2016	244.600	244.821	245.404	246.589	247.855	248.228	248.375	248.498	249.234	249.897	249.448	249.516
2017	250.814	252.252	252.949	253.806	254.380	254.469	254.708	255.282	256.504	257.223	257.126	257.347
2018	258.638	259.986	260.994	262.037	263.240	263.732	263.971	264.395	265.105	266.195	265.658	265.209
2019	265.624	266.215	267.370	269.522	270.880	270.957	271.029	271.264	272.102	273.524	273.128	272.584
2020	273.340	274.412	273.995	272.913	273.062	274.155	275.597	276.443	276.422	276.876	276.875	276.593
2021	277.238	278.702	280.625	283.507	285.793	288.263	289.863	290.393	291.053	293.397	294.986	296.102
2022	298.705	301.158	305.082	307.145	309.645	313.496	313.951	314.013	315.094	317.299	315.919	314.599
2023	317.477	319.130	320.715	322.187	323.525	324.448	324.865	326.234	327.491	327.708	326.299	325.932
2024	328.053	329.339	332.202	334.050	334.292	333.662	333.174	333.442	334.265	334.558	334.218	334.084
2025	335.989	337.868	339.627	341.159	342.343	342.613	343.234	344.096	345.294			

Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W)

Original Data Value

Source https://data.bls.gov/timeseries/CWUR0400SA0?amp%253bdata_tool=XGtable&output_view=data&include_graphs=true

Series CWUR0400SA0

Id:

Not Seasonally Adjusted

Series All items in West urban, urban wage earners

Title: and clerical workers, not seasonally adjusted

Area: West

Item: All items

Base 1982-84=100

Period:

Years: 2010 to 2025

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2010	214.664	214.710	215.457	215.873	216.044	215.681	215.824	216.048	215.804	216.273	216.267	216.847	215.791	215.405	216.177
2011	217.995	219.368	221.830	223.268	223.944	223.237	222.815	223.204	224.237	224.268	223.785	222.968	222.577	221.607	223.546
2012	223.849	224.956	227.271	227.686	228.189	227.543	226.460	227.681	228.798	229.849	227.767	226.585	227.220	226.582	227.857
2013	227.197	229.319	230.226	230.056	230.555	230.723	230.882	231.084	231.553	231.244	230.390	230.356	230.299	229.679	230.918
2014	230.937	231.785	233.375	234.081	235.579	235.845	236.051	235.820	235.974	235.343	233.499	232.108	234.200	233.600	234.799
2015	230.843	232.364	234.802	235.222	237.509	237.441	238.151	237.791	236.999	236.728	236.003	235.728	235.798	234.697	236.900
2016	236.888	236.747	237.415	238.757	239.973	240.365	240.395	240.291	241.052	241.744	241.167	241.098	239.658	238.358	240.958
2017	242.384	243.810	244.489	245.454	246.096	246.155	246.373	246.978	248.379	248.883	248.863	249.055	246.410	244.731	248.089
2018	250.416	251.704	252.644	253.933	255.316	255.804	255.931	256.311	256.950	258.149	257.604	256.879	255.137	253.303	256.971
2019	257.040	257.519	258.617	261.149	262.608	262.418	262.401	262.416	263.328	265.185	264.619	263.892	261.766	259.892	263.640
2020	264.573	265.531	265.211	264.167	264.227	265.222	266.881	268.075	268.261	268.679	268.547	268.282	266.471	264.822	268.121
2021	269.125	270.740	272.841	275.807	278.472	281.156	282.738	283.286	283.830	286.200	287.891	289.076	280.097	274.690	285.504
2022	291.597	293.882	298.396	300.350	303.091	307.063	307.269	307.003	307.937	310.550	308.801	306.762	303.558	299.063	308.054
2023	309.696	311.086	312.556	313.978	315.412	316.460	316.865	318.397	319.894	320.039	318.299	317.689	315.864	313.198	318.531
2024	319.433	320.965	324.323	326.135	326.110	325.134	324.601	324.943	325.985	326.153	325.671	325.543	324.583	323.683	325.483
2025	327.503	329.385	331.207	332.876	333.912	334.121	334.465	335.407	336.756					331.501	

Consumer Price Index for All Urban Consumers (CPI-U)

Original Data Value

Source https://data.bls.gov/timeseries/CUURN400SA0?amp%253bdata_tool=XGtable&output_view=data&include_graphs=true

Series Id: CUURN400SA0

Not Seasonally Adjusted

Series All items in West - Size Class B/C, all urban consumers, not

Title: seasonally adjusted

Area: West - Size Class B/C

Item: All items

Base: DECEMBER 1996=100

Period:

Years: 2010 to 2025

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2010	133.366	133.513	133.863	134.133	133.889	133.635	133.685	133.704	133.544	133.745	133.930	134.328	133.778	133.733	133.823
2011	134.917	135.826	137.200	138.174	138.598	138.269	138.128	138.171	138.564	138.696	138.411	138.017	137.748	137.164	138.331
2012	138.465	138.997	140.235	140.619	140.834	140.375	139.645	139.971	140.600	140.847	140.287	139.768	140.054	139.921	140.186
2013	139.865	141.072	141.573	141.788	141.838	141.805	141.940	142.228	142.277	141.954	141.736	141.751	141.652	141.324	141.981
2014	141.998	142.120	142.813	143.077	144.253	144.522	144.435	144.317	144.506	144.214	143.398	142.669	143.527	143.130	143.923
2015	142.022	143.005	143.887	144.426	145.346	145.198	144.917	144.752	144.507	144.379	143.595	143.398	144.119	143.981	144.258
2016	143.932	144.128	144.264	145.128	145.942	145.866	145.850	145.829	146.130	146.328	146.004	145.918	145.443	144.877	146.010
2017	146.469	147.451	147.880	148.496	148.789	148.792	148.691	149.255	149.954	150.336	150.003	149.920	148.836	147.980	149.693
2018	150.564	151.200	151.702	152.350	153.201	153.546	153.464	153.797	154.158	154.729	154.625	154.228	153.130	152.094	154.167
2019	154.328	154.671	155.178	156.523	157.488	157.564	157.465	157.654	157.738	158.635	158.482	158.496	157.019	155.959	158.078
2020	158.599	159.183	159.129	158.824	158.301	158.857	159.752	160.528	160.846	161.141	161.069	160.840	159.756	158.816	160.696
2021	161.199	162.042	163.257	165.088	166.813	168.425	169.267	169.477	169.977	171.226	172.214	172.722	167.642	164.471	170.814
2022	174.269	175.890	178.019	179.339	180.810	182.790	183.277	183.543	184.088	185.410	184.626	183.686	181.312	178.520	184.105
2023	184.717	185.968	187.301	188.008	188.833	189.295	189.737	190.368	191.238	191.321	190.409	190.095	188.941	187.354	190.528
2024	191.586	191.874	194.047	194.913	194.709	194.203	193.360	193.662	194.320	194.632	194.491	194.384	193.848	193.555	194.142
2025	195.274	196.261	197.611	198.765	199.541	199.465	199.796	200.409	201.076					197.820	

Employment Cost Index		
observation	ECIGVTWAG	
1/1/2001	87.6	
4/1/2001	88.4	
7/1/2001	89.4	
10/1/2001	90	
1/1/2002	90.5	
4/1/2002	91.2	3.167%
7/1/2002	92.1	
10/1/2002	92.8	
1/1/2003	93.5	
4/1/2003	94.1	3.180%
7/1/2003	94.4	
10/1/2003	94.9	
1/1/2004	95.5	
4/1/2004	96	2.019%
7/1/2004	96.3	
10/1/2004	96.9	
1/1/2005	97.7	
4/1/2005	98.3	2.396%
7/1/2005	98.8	
10/1/2005	99.8	
1/1/2006	100.4	
4/1/2006	101.2	2.950%
7/1/2006	102.4	
10/1/2006	103.4	
1/1/2007	104.2	
4/1/2007	105	3.755%
7/1/2007	106	
10/1/2007	107	
1/1/2008	107.8	
4/1/2008	108.6	3.429%
7/1/2008	109.7	
10/1/2008	110.3	
1/1/2009	111	
4/1/2009	111.7	2.855%
7/1/2009	111.9	
10/1/2009	112.4	
1/1/2010	112.8	
4/1/2010	113.2	1.343%
7/1/2010	113.3	
10/1/2010	113.8	
1/1/2011	114.1	
4/1/2011	114.4	1.060%

<https://fred.stlouisfed.org/series/ECIGVTWAG>

7/1/2011	114.5	
10/1/2011	114.8	
1/1/2012	115.2	
4/1/2012	115.6	1.049%
7/1/2012	115.8	
10/1/2012	116.1	
1/1/2013	116.4	
4/1/2013	116.7	0.952%
7/1/2013	116.9	
10/1/2013	117.4	
1/1/2014	117.8	
4/1/2014	118.2	1.285%
7/1/2014	118.8	
10/1/2014	119.4	
1/1/2015	120	
4/1/2015	120.6	2.030%
7/1/2015	121	
10/1/2015	121.5	
1/1/2016	122.1	
4/1/2016	122.7	1.741%
7/1/2016	123.4	
10/1/2016	124	
1/1/2017	124.8	
4/1/2017	125.3	2.119%
7/1/2017	125.9	
10/1/2017	126.5	
1/1/2018	127.1	
4/1/2018	127.9	2.075%
7/1/2018	128.7	
10/1/2018	129.5	
1/1/2019	130.3	
4/1/2019	131.2	2.580%
7/1/2019	132.1	
10/1/2019	132.9	
1/1/2020	133.7	
4/1/2020	134.6	2.591%
7/1/2020	134.5	
10/1/2020	135.2	
1/1/2021	135.9	
4/1/2021	136.9	1.709%
7/1/2021	137.7	
10/1/2021	138.8	
1/1/2022	140.1	
4/1/2022	141.5	3.360%

7/1/2022	143.7	
10/1/2022	145.4	
1/1/2023	146.7	
4/1/2023	148.2	4.735%
7/1/2023	150.4	
10/1/2023	152.1	
1/1/2024	154	
4/1/2024	155.7	5.061%
7/1/2024	157.3	
10/1/2024	159	
1/1/2025	160.3	
4/1/2025	161.742	3.881%

**Agenda Sheet for City Council:****Committee:** Urban Experience **Date:** 12/08/2025**Committee Agenda type:** Information Only**Date Rec'd**

11/23/2025

Clerk's File #**Cross Ref #****Project #****Council Meeting Date:****Submitting Dept**

MAYOR

Bid #**Contact Name/Phone**

ADAM 6779

Requisition #**Contact E-Mail**

AMCDANIEL@SPOKANECITY.ORG

Agenda Item Type

Information Only - Committee

Council Sponsor(s)

JBINGLE

Sponsoring at Administrators Request

NO

Lease? NO**Grant Related?** NO**Public Works?****Agenda Item Name**

FEDERAL ADVOCACY UPDATE

Agenda Wording

Federal Advocacy Update with Brian Kristjansson.

Summary (Background)

Federal Advocacy Update with Brian Kristjansson.

What impacts would the proposal have on historically excluded communities?

How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?

How will data be collected regarding the effectiveness of this program, policy, or product to ensure it is the right solution?

Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

Council Subcommittee Review

Fiscal Impact			
Approved in Current Year Budget?		N/A	
Total Cost	\$		
Current Year Cost	\$		
Subsequent Year(s) Cost	\$		
<u>Narrative</u>			
Amount		Budget Account	
Select	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
Funding Source		N/A	
Funding Source Type		Select	
Is this funding source sustainable for future years, months, etc?			
Expense Occurrence		N/A	
Other budget impacts (revenue generating, match requirements, etc.)			
Approvals		Additional Approvals	
<u>Dept Head</u>			
<u>Division Director</u>			
<u>Accounting Manager</u>			
<u>Legal</u>			
<u>For the Mayor</u>			
Distribution List			

**Agenda Sheet for City Council:****Committee:** Urban Experience **Date:** 12/08/2025**Committee Agenda type:** Information Only**Date Rec'd**

12/1/2025

Clerk's File #**Cross Ref #****Project #****Council Meeting Date:****Submitting Dept**

COMMUNITY AND ECONOMIC

Bid #**Contact Name/Phone**

TIM 6893

Requisition #**Contact E-Mail**

TTHOMPSON@SPOKANECITY.ORG

Agenda Item Type

Information Only - Committee

Council Sponsor(s)

JBINGLE BWILKERSON

Sponsoring at Administrators Request

NO

Lease? NO**Grant Related?** NO**Public Works?****Agenda Item Name**

DEVELOPMENT CODE ASSESSMENT AND MODERNIZATION PROJECT

Agenda Wording

An informational briefing introducing the Development Code Modernization Project and the consultant team, who will be in Spokane the week of December 8 for project kickoff meetings. No action requested.

Summary (Background)

This item provides an overview of the Development Code Modernization Project and introduces the consultant team selected to lead the work. The project will evaluate and update Title 17 of the Spokane Municipal Code to improve clarity, consistency, and usability; streamline permitting and development review; and align regulations with state requirements and the City's ongoing Comprehensive Plan periodic update. The consultant team will be in Spokane during the week of December 8 to conduct kickoff meetings with staff, stakeholders, and City Councilmembers. This briefing offers a high-level introduction to the project scope, goals, schedule, and engagement expectations. No decisions or approvals are requested.

What impacts would the proposal have on historically excluded communities?

The project seeks to simplify and clarify zoning and development standards, which can reduce procedural barriers that disproportionately affect historically excluded communities, small-scale builders, and first-time applicants.

How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?

The consultant scope includes equity-informed analysis using available demographic, permitting, and housing data to assess potential impacts and opportunities for more equitable regulatory outcomes.

How will data be collected regarding the effectiveness of this program, policy, or product to ensure it is the right solution?

Effectiveness will be evaluated through implementation metrics such as permitting activity, housing production, and user experience post-code adoption.

Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

The code modernization effort supports the Comprehensive Plan, Housing Action Plan, and the City's Housing Emergency Declaration by promoting regulatory clarity, streamlining permitting, and enabling infill housing. It aligns with sustainability goals and Council resolutions by encouraging efficient growth and equitable housing access.

Council Subcommittee Review

Fiscal Impact			
Approved in Current Year Budget? YES			
Total Cost		\$ 425000	
Current Year Cost		\$	
Subsequent Year(s) Cost		\$	
<u>Narrative</u>			
Council approved the contract and associated SBO on November 3, 2025. The contract is valid through December 31, 2027 and is not to exceed \$425,000.			
<u>Amount</u>		<u>Budget Account</u>	
Select	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
<u>Funding Source</u>		N/A	
<u>Funding Source Type</u>		Reserves	
Is this funding source sustainable for future years, months, etc?			
One-time costs that cover a defined project scope and timeline.			
<u>Expense Occurrence</u>		One-Time	
Other budget impacts (revenue generating, match requirements, etc.)			
This is an informational presentation only. The project is already funded, and no new allocation or supplemental budget action is requested.			
<u>Approvals</u>		<u>Additional Approvals</u>	
<u>Dept Head</u>			
<u>Division Director</u>			
<u>Accounting Manager</u>			
<u>Legal</u>			
<u>For the Mayor</u>			
<u>Distribution List</u>			
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sgardner@spokanecity.org		tthompson@spokanecity.org	
amcdanielspokanecity.org		tpalmquist@spokanecity.org	
eking@spokanecity.org			

**Agenda Sheet for City Council:****Committee:** Urban Experience **Date:** 12/08/2025**Committee Agenda type:** Information Only**Date Rec'd**

11/25/2025

Clerk's File #**Cross Ref #****Project #****Council Meeting Date:****Submitting Dept**

OFFICE OF CIVIL RIGHTS, EQUITY &

Contact Name/Phone

JERRALL 6729

Contact E-Mail

JHAYNES@SPOKANECITY.ORG

Agenda Item Type

Information Only - Committee

Council Sponsor(s)

JBINGLE

Sponsoring at Administrators Request

NO

Lease? NO**Grant Related?** NO**Public Works?****Agenda Item Name**

OFFICE OF CIVIL RIGHTS, EQUITY, AND INCLUSION UPDATE

Agenda Wording

Office of Civil Rights, Equity, and Inclusion Update

Summary (Background)

Office of Civil Rights, Equity, and Inclusion Update

What impacts would the proposal have on historically excluded communities?

How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?

How will data be collected regarding the effectiveness of this program, policy, or product to ensure it is the right solution?

Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

Council Subcommittee Review

Fiscal Impact			
Approved in Current Year Budget?			
Total Cost		\$	
Current Year Cost		\$	
Subsequent Year(s) Cost		\$	
<u>Narrative</u>			
Amount		Budget Account	
Select	\$		#
Select	\$		#
Select	\$		#
Select	\$		#
Select	\$		#
Select	\$		#
Funding Source		N/A	
Funding Source Type		Select	
Is this funding source sustainable for future years, months, etc?			
Expense Occurrence		N/A	
Other budget impacts (revenue generating, match requirements, etc.)			
Approvals		Additional Approvals	
<u>Dept Head</u>			
<u>Division Director</u>			
<u>Accounting Manager</u>			
<u>Legal</u>			
<u>For the Mayor</u>			
Distribution List			

**Agenda Sheet for City Council:****Committee:** Urban Experience **Date:** 12/08/2025**Committee Agenda type:** Discussion**Date Rec'd**

11/11/2025

Clerk's File #**Cross Ref #****Project #****Council Meeting Date:** 01/26/2026**Submitting Dept**

PLANNING & ECONOMIC

Bid #**Contact Name/Phone**

AMANDA BECK 6414

Requisition #**Contact E-Mail**

ABECK@SPOKANECITY.ORG

Agenda Item Type

Contract Item

Council Sponsor(s)

JBINGLE SLAMBDIN

Sponsoring at Administrators Request

NO

Lease? NO**Grant Related?** NO**Public Works?** NO**Agenda Item Name**

UDPDA AMENDMENTS TO WARRANTY DEED COVENANTS

Agenda Wording

Amendment to the covenants recorded with the statutory warranty deed between the City and the University District Public Development Authority, for Parcels 35184.0925 and 35184.0926 collectively known as 201 W Main Ave.

Summary (Background)

In 2012, City Council adopted Ordinance C34933 creating the University District Public Development Authority for the purpose of assisting the City in providing economic development and implementing the City's goals for the University District Revitalization Area (UDRA), a Local Revitalization Financing area created by Ordinance C34470. To encourage cooperative partnerships that address the economic expansion of the city and region, the City Council passed Resolution 2016-0037, Public Development Authority Asset Transfer Policy, establishing administrative policy and evaluation of requests from the public development authorities for asset transfers that further their organizational goals and economic development missions. In support of those goals, City Council approved the asset transfer of the two properties commonly known as 201 W Main Ave to the UDPDA through Resolution 2019-0002, and OPR 2019-0012. As part of the deed of sale agreement, recorded covenants controlling use of the properties were inserted stating "real property legally described heretofore must be used by grantee University District Public Development Authority for purposes of economic development." Due to a desire for greater clarity, further description of the term "purposes of economic development" to include redevelopment of the properties in line with uses allowed under the Downtown General (DTG) zone has been requested. The proposed amendment clarifies redevelopment of the properties and bringing them back into productive use by revising the language to read "SUBJECT TO the restriction that the real property legally described on Attachment 1 may only be used for purposes of economic development, which may include, but not be limited to, multifamily housing, mixed use, or commercial enterprises; except that the parcel shall not be used for commercial surface parking unless that parking serves the economic development or housing project occurring thereon."

What impacts would the proposal have on historically excluded communities?

There is no redevelopment proposal under consideration at this time, and therefore staff cannot predict the engagement with or effects to historically excluded communities. These properties are within New Market Tax Credit Tract 53063003500, which has a poverty rate of 49.60%. Generally speaking, redevelopment of these properties will have a net positive impact by activating the properties, and increasing properties values as new improvements are put on the land.

How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?

If redevelopment of the properties utilizes and of the City's incentives programs (MFTE, Parking 2 People, Commercial Building Conversion) or any of the funding opportunities through CHHS there will be annual reporting that gathers some demographic data that will be able to speak to effects on residents.

How will data be collected regarding the effectiveness of this program, policy, or product to ensure it is the right solution?

N/A

Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

This portion of the University District PDA is within the New Market Tax Credits area (Tract 53063003500), which overlaps with the City's Spokane Targeted Investment Area, directing the City's economic development efforts in the most economically distressed Census tracts. Comprehensive Plan goals and policies: • ED 1.2 Support of Economic Development Organizations; • ED 2.1 Land Supply; • ED 2.2 Revitalization Opportunities; • ED 2.4 Mixed Use; Downtown Plan Update goals and policies: • CW2 Capitalize on the City Line and support the transit network with coordinated investments that improve access to transit • CW3.2 Prohibit new surface parking lots in the Downtown Core, East End and West End. • CW3.4 Actively pursue redevelopment of

Council Subcommittee Review

Fiscal Impact			
Approved in Current Year Budget?		N/A	
Total Cost	\$		
Current Year Cost	\$		
Subsequent Year(s) Cost	\$		
<u>Narrative</u>			
Amount		Budget Account	
Select	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
Funding Source		Recurring	
Funding Source Type		Taxes	
Is this funding source sustainable for future years, months, etc?			
Expense Occurrence		N/A	
Other budget impacts (revenue generating, match requirements, etc.)			
The City transferred the properties to the UDPDA in 2019 for no cost. Fiscal impacts from the proposed covenant of sale amendment would be positive on City revenues as the properties are more likely to be developed and increase property taxes through improvements.			
Approvals		Additional Approvals	
<u>Dept Head</u>	GARDNER, SPENCER		
<u>Division Director</u>	MACDONALD, STEVEN		
<u>Accounting Manager</u>	ZOLLINGER, NICHOLAS		
<u>Legal</u>	KAPAUN, MEGAN		
<u>For the Mayor</u>	PICCOLO, MIKE		
Distribution List			
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abeck@spokanecity.org		eking@spokanecity.org	

AFTER RECORDING RETURN TO:
Witherspoon Brajcich McPhee, PLLC
601 W. Main Street, Suite 1400
Spokane, WA 99201
Attn: Taud A. Hume

<u>Document Title:</u> Amendment of Covenants
<u>Reference Number of Related Document:</u> 6819617
<u>Grantor:</u> University District Public Development Authority, a Washington municipal corporation created pursuant to RCW 35.21.730 et seq.
<u>Grantee:</u> City of Spokane, a Washington municipal corporation
<u>Grantor Property Legal description:</u> Lots 1 and 2, Block 5, HAVERMALE'S ADDITION, as per plat recorded in Volume "A" of Plats, page 22, records of Spokane County; situate in the City of Spokane, County of Spokane, State of Washington
<u>Grantor Property Tax Parcel Numbers:</u> 35184.0925 and 35184.0926

AMENDMENT OF COVENANTS

THIS AMENDMENT OF COVENANTS (this “Amendment”) is entered into as of this _____ day of _____, 2025 (the “Effective Date”), by and between the City of Spokane, a Washington State municipal corporation (as “Grantee”), and the University District Public Development Authority, a Washington public corporation created pursuant to RCW 35.21.730 et seq., (as “Grantor”), who are collectively referred to herein as the “Parties.”

RECITALS

WHEREAS, Grantor owns certain real property legally described on **Attachment 1** appended hereto (the “Grantor Property”); and

WHEREAS, Grantor purchased the Grantor Property from Grantee via Statutory Warranty Deed recorded on July 5, 2019 under Spokane County Auditor’s Number 6819617 (the “Deed”); and

WHEREAS, the Deed contains the following two covenants, stating that the Grantor Property is:

“SUBJECT TO the restriction that the real property legally described heretofore must be used by grantee University District Public Development Authority for purposes of economic development.”

“SUBJECT TO the covenant that any sale or encumbrance by said grantee must comply with the provisions contained in RCW 35.21.747, as now existing or hereafter amended.”

(collectively, the “Covenants”); and

WHEREAS, the Parties seek to amend the Deed as further described herein.

AGREEMENT

THEREFORE, in consideration of the foregoing recitals, which are incorporated herein, and for other valuable consideration, the receipt and sufficiency of which is hereby acknowledged by both Parties, Grantor and Grantee hereby agree to amend the Deed as follows:

1. Amendment. The Parties agree that the Covenants in the Deed shall be amended as follows (strike through text is omitted, plain text is unchanged and underlined text is added):

“SUBJECT TO the restriction that the real property legally described on Attachment 1 ~~heretofore must~~ may only be used ~~by grantee University District Public Development Authority~~ for purposes of economic development,” which may include, but not be limited to, multifamily housing, mixed use, or commercial enterprises; except that the parcel shall not be used for commercial surface parking unless that parking serves the economic development or housing project occurring thereon.”

“SUBJECT TO the covenant that any sale or encumbrance by said grantee must comply with the provisions contained in RCW 35.21.747, as now existing or hereafter amended.”

2. Termination. Notwithstanding the amendments articulated in Section 1 above, the Parties agree that the Covenants set forth above will automatically terminate and be of no further force and effect as of the date that is ten (10) years from the date of the issuance of a certificate of occupancy for the development of the property. Neither party is required to do anything proactive to effectuate such termination.

3. Miscellaneous. This Amendment shall be recorded against the Grantor Properties, is intended to run with the land, and shall bind and inure to the benefit of the Parties hereto and their respective legal representatives, successors and assigns. This Amendment constitutes the entire agreement between the Parties with respect to the subject matter hereof. This Amendment shall be governed by and construed and interpreted under the laws of the State of Washington.

[Remainder of page left intentionally blank. Signature page to follow.]

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment as of the Effective Date.

GRANTOR:

UNIVERSITY DISTRICT PUBLIC
DEVELOPMENT AUTHORITY, a Washington
municipal corporation created pursuant to RCW
35.21.730 et seq.

By: _____

Its: _____

GRANTEE:

CITY OF SPOKANE, a Washington municipal
corporation

By: _____

Its: _____

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

On this ____ day of _____, 2025, before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared _____, to me known to be the _____ of the UNIVERSITY DISTRICT PUBLIC DEVELOPMENT AUTHORITY, that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act of and deed of said municipal corporation, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute the said instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public residing at: _____

Notary's Name (typed or legibly printed)
My Commission Expires: _____

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

On this ____ day of _____, 2025, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____, to me known to be the _____ of the CITY OF SPOKANE, that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act of and deed of said municipal corporation, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute the said instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public residing at: _____

Notary's Name (typed or legibly printed)
My Commission Expires: _____

ATTACHMENT 1

(Legal Description of Grantor Property)

Lots 1 and 2, Block 5, HAVERMALE'S ADDITION, as per plat recorded in Volume "A" of Plats, page 22, records of Spokane County; situate in the City of Spokane, County of Spokane, State of Washington

**Agenda Sheet for City Council:****Committee:** Urban Experience **Date:** 12/08/2025**Committee Agenda type:** Discussion**Date Rec'd**

11/25/2025

Clerk's File #**Cross Ref #****Project #****Council Meeting Date:** 01/26/2026**Submitting Dept**

HISTORIC PRESERVATION

Bid #**Contact Name/Phone**

MEGAN 6543

Requisition #**Contact E-Mail**

MDUVALL@SPOKANECITY.ORG

Agenda Item Type

Contract Item

Council Sponsor(s)

JBINGLE

Sponsoring at Administrators Request

NO

Lease? NO**Grant Related?** NO**Public Works?** NO**Agenda Item Name**

JOHN F. AND BARBARA E. PHILLIPS HOUSE NOMINATION TO THE REGISTER OF

Agenda Wording

The Spokane Historic Landmarks Commission reviews properties for listing on the Spokane Register of Historic Places to ensure that they meet the criteria set out in SMC 17D.100. The Phillips House was constructed in 1955 and has been found to meet the criteria set forth for such designation, and a management agreement has been signed by the owner.

Summary (Background)

The Spokane Historic Landmarks Commission reviews properties for listing on the Spokane Register of Historic Places to ensure that they meet the criteria set out in SMC 17D.100. The Phillips House at 611 S Montavilla Dr. was constructed in 1955 and has been found to meet the criteria set forth for such designation, and a management agreement has been signed by the owner.

What impacts would the proposal have on historically excluded communities?

This contract would have no meaningful impact on historically excluded communities.

How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?

That specific data is not something that is collected by the Historic Preservation Department.

How will data be collected regarding the effectiveness of this program, policy, or product to ensure it is the right solution?

The Historic Preservation Office's primary responsibility is to protect historic properties and neighborhoods in Spokane. The more properties that are listed on the Spokane Register, the more ability we have to offer incentives that help keep those properties viable and in use. As we list additional properties, we increase our ability to protect Spokane's historic resources.

Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

SMC 04.35.010 Spokane Historic Landmarks Commission Findings and Purpose: The City and Spokane County find that the establishment of a landmarks commission with specific duties to recognize, protect, enhance and preserve those buildings, districts, objects, sites and structures which serve as visible reminders of the historical, archaeological, architectural, educational and cultural heritage of the City and County is a public necessity. Comprehensive Plan Goals DP 1.1: Landmark Structures, Buildings, and Sites Recognize and preserve unique or outstanding landmark structures, buildings, and sites. DP 3.3: Identification and Protection of Resources Identify historic resources to guide decision making in planning. DP 3.11: Rehabilitation of

Council Subcommittee Review

Fiscal Impact			
Approved in Current Year Budget?		N/A	
Total Cost	\$		
Current Year Cost	\$		
Subsequent Year(s) Cost	\$		
<u>Narrative</u>			
Amount		Budget Account	
Select	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
Funding Source		N/A	
Funding Source Type		Select	
Is this funding source sustainable for future years, months, etc?			
Expense Occurrence		N/A	
Other budget impacts (revenue generating, match requirements, etc.)			
Approvals		Additional Approvals	
<u>Dept Head</u>	DUVALL, MEGAN		
<u>Division Director</u>	MACDONALD, STEVEN		
<u>Accounting Manager</u>	ZOLLINGER, NICHOLAS		
<u>Legal</u>	HARRINGTON,		
<u>For the Mayor</u>	PICCOLO, MIKE		
Distribution List			
		mduvall@spokanecity.org	
lcamporeale@spokanecity.org		akiehn@spokanecity.org	

Findings of Fact and Decision for Council Review

Nomination to the Spokane Register of Historic Places

John F. and Barbara E. Phillips House – 611 S Montavilla Drive

FINDINGS OF FACT

- 1. SMC 17D.100.090: "Generally a building, structure, object, site, or district which is more than fifty years old may be designated an historic landmark or historic district if it has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, county, state, or nation."**
 - Originally built in 1955; the John and Barbara Phillips House meets the age criteria for listing on the Spokane Register of Historic Places.
- 2. SMC 17D.100.090: The property must qualify under one or more categories for the Spokane Register (A, B, C, D, E).**
 - The 1955 Phillips House at 611 S. Montavilla Drive is significant and eligible for listing in the Spokane Register of Historic Places under Category C in the area of design, for possessing high artistic values, and for representing the work of a master, Warren Heylman.
 - The single-family house exemplifies the Contemporary style in Modern residential design, which was popular in the mid-20th century in Spokane and across the country. It embodies the Modern design characteristics found in residential design at this time, regardless of the specific style, including open floor plans; an attempt to "bring the outdoors in;" a generous use of glass; the use of natural materials and finishes or alternatively, new materials; and a strong connection to the landscape. The Phillips House is a unique example of Contemporary design, however, in part because of the use of the projecting fins across the front façade that expresses the organization of the design and interior and exterior integration.
 - The house was designed by Spokane architect Warren Cummings Heylman. Best known for his more flamboyant commercial and institutional properties, this residence (his first to be nominated to the Spokane Register) is more understated and is representative of his mid-20th century residential work. It retains excellent integrity. The house was constructed in an outlying neighborhood of late 19th century parks and cemeteries and the historic Fort George Wright, which began to be developed with residences in the post-World War II era, as this house was. Today the Phillips House is one of four residences on two short, parallel streets that were designed by Warren Heylman, including his own family house, which is still extant.
 - The Phillips House was commissioned by John (Jack) and Barbara Phillips, a journalist and novelist, respectively, from the highly regarded Spokane architect Warren C. Heylman, their neighbor to the immediate west. Daughter Mary Anne Phillips, an artist and architect, inherited the Phillips House on her parents' deaths and began a renovation and addition that culminated in 2020. On Mary Anne's death in 2025 her brother Thomas Phillips, who is retired, inherited the house and is the present owner.
- 3. SMC17D.100.090: "The property must also possess integrity of location, design, materials, workmanship, and association." *From NPS Bulletin 15: "Integrity is the ability of a property to convey its significance...it is not necessary for a property to retain all its historic physical features...the property must retain, however, the essential physical features that enable it to convey its historic identity."***
 - Well-preserved with excellent integrity in original location, design, materials, workmanship, and association, the Phillips House is eligible for listing on the Spokane Register of Historic Places.
- 4. Once listed, this property will be eligible to apply for incentives, including:**

Special Valuation (property tax abatement), Façade Improvement Grants, Spokane Register historic property plaque, and special code considerations.

RECOMMENDATION

The Spokane Historic Landmarks Commission found on November 19, 2025, that the John F. and Barbara E Phillips House is eligible for listing on the Spokane Register under Category C in the area of design, for possessing high artistic values, and for representing the work of a master, Warren Heylman.

After Recording Return to:
City of Spokane Clerk
808 W Spokane Falls Blvd
Spokane, WA 99201

NOTICE OF MANAGEMENT AGREEMENT

NOTICE IS HEREBY GIVEN that the property legally described as:

23-25-42: WOODLAND HEIGHTS 2ND ADD (AFN# 3100947) L2 B1 TOG W/ PTN L3 B1 OF SAID PLAT DAF: BEG AT NE COR OF L3 B1 OF SAID PLAT; TH N90°00'00"W 35FT ALG N LOT LN OF SAID L3; TH S03°47'00"W 48.17FT; TH S22°00'39"W 57.42FT TO A NON-TANGENT CURVE & TO THE N ROW OF MONTAVILLA DR; TH ALG N ROW OF MONTAVILLA DR A NON-TANGENT CURVE TO THE SW W/ RADIUS OF 50FT, A CENT ANGLE OF 01°50'01", AN ARC LENGTH OF 1.60FT, A CHORD BEARING S61°58'31"E, A CHORD LENGTH OF 1.60FT; TH N29°44'00"E 117.52FT ALG E LOT LN OF SAID L3 TO POB (PARCEL 'B' OF BLA Z15B0020BLA [AFN# 6382501])

Parcel Number(s) **25234.4714 (address 611 S Montavilla Drive)**, is governed by a Management Agreement between the City of Spokane and the Owner(s), **PHILLIPS LIVING TRUST (c/o THOMAS PHILLIPS)**, of the subject property.

The Management Agreement is intended to constitute a covenant that runs with the land and is entered into pursuant to Spokane Municipal Code Chapter 4.35. The Management Agreement requires the Owner of the property to abide by the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (36 CFR Part 67) and other standards promulgated by the Historic Landmarks Commission.

Said Management Agreement was approved by the Spokane City Council on _____. I certify that the original Management Agreement is on file in the Office of the City Clerk under File No. _____.

I certify that the above is true and correct.

Spokane City Clerk

Historic Preservation Officer

Dated: _____

Dated: 11/20/2025

MANAGEMENT AGREEMENT

The Management Agreement is entered into this **19th** day of **November 2025**, by and between the City of Spokane (hereinafter "City"), acting through its Historic Landmarks Commission ("Commission"), and **Phillips Living Trust c/o Thomas Phillips** (hereinafter "Owner"), the owner of the property located at **611 S. Montavilla Drive** commonly known as the **John F. & Barbara E. Phillips House** in the City of Spokane.

WHEREAS, the City of Spokane has enacted Chapter 4.35 of the Spokane Municipal Code (SMC) and Spokane has enacted Chapter 1.48 of the Spokane County Code (SCC), both regarding the establishment of the Historic Landmarks Commission with specific duties to recognize, protect, enhance and preserve those buildings, districts, objects, sites and structures which serve as visible reminders of the historical, archaeological, architectural, educational and cultural heritage of the city and county is a public necessity and,

WHEREAS, both Ch. 17D.100 SMC and Ch. 1.48 SCC provide that the City/County Historic Landmarks Commission (hereinafter "Commission") is responsible for the stewardship of historic and architecturally significant properties in the City of Spokane and Spokane County; and,

WHEREAS, the City has authority to contract with property owners to assure that any owner who directly benefits by action taken pursuant to City ordinance will bind her/his benefited property to mutually agreeable management standards assuring the property will retain those characteristics which make it architecturally or historically significant;

NOW THEREFORE, -- the City and the Owner(s), for mutual consideration hereby agree to the following covenants and conditions:

1. CONSIDERATION. The City agrees to designate the Owner's property an Historic Landmark on the Spokane Register of Historic Places, with all the rights, duties, and privileges attendant thereto. In return, the Owner(s) agrees to abide by the below referenced Management Standards for his/her property.

2. COVENANT. This Agreement shall be filed as a public record. The parties intend this Agreement to constitute a covenant that runs with the land, and that the land is bound by this Agreement. Owner intends his/her successors and assigns to be bound by this instrument. This covenant benefits and burdens the property of both parties.

3. ALTERATION OR EXTINGUISHMENT. The covenant and servitude and all attendant rights and obligations created by this Agreement may be altered or extinguished by mutual agreement of the parties or their successors or assigns. In the event Owner(s) fails to comply with the Management Standards or any City ordinances governing historic landmarks, the Commission may revoke, after notice and an opportunity for a hearing, this Agreement.

4. PROMISE OF OWNERS. The Owner(s) agrees to and promises to fulfill the following Management Standards for his/her property which is the subject of the Agreement. Owner intends to bind his/her land and all successors and assigns. The Management Standards are: "THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS (36 CFR Part 67)." Compliance with the Management Standards shall be monitored by the Historic Landmarks Commission.

5. HISTORIC LANDMARKS COMMISSION. The Owner(s) must first obtain from the Commission a "Certificate of Appropriateness" for any action which would affect any of the following:

- (A) demolition;
- (B) relocation;
- (C) change in use;
- (D) any work that affects the exterior appearance of the historic landmark; or
- (E) any work affecting items described in Exhibit A.

6. In the case of an application for a "Certificate of Appropriateness" for the demolition of a landmark, the Owner(s) agrees to the provisions as set forth in SMC 17D100.220.

This Agreement is entered into the year and date first above written.

Owner

Owner

CITY OF SPOKANE

HISTORIC PRESERVATION OFFICER

CITY OF SPOKANE

Megan M.K. Duvall

City Administrator

ATTEST:

City Clerk

Approved as to form:

Assistant City Attorney

STATE OF _____)
) ss.
County of _____)

On this _____ day of _____, 2025, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that _____ (he/she/they) signed the same as _____ (his/her/their) free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this _____ day of _____, 2025.

Notary Public in and for the State
of _____, residing at _____
My commission expires _____

STATE OF WASHINGTON)
) ss.
County of Spokane)

On this _____ day of _____, 2025, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared _____, CITY ADMINISTRATOR and TERRI L. PFISTER, to me known to be the City Administrator and the City Clerk, respectively, of the CITY OF SPOKANE, the municipal corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this _____ day of _____, 2025.

Notary Public in and for the State
of Washington, residing at Spokane
My commission expires _____

Attachment A

None

Secretary of The Interior's Standards

- 1.** A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2.** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 3.** Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- 4.** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5.** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 6.** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 7.** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 8.** Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10.** New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, Third Floor
808 Spokane Falls Boulevard, Spokane, Washington 99201-3337*

1. Name of Property

Historic Name: Phillips, John F. and Barbara E., House
And/Or Common Name: Phillips House (preferred)

2. Location

Street & Number: 611 S. Montavilla Drive
City, State, Zip Code: Spokane, WA 99224
Parcel Number: 25234.4714

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public <input type="checkbox"/> both	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural <input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input type="checkbox"/> work in progress	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure			<input type="checkbox"/> educational <input checked="" type="checkbox"/> residential
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
	<input type="checkbox"/> in process	<input type="checkbox"/> yes, restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other

4. Owner of Property

Name: Thomas W. Phillips
Street & Number: 611 S. Montavilla Drive
City, State, Zip Code: Spokane, WA 99224
Telephone Number/E-mail: 206-399-4455, tomwphillips1@me.com

5. Location of Legal Description

Courthouse, Registry of Deeds	Spokane County Courthouse
Street Number:	1116 West Broadway
City, State, Zip Code:	Spokane, WA 99260
County:	Spokane

6. Representation in Existing Surveys

Title:
Date: ☐ Federal ☐ State ☐ County ☐ Local
Depository for Survey Records: Spokane Historic Preservation Office

7. Description

Architectural Classification

Condition

- ☒ excellent
☐ good
☐ fair
☐ deteriorated
☐ ruins
☐ unexposed

Check One

- ☐ unaltered
☒ altered

Check One

- ☒ original site
☐ moved & date _____

Narrative statement of description is found on one or more continuation sheets.

8. Spokane Register Categories and Statement of Significance

Applicable Spokane Register of Historic Places category: Mark "x" on one or more for the categories that qualify the property for the Spokane Register listing:

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory history.
- ☐ E Property represents the culture and heritage of the city of Spokane in ways not adequately addressed in the other criteria, as in its visual prominence, reference to intangible heritage, or any range of cultural practices.

Narrative statement of significance is found on one or more continuation sheets.

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

Acreage of Property: < 1 acre

Verbal Boundary Description: 23-25-42: WOODLAND HEIGHTS 2ND ADD (AFN# 3100947) L2 B1 TOG W/ PTN L3 B1 OF SAID PLAT DAF: BEG AT NE COR OF L3 B1 OF SAID PLAT; TH N90°00'00"W 35FT ALG N LOT LN OF SAID L3; TH S03°47'00"W 48.17FT; TH S22°00'39"W 57.42FT TO A NON-TANGENT CURVE & TO THE N ROW OF MONTAVILLA DR; TH ALG N ROW OF MONTAVILLA DR A NON-TANGENT CURVE TO THE SW W/ RADIUS OF 50FT, A CENT ANGLE OF 01°50'01", ANARC LENGTH OF 1.60FT, A CHORD BEARING S61°58'31"E, A CHORD LENGTH OF 1.60FT; THN29°44'00"E 117.52FT ALG E LOT LN OF SAID L3 TO POB (PARCEL 'B' OF BLA Z15B0020BLA [AFN# 6382501])

Verbal Boundary Justification: Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title: Diana J Painter, PhD, Principal Architectural Historian

Organization: Painter Preservation

Street, City, State, Zip Code: 3518 N. C Street, Spokane, WA 99205

Telephone Number: 707-763-6500

E-mail Address: dianajpainter@gmail.com

Date Final Nomination Heard :

12. Additional Documentation

Additional documentation is found on one or more continuation sheets.

13. Signature of Owner(s)

14. For Official Use Only:

Date nomination application filed: _____

Date of Landmarks Commission Hearing: _____

Landmarks Commission decision: _____

Date of City Council/Board of County Commissioners' hearing: _____

I hereby certify that this property has been listed in the Spokane Register of Historic Places based upon the action of either the City Council or the Board of County Commissioners as set forth above.

Megan Duvall
City/County Historic Preservation Officer
City/County Historic Preservation Office
Third Floor – City Hall
808 W. Spokane Falls Blvd.
Spokane, WA 99201

Date

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

SUMMARY STATEMENT

The Phillips House is a two-story house with an L-shaped footprint and a flat roof, with a one-story addition on the east side. All facades have deep overhanging eaves except the west side of the main house. An attached carport projects into the front (south) yard. The house is located toward the front of its largely rectangular, one-third-acre (11,854 square feet) lot and faces south, overlooking S. Montavilla Drive. The 1,878 square foot, wood-frame house is clad in vertical cedar boards and flush synthetic panels and has a concrete slab foundation and a built-up roof. Window walls are composed of a combination of fixed and hopper-style windows with aluminum and wood frames. A broad, centrally located, concrete block chimney rises from the rooftop. The Contemporary style house, which was designed by architect Warren C. Heylman, was constructed in 1955.

DESCRIPTION OF PROPERTY

Location and setting

The Phillips House at 611 S. Montavilla Drive is located west and slightly south of downtown Spokane at the far east end (closest to the city) of the West Hills neighborhood, within the Woodland Heights 2nd Addition. South Montavilla Drive is an extension of W. 9th Avenue, and travels northwest to a point one lot west of the subject house. The subject house is also located just one lot (about 170 feet) west of the 3.5-acre Whittier Park and Playground. It is located south of S. H Street, significant because it was the westernmost city limit here from 1891 until 1948, and about 375 feet east of the 1935 Indian Canyon Golf Course. The house is sited north of S. Montavilla Drive and faces south, overlooking the street. The area is wooded, primarily with Ponderosa pines, and developed with single family homes on relatively large lots along Montavilla Drive and the parallel W. West Drive. Four houses along these parallel streets, including the Phillips House and Warren Heylman's own house, were designed by architect Warren C. Heylman.

Exterior

Front (south) façade. The house displays a modular design of four foot increments infilled with vertical cedar boards, flush synthetic panels, and window walls of fixed and hopper-style sash with wood and aluminum frames. A front entry door of wood with full-height glass is located in the fourth bay from the left (west) within the eight-bay façade. The eastern-most panel is solid cedar boards over its full height. The second and seventh panel (counting from the west or left) are identical, with solid panels and hopper-style windows below fixed lights. The first and sixth panels are also identical, displaying tall, fixed lights above solid panels. The third bay displays full-height glass, revealing the interior floating staircase, while the fifth bay contains only solid panels and a hopper style window below the ceiling on each floor.



Front (south) façade of main house, looking north

Five open fins project from the front façade of the house, marking the four building bays. They are composed of horizontal and vertical paired and bolted 2" x 10" boards, joined by a horizontal 2" x 12" horizontal board located at about the sill level of the upstairs windows. L-shaped brackets are bolted at the upper corners, which are located about six feet from face of the building. The horizontal portion is an extension of the beams that support the deep eaves. Each upright is mounted on concrete piers that sit on the gravel bed of the front yard.

The one-story addition to the east, which is used as a studio, is aligned with the front façade of the main house and has no window openings. A flush double door here is of the same material as the siding, which is rough-cut cedar siding, consistent with the main house. It is located slightly west of center on this addition. A door knob is essentially the only visible hardware here.

Projecting from the front façade of the studio is the two-car carport, which has a slab foundation, and features open beams supported by bolted double posts. On the east (right) side is an enclosed storage shed with a rectangular footprint and a single flush door of the same design as seen on the studio. Between the studio and the storage building is an opening that leads to the back yard.

East side façade. The east side façade of the studio is composed of a wide central bay of vertical board flanked by two bays with solid panels surmounted by fixed windows. Deep eaves cover this façade. The east façade of the main house, which has narrow eaves,



Rear (north) façade of main house, looking south

visible here. It features a double wood door with full-height glass that leads to the dining area.

Rear (north) façade. The rear façade of the studio is composed of six identically sized bays and one narrow bay. The outside bays are clad in vertical wood matching the wood seen elsewhere on the building. The three central bays have a tall, fixed light that extends to door height, surmounted by a fixed light and a solid panel of identical proportions. To the left (east) is one bay with a single wood door of full-height glass, topped by a single light and solid panels of the same proportions as on the central bays. The outside bay to the right (west) displays a flush solid panel topped by two hopper-style windows and another solid panel, all reflecting the same proportions as seen elsewhere on this façade. The hopper style windows have black metal frames and the fixed windows have wood frames.

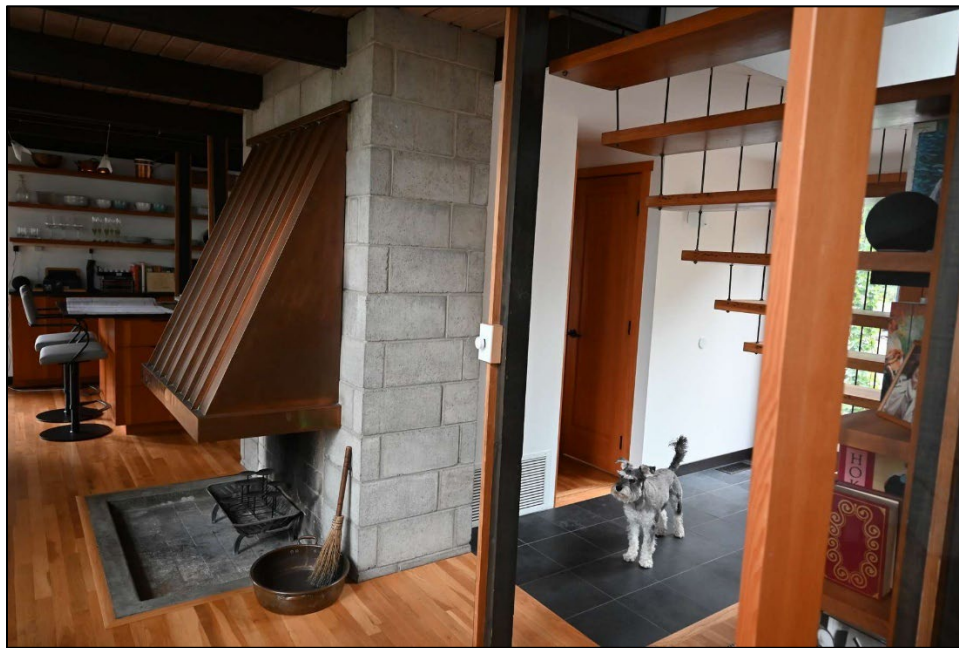
The rear façade of the main portion of the building is made up of a wide panel of vertical boards slightly offset from center, with two bays of solid panels, hopper style windows, and fixed windows on the left (east) and three bays, dominated by tall, fixed lights, on the right (west). The eaves above this façade are deep, supported by beams that match the placement of the fins on the front of the building and extend beyond the eaves.

West side façade. There are no openings on the west side facade, which is finished in vertical wood. It is covered by narrow eaves.

Interior

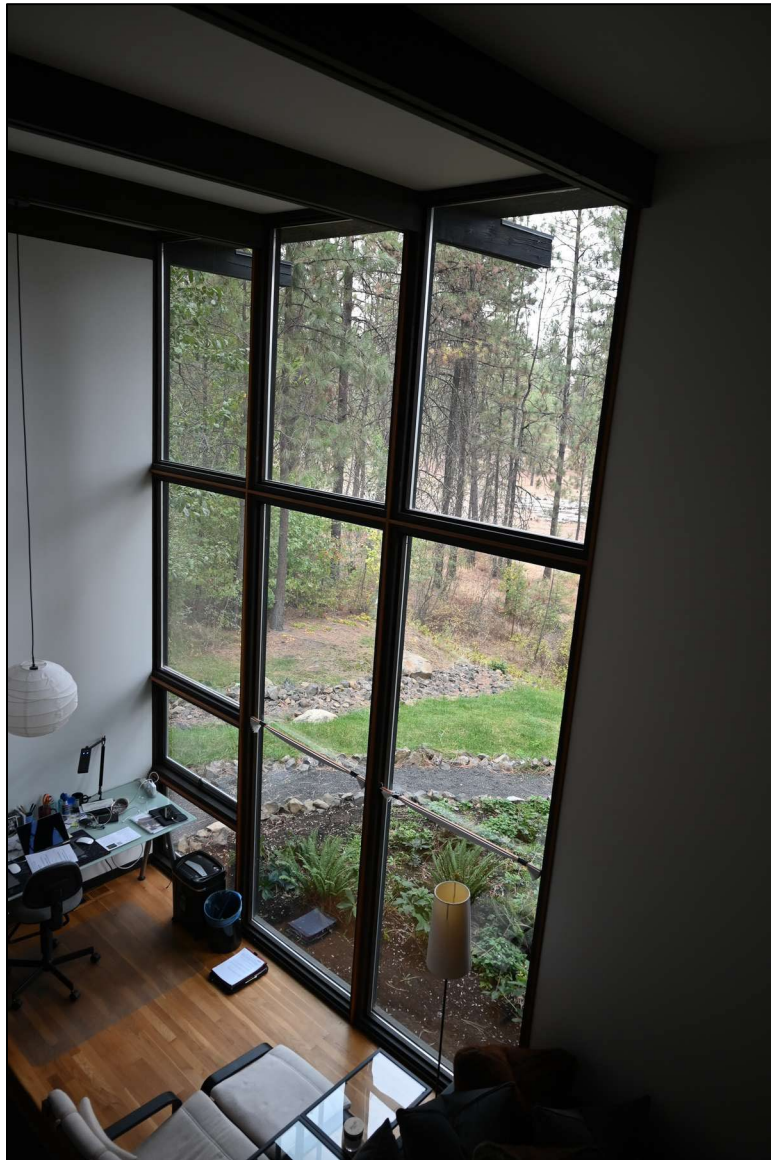
The front entry to the Phillips House opens into a foyer with an open, floating, straight-run stair with a raised landing at the bottom on the left, and a short hallway to the main portion of the house on the right. The foyer rises the full height of the house and features a large, paper globe light suspended from the ceiling, which is typical of the suspended fixtures found throughout the house. The left (west) wall here has simple bookshelves of 2" x 10" boards mounted on the wood-clad wall that rise about one-and-one-half floors and extend nearly the full length of this wall. The stairs are made of simple 2" x 12" boards and vertical slender steel rods; the hall floor is finished in slate.

At the center of the house, beginning at the end of the entry hall, is the large concrete block chimney that forms the back wall of the central hearth, which faces north into the main living space. The fireplace sits in front of the concrete wall, within a shallow recessed firepit, and is covered by a large, sloping, copper hood. The portion of the rear (north end) of the house above the living room and office area is open and rises the full height of the house. It includes a dining area in the northeast corner (at the end of the kitchen), a living room area in the center, and an office area in the northwest corner.



Main entry, fireplace on left, floating staircase on right

The rooms on the south side of this floor are one story in height. In the southeast corner is the kitchen, which features a large, centered, north-south island and is open to the dining area. A door to the studio is located on the south end of east wall here. Cabinets and open shelving, of the same simple design as other shelving in the house, line this wall. Behind the chimney, accessed from a short east-west hall, is a bathroom and a coat closet. In the



Main window wall, viewed from upstairs, looking northwest

southwest corner is a bedroom, accessed from the office and enclosed by narrow (22") double wood doors with full-height glass and two additional similar panels.

The studio, which is accessed from the interior by a door on the south side of the kitchen, is in essence one large room, with additional doors to the outside on the north and south sides. A loft on the west side of the room, accessed via a ladder, partially covers the floor. The north window wall lights the interior.

The second level of the house covers about two-thirds of the first level, allowing for light and views from the north window wall to reach the upper floor hall and master bedroom.

At the top of the stairs is an east-west hallway that accesses a bathroom and laundry just east of the stairway, adjacent to the chimney. At the east end is the master bedroom, which is enclosed with a solid rail of horizontal wood that allows for views over the central portion of the house and can be closed off with a Japanese style sliding screen. On the west end of this floor is another bedroom.

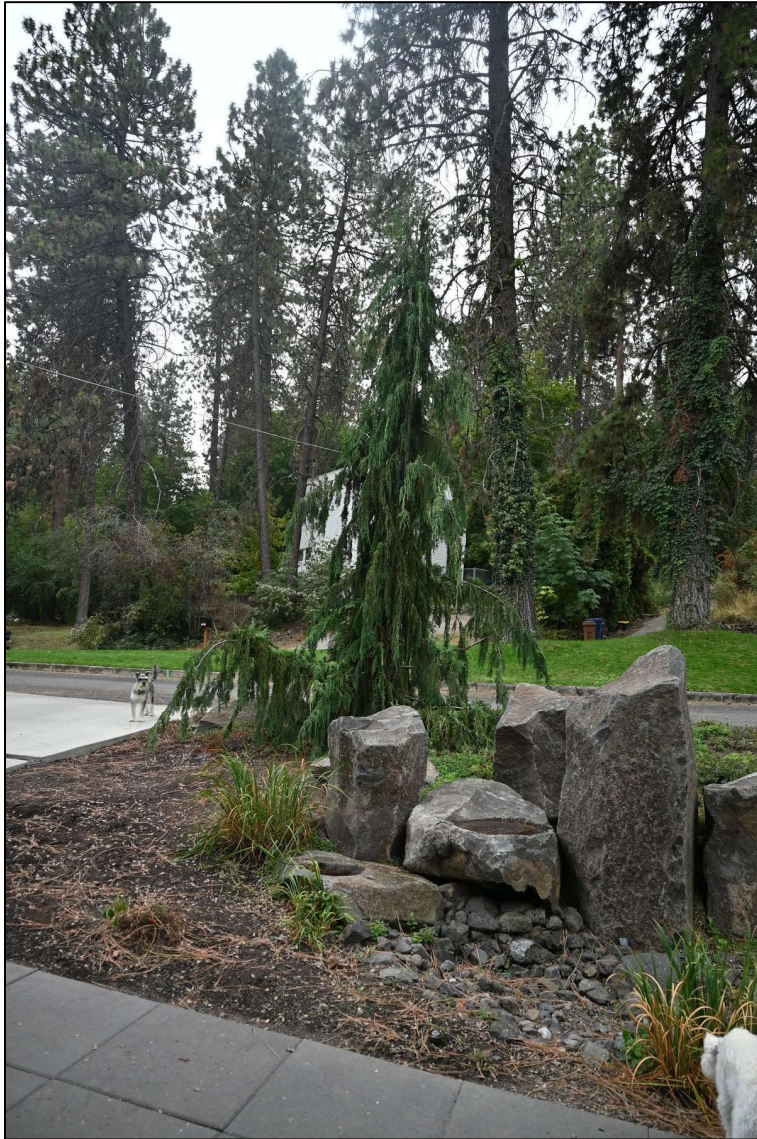
The materials and finishes within the house are as follows. Walls are typically painted sheetrock. A four-foot module is repeated throughout, emphasized with vertical strips of wood. A motif that is seen throughout is a 3-1/2" wide, black-painted board marking these divisions on which is centered a narrow strip of natural-colored wood. The proportions of these divisions are repeated in the window mullions. Ceilings are finished with wood decking or sheetrock with exposed beams.

The four-foot modules may also be marked with narrow vertical wood strips or 'pilasters,' columns or beams of paired 2" x 6" boards. The predominant colors are white (in the case of the painted sheetrock), black (for mullions, columns, pilasters, and beams), natural wood, for the applied woodwork, and gray, for the concrete block chimney. A few built-ins, such as in the master bedroom, provide storage. Doors, wood trim, the wall behind the main bookshelf (which is fir), shelving throughout, the main stair, kitchen cabinets, and the floors all have natural wood finishes. Ceilings are sheetrock, painted white, or unfinished wood decking with black exposed beams. Floors are hardwood, with maple on the ground floor and fir on the second floor. The overall impression of the house is one of openness with an underlying order reinforced by the proportions, design details, materials, and natural colors.

Landscaping

The yard around the house was landscaped between 2020 and 2025, resulting in the appearance that it has today. Originally the landscaping was fairly simple, with some lawn and a low perimeter stone fence in the front yard that bridged the levels of the yard. Today the yard continues to reflect the natural setting of the house, which is, simply speaking, a downward slope from the street toward the rear or north end of the largely rectangular lot. The areas around the house and garage are more finished than before, however. Materials are gravel, square pavers, basalt rock, native plants, introduced trees, and existing Ponderosa pines.

The front of the house is finished with gravel, defined by an informal border of stones and plantings. Adjacent to the driveway entry is an informal focal arrangement of basalt rocks, a Nootka cypress, and native plants. A combination of formal and informal paths of square pavers lead from the driveway to the front entry and from the carport to the front entry (the driveway is concrete, as is the parking pad in the carport). Two mature Ponderosa pines are located in the front yard. This area is also embellished with glass tiles set in the ground.



Focal arrangement in front entry yard, looking south

A path from the carport around the east side of the house is composed of square pavers set in gravel. Pavers are also used to create a patio in back of the studio and outside the dining room. Beyond the footprint of the house pavers are set in gravel. Another gravel bed defines the space for three raised wood planters and a mature Ponderosa pine. Behind the main portion of the house is a gravel walkway lined with stones around an informal planting bed. Informal terraces continue down the hill with a variety of trees. The rest of the sloped yard retains its natural appearance.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

At one time the house had a large, full-width deck across the back (north) side with a simple perimeter bench around most of it. That was removed about 2015 and the site formally landscaped. An open screen of narrow slats covered one bay in front of the main entry door at one point. That has since been removed. Doors were changed from simple flush doors to wood doors with full-height glass. The largest change was the addition of the studio on the east side of the house and a new carport and shed, completed in 2020. In the course of that remodel a smaller one-car carport and existing shed were removed. The new carport has a slightly higher roof than the previous carport and exposed beams. The addition and new carport respect the materials and proportions of the original house and shed. The north window wall of the studio repeats the proportions of the north window wall of the house, but with greater symmetry, in contrast to the asymmetry seen on the house. On the interior, the master bedroom was enlarged by removing an interior wall between this bedroom and a smaller one to the south, resulting in the room that is there today. The kitchen was re-designed, resulting in a north-south orientation and greater openness than was there previously.

INTEGRITY

In order to be eligible for listing in the Spokane Register of Historic Places, a property must fulfill one or more of the categories under which it is significant and qualifies for listing. It must also retain integrity. Integrity is a function of the property's location, design, materials, workmanship, and association. The following outlines the ways in which the Phillips House possesses these aspects.

Location is the place where the historic property was constructed or the place where the historic event occurred.

The house is in its original location.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

The design of the original house is intact. An addition and new carport were constructed in 2020 in a way that would meet the Secretary of Interior's Standards for Rehabilitation, had they applied to this house when the addition was constructed, with a particular focus on Standards #9 and #10, which speak to new additions.¹ The new addition is consistent

¹ Standards #9 and #10 are as follows:

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

with the main house in scale, materials, and design features. It is differentiated from the original house primarily in its symmetry, which contrasts with the asymmetry of the main house. Interior changes to the original house that were made in this same time frame are relatively minor and are consistent with the Standards for Rehabilitation.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

The materials for the house are intact. The materials for the addition and new carport match the materials and construction methods for the original house.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

The workmanship for the house is intact. Changes to the main house re-used existing materials and features where possible and were matched to the original where that was not possible. The materials for the addition and new carport match the materials and construction methods for the original house.

Association is the direct link between an important historic event or person and a historic property.

The association of the house is intact. Historically the house was used as a single family residence and it remains in that use today.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Kate D. Weeks, and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. Washington DC: US Department of the Interior, National Park Service, 1955.

SUMMARY STATEMENT

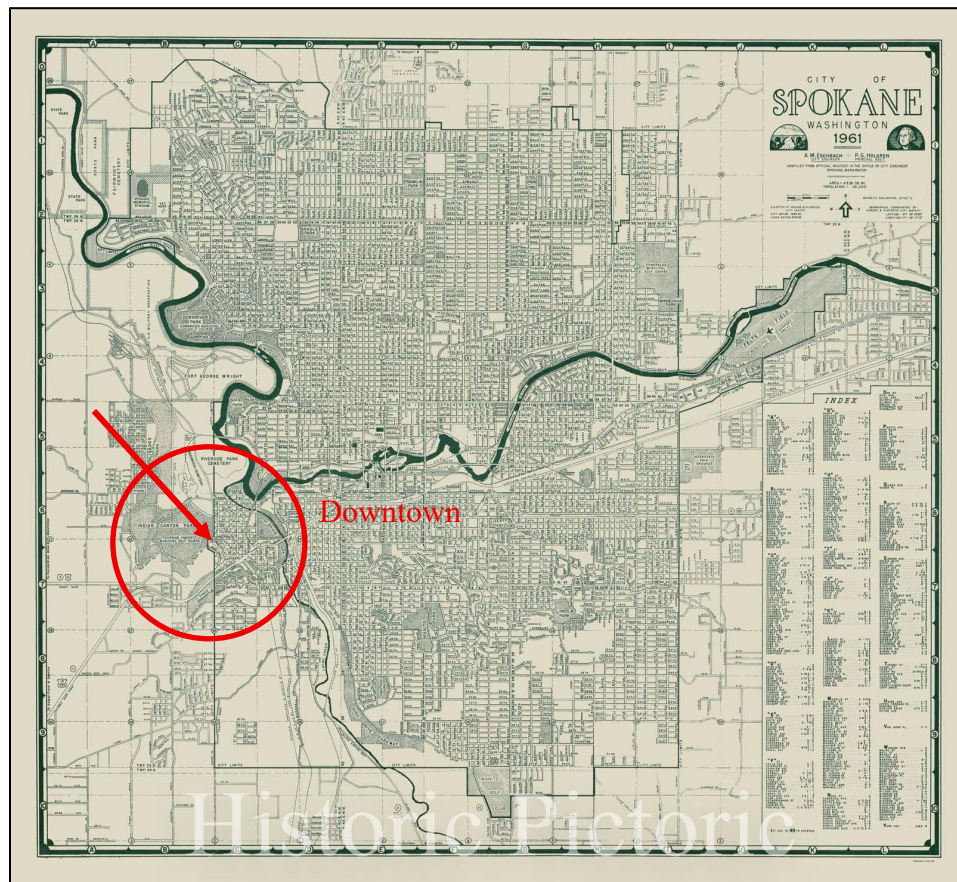
The 1955 Phillips House at 611 S. Montavilla Drive is significant and eligible for listing in the Spokane Register of Historic Places under Category C in the area of design, for possessing high artistic values, and for representing the work of a master. The single family house exemplifies the Contemporary style in Modern residential design, which was popular in the mid-20th century in Spokane and across the country. It embodies the Modern design characteristics found in residential design at this time, regardless of the specific style, including open floor plans; an attempt to “bring the outdoors in;” a generous use of glass; the use of natural materials and finishes or alternatively, new materials; and a strong connection to the landscape. The Phillips House is a unique example of Contemporary design, however, in part because of the use of the projecting fins across the front façade that expresses the organization of the design and interior and exterior integration. The addition to the house, constructed in 2020, respects the residence’s original design while adding its own unique symmetrical interpretation of the house’s exterior design features. The house was designed by Spokane architect Warren Cummings Heylman. Best known for his more flamboyant commercial and institutional properties, this residence (his first to be nominated to the Spokane Register) is more understated and is representative of his mid-20th century residential work. It retains excellent integrity. The house was constructed in an outlying neighborhood of late 19th century parks and cemeteries and the historic Fort George Wright, which began to be developed with residences in the post-World War II era, as this house was. Today the Phillips House is one of four residences on two short, parallel streets that were designed by Warren Heylman, including his own family house, which is still extant.

HISTORIC CONTEXT

The West Hills Neighborhood

The Phillips House is located at the east end of the West Hills neighborhood, as identified by the City of Spokane. It is near the end of Montavilla Drive, a one-third-mile drive that travels northwest from the west end of W. 9th Street to 604 S. Montavilla Drive, the last house on the street, which is close to the Indian Canyon Golf Course. The neighborhoods to the immediate east are Latah/Hangman and Peaceful Valley. Historically a remote area, it continues to have significant open spaces today, including parks, cemeteries, the Finch Arboretum (which historically included Garden Springs Park), the Indian Canyon Golf Course (the easternmost 17th green of the golf course is just one lot away), the Indian Canyon Natural Area, and the grounds of the historic Fort George Wright. A smaller open space is the 1951 Whittier Park and Playground, which is 3.5 acres in size and is one lot east of the Phillips House.

Part of the reason for the distinctively separate parts of the neighborhood is the presence of streams and roadways that separate the various areas, and the topography. Garden Springs Creek and Indian Canyon Creek run through the area. The Spokane River runs



Map of Spokane in 1961, showing location of Phillips House

east and north of the neighborhood. The east-west 1912 Sunset Highway was once the major road (State Route 12) south of the Indian Canyon Golf Course and the subject neighborhood. Today Interstate 90, constructed in this location in the mid-1960s, defines the south edge. Finally, wooded hillsides, for example, along S. Indian Canyon Drive, reinforce a sense of separation.

Despite its remote location, the West Hills neighborhood has been a part of the city since its earliest days. Historically the land was occupied by the Spokane Indians, including Chief Spokane Garry towards the end of his life.² It was farmed by Chinese immigrants in the 1880s, due to its ready source of water. The area east of H Street, which is directly north of the Phillips House, became part of Spokane as early as 1891, when the west city boundary was drawn here. Construction of Fort George Wright, a military post, began in 1897 and was completed in 1899; today it occupies the north end of the neighborhood. Indian Canyon Park, which was praised by the Olmsted Brothers when they designed the

² Chrisanne Beckman and Natalie Perrin, *National Register of Historic Places Multiple Property Documentation Form, City of Spokane Parks and Boulevards (1891-1974)*, August 17, 2015:Section E, page 7. Jim Kershner, Jim, "Spokane Garry," *The Spokesman-Review*, September 21, 2008:39.

city's park system in 1908, was established in 1912.³ And land for the Finch Arboretum was purchased in 1913, although the arboretum was not established until 1947.⁴

The cemeteries, which are north of the Indian Canyon Golf Course and the subject property, also lend a sense of openness to the area. They are as follows: the 50-acre Riverside Memorial Park, opened 1907 and dedicated in 1914;⁵ the 151-acre Greenwood Memorial Terrace (85 acres are developed), founded in 1888; and the four-acre Jewish cemetery, Mount Nebo Cemetery, which is north of the Riverside Mausoleum.

The north-south H Street, which is directly north of the subject property, was the west boundary of the City of Spokane until 1948. The end of Montavilla Drive, which H Street would cross if extended, was included in the boundary, despite being located slightly west of it. Areas west and south of H Street were annexed to the city into the 1960s, while Fort George Wright, which today is the location of Spokane Falls Community College and the campus of the Mukogawa Women's University, was annexed in 1967 and 1990, respectively. Spokane International Airport, which today makes up the bulk of the land area of the neighborhood today, was annexed in 2012.⁶ While the area still has significant open spaces, it has taken on a more suburban appearance since the end of World War II.

The Phillips family

The Phillips House was commissioned by Jack and Barbara Phillips, a journalist and novelist, respectively, from the highly regarded Spokane architect Warren C. Heylman, their neighbor to the immediate west. Daughter Mary Ann, an artist and architect, inherited the Phillips House on her father's death in 2007 and began a renovation and addition that culminated in 2020. On Mary Ann's death in 2024 her brother Thomas Phillips, who is retired, bought the house and is the present owner.

³ Op cit., Beckman, *City of Spokane Parks and Boulevards* . . . , Section F, page 40.

⁴ Ibid.

⁵ Julie Y. Russell, "Riverside Cemetery," *Spokane Historical*, <https://travel.state.gov/content/travel/en/passports/have-passport/renew.html#Step%20>, accessed October 2025.

⁶ "West Hills, Spokane," *Wikipedia*, https://en.wikipedia.org/wiki/West_Hills,_Spokane, accessed October 2025.



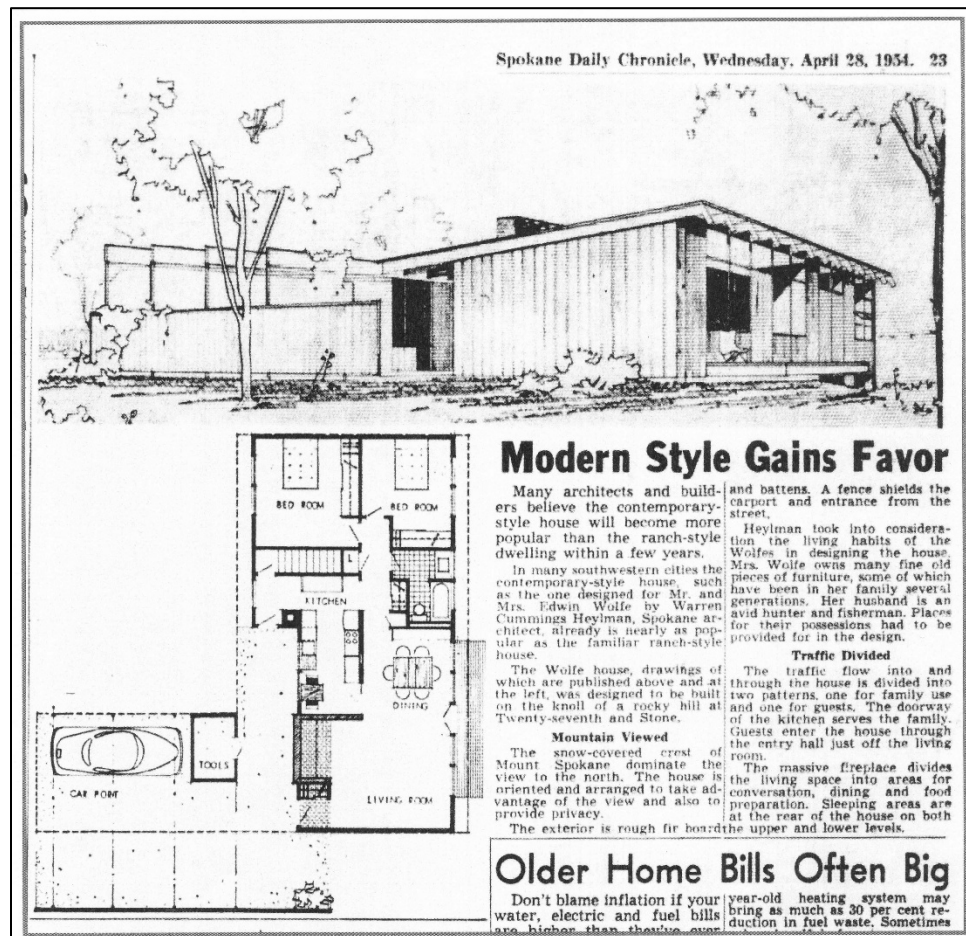
Phillips family and Phillips House construction photo, 1955

ARCHITECTURAL CONTEXT

Modern residential design in Spokane

The Phillips House is designed in the Contemporary style, which occurred within the Modern Movement in architecture from about the 1950s to the 1970s.⁷ The Modern Movement itself took place from about 1930 to 1970 in the Pacific Northwest, and encompassed many substyles that found expression in residential, commercial, and industrial buildings. A simple definition of Modern architecture is as follows: “A loosely

⁷“Architectural Style Guide,” *Department of Archaeology and Historic Preservation*.
<https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide>, accessed October 2025.



Wolfe House by Warren Heylman, 1954

applied term, used since the late 19th century, for buildings, in any of [sic] number of styles, in which emphasis in design is placed on functionalism, rationalism, and up-to-date methods of construction; in contrast with architectural styles based on historical precedents and traditional ways of building.”⁸ In residential architecture, Modern design might encompass everything from high style, architect-designed houses to the ordinary, vernacular houses that often make up our subdivisions. Within the overall category are a number of specific styles.⁹

Pacific Northwest architectural historian Francis D.K. Ching refers to Modernism in general as, “A deliberate philosophical and practical estrangement from the past in the arts and literature occurring in the course of the 20th century and taking form in any of

⁸ Cyril M. Harris, *American Architecture, An Illustrated Encyclopedia*. New York: W.W. Norton & Company, Inc. 1998:217.

⁹ Contemporary houses such as the Phillips House which means contemporary to the post-war period

various innovative movements and styles.”¹⁰ In Europe Modernism had strong roots in the International Style, which reached Spokane through architects Royal McClure, Bruce Walker, and Bill Trogdon, who studied with German Bauhaus architect Walter Gropius at Harvard University. An example of an International Style building in Spokane is the 1949 Studio Apartments by architects McClure & Adkison.¹¹ Specific areas in the US developed regionally based modernist expressions, such as the American Southwest and the Pacific Northwest, where the use of regional materials was a particularly strong influence, such as adobe in the Southwest and wood in the Pacific Northwest.



Wells House by Warren Heylman, 1955

Modern architectural styles found in Spokane seen in residential design include Brutalism, Contemporary, Populux and Googie, Neo-Expressionism (a number of Heylman’s commercial buildings reflect this style), New Formalism, Pavilion, Ranch, Shed, and Wrightian (Heylman’s Norman and Dorothy Wells House is designed in the Wrightian style).¹² Modern design in Spokane is discussed in the historic context for Spokane’s mid-20th century architectural survey in terms of modern values.¹³ These

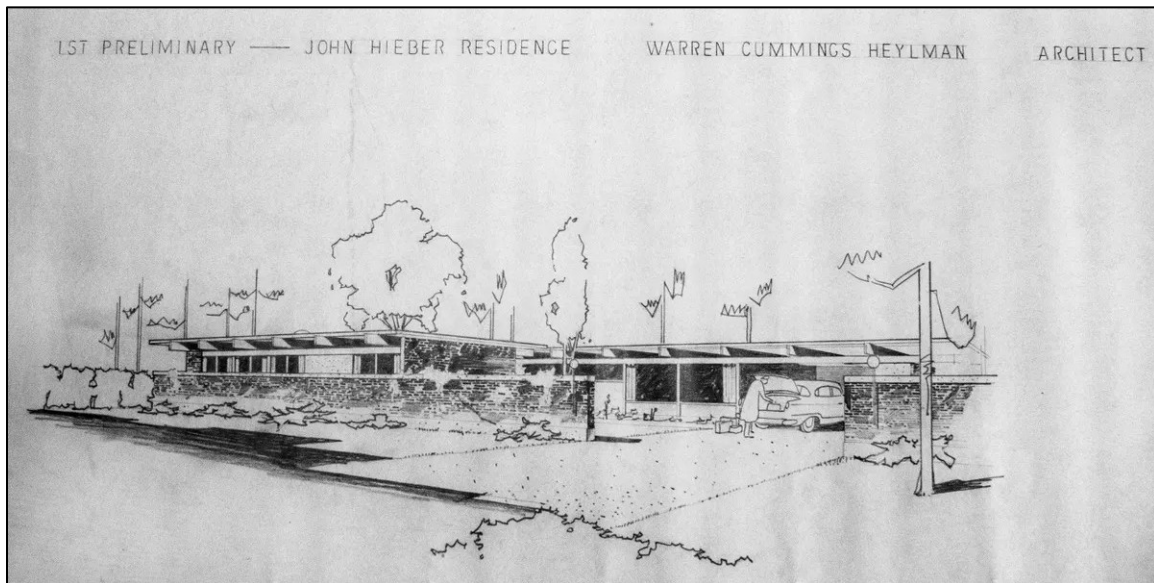
¹⁰ Francis D.K., Ching, *A Visual Dictionary of Architecture, Second Edition*. John Wiley & Sons, Inc., 2012:139.

¹¹ Diana Painter and Aaron Bragg, *Spokane Mid-20th Century Architectural Survey Report, City of Spokane Mid-20th Century Modern Context Statement and Inventory*. Spokane, WA: City of Spokane, August 2013:21.

¹² Explanations and examples of these styles can be found in Diana Painter and Aaron Bragg’s . *Spokane Mid-20th Century Architectural Survey Report, City of Spokane Mid-20th Century Modern Context Statement and Inventory*. Spokane, WA: City of Spokane, August 2013.

¹³ Painter and Bragg, *Spokane Mid-20th Century Architectural Survey Report*.

include the importance of the three-dimensional arrangement of forms as part of the architectural expression; the importance of two-dimensional composition, which is often asymmetrical; and the use of pattern, texture, color, reflectivity, and other visual aspects of building materials in place of traditional decorative features. Modern design characteristics that are often found in residential design, regardless of the specific style, include open floor plans; an attempt to “bring the outdoors in;” a generous use of glass; the use of natural materials and finishes or alternatively, new materials; and a strong connection to the landscape.



The John Hieber House by Warren Heylman (no longer extant), rendering

The Contemporary style

Contemporary style houses were often architect-designed and placed an emphasis on formal geometric design. The following describes the style as it occurred in Spokane, adapted from the *City of Spokane Mid-20th Century Modern Context Statement and Inventory* by Diana Painter and Aaron Bragg:

“Contemporary” is a style name adopted in the post-war era for Modern, high-style houses. As an illustration of the use of the term, a *Spokesman-Review* article published on August 27, 1950 about the Meenach development homes by McClure & Adkison – including the Thomas J. Meenach Jr. house, entitled “‘Contemporary’ Homes Bring Modern Ideas to Spokane.” In the article Spokane architect Royal McClure offered the statement that these homes are “built in the spirit of today, the age of expression.” Contemporary houses offer few traditional stylistic features or details, relying instead on overall form and simple Modern details to convey their style. Materials can also play an important role, where their color and texture lend a richness and complement the composition of the building

façades. Contemporary houses were often designed by architects, in contrast to the more common Ranch-style homes of the era, which were the building blocks of post-war neighborhoods. Contemporary roofs typically have a low pitch and may include gable, shed, or flat roofs, or more expressionistic roof forms. Common characteristics include an emphasis on asymmetrical, two and three-dimensional compositions and expanses of glass, contrasted with clerestories above solid walls where privacy was important. Features of the Contemporary house that were shared by the Ranch-style house include an open floor plan, an orientation toward the rear yard, rather than front yard or street, and the use of windows, courtyards, and other devices to “bring the outdoors in.” The use of natural materials such as stained wood, brick, and stone is common. A post-and-beam house is a type of Contemporary house. This name reflects a construction method rather than a style per se, but it shares stylistic features with the Contemporary house. The open floor plan of the post-and-beam house required interior posts and beams for structural support. This left exterior walls free, which was expressed in extended beams supporting deep overhangs and expanses of glass to the eaves of the house. Post-and-beam houses are further characterized by low-pitched gable roofs; extensive use of wood, often with a vertical grain; and simple or rustic details.¹⁴

The difference between a traditional house and a Contemporary house is offered by eminent architectural historian Virginia Savage McAlester: “Earlier styles were generally defined by the types of decorative detail applied to their exteriors – on doors, windows, porch supports, wall surfaces, dormers, and roof-wall junctions. The Contemporary style rejects this approach and is instead more concerned with the spaces inside the house and the way in which each space relates to the outdoors.”¹⁵ Additional treatments mentioned by McAlester and found in the Phillips House include the incorporation of a carport (rather than a garage), which lends a more open appearance (this was a favored treatment by Frank Lloyd Wright) and a low, broad, masonry chimney, also favored by Frank Lloyd Wright, and the prominence of the hearth at the center of the interior.¹⁶

Heylman’s commercial design work is more dynamic in form, even flamboyant, and is a contrast to his Contemporary residential design work, especially as seen in the Phillips House, and is categorized as New Expressionism. Michael Houser, architectural historian for the Washington State Department of Archaeology and Historic Preservation, uses the examples of the Liberty Lake Golf Clubhouse, the Whitman County Library, Cathedral Plaza, the Spokane County Social and Health Services Building, the Spokane International Airport, and the Parkade (note that the Parkade is actually a New Formalist building).

¹⁴ Painter and Bragg, *Spokane Mid-20th Century Architectural Survey Report*, 19.

¹⁵ Virginia Savage McAlester, *A Field Guide to American Houses*. New York, NY: Alfred A. Knopf, 2013:630.

¹⁶ Ibid.

A good description of Heylman's commercial design vocabulary can be found in the Spokane Register of Historic Places nomination for the Riverview Falls residential tower:

Heylman uses his characteristic curves to define and articulate the building. His use of the curved line reaches back to his earlier and smaller buildings: the Liberty Lake Golf Course (1957) and Hangman Valley Golf Course (1960) clubhouses, and the Whitman County Library in Colfax (1960, NRHP). The Parkade, only five blocks east, also uses the curve but with a formal symmetry and in a Classical format. His linework in these Neo-Expressionist buildings is more playful, perhaps quirky and most definitely unique to Eastern Washington.¹⁷

This nomination of the Phillips House allows for recognition of Heylman's 'quieter' expression of his mid-20th century residential work, seen here for the first time in nomination form.

Architect Warren Heylman

The Phillips House was designed by architect Warren Cummings Heylman. Heylman was born in Spokane on September 23, 1923 to William H. and Jane Heylman and attended Washington State College (now University). He was awarded an architectural engineering degree by the University of Kansas, where he was also enrolled in a V-12 Navy College Training Program, an officer's training program, in 1945. After receiving his degree he returned to Spokane, where he worked for architect G. A. Pehrson from 1945 to 1946, who was the architect for the Hanford Reservation and the Paulsen Medical and Dental Building in Spokane, among many others. He worked for the venerable architecture firm of Whitehouse & Price from 1946 to 1948, which "dominated architectural practice in the Inland Empire into the post-World War II period."¹⁸ And he worked for John P. O'Neill from 1948 to 1950, who was Director of the Historic American Buildings Survey (HABS) in Washington DC in the 1930s.¹⁹ He served as an officer in the Navy in World War II in 1945 and 1946 and then served again in the Navy in the Korean War from 1950 to 1952. He was discharged and returned to Spokane in 1952, where he immediately founded his eponymous firm of Warren Cummings Heylman & Associates.²⁰

¹⁷ Jim Kolva (Jim Kolva Associates, LLC), *Spokane Register of Historic Places Nomination, Riverfalls Tower*, November 8, 2021:Section 8, page 2.

¹⁸ The firm also designed the Hutton Settlement, a 300-acre children's home designed in the Tudor Revival style northeast of Spokane. Anna Harbine, "Hutton Settlement," *Spokane Historical*, <https://spokanehistorical.org/items/show/293>, accessed October 2025.

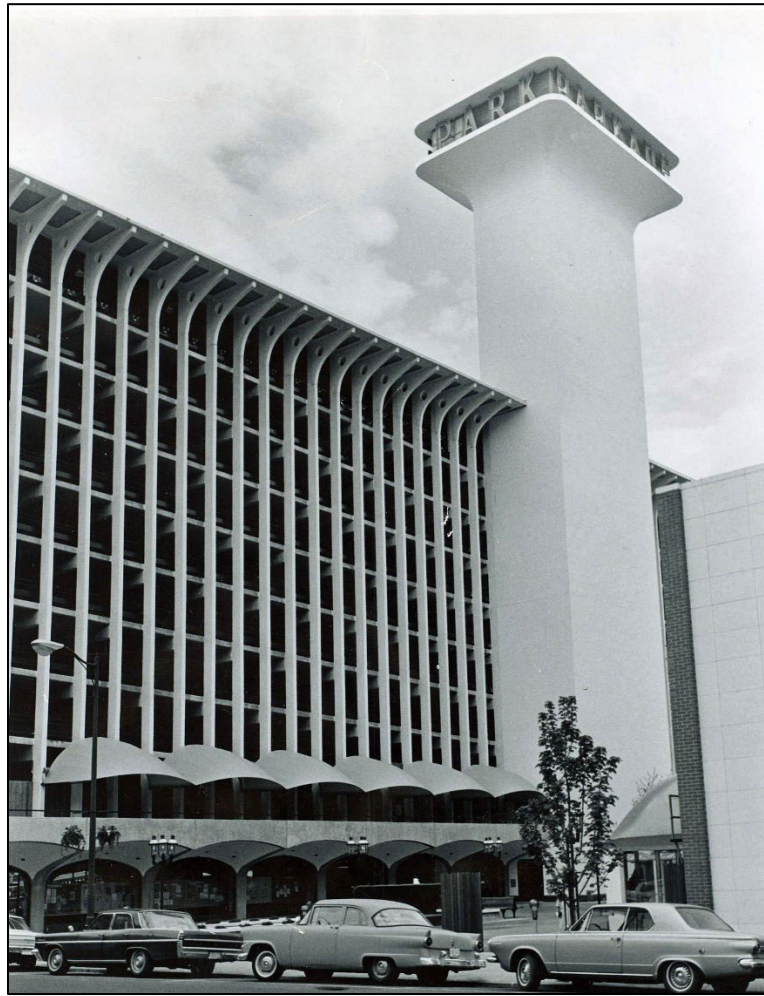
¹⁹ Amy Gilley, "Women's Contributions to the Historic American Buildings Survey, 1933-1941," *CRM Journal*, Summer 2008:39-63

²⁰ Michael Houser, "Warren C. Heylman 1923-2022," *Washington State Department of Archaeology and Historic Preservation*, June 2010, <https://dahp.wa.gov/historic-preservation/research-and-technical-preservation-guidance/architect-biographies/bio-for-warren-c-heyman>, accessed September 2025.



Architect Warren Heylman in 1962

Heylman is perhaps best known for his commercial buildings. Among them are the Spokane International Airport with William H. Trogdon (1965); The Parkade Parking Garage (1967), which is listed in the Spokane Register of Historic Places; the Riverfalls Tower apartment building (1973), which is listed in the Spokane Register; two country clubs, the Liberty Lake Golf Course Club House (1957) and the Hangman Valley Golf Course Club House (1969); and the controversial Spokane County Social and Health



The Parkade Parking Garage, 1967

Services Center (1977). In addition to Riverfalls Tower, he designed several apartment complexes and residential towers in Spokane, including Cathedral Plaza and the Lincoln Heights Garden Apartments, and an apartment tower complex, Capital Lake Towers, in Olympia. The design of the 1972 BNSF railroad bridge, known as the Latah Creek Bridge, was a departure for Heylman into another property type. His only building that is listed in the National Register of Historic Places is the Whitman County Library (1960) in Colfax, Washington, although the Parkade's nomination has been forwarded to the Keeper of the National Register from the Department of Archaeology and Historic Preservation and is expected to be listed shortly.

By his own count, Heylman also designed more than twenty single family houses.²¹ The earliest house identified in the course of research was the 1950 Earl D. McCarthy house,

²¹ Nicholas Deshais, "Warren Heylman's architectural vision 'all over' Spokane," *The Spokesman-Review*, July 10, 2016.

close to Heylman's own residence on W. West Drive. His own family home was constructed in 1952. He continued to design houses throughout the mid-to-late 1960s, but his most prolific decade for house design was the 1950s. Interestingly, a duplicate of the Phillips House was constructed in 1955 in Lawrence, Kansas by the Zimmerman family, who used his plans to erect their own 'Phillips House,' which was evaluated and lauded for its historic significance, and listed as a local landmark in the Lawrence Register of Historic Places. The narrative read in part: "An outstanding example of contemporary architecture, this compact, steel post and beam two-story is the work of Warren Heylman, a noted Spokane, Wash.-based architect who designed the Spokane International Airport terminal and many other iconic examples of modernism in the Spokane area. Heylman's brother-in-law, Lee Zimmerman, owner of Zimmerman Steel in Lawrence, commissioned the house for his family."²² Back in Spokane, architect and historic preservationist Glen Davis said of him that his early residential work was his finest and that the John G.F. Hieber home stood out.²³

His residential designs often appeared in the local newspapers, the *Spokane Chronicle* and *The Spokesman-Review*. At least two articles were written by Heylman himself, with accompanying drawings and photos. Heylman wrote an article on the 1955 Dr. Harold Beaty home, illustrated with plans and a rendering, in 1955.²⁴ The Hollister House was published in *The Spokesman-Review* in September 1953.²⁵ Heylman's articles on the design of specific houses responded to some of the issues of the day and how he addressed them in his residential design work. The goal in the design of the Hollister house was to make an economic use of space for a young family on a sloping lot that they had already purchased, in a timely fashion: "Unity without monotony," utilizing a 4'-0" module and standard-sized building materials, was the way that Heylman proposed to achieve this with easy-to-maintain materials and finishes, as seen in the Phillips House.

The 1954 Edwin Wolfe House, with its careful siting to achieve a dramatic view of Mount Spokane, was published in the *Spokane Chronicle* in an article on the popularity of the Contemporary style: "Many architects and builders believe the contemporary-style house will become more popular than the ranch-style dwelling within a few years."²⁶ That the style was becoming increasingly popular in Spokane was evidenced by the planned development of 200 Contemporary and Ranch Style homes in a tract development in northwest Spokane called Westview. Architect Fred B. Pfeifer was presumably the designer for the Ranch Style homes and Heylman was the architect for the Contemporary homes.²⁷

²² "By the numbers: Zimmerman House," *Lawrence Modern*, <https://lawrencemodern.com/bakers-dozen/zimmerman-house/>, accessed October 2024.

²³ Nicholas Dechais, "Midcentury Gone Missing," *The Spokesman-Review*, October 17, 2018:a1.

²⁴ Warren Cummings Heylman, "House on Cliff Gives a Sweeping View," *The Spokesman-Review*, November 6, 1955:16.

²⁵ Warren C. Heylman, "Two-Level House Is Answer to Family Space Problem," *Spokesman-Review* on September 27, 1953:52.

²⁶ "Modern Style Gains Favor," *Spokane Chronicle*, April 28, 1954:23.

²⁷ "\$3,150,000 in New Homes Scheduled," *Spokane Chronicle*, February 24, 1956:1.



Zimmerman House by Warren Heylman, Lawrence, Kansas, 1955



Phillips House in 2018, before addition

Heylman wrote about his own house in a 1953 article in *The Spokesman-Review* that was published with plans and a photograph. In the article he wrote about how he worked with the difficult site, a challenging budget, and how he thought about the unusual design. This article illustrates how many features in the Heylman house are also seen in the Phillips House. He noted that the plan was laid out in 4'-0" modules, ". . . . that is, all window frames, door openings, partition centers, etc., are on 4'-0" grid lines. Thus, the skeleton frame's structural members form a pattern inside and outside the house."²⁸ This allowed him to also utilize the standard dimensions for plywood and sheetrock, as is the case with the Phillips House, which he designed not long after his own home. The Heylman house also resembles the Phillips House in that the fireplace is at the heart of the home. The importance of this feature was a central tenet of Frank Lloyd Wright houses.²⁹ The arrangement of the rooms, with the bedrooms on the second floor above the open living area, accessed off a balcony hall, is also seen in the Phillips House. The interior color scheme, which reflects the materials used, is also repeated in the Phillips House: "Structural members are stained black, designating strength, shingled surfaces outside are stained a light gray, and interior walls which are plasterboard, are painted bone white. All interior woodwork is finished in its natural color and waxed."³⁰

Heylman's residential and other work was also publicized beyond the local papers. The John G.F. Hieber home (no longer extant) appeared on the cover of *Masonry Building* magazine in 1957.³¹ This house, designed for Heylman's colleague John Hieber, was also published in *Sunset* magazine, *Pacific Builder*, and featured in the *Los Angeles Times*.³² Hieber built The Parkade garage with a consortium of local business owners, which is credited with helping to implement Spokane's urban renewal program in the 1960s.³³ Heylman also worked for Hieber on the rehabilitation of the Bennett Block, which is listed in the Spokane Register of Historic Places and is across the street from The Parkade. *Architecture/West*, a regional magazine, published the 1965 Robert Kramer residence in Mohler, Washington and the Blair Residence of the same year in Liberty Lake, Washington. The 1954 Norman and Dorothy Wells house and the 1959 Paul and Martha True house in Spokane were featured in the *City of Spokane Mid-20th Century Modern Context Statement and Inventory* in 2013, which also profiled Heylman. The *Spokesman-Review* also printed a major piece on the Wrightian Norman and Dorothy Wells House in 2013, the year it was featured in the Northwest Museum of Arts and Culture's annual Mother's Day tour.³⁴ The True home was also featured in a 2013 *Spokesman-Review* article covering the opening of a mid-century modern architectural design exhibit at the Museum of Arts and Culture.³⁵

²⁸ Warren Cummings Heylman, "Smart home on a hillside," *The Spokesman-Review*, April 19, 1953:105.

²⁹ Frank Lloyd Wright, *The Natural House*, New York, NY: Horizon Press, 1954.

³⁰ Heylman, "Smart home on a hillside," 105.

³¹ See also Dechais, "Midcentury Gone Missing," a1.

³² "Magazine Shows Home on Arthur," *Spokane Chronicle*, April 19, 1957:3. Deshais, "Midcentury Gone Missing," a1.

³³ "The Gala Garage," *AIA Journal*, August 1968, pp. 71-78. J. William F. Youngs, *The Fair and the Falls*. Cheney, WA: Eastern Washington University Press, 1996:153-155.

³⁴ "Architect pleased with home's owners," *The Spokesman-Review*, May 9, 2013:S1.

³⁵ "Modernism at the MAC," *The Spokesman-Review*, March 3, 2013:d1.

Heylman formed a partnership with his daughter, architect Ann Heylman Martin, which lasted 35 years.³⁶ Their office of Heylman Martin Architects was in Heylman's Parkade building. Heylman himself practiced architecture in Spokane for forty years, officially retiring from his firm in 1984. He had become a member of the American Institute of Architects (AIA) in 1954 and was elected a Fellow of the organization (FAIA) in 1983.³⁷ He was elected president of the Spokane chapter of the AIA in 1982. Over the years, he was awarded six AIA Spokane Chapter honor awards and received a national Concrete Institute Award for the Parkade.³⁸ His work was also featured in a *Spokesman-Review* article published on the occasion of winning a legacy award from the Spokane Preservation Advocates in 2018, the year of his 95th birthday. He was also active in a variety of community and civic affairs including the Spokane Allied Arts Commission. He died on August 19, 2022 at the age of 98, leaving behind an impressive and lasting legacy of both commercial and residential design in his native city.³⁹

STATEMENT OF SIGNIFICANCE

The 1955 Phillips House at 611 S. Montavilla Drive is significant and eligible for listing in the Spokane Register of Historic Places under Category C in the area of design, for possessing high artistic values and for representing the work of a master. The period of significance is 1955, coinciding with the construction date of the house. Designed by prominent Spokane architect Warren Cummings Heylman, this nomination offers an opportunity to see his lesser known but equally unique residential work, whereas his commercial and institutional work, such as The Parkade Parking Garage and the Spokane County Social and Health Services Building, are more widely known and visible in the Spokane cityscape. The Contemporary style of the house was popular in the mid-20th century, but not as commonly found, unlike its Modern counterpart, as the Ranch Style house. It was also typically an architect-designed house. The Phillips House exemplifies Heylman's design concerns, especially his considerations for and working methods with young mid-century families investing in their first residence. The Phillips House reflects Heylman's design philosophy, developed in conjunction with designing his own house, a valuable aspect of this house. The house has excellent design integrity, displaying the typical characteristics of the day, like a concern with site design and employing natural materials, while reflecting Heylman's unique vision for the Phillips family.

³⁶ Kip Hill, "Warren Heylman, architect behind Parkade, airport and other iconic Spokane designs, dies at 98," *The Spokesman-Review*, August 18, 2022.

³⁷ "Warren Cummings Heylman," *The AIA Historical Directory of American Architects Home*, <https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/35713952/ahd1019635>, accessed October 2025.

³⁸ Jim Kolva (Jim Kolva Associates, LLC), *Spokane Register of Historic Places Nomination, Parkade Parking Garage*, October 18, 2023:Section 8, page 28.

³⁹ Hill, "Warren Heylman, architect . . .

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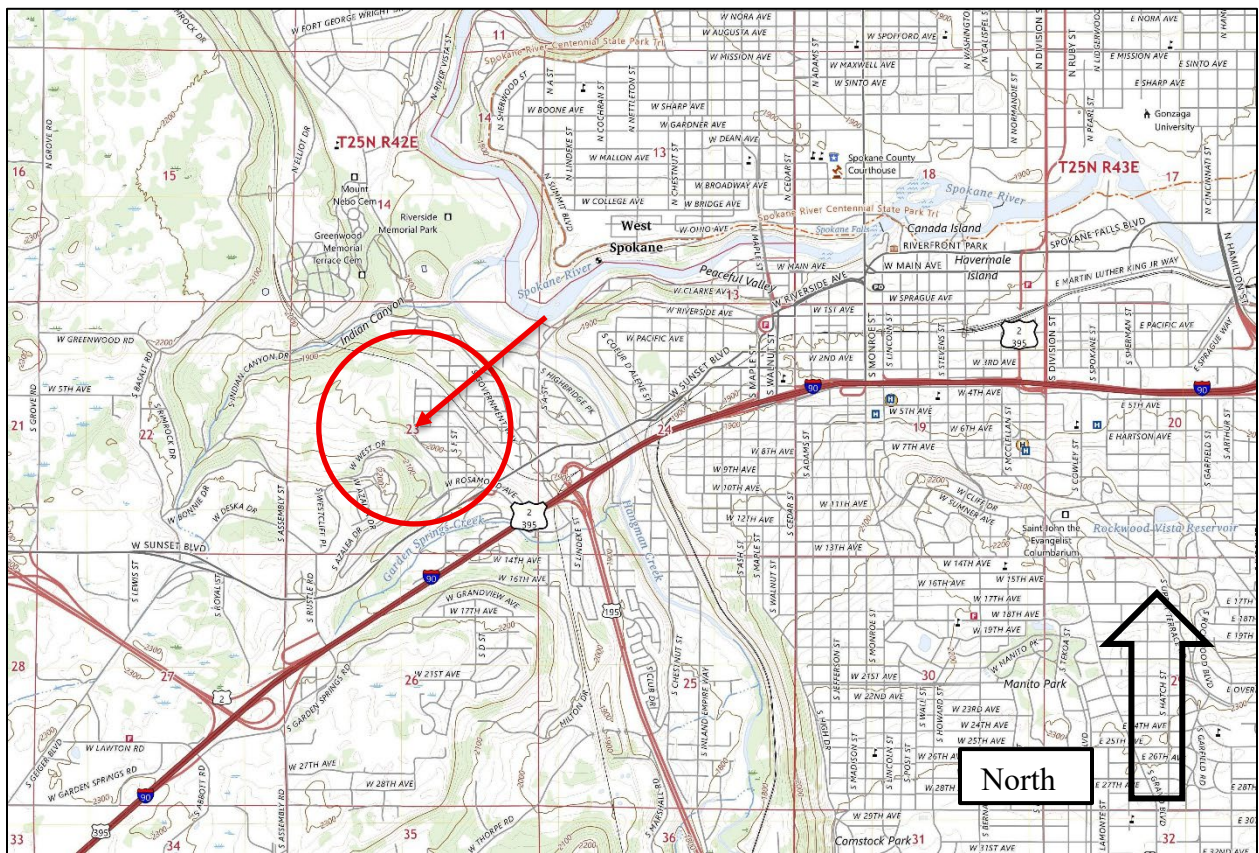
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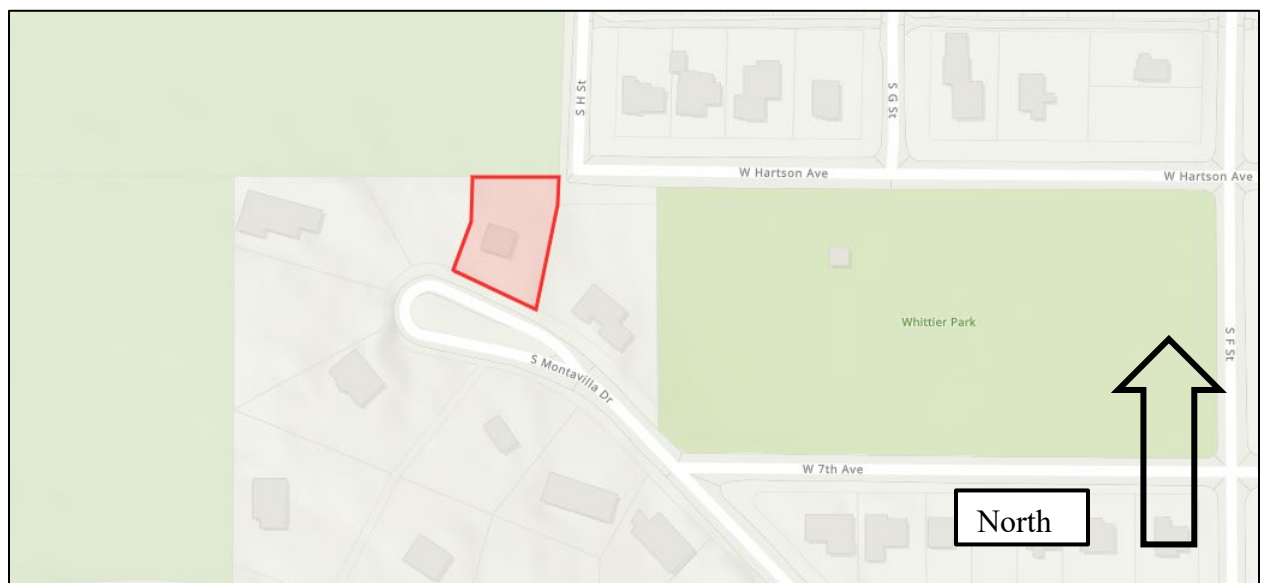
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Figure 1: Site location map, Spokane NW 7.5 minute quadrangle



Source: USGS Topographical Maps

Figure 2: Site parcel map



Source: Spokane County Assessor

Figure 3: Aerial site plan



Source: Google maps

Figure 4: .Site plan showing 2015 addition

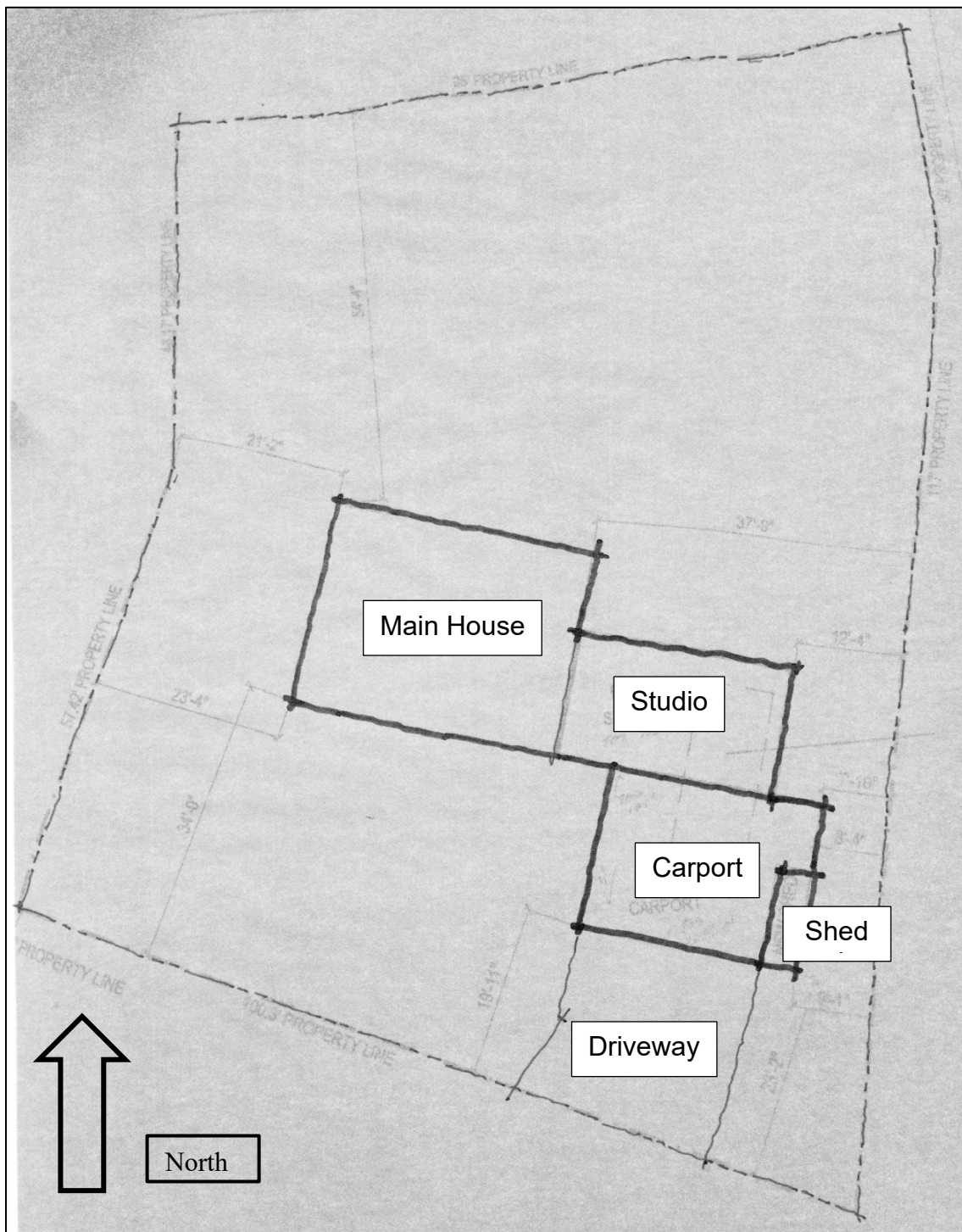
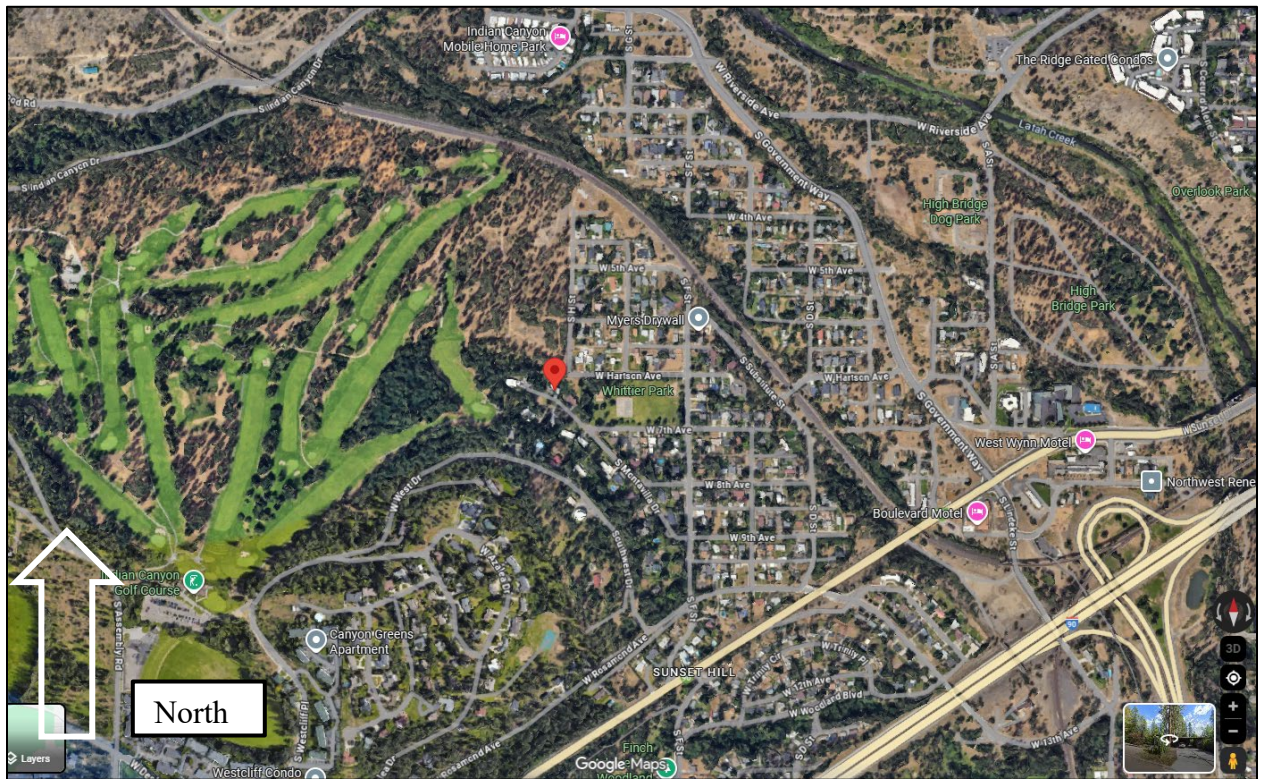
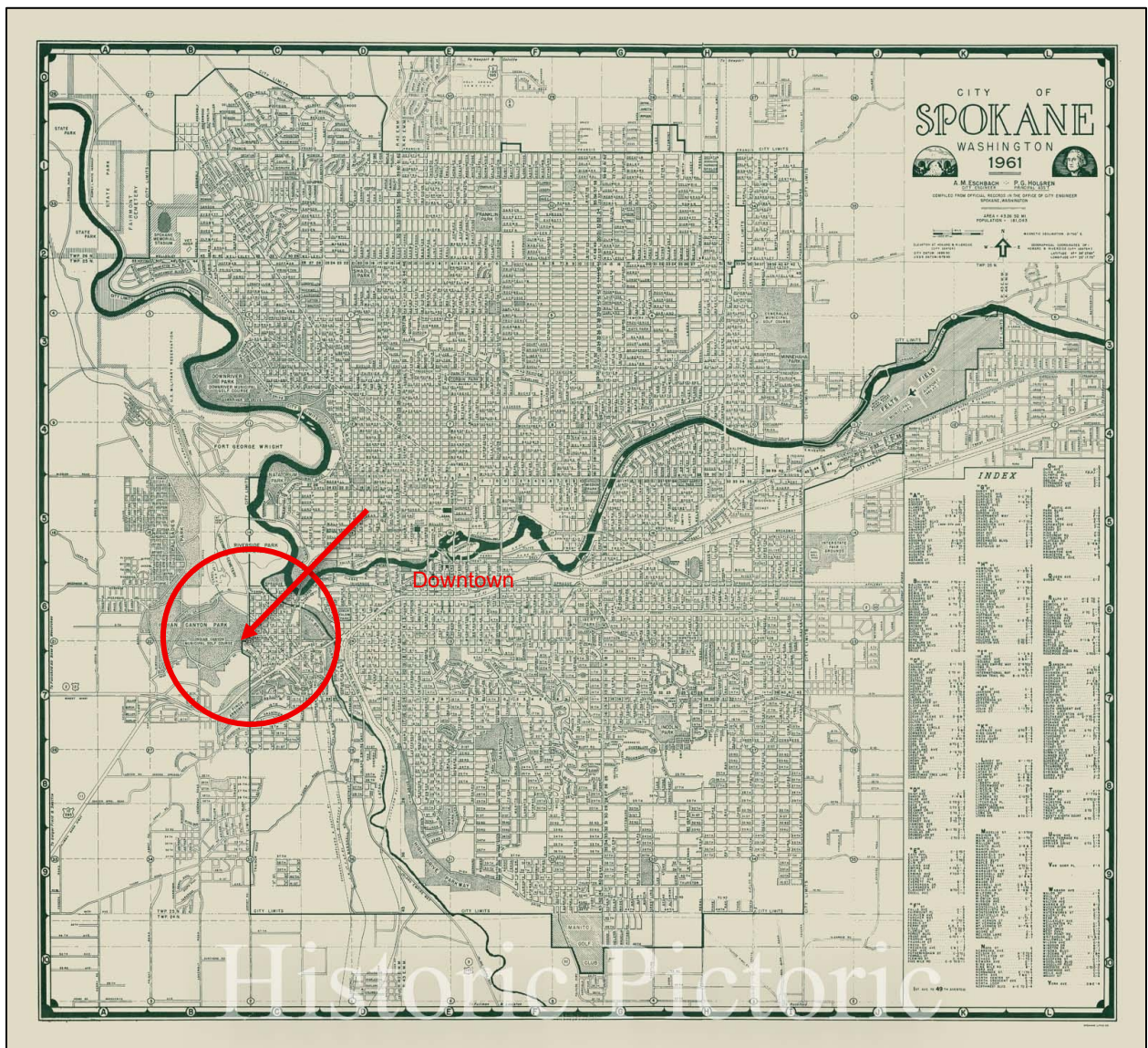


Figure 5: Neighborhood context



Source: Google maps

Figure 6: Map of Spokane in 1961, showing location of Phillips House



Source: Eschbach & Holgren, Spokane

Figure 7: Phillips family and Phillips House construction photo, 1955



Source: Phillips family

Figure 8: Warren Heylman and Phillips House construction photo, 1955



Source: Phillips family

Figure 9: Jack Phillips, no date



Source: Phillips family

Figure 10: Phillips House post-construction photo, 1956



Source: Phillips family

Figure 11: Photo showing rear deck of Phillips House, 1958



Source: Phillips family

Figure 12: Photo showing Phillips House prior to addition, 2018



Source: Phillips family

Figure 13: Photo showing Phillips House prior to renovation, 2018



Source: Phillips family

Figure 14: Contemporary house, Foltz House in Spokane, 1958



Source: City of Spokane Historic Preservation Office

Figure 15: Portrait of Warren Heylman, 1962



Source: The Spokesman-Review

Figure 16: Heylman House by Warren Heylman, 1953

Left: This is the author's new home at 3620 West Drive (near Indian Canyon golf course). Landscaping and roof extension plans have been drawn in. Below: The floor and elevation plans.

was done to achieve unity in the house and also eliminate the many half-filled paint cans left when many colors are used. Structural members are stained black, designating strength, shingled surfaces outside are stained a light gray, and interior walls which are plasterboard are painted bone white. All interior woodwork is finished in its natural color and waxed. The home reflects a philosophy of design, for each line on the plans and each nail in the house there is a reason. It is logical.

Smart home on a hillside

By Warren Cummings Heylman
Spokane Architect

WE'RE still painting, the car shelter and yard work aren't completed but the big job is done. We're in our new home. It's a small house, only 28'x32' on the main floor. Our goal was to create a sturdy, livable home with the greatest amount of "space" on a limited budget. I say "space" instead of area because I believe "space" or volume within an enclosure is as important as the amount of floor area.

We bought our lot several years ago, so I had the site with its many limitations well in mind before the design process began. The plot was a difficult one at best. It lies below West Drive, a road bordering Indian Canyon golf course. An old railroad grade, long abandoned, stretched across the upper part of the lot running east and west. This was the only level ground on the lot. To the north the grade drops off some 30 feet and to the south it climbs half that distance to West Drive. Tall pines and black rock outcroppings cover the hillside.

Our design problems were twofold. We had a limited budget and wished to get the greatest amount of "space" possible for the investment. Secondly the house site is most often viewed from a level about one and one-half story heights above the main floor line. The resultant structure was conceived and executed as a solution to the design problem based upon two fundamental theories. 1) The most economical cubage in conventional house construction is the "space" normally occupied by the attic, therefore, if a method could be devised to utilize this cubage without greatly increasing it, or necessitating the

employment of costly dormers, space could be gained at a low cost. 2) The most important single element in a structure viewed from above is the roof, therefore, the roof must be made the dominant design feature.

The photograph shows my solution in glass, metal, and wood. Sketched on the photograph is the covered passageway to the east and car shelter to the west. When completed the house composition will consist of a strong horizontal plane formed by the carport and covered by passageway in-

grid lines. Thus, the skeleton frame's structural members form a pattern, inside and outside the house. The modular system adapts itself to the efficient use of standard 4'x8' sheets of plywood and plasterboard.

The main floor is void of all unnecessary doors and partitions. Areas are arranged around the centrally located fireplace which is open through to both living room and family area. Circulation radiates from the entry hall vertically to the basement workshop and balcony bedrooms, horizontally to the living room and family area. The basement is devoted to our pottery, sculpting and woodworking shop. The bed-

CROSS SECTION

rooms are located above the kitchen-family area with access from the balcony hall.

Standard frame construction was employed in the house. The exterior doors were constructed by laminating three layers of fir flooring at 45 degree angles to each other. Beside the front door is a panel with glass Japanese fishing floats sandwiched between two layers of plywood.

We laid out our color scheme on the function of the material painted or stained, rather than an individual room basis. This

MAIN FLOOR PLAN

BASEMENT PLAN

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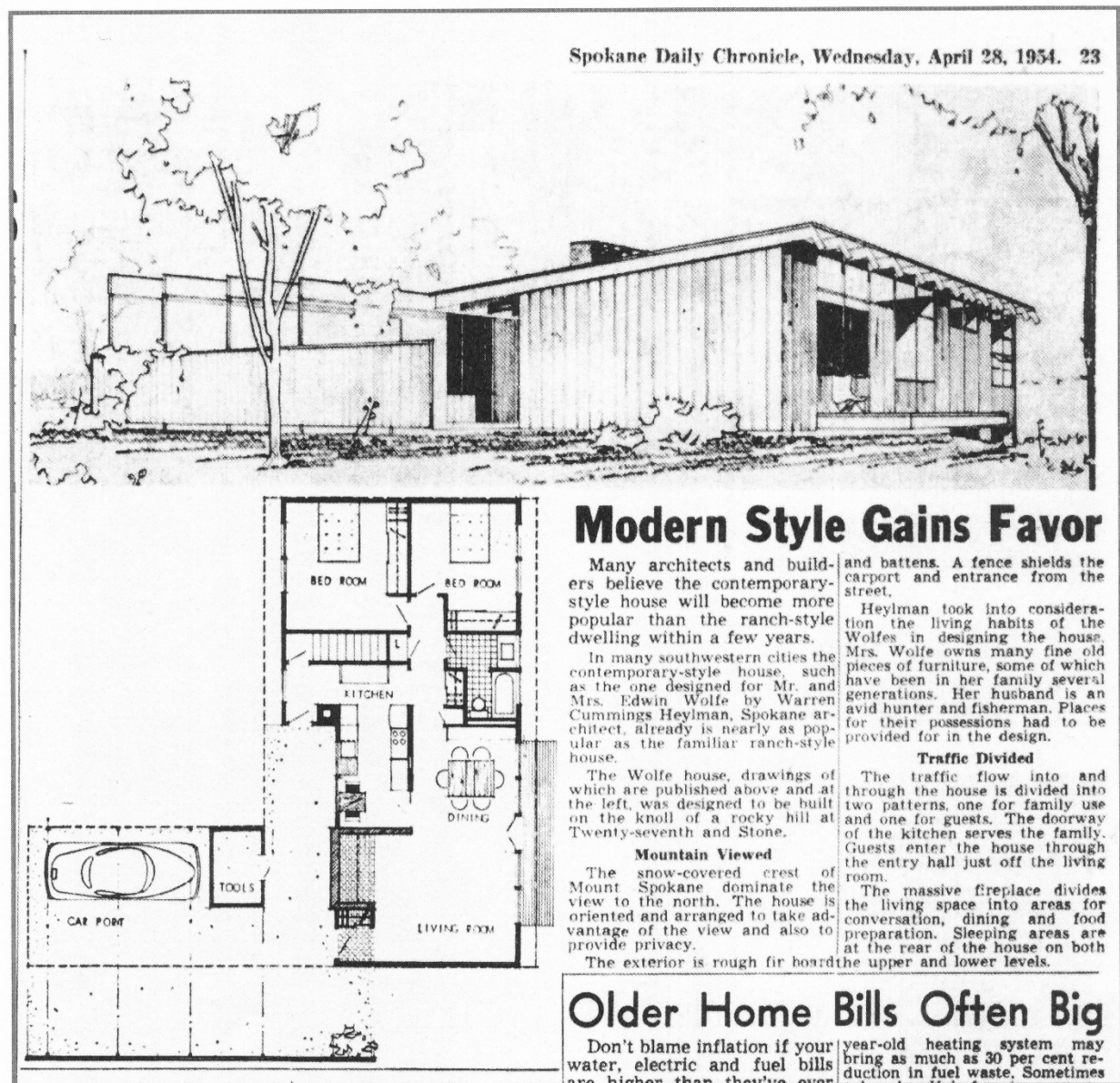
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Figure 17: Wolfe House by Warren Heylman, 1954



Source: Spokane Chronicle

Figure 18: Wells House by Warren Heylman, 1955



Source: The Spokesman-Review

Figure 19: Hieber House by Warren Heylman, 1956 (no longer extant)



Source: Washington Department of Archaeology & Historic Preservation

Figure 20: Zimmerman House by Warren Heylman, Lawrence, Kansas



Source: Lawrence Modern

Figure 21: Liberty Lake Golf Course Clubhouse by Warren Heylman, 1959



Source: The Spokesman-Review

Figure 22: Whitman County Library by Warren Heylman, 1960



Source: Washington Department of Archaeology & Historic Preservation

Figure 23: Spokane Airport Terminal by Warren Heylman & William Trogdon, 1960



Source: Washington Department of Archaeology & Historic Preservation

Figure 24: The Parkade by Warren Heylman, 1967



Source: City of Spokane Historic Preservation Office

Figure 25: Illustration of The Parkade by Warren Heylman, 1967



Source: AIA Journal, August 1968

Photo 1 of 19: Front (south) façade, looking north



Photo 2 of 19: Front (south) façade of main house, looking north



Photo 3 of 19: Main entry, looking north



Photo 4 of 19: Rear (north) façade of main house, looking south



Photo 5 of 19: Rear (north) façade of studio, looking south



Photo 6 of 19: Main entry, stairway on right, fireplace on left



Photo 7 of 19: Main hearth, looking south



Photo 8 of 19: Main floor, looking west toward dining room

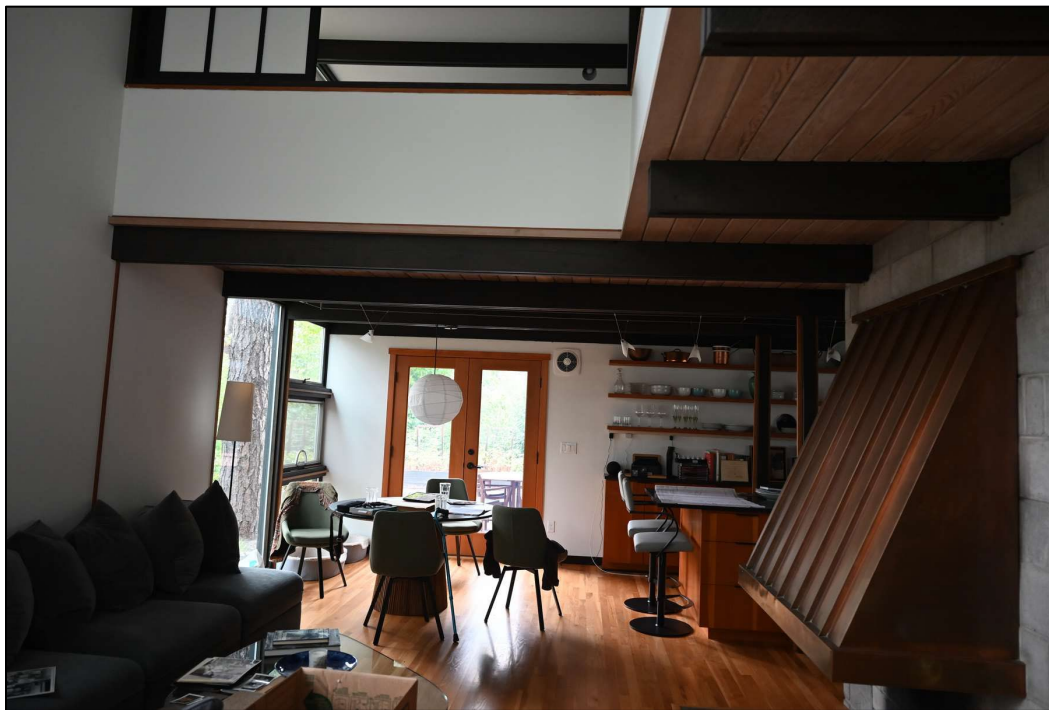


Photo 9 of 19: Open shelving in kitchen on west wall



Photo 10 of 19: Main window wall, viewed from upstairs, looking northwest

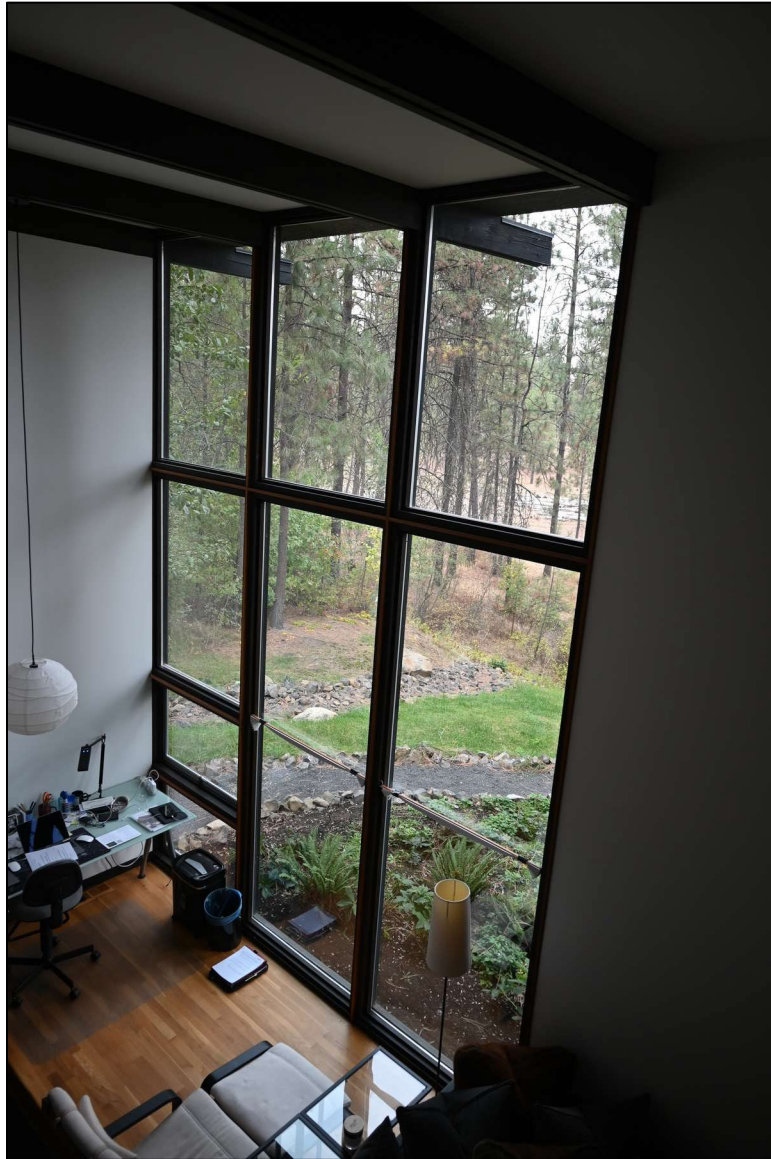


Photo 11 of 19: Looking northwest from master bedroom



Photo 12 of 19: Looking northeast toward master bedroom



Photo 13 of 19: Looking south from master bedroom



Photo 14 of 19: Typical column detail, upper level, bathroom on right

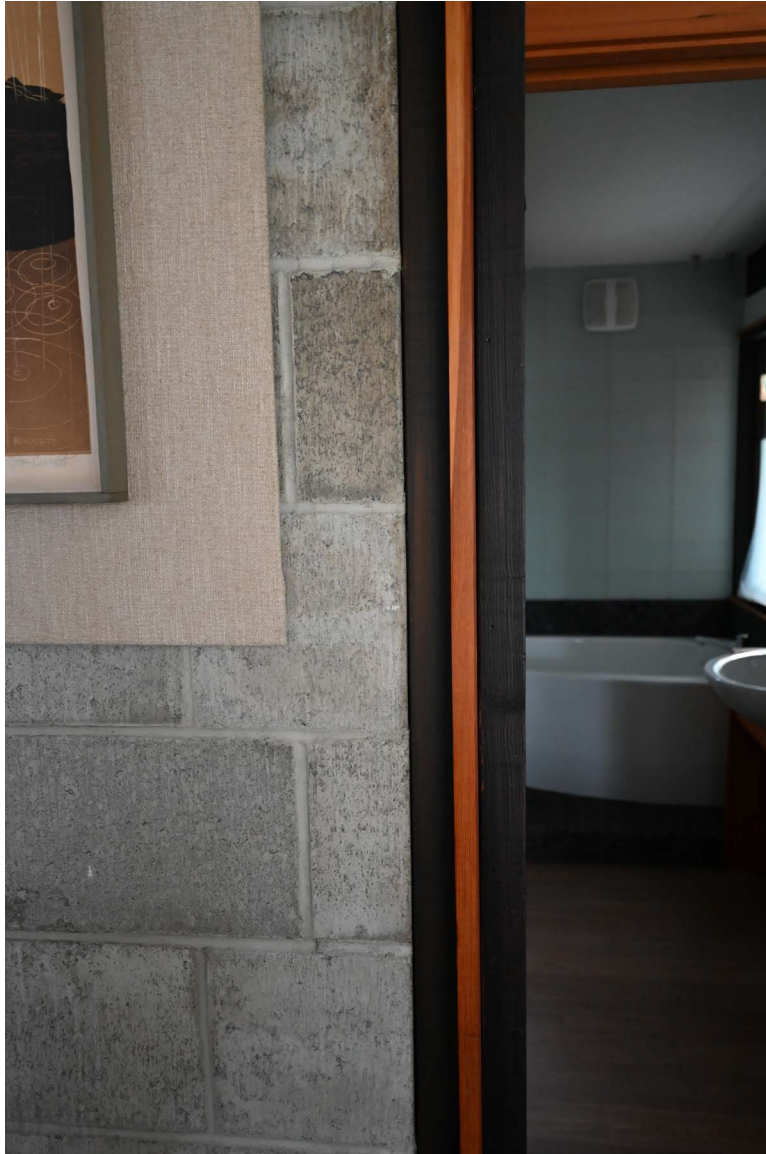


Photo 15 of 19: Studio, looking northeast, back yard on left



Photo 16 of 19: Focal arrangement in front entry yard, looking south

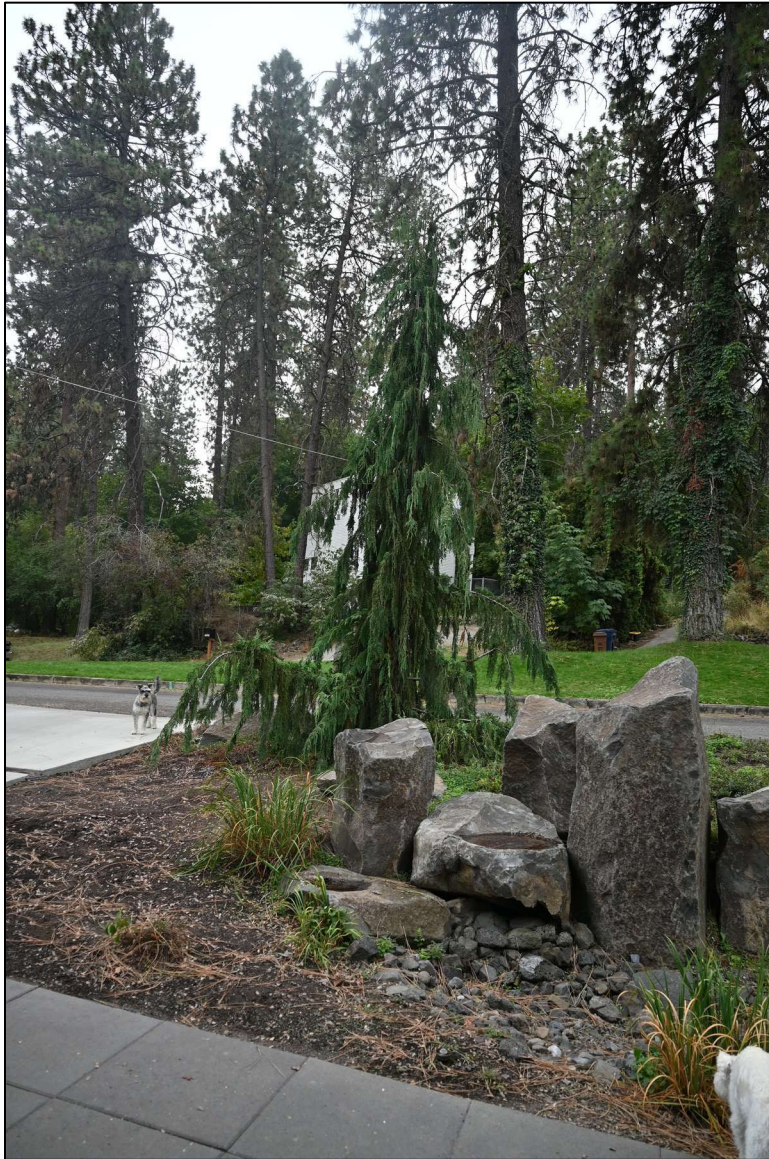


Photo 17 of 19: Rear yard, looking west

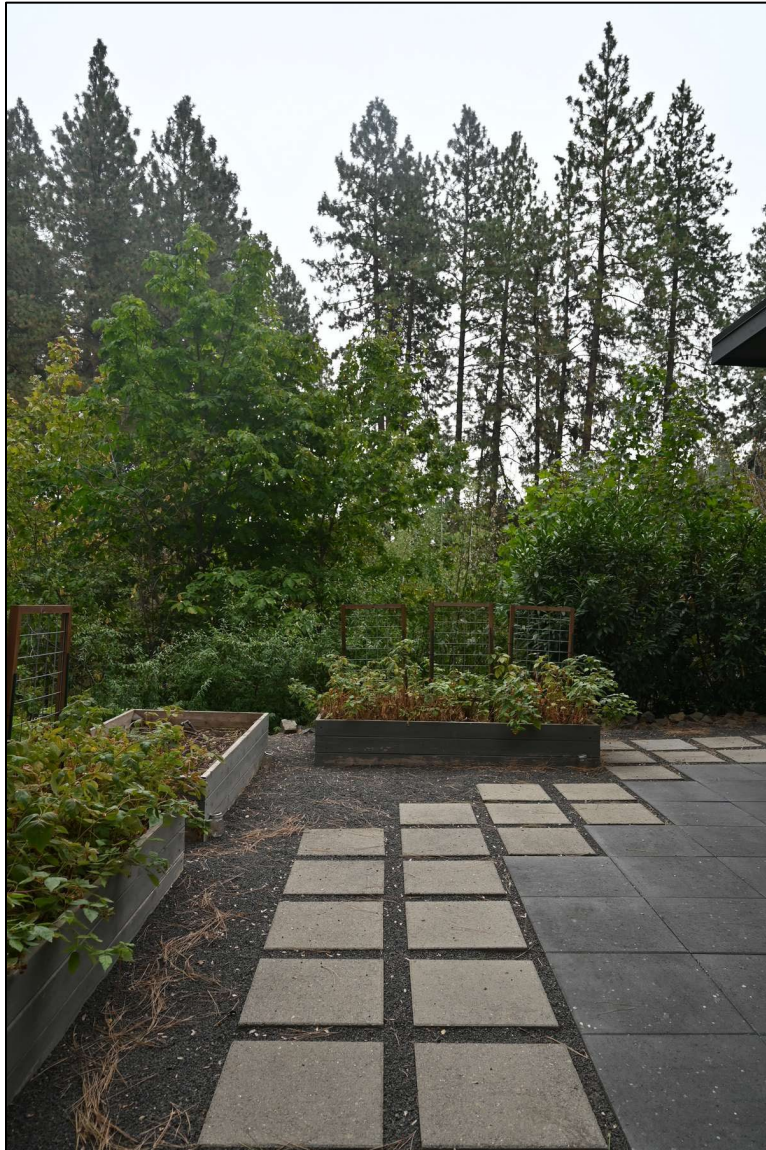
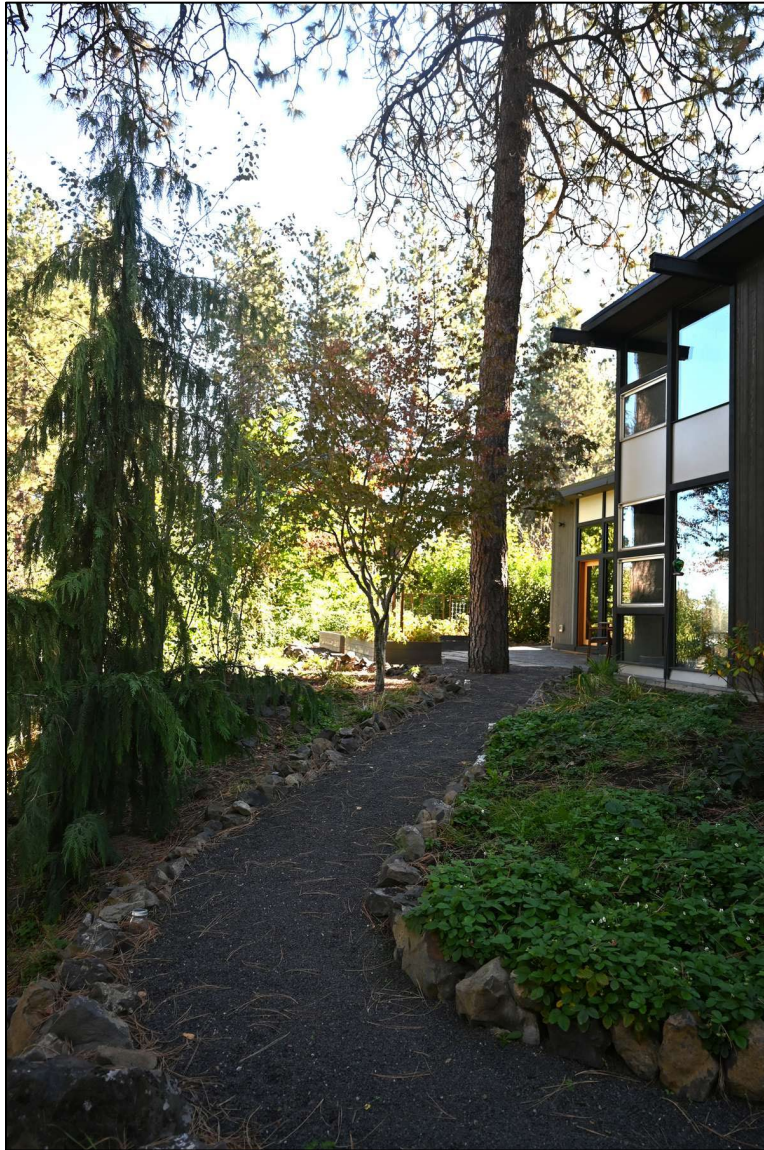


Photo 18 of 19: Rear yard patio, looking east



Photo 19 of 19: Rear yard, looking west



**Agenda Sheet for City Council:****Committee:** Urban Experience **Date:** 12/08/2025**Committee Agenda type:** Discussion**Date Rec'd**

11/25/2025

Clerk's File #**Cross Ref #****Project #****Council Meeting Date:** 01/26/2026**Submitting Dept**

HISTORIC PRESERVATION

Bid #**Contact Name/Phone**

MEGAN 6543

Requisition #**Contact E-Mail**

MDUVALL@SPOKANECITY.ORG

Agenda Item Type

Contract Item

Council Sponsor(s)

JBINGLE

Sponsoring at Administrators Request

NO

Lease? NO**Grant Related?** NO**Public Works?** NO**Agenda Item Name**

ISAAC & TILLIE BAUM HOUSE NOMINATION TO THE REGISTER OF HISTORIC

Agenda Wording

The Spokane Historic Landmarks Commission reviews properties for listing on the Spokane Register of Historic Places to ensure that they meet the criteria set out in SMC 17D.100. The Baum House was constructed in 1889 and has been found to meet the criteria set forth for such designation, and a management agreement has been signed by the owner.

Summary (Background)

The Spokane Historic Landmarks Commission reviews properties for listing on the Spokane Register of Historic Places to ensure that they meet the criteria set out in SMC 17D.100. The Baum House was constructed in 1889 and has been found to meet the criteria set forth for such designation, and a management agreement has been signed by the owner.

What impacts would the proposal have on historically excluded communities?

This contract would have no meaningful impact on historically excluded communities.

How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?

That specific data is not something that is collected by the Historic Preservation Department.

How will data be collected regarding the effectiveness of this program, policy, or product to ensure it is the right solution?

The Historic Preservation Office's primary responsibility is to protect historic properties and neighborhoods in Spokane. The more properties that are listed on the Spokane Register, the more ability we have to offer incentives that help keep those properties viable and in use. As we list additional properties, we increase our ability to protect Spokane's historic resources.

Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

SMC 04.35.010 Spokane Historic Landmarks Commission Findings and Purpose: The City and Spokane County find that the establishment of a landmarks commission with specific duties to recognize, protect, enhance and preserve those buildings, districts, objects, sites and structures which serve as visible reminders of the historical, archaeological, architectural, educational and cultural heritage of the City and County is a public necessity. Comprehensive Plan Goals DP 1.1: Landmark Structures, Buildings, and Sites Recognize and preserve unique or outstanding landmark structures, buildings, and sites. DP 3.3: Identification and Protection of Resources Identify historic resources to guide decision making in planning. DP 3.11: Rehabilitation of

Council Subcommittee Review

Fiscal Impact			
Approved in Current Year Budget?		N/A	
Total Cost	\$		
Current Year Cost	\$		
Subsequent Year(s) Cost	\$		
<u>Narrative</u>			
Amount		Budget Account	
Select	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
Funding Source		N/A	
Funding Source Type		Select	
Is this funding source sustainable for future years, months, etc?			
Expense Occurrence			
Other budget impacts (revenue generating, match requirements, etc.)			
Approvals		Additional Approvals	
<u>Dept Head</u>	DUVALL, MEGAN		
<u>Division Director</u>	MACDONALD, STEVEN		
<u>Accounting Manager</u>	ZOLLINGER, NICHOLAS		
<u>Legal</u>	HARRINGTON,		
<u>For the Mayor</u>	PICCOLO, MIKE		
Distribution List			
		lcamporeale@spokanecity.org	
mduvall@spokanecity.org			

Findings of Fact and Decision for Council Review

Nomination to the Spokane Register of Historic Places

Isaac & Tillie Baum House – 1830 W Pacific Avenue

FINDINGS OF FACT

- 1. SMC 17D.100.090: "Generally a building, structure, object, site, or district which is more than fifty years old may be designated an historic landmark or historic district if it has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, county, state, or nation."**
 - Originally built in 1889; the Isaac & Tillie Baum House meets the age criteria for listing on the Spokane Register of Historic Places.

- 2. SMC 17D.100.090: The property must qualify under one or more categories for the Spokane Register (A, B, C, D, E).**
 - The 1889 Isaac and Tillie Baum House at 1830 W. Pacific Avenue is significant and eligible for listing in the Spokane Register of Historic Places under Category A in the area of Ethnic Heritage, European, for its association with the first group of Jewish immigrants who settled in Spokane in the mid-1880s and whose roots were in Germany (Isaac Baum was from Germany, as was Tillie's family). Tillie Baum, the daughter of Solomon Oppenheimer and sister of Simon Oppenheimer, along with her sister Mrs. Ben Sheeline, are said to be the first Jewish women to settle in Spokane.
 - The house is also significant under Category B, for its association with Tillie Oppenheimer Baum, a leader in the Jewish community who developed the luxurious 1909 Avenida Apartments, a 14-unit building designed by the highly regarded architect W.W. Hyslop, which is individually listed in the Spokane Register of Historic Places. Mrs. Baum was among the Jewish settlers who founded the Temple Emanu-El, Washington State's first Jewish synagogue, and served as president and vice president of Sorosis, the first women's club in Spokane. She was also active and served on the boards of several other civic organizations, including the Council of Jewish Women.
 - The Baum House was designed by prominent Spokane architect Herman Preusse and constructed in 1889. The Baum House has a largely rectangular footprint and complex roof with a north-south ridgeline and multiple dormers with an enclosed gable on the front and clipped gable on the back. The wood-frame building is clad in relatively narrow clapboard siding with coursed and fishscale shingles within the gable front, a composition shingle roof, and a rubble stone foundation. Character-defining features include the narrow, closed eaves; one-over-one-light, double-hung windows with simple surrounds and a crown molding; and the use of applied vertical boards or stickwork which, in this case, further emphasizes the windows. Additional typical qualities of the Stick Style home include the steep roof pitches and the use of bay windows, in this case both canted and square bays.

- 3. SMC17D.100.090: "The property must also possess integrity of location, design, materials, workmanship, and association." *From NPS Bulletin 15: "Integrity is the ability of a property to convey its significance...it is not necessary for a property to retain all its historic physical features...the property must retain, however, the essential physical features that enable it to convey its historic identity."***
 - Well-preserved with integrity in original location, design, materials, workmanship, and association, the Baum House is eligible for listing on the Spokane Register of Historic Places.

- 4. Once listed, this property will be eligible to apply for incentives, including:**

Special Valuation (property tax abatement), Façade Improvement Grants, Spokane Register historic property plaque, and special code considerations.

RECOMMENDATION

The Spokane Historic Landmarks Commission found on November 19, 2025 that the Isaac & Tillie Baum House is eligible for listing on the Spokane Register under Category A for ethnic heritage, European its association with the first group of German Jewish immigrants who settled in Spokane in the mid-1880s, B for its association with Tillie Oppenheimer Baum, a leader in the early Jewish community in Spokane.

After Recording Return to:
City of Spokane Clerk
808 W Spokane Falls Blvd
Spokane, WA 99201

NOTICE OF MANAGEMENT AGREEMENT

NOTICE IS HEREBY GIVEN that the property legally described as:

BROWNES ADD ALL L7& W1/2 OF L8 B10

*Parcel Number(s) **25241.0906 (address 1830 W Pacific Avenue)**, is governed by a Management Agreement between the City of Spokane and the Owner(s), **DUSTIN DROUT and ALEC HALDEMAN**, of the subject property.*

The Management Agreement is intended to constitute a covenant that runs with the land and is entered into pursuant to Spokane Municipal Code Chapter 4.35. The Management Agreement requires the Owner of the property to abide by the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (36 CFR Part 67) and other standards promulgated by the Historic Landmarks Commission.

Said Management Agreement was approved by the Spokane City Council on _____. I certify that the original Management Agreement is on file in the Office of the City Clerk under File No. _____.

I certify that the above is true and correct.

Spokane City Clerk

Historic Preservation Officer

Dated: _____

Dated: 11/20/2025

MANAGEMENT AGREEMENT

The Management Agreement is entered into this **19** day of **November 2025**, by and between the City of Spokane (hereinafter "City"), acting through its Historic Landmarks Commission ("Commission"), and **Dustin Drout & Alec Haldeman** (hereinafter "Owners"), the owners of the property located at **1830 W. Pacific Avenue** commonly known as the **Isaac and Tillie Baum House** in the City of Spokane.

WHEREAS, the City of Spokane has enacted Chapter 4.35 of the Spokane Municipal Code (SMC) and Spokane has enacted Chapter 1.48 of the Spokane County Code (SCC), both regarding the establishment of the Historic Landmarks Commission with specific duties to recognize, protect, enhance and preserve those buildings, districts, objects, sites and structures which serve as visible reminders of the historical, archaeological, architectural, educational and cultural heritage of the city and county is a public necessity and.

WHEREAS, both Ch. 17D.100 SMC and Ch. 1.48 SCC provide that the City/County Historic Landmarks Commission (hereinafter "Commission") is responsible for the stewardship of historic and architecturally significant properties in the City of Spokane and Spokane County; and

WHEREAS, the City has authority to contract with property owners to assure that any owner who directly benefits by action taken pursuant to City ordinance will bind her/his benefited property to mutually agreeable management standards assuring the property will retain those characteristics which make it architecturally or historically significant;

NOW THEREFORE, -- the City and the Owner(s), for mutual consideration hereby agree to the following covenants and conditions:

1. CONSIDERATION. The City agrees to designate the Owner's property an Historic Landmark on the Spokane Register of Historic Places, with all the rights, duties, and privileges attendant thereto. In return, the Owner(s) agrees to abide by the below referenced Management Standards for his/her property.

2. COVENANT. This Agreement shall be filed as a public record. The parties intend this Agreement to constitute a covenant that runs with the land, and that the land is bound by this Agreement. Owner intends his/her successors and assigns to be bound by this instrument. This covenant benefits and burdens the property of both parties.

3. ALTERATION OR EXTINGUISHMENT. The covenant and servitude and all attendant rights and obligations created by this Agreement may be altered or extinguished by mutual agreement of the parties or their successors or assigns. In the event Owner(s) fails to comply with the Management Standards or any City ordinances governing historic landmarks, the Commission may revoke, after notice and an opportunity for a hearing, this Agreement.

4. PROMISE OF OWNERS. The Owner(s) agrees to and promises to fulfill the following Management Standards for his/her property which is the subject of the Agreement. Owner intends to bind his/her land and all successors and assigns. The Management Standards are: "THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS (36 CFR Part 67)." Compliance with the Management Standards shall be monitored by the Historic Landmarks Commission.

5. HISTORIC LANDMARKS COMMISSION. The Owner(s) must first obtain from the Commission a "Certificate of Appropriateness" for any action which would affect any of the following:

- (A) demolition;
- (B) relocation;
- (C) change in use;
- (D) any work that affects the exterior appearance of the historic landmark; or
- (E) any work affecting items described in Exhibit A.

6. In the case of an application for a "Certificate of Appropriateness" for the demolition of a landmark, the Owner(s) agrees to the provisions as set forth in SMC 17D100.220.

This Agreement is entered into the year and date first above written.

Owner

Owner

CITY OF SPOKANE

HISTORIC PRESERVATION OFFICER

CITY OF SPOKANE

Megan M.K. Duvall

City Administrator

ATTEST:

City Clerk

Approved as to form:

Assistant City Attorney

STATE OF _____)
) ss.
County of _____)

On this _____ day of _____, 2025, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that _____ (he/she/they) signed the same as _____ (his/her/their) free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this _____ day of _____, 2025.

Notary Public in and for the State
of _____, residing at _____
My commission expires _____

STATE OF WASHINGTON)
) ss.
County of Spokane)

On this _____ day of _____, 2025, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared _____, CITY ADMINISTRATOR and TERRI L. PFISTER, to me known to be the City Administrator and the City Clerk, respectively, of the CITY OF SPOKANE, the municipal corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this _____ day of _____, 2025.

Notary Public in and for the State
of Washington, residing at Spokane
My commission expires _____

Attachment A

This nomination does not include the existing garage, although it is acknowledged that review of changes to a detached garage would occur in the future due to the Design Standards and Guidelines for the Browne's Addition Local Historic District.

Secretary of The Interior's Standards

- 1.** A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2.** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 3.** Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- 4.** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5.** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 6.** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 7.** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 8.** Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10.** New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, Third Floor
808 Spokane Falls Boulevard, Spokane, Washington 99201-3337*

1. Name of Property

Historic Name: Baum, Isaac and Tillie, House
And/Or Common Name: 1830 W. Pacific Avenue

2. Location

Street & Number: 1830 W. Pacific Avenue
City, State, Zip Code: Spokane, WA 99201
Parcel Number: 25241.0906

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public <input type="checkbox"/> both	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural <input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input type="checkbox"/> work in progress	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure			<input type="checkbox"/> educational <input checked="" type="checkbox"/> residential
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
	<input type="checkbox"/> in process	<input type="checkbox"/> yes, restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other

4. Owner of Property

Name: Dustin Drout, Alec Haldeman
Street & Number: 1830 W. Pacific Avenue
City, State, Zip Code: Spokane, WA 99201
Telephone Number/E-mail: alec141297@gmail.com, 509-294-1785

5. Location of Legal Description

Courthouse, Registry of Deeds	Spokane County Courthouse
Street Number:	1116 West Broadway
City, State, Zip Code:	Spokane, WA 99260
County:	Spokane

6. Representation in Existing Surveys

Title: Browne's Addition Historic District
Date: 1976, 2019 ☐ Federal ☐ State ☐ County ☒ Local
Depository for Survey Records: Spokane Historic Preservation Office

7. Description

Architectural Classification

Condition

- ☒ excellent
- ☐ good
- ☐ fair
- ☐ deteriorated
- ☐ ruins
- ☐ unexposed

Check One

- ☐ unaltered
- ☒ altered

Check One

- ☒ original site
- ☐ moved & date _____

Narrative statement of description is found on one or more continuation sheets.

8. Spokane Register Categories and Statement of Significance

Applicable Spokane Register of Historic Places category: Mark "x" on one or more for the categories that qualify the property for the Spokane Register listing:

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.
- ☒ B Property is associated with the lives of persons significant in our past.
- ☐ C Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory history.
- ☐ E Property represents the culture and heritage of the city of Spokane in ways not adequately addressed in the other criteria, as in its visual prominence, reference to intangible heritage, or any range of cultural practices.

Narrative statement of significance is found on one or more continuation sheets.

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

Acreage of Property: < 1 acre
Verbal Boundary Description: BROWNES ADD ALL L7& W1/2 OF L8 B10
Verbal Boundary Justification: Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title: Diana Painter, Owner and Principal Architectural Historian
Organization: Painter Preservation
Street, City, State, Zip Code: 3518 N C Street, Spokane, WA 99205
Telephone Number: 707-763-6500
E-mail Address: dianajpainter@gmail.com
Date Final Nomination Heard :

12. Additional Documentation

Additional documentation is found on one or more continuation sheets.

13. Signature of Owner(s)

14. For Official Use Only:

Date nomination application filed: _____

Date of Landmarks Commission Hearing: _____

Landmarks Commission decision: _____

Date of City Council/Board of County Commissioners' hearing: _____

I hereby certify that this property has been listed in the Spokane Register of Historic Places based upon the action of either the City Council or the Board of County Commissioners as set forth above.

Megan Duvall
City/County Historic Preservation Officer
City/County Historic Preservation Office
Third Floor – City Hall
808 W. Spokane Falls Blvd.
Spokane, WA 99201

Date

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

SUMMARY STATEMENT

The Isaac and Tillie Baum House at 1830 W. Pacific Avenue is a two-and-one-half story building with a finished attic and full basement; the two-and-one-half stories total 4,260 square feet, while the basement is 1,620 square feet in size. The house is located at the northeast corner of W. Pacific Avenue and S. Elm Street on a 8,025 square foot corner lot and faces south, overlooking Pacific Avenue. A 924 square foot garage is located to the north of the house. The building is within Browne's Addition, Spokane's first National Register historic district, which is also a Spokane Register historic district. It is contributing to both districts.

The Baum House has a largely rectangular footprint and complex roof with a north-south ridgeline and multiple dormers with an enclosed gable on the front and clipped gable on the back. The wood-frame building is clad in relatively narrow clapboard siding with coursed and fishscale shingles within the gable front, a composition shingle roof, and a rubble stone foundation. Character-defining features include the narrow, closed eaves; one-over-one-light, double-hung windows with simple surrounds and a crown molding; and the use of applied vertical boards or stickwork which, in this case, further emphasizes the windows. Additional typical qualities of the Stick Style home include the steep roof pitches and the use of bay windows, in this case both canted and square bays. The Baum House was designed by prominent Spokane architect Herman Preusse and constructed in 1889.

DESCRIPTION OF PROPERTY

Exterior

Front (south) façade. The main entry to the house is slightly left (west) of center, within a broad, shallow, canted bay with a hip roof. The double entry doors are narrow with recessed panels. To the right of the entry is a tall, narrow window with leaded glass within the angled face of the bay. To the left is a door with a full-height window of leaded glass, similar in design to the window above, that faces west toward the side street. An enclosed, shingle-clad gable covers the three brick steps that lead to the front door, supported by two turned posts that are mounted on rusticated stone cheekwalls. The entry porch wraps around to the west, where it deadends in a solid wall. This shallow side porch is enclosed with an informal arrangement of rusticated stone. At the southwest corner, supporting the roof, is a turned post with a paneled base mounted on the porch rail.

To the right (east) on the front façade are tall, paired, double-hung, wood-frame windows with one-over-one-lights, simple surrounds, and crown molding, within a projecting two-story square bay. These windows are typical of those found throughout the house, although the windows on the ground floor are taller than those on the second floor and attic (third floor). Above these windows, at the second level, is a similar pair of windows

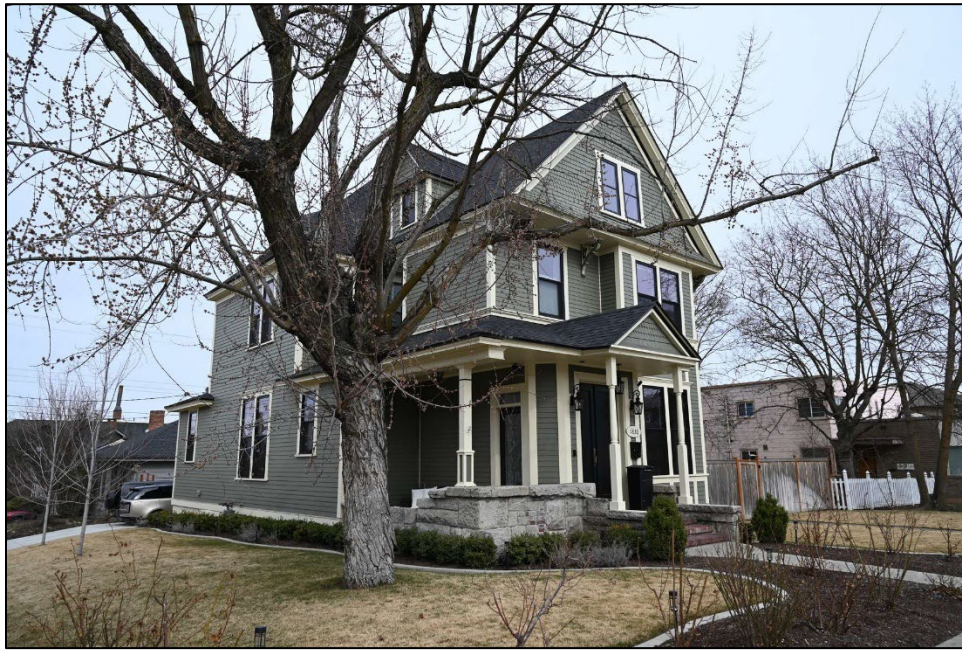


Front (south) and east side facades, looking northwest

gable to the within the projecting square bay, flanked by two curvilinear brackets. Above the porch to the left is a single, one-over-one-light, double-hung window. To the left, facing west, is a single, double-hung window on the main body of the house and to its left, facing south, is another single window lighting a second floor bedroom. Visible here on the roof is a west-facing dormer (see below). Centered under the gable end on the attic (third) floor are smaller, paired, one-over-one-light, double-hung windows.

East side façade. The east side façade, which faces onto a large side yard, features a broad, centered, canted bay window with a hip roof. Within this bay are four tall, paired, one-over-one-light windows. To the right of the bay on the ground floor, toward the back of the house, are two individually placed, double-hung windows on the ground floor. Directly above the bay, at the second floor, is another pair of double-hung windows and toward the back of the house, is another double-hung window and a smaller, single-light window. Above the bay window, at the attic level, is a steeply pitched, gabled dormer with a single, double-hung window. To its immediate left or south is a corbelled chimney. At the rear of the house is an east-facing porch accessed by eight steps with a metal balustrade. The porch roof is supported by simple, four-by-four posts and the rear door has one light above a single panel.

Rear (north) façade. The rear of the house, in contrast with the front façade, has a clipped gable roof with cornice returns. At the ground level, above the raised basement, is a one-



West side and front (south) facades, looking northeast

story projecting enclosure (west of the rear entry porch) with a centered, square, single-light window. At the second level is an individually placed, double-hung window and a smaller, single light window. Under the gable at the attic level is a paired, double-hung window of the same design as seen elsewhere on the building.

West side façade. On the west façade at the front of the house the solid stone balustrade on the wrap-around front porch is visible, which is stepped to be lower in the middle and higher in the southwest corner of the house. This façade is flush, with a small eyebrow dormer on the hip roof near the center. Within this large central hipped dormer are two paired, double-hung windows of the same design as seen elsewhere, one on the first floor and the other directly above at the second level. A smaller double-hung window is located toward the front of the house at the first floor to light the entry. An enclosed gabled dormer is located toward the front of the building which contains a double-hung window. A second smaller window is located within the one-story rear addition at the first floor, with another small, double-hung window above it.

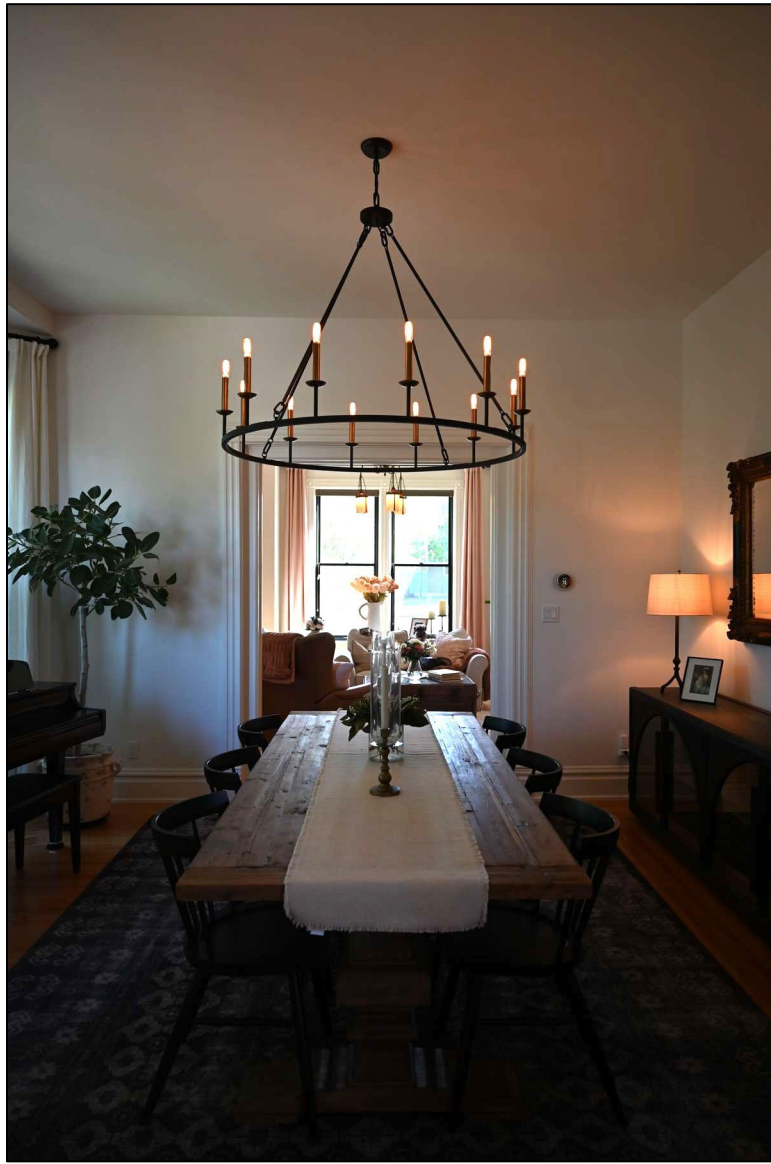


Main stairway, looking down into hall and living room

Interior

Ground floor. The main entry to the Baum House is in a canted bay that forms a small vestibule on the left (west) side of the entry. Straight ahead is the main stair, which curves at the top. To the right of the stair is a short hall with a shaped archway and a door to a sitting room on the central west side of the house.¹ Across the hall from the stair is a large opening leading to the living room, where a fireplace is visible on the east wall. To the south, overlooking the street, is a square bay with paired, one-over-one-light, double-hung windows, which are typical of the windows throughout the house. To the left (north), is another large opening which leads to the dining room. Here a shallow canted bay overlooks the east side yard, contributing to the ample light in this room. A second large opening that matches the first leads to an open breakfast room and the large kitchen in the northwest corner of the house. Also at this end of the house is a secondary stair and mud room, and support spaces. The walls here are sheetrock and the floors are hardwood, some with dark border strips. Windows are typically one-over-one-light, double-hung, wood-frame windows. Many banisters in the house are made of iron pipe. Others are modern and metal with a black finish.

¹ The balustrade for the stair and the shaped archway are added. The second floor of the entry was enclosed some time before 2021, according to owner Alec Haldeman. This space is now part of a second floor closet off one of the bedrooms.



Dining room, looking south into living room

Second floor. At the top of the stairs is an L-shaped hall that leads to three bedrooms. The middle bedroom at the central east side of the house has access to a laundry room and, in the northwest and northeast corners, two more bedrooms. At the back (north end) of this floor is the stair to the attic and another bedroom. Support spaces include closets, bathrooms, and water closets.

Third floor (attic). The rear stair, in the northeast corner of the house, leads to a finished attic. On reaching the attic level, a full bathroom is located straight ahead, in the northwest corner of the floor. An open hall to the left extends to the south, main room,

which is open. The final room, on the south side of the floor, serves as another bedroom. The attic is used primarily for an office. The walls are finished in sheet rock with wainscotting.

Basement. The basement is unfinished with rubble rock walls, some of which are parged, and brick and concrete walls, a concrete floor, and timber framing. It is divided essentially into three large spaces, the space in the northeast corner of the floor being largely enclosed, with thick walls. The rest of the basement is largely open with only one interior partition. The basement houses the furnace, work spaces, and storage spaces.

Changes over time. The major changes to the Baum House are its conversion to a group home (“nursing home”) in 1946 and its re-conversion to a single family house ca 1987.² In 1945 Frank Peterson, who owned the house and also lived there, installed fire escapes and fire doors, for the future nursing home. In 1948, permits were taken out to make some of the changes that are apparent in the house today, such as the addition to the kitchen and partial enclosure the main entry hall. The house initially had a full, U-shaped wrap-around porch. The enclosure of a portion of the porch on the west side and the east side porch, along with a new projection, was constructed sometime after 1950. At some



Kitchen, looking west

² Spokane County Assessor, [Property Information](#), accessed October 2025.

point an addition with an exterior stair was added to the rear of the building (after 1950). In 1960, a portion of the hallway was converted to a laundry room. At that time the house was called the “Peterson Nursing Home.” Peterson sold the building to another nursing home operator, Mrs. Loretta Vanderberg, in 1963, who in 1974 enclosed a portion of the living room and added two archways. At this time the home was licensed for 18 individuals.

In ca 1987, the Baum House was converted to a single-family residence.³ In 2021 it was remodeled in a way that more closely represented its original appearance by the Correia family, primarily within the existing building footprint. New windows and siding were added (both wood and both replacement in kind). Photos from 2019 show that two small exterior additions, in the southeast corner (first floor) and northwest corner (second floor) were removed. A second level deck above the bay window on the east bay window was also removed, as well as two windows and the kitchen (rear) chimney, and some minor changes (no date). Also removed was a west-facing eyebrow window and rear chimney. The interior was reconfigured to a degree. Other changes included new HVAC, electrical, and plumbing work, and a new roof.⁴



Garage, south and east side facades, looking northwest

³ City of Spokane, “Parcel Number 25241.0906,” *SCOUT*, <https://cp.spokanecounty.org/SCOUT/propertyinformation/Summary.aspx?PID=25241.0906>, accessed October 2025.

⁴ City of Spokane Development Services Center, Plan Check Approval, May 14, 2021.

Garage. The one-and-one-half story garage behind the house (north and slightly to the east) has a rectangular footprint and steeply pitched gable roof with narrow eaves and exposed rafter ends. The ridgeline is oriented north-south and the building has east- and west-facing gabled dormers, also with steeply pitched roofs. The frame building is clad in narrow, horizontal, vertical, and diagonal wood siding, with a slab foundation and composition shingle roof. Although it is a single car garage, a wide, two-car concrete driveway accesses the building from the west.

A Craftsman style pedestrian door is located on the east side of the south façade, facing the house. It is covered with a gabled roof with an open truss, mounted on curved brackets. The door itself has two panels in the lower portion and a single light above. Above, within the gable, is a tall, narrow, eight-light window. On the east side façade is another eight-light, fixed window. Above this window, in the dormer, is a nine-light window. Centered on the west side façade are double, hinged doors. To the left of the doors is a single, narrow, fixed-light window and above, in the gable, a six-light, fixed window.

Changes over time. Outbuildings serving the property have changed over time. In 1890, a small garage was located on Elm Street against the rear (north) property line of the lot. In 1891, the building on the street was designated as a storeroom, with a wood shed in back. In 1902, the storeroom was identified as an outhouse. By 1910 just the woodshed remained. This location (40' from the house) remained the same in 1950. The present garage has a north-south ridgeline located directly behind the north-south ridgeline of the house. The garage is listed in Assessor records as having a date of 1889, the same as the house, although it is in a different location than the earlier building and appears to be a different building, judging from the footprint.

Landscaping. The lot is formally landscaped. Rose gardens parallel the front entry walk and the public sidewalk in the front yard. In the rear, northeast corner of the lot is a chicken coop and a patio with brick pavers. The parking pad for the garage is located in the rear, northwest corner of the lot. Between the house and the garage, which is centered at the rear of the lot, is a brick patio. Several trees are located in the parking strips on the south and west sides of the house. A mature tree is centered within the southwest front yard.

Integrity

In order to be eligible for listing in the Spokane Register, a property must fulfill one or more of the categories under which it qualifies for listing and retain integrity. Integrity is a function of the property's location, design, materials, workmanship and association. The following outlines the ways in which the Baum House possesses these aspects.

Location is the place where the historic property was constructed or the place where the historic event occurred.

The house is in its original location.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

The design of the house is largely intact. Changes that were made in the mid-1940s are over 50 years old and have the potential to be historic in themselves. However, in 2021 some of these changes were reversed (specifically, two small additions), returning the house to closer to its original appearance.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

The materials for the house are intact. Windows and siding were replaced in kind in 2021.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

The workmanship for the house is intact. Windows and siding were replaced in kind and in a way that reflects the building's original construction methods.

Association is the direct link between an important historic event or person and a historic property.

The association of the house is intact. The house was converted to a group home in the mid-1940s but was returned to single family use in 2021.

SUMMARY STATEMENT

The 1889 Isaac and Tillie Baum House at 1830 W. Pacific Avenue is significant and eligible for listing in the Spokane Register of Historic Places under Category A in the area of Ethnic Heritage, European, for its association with the first group of Jewish immigrants who settled in Spokane in the mid-1880s and whose roots were in Germany (Isaac Baum was from Germany, as was Tillie's family). Tillie Baum, the daughter of Solomon Oppenheimer and sister of Simon Oppenheimer, along with her sister Mrs. Ben Sheeline, are said to be the first Jewish women to settle in Spokane.⁵ The house is also significant under Category B, for its association with Tillie Oppenheimer Baum, a leader in the Jewish community who developed the luxurious 1909 Avenida Apartments, a 14-unit building designed by the highly regarded architect W.W. Hyslop, which is individually listed in the Spokane Register of Historic Places. Mrs. Baum was among the Jewish settlers who founded the Temple Emanu-El, Washington State's first Jewish synagogue, and served as president and vice president of Sorosis, the first women's club in Spokane. She was also active and served on the boards of several other civic organizations, including the Council of Jewish Women. The Baum House was designed by Herman Preusse, another German immigrant, who was the most prominent architect in Spokane in his day and designed the first Temple Emanu-El. The Baum House is contributing to the Browne's Addition National and Spokane Register of Historic Places historic districts.

HISTORIC CONTEXT

Browne's Addition

The Baum House at 1830 W. Pacific Avenue was constructed in the early days of the establishment of the Browne's Addition neighborhood. Browne's Addition, which is west of downtown Spokane, was Spokane's first residential neighborhood outside the central core of the city. It was also an exclusive neighborhood, where some of Spokane's most distinguished residents built homes, beginning in the 1890s. Construction continued into the early 1900s: "It was at this time [1898-1905] that the district came into its own as a fashionable address and, perhaps more significantly, came to epitomize the spirit of the city's cultural life."⁶ Today, in contrast, Browne's Addition is a very mixed and diverse neighborhood in every sense of the word, although it still displays a distinctive built environment. Browne's Addition was adopted as Spokane's first National Register of Historic Places historic district in 1976. In the history of the district, as described in the nomination, the author states, "No other district in the city compressed so many luxurious and prestigious residences in so small an area."⁷

⁵ Note that some sources mention Tillie Baum as being the first Jewish woman to settle in Spokane.

⁶ Douglas William Menzies and David Wang, "Browne's Addition: A Mirror of Spokane," in David Wang's *Sounding Spokane, Perspectives on the Built Environment of a Regional City*. Spokane, WA: Eastern Washington University Press, 2003:16.

⁷ Patsy M. Garrett and Elisabeth Walton Potter, *National Register of Historic Places Inventory – Nomination Form, Browne's Addition*, January 1976: Section 8, page 2.

The first plan for Browne's Addition, *The Browne's Addition Design Plan*, which borrowed from the 1976 National Register nomination, divided the history of the neighborhood into four initial periods to talk about the characteristics of its early growth.⁸ The first period, 1881-1889, represented Spokane's initial period of growth, coinciding with the arrival of the railroads and lasting until the Great Spokane Fire of 1889. The second period of growth, 1889-1896, the authors of "Browne's Addition: A Mirror of Spokane," described as embodying new, post-fire construction opportunities: "The city saw an influx of architects versed in current styles and ready to serve the clients who were making their money during the city's first economic boom."⁹ In the third category, 1898-1905, growth was sustained and Browne's Addition continued to be a desirable neighborhood: "It was at this time that the district came into its own as a fashionable address and, perhaps more significantly, came to epitomize the spirit of the city's cultural life."¹⁰ The fourth period, 1906-1926, is one in which the character of the district was changing, due to the founding generation passing, the presence of World War I, the proliferation of smaller houses, and the subdivision of large houses into apartments, a trend that was to continue into the Great Depression.

The two primary factors that drove Browne's Addition's initial settlement was its proximity to downtown Spokane and at the same time, its relative isolation from the city. This made it attractive to prospective residents. Two investments were made at that time that encouraged growth and enhanced the attractiveness of the neighborhood. One was the streetcar. Browne's Addition was served by the Spokane Street Railway, Spokane's first streetcar line, which arrived in Browne's Addition on April 15, 1888 and was horse-drawn until 1891.¹¹ It was intended to help sell lots. But it also served the neighborhood. In the 1920s, the new electric Spokane Street Railway trolleys came by every 20 minutes, connecting the whole neighborhood via a route along Pacific Avenue that extended as far as Coeur d'Alene Park, turning around at Spruce Street, and returning to the city.¹²

The second major investment was the development of Coeur d'Alene Park, Spokane's first city park. It was common in this era to create a park served by transit to make a neighborhood more attractive to prospective residents, as well as visitors. The park was delineated as early as 1883 in the original Browne's Addition and Cannon's Addition plats established by city founders John J. Browne and Anthony M. Cannon. It was formally accepted by the city in 1891. As described in the National Register of Historic District nomination for Coeur d'Alene Park:

⁸ Makers Architecture & Urban Design, *Historic Browne's Addition Neighborhood Design Plan*, 1984.

⁹ Op cit., Menzies and Wang, "Browne's Addition . . .," 15.

¹⁰ Op cit., Menzies and Wang, "Browne's Addition . . .," 16.

¹¹ Zachery Wnek, "Streetcars in Browne's Addition," *Spokane Historical*, <https://spokanehistorical.org/items/show/319m>, accessed July 2025.

¹² Chas V. Mutschler, Clyde I. Parent, and Wilmer H. Siegert, *Spokane's street railways: an illustrated history*. Spokane, WA: Inland Empire Railway Historical Society, 1987:overleaf.

The two men envisioned a beautiful residential neighborhood for Spokane elites just west of the downtown core. In order to attract wealthy families, the Browne's and Cannon's Additions offered well-designed, orderly neighborhood lots, 50 ft. wide by 170-50 ft. deep, which encouraged wealthy home builders to purchase double lots upon which to construct substantial homes. The tree-lined streets were 75 or 100 ft. wide, and electricity soon came to the neighborhood supplied by a hydroelectric power plant at Spokane Falls. Out of their plats, each carved two blocks on the border of each other's addition, a four-block square labeled Coeur d'Alene Park on the original plats.¹³

By the turn of the 20th century the park was surrounded by an increasing number of homes, both mansions and luxury apartment buildings, for “mining tycoons, land developers, railroad barons, industrialists, and their families . . .”¹⁴ When Coeur d'Alene Park was listed in the National Register of Historic Places in 2018, the park served the same purposes for the neighborhood of active and passive recreation as it did when conceived, around 1915.¹⁵

Beginning about 1910, many of the single-family residences in Browne's Addition were converted to multi-family residences. Large luxury apartment houses built in the early decades of the century such as the Avenida Apartments were joined by the subdivision of mansions into apartments.¹⁶ By mid-century, relatively straight forward, utilitarian apartments were built, mixed in with the single family residences, joined by some commercial establishments.

The 126-acre Browne's Addition neighborhood was listed in the National Register of Historic Places at the early date of 1976. The nomination noted that Browne's Addition ‘slumbered’ from 1919 until the 1970s. Its desirability as a neighborhood remained, however. In 2019 Browne's Addition was added to the Spokane Register of Historic Places as a historic district. This was accomplished with a historic overlay zone which requires changes to buildings in the district to be reviewed by Spokane's Historic Landmarks Commission.¹⁷ The Baum House at 1830 W. Pacific Avenue is contributing to the National and Spokane Registers of Historic Places.

The American Planning Association, a national organization, chose Browne's Addition as one of their “Great Neighborhoods” in their “Great Places in America” annual selection in 2009. They wrote of Browne's Addition:

¹³ Kathryn Burke-Hise and Natalie Perrin, et al, *National Register of Historic Places Registration Form, Coeur d'Alene Park*, March 14, 2018:12.

¹⁴ Ibid., 14.

¹⁵ Ibid., 19.

¹⁶ Patsy M. Garrett and Elisabeth Walton Potter, *National Register of Historic Places Inventory – Nomination Form, Browne's Addition*, January 1976: Section 8, page 3.

¹⁷ New construction and demolitions also require review by the Spokane Landmarks Commission.

*The most culturally diverse neighborhood in Spokane, Browne's Addition is a mosaic of past and present. Stately mansions are juxtaposed with low-rise apartment buildings and condominiums. Residents appreciate the neighborhood's proximity to downtown and its recreational opportunities and physical beauty. An increasingly vibrant pedestrian realm has created a strong sense of community and provides opportunities for neighbors to mix and mingle."*¹⁸

The Jewish Community in Spokane

Isaac Baum and Tillie Oppenheimer were among the first Jewish settlers in Spokane. The first Jewish settler in Spokane that is mentioned in H.W. Durham's 1912 *History of the City of Spokane and Spokane County Washington* is Simon Berg, who established a general merchandise store in downtown Spokane at the corner of Howard and Main Streets. The first group of Jewish settlers, who arrived in the mid-1880s according to Durham, included Simon Auerbach, Jacob Barman, Isaac Baum, Albert Heller, S.J. Holland, Ben Lowenberg, Eugene Michael, Moses Oppenheimer, Simon Oppenheimer, Solomon Oppenheimer, Joseph Rosenhaupt, Simon Rosenhaupt, Ben Scheeline, and Emanuel Schwartz.¹⁹ A second group of about 35 arrived between 1886 and August 1889, the date of the Great Spokane Fire.²⁰ Rabbi David Levine, writing in 1912, notes that Miss Tillie Oppenheimer (Mrs. Isaac Baum) and her sister Mrs. Ben Sheeline were the first Jewesses in Spokane, arriving in the fall of 1883.²¹ He goes on to say that, "Their brother, Simon Oppenheimer, was most prominently identified with the development of the city."²²

In Moses N. Janton's 1926 history of the Jewish community in Spokane he stated that, "Although their number is very small, not more than about 400 families, they are identified among the leaders in every line of enterprise, commerce, and trade. They are also well represented in the field of the various professions."²³ Durham also lists the businesses with which the early Jewish community was associated as follows (note that many of them had an association with wholesale and/or retail sales in the respective businesses): crockery, toys, bakeries, cigars, post cards, liquors, men's clothing and furnishing goods, banks, cloaks and suits, millinery, ladies tailoring establishments,

¹⁸ "Browne's Addition," *Shaping Spokane*.

<https://static.spokanecity.org/documents/shapingspokane/neighborhood-profiles/brownes-addition-neighborhood-profile.pdf>, p., 2, accessed August 2025.

¹⁹ The first Jewish settlers in Spokane, Washington mentioned in the online exhibit, "The Early Years of the Jewish Community of Spokane, Washington," were the Loewenbergs, the Biros, B. Scheeline, Simon Berg, and Isaac Baum. *Jewish Museum of the American West*, <https://www.jmaw.org/jewish-spokane-washington/>, accessed September 2025.

²⁰ Durham, *History of the City of Spokane* ..., 579.

²¹ Note that other sources list only Tillie Oppenheimer. This note is in Durham's *History of the City of Spokane and Spokane County Washington from its Earliest Settlement to the Present Time, Volume II*.

²² Durham, op cit.

²³ Moses H. Janton, *The History of the Jews in Spokane, Washington*. Spokane, WA: M.N. Janton, 1926:1.



Temple Emanu-El, 1892

department stores, real estate, insurance, theatres, shows, drugs, jewelry, hides and junk, furs, furniture and other household furnishings, groceries and optical goods.²⁴

The Jewish community established a congregation, which was a Reform congregation, and built a temple, the first in the state of Washington, soon after their arrival in Spokane.²⁵ A meeting in Spokane was held on September 28, 1890 to organize the congregation, which was incorporated on September 16, 1891. The synagogue was dedicated on September 11, 1892.²⁶ The Baum and Oppenheimer families were active participants in this process. Both Isaac Baum and Simon Oppenheimer were on the board

²⁴ Durham, *History of the City of Spokane* ..., 581.

²⁵ Jim Kershner, "The first synagogue in the state, Spokane's Temple Emanu-El, is dedicated on September 14, 1892," *HistoryLink.org*, May 2, 2008. <https://www.historylink.org/File/8608>, accessed August 2025. The second temple was completed in Seattle just four days later. When built the temple was actually the only one in Washington and Idaho. "A Hebrew Temple," *The Spokane Chronicle*, October 5, 1891:8.

²⁶ Note that an Orthodox congregation was organized in 1902.

of the planning committee for the building and both were also members of the committee charged with raising the money. Money was raised mostly by donations, but also by holding fundraising events, toward the budget of \$15,000.

The architect of the new temple was Herman Preusse, the same architect who designed the building in which Mr. Baum had his business and who designed the Baum House. The wood-frame building with a stone foundation was about 40 feet by 70 feet in size and cost about \$3,500.00 to build. It was constructed at 3rd Avenue and Madison Street (W. 3rd and S. Madison today). The temple was replaced in 1928 with a larger brick temple of Roman classical design, located at 8th Avenue and Walnut. This building, now occupied by the Plymouth Congregational Church, served as the Emanu-El's synagogue for four decades.²⁷ When the Keneseth Israel temple was found to be in the path of the planned Interstate 90, the two congregations got together and planned a new temple they could both use, named Temple Beth Shalom and completed in 1969 near 30th and Perry on South Hill.

The Baums and the Oppenheimers

The house at 1830 W. Pacific Avenue was constructed for the Isaac and Tillie (nee Oppenheimer) Baum family in 1889. The Baums were important members of Spokane's early Jewish community, as were the Oppenheimers, both arriving in the first wave of Jewish settlers in the 1880s. Both families were involved in commerce and the Jewish community. They lived close to one another at 1830 W. Pacific Avenue (Isaac and Tillie Oppenheimer Baum); 107 N. Elm Street (Solomon and Harriett Oppenheimer²⁸); and 2207 W. Pacific Avenue (Simon and Amy Oppenheimer) in Browne's Addition at the time when these residences were constructed and their lives first became intertwined through marriage, investments, their church, and other factors.²⁹

Isaac Baum (1860-1944). Isaac Baum was born in June 1860 in Germany. He immigrated to the US in 1882 and soon thereafter owned a large paint company in Colville, Washington. On February 2, 1887, however, the *Spokane Falls Review* announced that Baum would be closing his business in Colville in order to seek new opportunities in Spokane Falls.³⁰ Articles of incorporation were filed by five individuals in March, 1890 to form Baum & Co. in Spokane, which included Isaac Baum and Simon Oppenheimer, his future brother-in-law. The newspaper stated, "The object of the corporation is to manufacture dry and mixed paints, white lead, putty, lubricating and paint oils, glass and

²⁷ Jim, Kershner, "The first synagogue in the state, Spokane's Temple Emanu-El, is dedicated on September 14, 1892," *Historylink.org*, May 2, 2008.

²⁸ They later lived two blocks away at 1610 W. Pacific Avenue.

²⁹ Simon and Amy Oppenheimer also lived in two other residences in this time frame, the Glover Mansion at 321 W. 8th Avenue, which Simon bought from J.N. Glover and a house at 1601 W. Pacific Avenue, where Jennie Oppenheimer married Sam Hanauer in December 1890. *Spokane Falls Review*, December 2, 1890:3.

³⁰ *Spokane Falls Review*, February 2, 1887:4.

E. J. BRICKELL, Pres. ISAAC BAUM, Vice Pres. and Mgr. A. F. LEVY Sec

BAUM & CO.,

INCORPORATED.

Office and Salesrooms 113 Howard st. Warehouse opp. N. P. depot
Wholesale and Retail Dealers in

Paints, Oils, Glass, Wall Paper and Artists' Materials.

Agents for French and Belgian Plate Glass, Leaded
Stained, Cut and Mosaic Glass.

Manufacturers of the Celebrated Diamond B Paint.

Sole Agents for Platt & Washburn Refining Co.'s

LUBRICATING OILS.

Sole Agents for Berry Bros. VARNISHES. Estimates given on all
Kinds of glasswork.

BAUM & CO., Howard st.

Baum & Co. advertisement for their location in downtown Spokane

general merchandise of all descriptions. The capital stock of the corporation is fixed at \$100,000, divided into 1,000 shares of the par value of \$100 each.”³¹ Baum also became heavily involved in the businesses of his brother-in-law Simon Oppenheimer (see below) and various real estate ventures.³²

On April 24, 1887 the *Spokane Falls Review* announced that Baum (of Colville) was engaged to Miss Tillie Oppenheimer of San Jose, a sister of Mr. Simon Oppenheimer of Spokane.³³ Baum married Tillie Oppenheimer, who was also the daughter of his neighbor Solomon Oppenheimer, in 1887. Isaac and Tillie had one child, Irma Jane Baum that survived to adulthood and two sons who died of diphtheria within a week of one another in April of 1896. The sons were Clarence Jacob (6) and Mervyn Moses (7) and Tillie gave birth to Irma on March 21, 1897. Tillie died in 1920. Baum retired in 1934 and moved to Los Angeles, where he lived with his daughter Irma. He died in 1944.³⁴

Tillie Elizabeth Oppenheimer Baum (1865-1920). Tillie Oppenheimer was one of five children born to Solomon Oppenheimer. She was born in Harrisburg, Pennsylvania, where her father was a merchant. Her family moved to Spokane in the mid-1880s and Solomon bought a house which would, in the future, be behind (north of) Isaac and Tillie’s house at 1830 W. Pacific Street. She married Isaac Baum in 1887. Both Isaac and Tillie were actively involved in the Jewish community in Spokane and in developing the Temple Emanu-El, the first Jewish synagogue in Washington State. Tillie was also very active in Sorosis, the first women’s club in Spokane, where she served as president and, at the time of her death, vice president. She was noted as the oldest active member of the organization in 1920, having been a member for 26 years.³⁵ She was also active in the Council of Jewish Women and many other community organizations. A memorial to her was placed in the community center at the Jewish temple on her death.³⁶ Among the many tributes paid to Mrs. Baum at her funeral was this one by Rabbi Julius A. Lebert: “Mrs. Baum was a woman of great culture. She was always a great devotee of the drama, art, literature, and all matters tending toward moral uplift. She was a great help to the Jewish women and a truly great woman.”³⁷

³¹ *Spokane Falls Review*, March 15, 1890:5.

³² In 1903 the *Spokesman-Review* announced that Baum made a voluntary assignment due to indebtedness to have M.M. Cowley help him manage his creditors: “Baum & Co. Assign,” *The Spokesman-Review*, June 16, 1903:12. The *Spokane Chronicle* announced shortly thereafter that he was running a cigar stand out of his former second hand store and “doing fairly well:” “Don’t Like the Wages,” *Spokane Chronicle*, July 3, 1903:5.

³³ *Spokane Falls Review*, April 24, 1887:7.

³⁴ “Isaac Baum,” *The Spokesman-Review*, January 29, 1944:6.

³⁵ *Spokane Chronicle*, January 23, 1920:10. It is not known whether she was involved in the development of the Baum’s house at 1830 W. Pacific Street. However, it does appear that Tillie Baum owned the house, as she was charged with paying a sewer assessment for it in 1898. *The Spokesman-Review*, February 10, 1898:6.

³⁶ “Jewish Women Plan Memorial for Mrs. Baum,” *Spokane Chronicle*, July 22, 1920:6.

³⁷ “Throat Trouble Causes Death,” *The Spokesman-Review*, July 12, 1920:8.



Tillie Baum in the *Spokane Chronicle*, January 23, 1920

Mrs. Oppenheimer developed the Avenida Apartments at 2009 W. Pacific Avenue, which is one block west of the Baum House.³⁸ Mrs. Baum purchased the land for \$6,500.00 in 1909. The three story, 14-unit building was said to have cost \$45,000 to build.³⁹ She hired architect W.W. Hyslop for the project, who attended Columbia University and was highly regarded in Spokane, where he formed a practice in 1901. He was particularly well known for his residences and apartment buildings. His Avenida (1909) and Marlboro (1908) Apartments were developed for the Jewish families of Baum and Joseph Kellner respectively and are listed in the National and Spokane Register of Historic Places.⁴⁰ The Avenida Apartment was described in the newspaper in great detail, which noted its many luxurious touches and modern conveniences. Full plans for the building were published in the August 8, 1909 issue of *The Spokesman-Review*.⁴¹ In an article in the February 20, 1910 issue of *The Spokesman-Review* it was referred to as “one of the most imposing of similar structures built in Spokane in several years.”⁴² Tillie sold the house at 1830 W. Pacific Avenue to cattleman Robert H. Jones of Grangeville for \$10,000 in 1911 and the family moved to the Avenida Apartments.⁴³



The 1909 Avenida Apartments

³⁸ Note that Isaac Baum is credited with developing the building but other accounts directly credit Mrs. Baum with both financing and building the apartment building. Mrs. Baum may also have owned the Baum House, as she was charged with paying the sewer assessment. *The Spokesman-Review*, February 10, 1898:6.

³⁹ “To Building Flats on Pacific Avenue,” *The Spokesman-Review*, June 27, 1909:9.

⁴⁰ Nancy Gale Compau, *Spokane Register of Historic Places Nomination Form, The Avenida and the Marlboro Apartments*, August 18, 1989.

⁴¹ “New Flats Have Spacious Porches,” *The Spokesman-Review*, August 8, 1909:31.

⁴² “Finishing Touches on New Avenida,” *The Spokesman-Review*, February 20, 1910:34.

⁴³ *The Spokesman-Review*, April 25, 1928:4.

Tillie had three children, of which only Irma lived to adulthood. Mervyn (1888-1896) and Clarence (1890-1896) died of diphtheria. Daughter Irma died at age 65 in Los Angeles (see below). Tillie died suddenly in 1920 due to streptococcus toxemia.⁴⁴

Irma Jeanette Baum Brown (1897-1965). The Baum's daughter Irma Baum was born on March 24th, 1897. She attended the prestigious private school at Brunot Hall in Browne's Addition and was awarded a scholarship in 1914 to attend Stanford University.⁴⁵ She married Edwin Alexander Jacob of San Francisco, a salesman, on December 5th, 1917 at the Davenport Hotel, on August 27, 1922. Irma later married Harry Brown, who with his brothers owned a store in San Pedro in southern California.⁴⁶ Irma Baum Brown died in Los Angeles in 1965.

Solomon Oppenheimer (1819-1892). Solomon Oppenheimer, who was from Germany, moved to Spokane in 1885. He emigrated to the US in 1842 and settled in Pennsylvania, then relocated to San Jose in 1879. Once he moved to Spokane in 1886, he – along with E.J. Brickell, Spokane's first millionaire and Solomon's business partner - became involved in the Spokane Water Power Company, among other enterprises.⁴⁷ He was known as a scholar and for being particularly devout. Oppenheimer, who lived at 107 S. Elm Street (adjacent to 1830 W. Pacific Avenue), had five children.⁴⁸ He had son Jonas David (1849-1852) with wife Amanda C. (nee Hoffman) in Halifax, Pennsylvania. With wife Harriet (nee Wolf) (1838-1904), whom he married in 1852 and first lived with in Harrisburg, Pennsylvania, he had four more children. Two girls were followed by Simon (1859-1926), and Tillie (1865-1920).⁴⁹ Oppenheimer died at age 73 at his home on Elm Street in Spokane. Mrs. Harriet Oppenheimer, Solomon Oppenheimer's widow, died at the home of her daughter Tillie at 1830 W. Pacific Avenue, with whom she had been living since her husband's death.⁵⁰

Simon Oppenheimer (1859-1956). Simon Oppenheimer was Solomon's only son that lived to adulthood. He moved to Spokane with his family about 1885 and continued to

⁴⁴ "Mrs. Isaac Baum Dies Suddenly," *The Spokesman-Review*, July 12, 1920:1. "Death Certificate, Tillie Baum," *Spokane Health Department and Bureau of Vital Statistics*, July 10, 1920.

⁴⁵ Brunot Hall was a private Episcopal School that was located at 2209 W. Pacific, just two blocks from the Avenida Apartments at 2009 W. Pacific, "Miss Irma Baum is Honored," *The Spokesman-Review*, July 6, 1914:17. Brunot Hall was developed by constructing an addition to the original ca 1892 Simon and Amy Oppenheimer House.

⁴⁶ "Isaac Baum," *The Spokesman-Review*, January 29, 1944:6.

⁴⁷ Solomon Oppenheimer's business partner E.J. Brickell was also involved in the organization.

⁴⁸ He and his wife later lived at 1610 Pacific Avenue (no longer extant).

⁴⁹ Additional children that are mentioned in the census and newspaper articles include Ellen, Sarah, Jennie, Clara, and Matilda. Sarah R. Scheeling and Clara Levy are named as part of the Oppenheimer family, including Harriet and Tillie, in the lawsuit brought against Spokane Falls Water Power Company in 1905. "Revive a Famous Old Water Power Company," *Spokane Chronicle*, February 4, 1905:3.

newspaper articles include Jennie . . . These may be alternative names for the children noted above. 1870

⁵⁰ "Death of Mrs. Oppenheimer," *The Spokesman-Review*, April 25, 1904:10.

live there until he left Spokane and eventually the country about 1895.⁵¹ In his lifetime he went from being one of Spokane's most highly regarded and wealthiest businessmen to living in exile in Mexico at the end of his life. Nonetheless, he died with a \$1,500,000 fortune (worth approximately \$30,000,000 today) that both of his wives sued over (he never divorced his first wife, Amy Oppenheimer). He is discussed in detail here due to his continued entanglement in the financial affairs of his sister Tillie E. (Oppenheimer) Baum and her husband Isaac Baum.⁵²

Oppenheimer and his wife Amy (nee Laysea) were socially active and held in esteem in the community. They were benefactors of Jewish organizations and among the founders of the Temple Emanu-El. They also entertained "lavishly" at their home at 2217 W. Pacific Avenue, said to be one of the largest in the city, just three blocks west of his father Solomon's and his sister Tillie and brother-in-law Isaac's homes at Pacific and Elm.⁵³

In Spokane Simon Oppenheimer was best known for his affiliation with Spokane Falls Water Power Company and the Spokane Mill Company, of which he was Secretary and General Manager. After the Spokane Mill Company sawmill on the south side of the Spokane River burned in 1892, he made plans to rebuild it "larger and better."⁵⁴ At the same time, he made plans to construct a large new flour mill on the north side of the river west of Howard Street.⁵⁵ He also had plans to develop an electric light plant, which would become known as the Consumers' Light & Power Co., to compete with Washington Water Power.⁵⁶ Oppenheimer took part in establishing two banks in Spokane and personally, "amassed substantial investment portfolios in railroad and mining properties."⁵⁷

⁵¹ Rabbi David Levine, PhD, "Spokane's Jewish Community," in "Nelson Wayne Durham's *History of the City of Spokane and Spokane County Washington from its Earliest Settlement to the Present Time, Volume II*. Spokane, WA: S.J. Clarke Publishing Company, 1912:579.

⁵² As an example, Isaac Baum sued his brother-in-law Simon for \$4,720 in 1896. (*Spokesman-Review*, August 8, 1896:5). In a second example, the courts rendered a judgment against Simon and Amy Oppenheimer on behalf of Isaac Baum in the amount of \$7,607, also in 1896 (*Spokesman-Review*, December 25, 1896:7). See also, "Not A Nice Charge," *Spokane Chronicle*, March 14, 1896:13.

⁵³ Simon Oppenheimer also bought the J.N. Glover mansion. "Bought the Glover Place," *The Spokesman-Review*, May 26, 1895:7.

⁵⁴ The mill, the largest employer in Spokane, was founded by E.R. Brickell, Solomon Oppenheimer's business partner, who died in 1891. "The Mill is On Fire!," *Spokane Falls Gazette*, <http://fallsgazette.com/featured-story/2480>.

⁵⁵ This mill is still extant and is listed in the Spokane Register and the National Register of Historic Places as the Spokane Flour Mill. Patsy M. Garrett, *National Register of Historic Places Inventory – Nomination Form, Spokane Flour Mill*, January 1977. Stephen S. Glass, *Spokane Register of Historic Places Nomination Form, Spokane Flour Mill*, April 3, 1986. It was converted to a shopping center for Expo '74.

⁵⁶ Tony and Suzanne Bamonte, *Spokane, Our Early History, Under All Is The Land*. Spokane, WA: Tornado Creek Publications and Spokane Association of Realtors Centennial, 2011:107.

⁵⁷ "Simon 'aka John Osborne Simmon' Oppenheimer," *Find A Grave*, [Simon "a.k.a. John Osborne Simmons" Oppenheimer \(1859-1926\) - Find a Grave Memorial](#), April 17, 2023, accessed August 2023.

Oppenheimer sought backing for his planned projects just as the country was sliding into a deep recession⁵⁸ and as a result, was unsuccessful in finding financial resources in New York or Boston.⁵⁹ He was successful, however, in obtaining \$300,000 in funding in Holland from the Amstermamsch Trustees Kantoor (a “Pool of Trustees”).⁶⁰ He returned to Spokane and formed the Northwest Milling and Power Company, which absorbed the Spokane Falls Water Power Company and the Spokane Mill Company, to carry out his plans.⁶¹

After losing his first mill to fire in 1892 and obtaining funding, Oppenheimer developed a new sawmill on the south bank of the Spokane River that he called the Phoenix Mill, which was in operation by September 1895. He also developed a flour mill on the north side of the river with the funding he obtained. This was constructed in 1895 and called the Spokane Flour Mill.⁶² His Northwest Milling and Power Company also obtained 27 acres of land along the river in the heart of the city, water rights, and the pre-existing buildings on the land.⁶³ The power plant, which held a 50-year franchise on the electricity that the river generated, was called the Consumers’ Light and Power Company. By this time, it was estimated that \$425,000 had been spent.⁶⁴

Oppenheimer left town about 1895, ostensibly in an attempt to find funds to pay these resultant debts. His supporters testified that he would return: “Director Morse denies that the president of the Northwest Milling and Power Company of Spokane has absconded”⁶⁵ Nonetheless, over time it became clear that he was gone, as was the money from the Amstermamsch Trustees Kantoor and other sources in Spokane, including the two banks and the City of Spokane. As expressed in Tony and Suzanne Bamonte’s history of Spokane:

. . . as the reports from the bankruptcy proceedings began to unveil financial dealings and records, it was revealed that Mr. Oppenheimer had left the company

⁵⁸ This is often referred to as the Panic of 1893.

⁵⁹ There was every hope that financiers would be found in New York or Boston: “Letters from Simon Oppenheimer relative to the impending sale of the Spokane Water Power company to New York and Boston capitalists indicate that everything is progressing satisfactorily. Those interested in the transfer here think the sale is practically consummate” (*Spokesman-Review*, September 5, 1914:4).

⁶⁰ Projects in Spokane had been financed by the Dutch before and was known to them.

⁶¹ The city and certain stockholders were not participants in the decision to transfer the assets of these companies to the Northwest Milling and Power Company, the source of numerous lawsuits in future years. “One More Barrier,” *The Spokesman-Review*, November 10, 1897:6.

⁶² This business did not go into operation however until 1905, due to Oppenheimer abandoning his businesses and leaving town. The building is still extant however and was listed in the Spokane Register of Historic Places in 1975.

⁶³ Bamonte, *Spokane, Our Early History* . . . , 108.

⁶⁴ “Skipped from Spokane,” *The San Francisco Morning Call*, Vol. 79, No. 107, March 16, 1896.

⁶⁵ “City News in Brief,” *The San Francisco Call Bulletin*, March 26, 1896:7. “There is a difference of opinion as to whether Mr. Oppenheimer took much money with him or not. Some of his friends claim that he sunk all the money that came into his hands in improving the property, while others claim that this is absurd, and that there is between \$40,000 and \$60,000 unaccounted for. Receiver Glover found only \$20 on hand when he took charge.” “Glover Tells All,” *The Spokesman-Review*, April 19, 1896:1.

*in a deplorable state. The financial statements had been 'balanced,' but assets were overinflated and ledger entries and transfers so convoluted that little sense could be made of them. The entire \$300,000 from the Amstermamsch Trustee's Kantoor was gone, as well as the proceeds from loans with various banks and the city's rather sizable stock investment. However, Oppenheimer's personal bank account was suspiciously flush.*⁶⁶

After leaving Spokane, Simon Oppenheimer first traveled to New York. Reports later found him in Liverpool, England.⁶⁷ He then went to Buenos Aires, Argentina. Eventually relocating to Mexico City, Oppenheimer changed his name to Juan O. Simmons⁶⁸ and was somehow given a position by the Mexican government to manage three of their lotteries. In the meantime, the Amstermamsch Trustees Kantoor had foreclosed on the property. Oppenheimer's company and properties were seized and the Northwest Milling and Power Company went into receivership, an effort that was led by J.N. Glover on



The Spokane Flour Mill (center) and the Phoenix sawmill (right)

⁶⁶ Bamonte, *Spokane, Our Early History* . . . 109. "There is a difference of opinion as to whether Mr. Oppenheimer took much money with him or not. Some of his friends claim that he sunk all the money that came into his hands in improving the property, while others claim that this is absurd, and that there is between \$40,000 and \$60,000 unaccounted for. Receiver Glover found only \$20 on hand when he took charge." "Glover Tells All," *The Spokesman-Review*, April 19, 1896:1.

⁶⁷ "Arrival of the Holland Agent," *The Spokesman-Review*, April 16, 1896:7.

⁶⁸ Amy Oppenheimer also changed her name to Simmons. Simon Oppenheimer was also known as John or Juan Osborne Simmons at this point.

behalf of the Exchange Bank, which also had a stake in the lawsuit and which held the money that the city had in the venture.⁶⁹

In 1905, the Spokane Falls Water Power Company brought a case against the parties claiming an interest in the properties along the river in the vicinity of the Phoenix Mill.⁷⁰ The suit named as defendants the trustees of the Spokane Mill Company, as well as the following entities, as associated individuals: Traders' National Bank; the estate of A.M. Cannon (executors of this estate were Harriett and Simon Oppenheimer); the estate of Solomon Oppenheimer (Harriett and Simon Oppenheimer were also executors of this estate); trustees of the estate of E.R. Brickell; and Harriet Oppenheimer, Sarah R. Scheeling, Clara Levy, and Tillie E. Baum, the mother and three sisters of Simon Oppenheimer.⁷¹ Altogether, 25 people were named in the lawsuit. The motivation was that the Spokane Falls Water Power Company, now owned by the Dutch, believed that the company could resume business if regained title to the water rights in the upper river.⁷²

The lawsuits dragged on for five years, in part because of the international nature of the exchanges. They were eventually settled in favor of the Dutch Amsterdamsche Trustees Kantoor, which in turn first sought to sell the assets to "eastern syndicates."⁷³ The assets were eventually sold to Washington Water Power.⁷⁴

Simon Oppenheimer died in Texas in 1926 at age 64.⁷⁵ While in Mexico he had married a Katie DeWitt Jones of Texas (note that he had never divorced Amy Oppenheimer) and had a son, Branch Simmons. After his death, both of his widows sued his \$1,500,000 estate, a story that made the national press.⁷⁶ Named in the contest were Mrs. Amy Oppenheimer of San Francisco, who sued for one-third of the estate, and Mrs. Catalina DeWitt De Simmons of Morelia, Texas (near San Antonio). In her defense, Mrs. Amy Oppenheimer stated that Simon Oppenheimer had letters written to her by her husband during their 16-year separation.

Many people in Spokane, including Tillie Oppenheimer Baum, were impacted by Simon Oppenheimer's business losses, which can be seen in the defendants listed in the 1905

⁶⁹ *San Francisco Call*, March 26, 1896. The City invested \$83,000 in stock in the Spokane Falls Water Power Company, "Waste of Sympathy," *Spokesman-Review*, October 29, 1897:4. "Given to the City," *Spokesman-Review*, November 19, 1897:6.

⁷⁰ "Revive a Famous Old Power Company," *Spokane Chronicle*, February 4, 1905:3.

⁷¹ Ibid.

⁷² John Fahey, "When the Dutch Owned Spokane," in David H. Stratton's *Spokane & the Inland Empire*. Pullman, WA: Washington State University Press, 1991:187.

⁷³ "They Want Power," *Spokesman-Review*, December 25, 1896:1.

⁷⁴ Fahey, Op. Cit.,

⁷⁵ Simon and Amy Oppenheimer had one daughter, Gladys Amy Simmons Kelly (1902-1933).⁷⁵

⁷⁶ Oppenheimer's estate is referred to as that of Juan O. Simmons. He is also referred to as an Englishman, which is stated in his death certificate, as is the "fact" that both of his parents were English, although both were German. "2 Widows' Fight for Huge Estate," *Jackson Citizen Patriot* (Jackson, Michigan), May 30, 1930:1.

lawsuit. While personal impacts to Tillie and Isaac Baum were not reported per se, *The Spokesman-Review* reported news from New York in 1909 that that Mrs. Amy Simmons, ‘formerly a wealthy Spokane resident,’ was now a “charity patient” and being assisted by the millionaire mining king, Kaufman.⁷⁷ This same year, however, Tillie Baum bought the property for and developed the Avenida Apartments, which appears to have been a costly undertaking. Research did not reveal the source of funds for this undertaking, or whether any of the Baums’ social standing was affected by Simon Oppenheimer’s ruinous activities.

*The Oppenheimer Houses.*⁷⁸ There were two houses associated with Simon and Amy Oppenheimer in the period in which they lived in Spokane, between their marriage and when Simon left the city. Oppenheimer built a grand house at 2209 Pacific Avenue (2217 W. Pacific Avenue today) in which he married Amy Loryea in 1892.⁷⁹ He purchased the land for this house in 1888, which was said to be one of the largest in Spokane. The house was seized when Oppenheimer’s company and personal assets were taken and in 1895 he was listed as living in the Hotel Spokane.⁸⁰ The property was purchased by the Episcopal Diocese of Spokane, was expanded, and became known as Mary’s Hall. It was later named Brunot Hall after a benefactor and operated as a prestigious private boarding and day school for girls (Irma attended the school).⁸¹ After World War I the building was converted to apartments and a theater. It was destroyed by fire in 1975 and was replaced by the Pacific Terrace apartments.⁸²

In June of 1895 Oppenheimer bought the 1889 Glover Mansion at 8th and Washington (321 W. Eighth Avenue today), assuming a mortgage of \$30,000 and paying an additional \$1,200.⁸³ The newspaper reported that the house had been built in 1889 at a cost of about \$70,000.⁸⁴ Although the family held an event there no further information was found on the length of time Oppenheimer held the building. It is likely he lost it about 1895, when he lost his other business and personal assets.

ARCHITECTURAL CONTEXT

The Stick Style

The Baum House at 1830 W. Pacific Avenue is designed in the Stick Style, a Victorian-era style that shares some characteristics with the Queen Anne style, which followed it

⁷⁷ “Rich Man Aids Amy Simmons,” *The Spokesman-Review*, June 10, 1909:14.

⁷⁸ In addition to the two houses mentioned here, Simon Oppenheimer also reportedly owned a house at 1601 W. Pacific in 1901. Hanauer-Oppenheimer,” *The Spokesman-Review*, November 30, 1890:7.

⁷⁹ “Oppenheimer-Loryea,” *The Spokesman-Review*, February 2, 1892:4.

⁸⁰ Bamonte, *Spokane, The Early Years . . .*, 109. R.L. Polk & Co. *Directories*, 1895.

⁸¹ Wnek, Zachary, “Brunot Hall, Browne’s Addition Tour,” *Spokane Historical*, <https://spokanehistorical.org/items/show/311>, accessed September 2025.

⁸² Mitchell, Edward H., “File” Brunot Hall, Protestant School for Girls, Spokane, Washington, jpg,” Wikipedia Commons, accessed September 2025.

⁸³ “Two Large Sales,” *The Spokesman-Review*, June 1, 1895:1.

⁸⁴ “Bought the Glover Place,” *The Spokesman-Review*, May 26, 1895:7.

and gained greater popularity.⁸⁵ In general, there are typically fewer Stick Style houses in communities or neighborhoods that developed during this period, both in Spokane and elsewhere. For example, the 2019 Browne's Addition Spokane Register of Historic Places nomination identified four Stick Style houses, including the Baum House, out of the 80 single-family residences that were included in the nomination.⁸⁶



The Dwight House, a Stick Style house in Browne's Addition by Herman Preusse

Stick Style houses are typically wood-frame houses with steeply pitched, front gable roofs, sometimes with trusses in the gable end; that display asymmetry in plan and section; and feature relatively open porches and box bays.⁸⁷ A distinctive feature, seen in the Browne's Addition Stick Style houses as well as elsewhere, is that selected areas of cladding, made up of panels of horizontal, vertical, or diagonal boards, are defined by "stickwork" of simple boards that are laid on the wall surface to delineate specific

⁸⁵ The 2001 survey of the Baum House actually identified the house as being designed in the Queen Anne style, but the 2021 survey for the local historic district identified it as being a Stick Style house.

⁸⁶ Holly Borth, MS and Betsy H. Bradley, PhD, *Spokane Register of Historic Places Nomination, Browne's Addition Historic District*, 2019, Section 7, page 3. An additional house in the district at 1905 W. Pacific Avenue has been identified as a Stick Style house in other documents, including the Washington State Department of Archaeology and Historic Preservation webpage on architectural styles (accessed September 2025). Stick style houses that are mentioned are 1910 W. 1st Avenue, 1890; 2014 W 1st Avenue, 1889; 1631 S 1st Avenue, 1887; and 1830 W. Pacific Avenue, 1889 (subject house).

⁸⁷ Canted bays may also be present, as seen in the Baum House.

features or provide emphasis.⁸⁸ As described in *A Field Guide to American Houses*, “the rectangular areas above and below the windows are also filled with ornament (such as panels), and the box-bay window ensemble thus forms a continuous decorative element from window base to cornice line.” This can be seen in the Baum House in the window bays below the enclosed gable.⁸⁹ Windows are usually tall, narrow, double-hung sash placed individually or in pairs; stained glass may also be used for accent windows. Repetitive details such as cut-outs and/or knobs that enliven surfaces or elaborate trusses or brackets may also be present, but residences in Browne’s Addition are typically relatively plain and do not feature this level of embellishment.

There is some confusion about Stick Style and Queen Anne house styles, which can be seen in the surveys and nominations that have been prepared for Browne’s Addition in the past. The Baum House (1889) is a Stick Style house, evidenced by the qualities identified above. The Dwight House (1887), which is across the intersection from the Baum House at 1905 W. Pacific Avenue, also designed by Herman Preusse, is a good example of a Stick Style house in Browne’s Addition as well and is used to illustrate the style on the Washington State Department of Archaeology and Historic Preservation website.⁹⁰ The Dwight House is individually listed in the Spokane Register of Historic Places as a Queen Anne style residence. It is also a contributing property in the Browne’s Addition 1976 National Register of Historic Places historic district nomination, where it is described as follows: “Classic Queen Anne; two and one-half stories with centrally located brick chimneys, clapboard and shingle siding, and bayed east corner; one of the least altered houses in Browne’s Addition, even the landscaping is intact; owned by the Dwight family since construction.”⁹¹ The Dwight House is listed as in the Queen Anne style in the 2019 Spokane Register historic district nomination for Browne’s Addition and the Baum House, which is quite similar in its original form, is listed as a Stick Style house.

For clarity, the 1898 Loewenberg-Roberts House at 1923 W. 1st Avenue is an excellent example of a Queen Anne style house. It displays the characteristics described for the style in the Browne’s Addition National Register nomination as follows: “These are multi-storied residences of frame construction with asymmetrical massing, pitched gable roofs, and angular bays and projections. Jig-sawed and spool-turned surface decoration related to the “Stick Style” and the Eastlake Style is occasionally seen, but far more typical are the variegated shingle siding, lunettes, Palladian windows, and leaded multi-paned windows which are hallmarks of the Queen Anne Revival.”⁹² This house is

⁸⁸ Virginia Savage McAlester, *A Field Guide to American Houses*. New York, NY: Alfred A. Knopf, 2013 (1984):334.

⁸⁹ Ibid.

⁹⁰ “Stick Style 1870-1895,” Department of Archaeology and Historic Preservation, <https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide/stick-style>, accessed September 2025.

⁹¹ Patsy M. Garrett and Elisabeth Walton Potter, *National Register of Historic Places Inventory – Nomination Form, Browne’s Addition*, January 1976:Section 7, page 23. The Baum House is also called out as a Queen Anne style house in this nomination. Section 7, page 23.

⁹² Garrett and Potter, *National Register nomination, Browne’s Addition*, Section 7, page 3.

individually listed in the Spokane Register of Historic Places and is contributing to the National and Spokane Registers of Historic Places.

Regardless of the stylistic features of the styles, both house styles complement the other historical styles and forms present in Browne's Addition that make up its compatible mix of historic single-family and historic and modern multi-family residences.

Architect Herman Preusse (1847-1926)⁹³

Herman Preusse, the first professional architect to practice in Spokane, was the designer of the Isaac and Tillie Baum residence.⁹⁴ Preusse was born in 1847 in Hanover, Germany. After his early education, when he studied engineering, he gained architectural experience working for his stepfather, a well-known architect Wilhelm Mehl in Germany, for three years. He then began his architecture studies at the College for Applied Science and Art in Holzminden, Germany, Germany's first school of architecture.⁹⁵

Preusse's university recommended him for his first professional project, to supervise the construction of the Bessemer steel works at Osnabruck, Germany.⁹⁶ After completing this project he immigrated to New York at the age of 23, arriving in June 1870. He then traveled to Chicago, where he worked for the North Chicago Rolling Mills, which served the railroad industry in the 1870s and 1880s, at about the time they installed a Bessemer furnace.⁹⁷ He left Chicago in 1871 for health reasons, after the Great Fire of 1871, AND worked for a period of time in San Bernadino, California. And after making stops in San Francisco, Sterling, Kansas, and Kansas City, Missouri, Preusse ventured to Spokane in 1882 to further his career.⁹⁸

In 1883, when the Northern Pacific Railroad successfully constructed a line that connected Spokane with Chicago and beyond, Spokane's officials sought an architect to assist with the design of new downtown commercial buildings that would boost its image as 'a progressive and prospering city.'⁹⁹ Fortuitously, they found assistance in achieving their goals in Herman Preusse.

⁹³ Adapted from Diana J. Painter, *Spokane Register of Historic Places Nomination Form, Union Block*, August 2025.

⁹⁴ Lisa Kalhar Melton, "Herman Preusse, Spokane's First Architect: His Commercial and Public Buildings," M.A. Thesis, University of Oregon, June 2001:2.

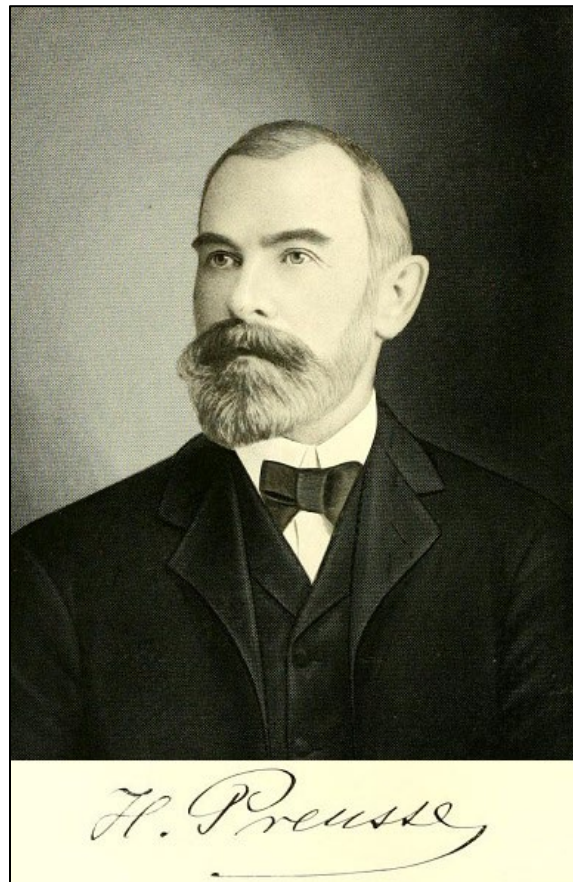
⁹⁵ Herman Preusse (Architect), Pacific Coast Architecture Database, <https://pcad.lib.washington.edu/person/3448/>, accessed July 2025.

⁹⁶ "Herman Preusse," *Spokane and the Spokane Country Pictorial and Biographical De Luxe Supplement*, Vol 1. Spokane, WA: The S.J. Clarke Publishing Company, 1912:261.

⁹⁷ Herman Preusse (Architect), Pacific Coast Architecture Database, <https://pcad.lib.washington.edu/person/3448/>, accessed July 2025.

⁹⁸ "Herman Preusse," *Spokane and the Spokane Country* . . . 261.

⁹⁹ Stefanie Pettit, "Landmarks: Spokane's first architect left mark on city," *The Spokesman-Review*, June 5, 2014. See also Lisa Kalhar Melton, "Herman Preusse, Spokane's First Architect: His Commercial and Public Buildings," M.A. thesis, University of Oregon, June 2001:2.7.



Architect Herman Preusse

Preusse had a successful career in Spokane before the Great Spokane Fire. He was credited in the 1912 *History of the City of Spokane and Spokane County Washington* as 'contributing perhaps more largely to the upbuilding of Spokane in his line of business than any other one man.'¹⁰⁰ When a fire destroyed 32 blocks of downtown Spokane in 1889, Preusse further enhanced his professional reputation by taking an important role in rebuilding the city. At the time, the newspaper said of him, "He has supintended [sic] the construction of some of our finest blocks, which stand as evidence to his proficiency."¹⁰¹

Despite the setback of the fire, he went on to hold the distinction of undertaking more contracts for building in the years directly after the fire of 1889 than any other architect in the city.¹⁰² Preusse entered into a partnership with Julius Zittell in 1893. From this point on, Preusse continued to design buildings on his own and with Zittell, who also served as the Washington State Architect in this time frame. It is from this post-fire era of his

¹⁰⁰ "Herman Preusse," *Spokane and the Spokane Country Pictorial and Biographical De Luxe Supplement*, Vol 1. Spokane, WA: The S.J. Clarke Publishing Company, 1912:261.

¹⁰¹ [H. Preuss], *The Spokesman-Review*, March 8, 1884:3.

¹⁰² Linda Yeomans, *Spokane Register of Historic Places Nomination, Bennett Block*, January 21, 2015:18, quoting EWSHS, *Seattle Skyline* . . . 42.

career and his partnership with Zittel that we know the most about his architectural production.

Naturally Preusse's works that were constructed after the 1889 fire are the most available for study, as his own work and his and his partner Julius Zittel's buildings from this era are more likely to have survived. There are quite a few resources available that discuss Preusse or Preusse and Zittel's commercial, educational and religious works. Early accounts are in his 1926 obituary and in the 1912 profile of Preusse in *Spokane and the Spokane Country Pictorial and Biographical De Luxe Supplement*, where buildings by Preusse are noted as the Auditorium building, the Jamison block, the Blalock building, the Fernwell block, the Granite building, the Ziegler building, and the Victoria and Pacific hotels, among others.¹⁰³ This is just a handful of the numerous significant buildings attributed to Preusse or Preusse and Zittel.¹⁰⁴ Others include buildings on the Gonzaga campus, for which he was the official architect, including the St. Aloysius Church; Holy Names Academy; the Cathedral of Our Lady of Lourdes, Riverside Historic District; Temple Emanu-El (no longer extant); the Chamber of Commerce Building (Riverside Historic District); and the Carnegie Library (Riverside Historic District).

Less is known and/or published about Preusse's residential structures. They include:

- the Judge L. F. Nash House, (PCAD, no address), 1886;¹⁰⁵
- the Herman and Rosa Preusse House, 1219 W. 11th Avenue, 1890;
- the Mary E. Dwight House, 1905 W. Pacific, 1890;
- the Heutter House, Gonzaga campus (moved), 1897;
- the Mrs. Theresa Perlinger House (PCAD, no address), 1900;
- the S. Haas House (PCAD, no address), 1900;
- the James Monaghan House, Gonzaga Campus, 1902;
- the Dorman House, 903 W. 8th Avenue, 1911; and
- the Dr. A.P. Tilmont House (PCAD, no address) 1911.

A second Preusse House is noted as 1807 W. 6th. A permit date of 1907 associates the house with Abe Levitz and a permit date of 1912 associates it with Herman Preusse.

Preusse's work in Spokane that is associated with the Jewish community include the Temple Emanu-El (no longer extant) designed by Preusse in 1892, which was the first Jewish synagogue built in the State of Washington, beating Seattle's Ohaveth Sholom by

¹⁰³ Note that works that are listed in his 1926 obituary or in the 1912 *Spokane and the Spokane Country* . . . history or may no longer be extant or may be known by other names now. Herman Preusse, Architect, Dies," *The Spokesman-Review*, December 11, 1926:1. Durham, *Spokane and the Spokane Country* . . . 262.

¹⁰⁴ Later resources on Preusse and Zittel include Lisa Kalhar Melton's M.A. thesis from the University of Oregon entitled, "Herman Preusse, Spokane's First Architect: His Commercial and Public Buildings;" Sally Woodbridge and Roger Montgomey's *A Guide to Architecture in Washington State*; and the Pacific Coast Architecture Database (PCAD).

¹⁰⁵ In a 1986 article on the building, the house is noted as designed by Judge Nash's wife.

just days.¹⁰⁶ A wood-frame building, it was used until a new temple was built in the 1920s. Another building that is significant in Spokane's Jewish history is today's Peyton Building, which was designed by Preusse as the Great Eastern Building and constructed in 1890, shortly after the Great Fire of 1889. The structure was built by Nathan Toklas, who was the manager and a partner in the Great Eastern Company and a prominent member of Spokane's Jewish community. In 1898 the building burned, leaving only its exterior walls and some charred interior columns. It was purchased by Colonel Isaac N. Peyton in 1898 with the intention of rebuilding it. Today's Peyton Building retains the building's 1898 exterior façade, which actually dates back to the 1890 Great Eastern Building, as it was rebuilt reusing the original walls of the early building by Preusse.¹⁰⁷ The Peyton Building and Annex are listed in the National and Spokane Registers of Historic Places. The Dwight House (1887) on Pacific Avenue is individually listed in the Spokane Register of Historic Places, as well as being contributing to the National and Spokane Register of Historic Places historic districts (as is the Baum House).

Herman Preusse was Spokane's first professional architect and its longest practicing architect at the end of his career. He made his name in the city before the Great Fire of 1889 and again after the fire, helping to rebuild the city along with his partner Julius Zittell. Although some of his buildings have been lost over time, many of his most important structures remain and many are listed in the National and Spokane Registers of Historic Resources. Additional documentation and nominations of his residences will augment the record on this significant architect.

STATEMENT OF SIGNIFICANCE

The 1889 Isaac and Tillie Baum House at 1830 W. Pacific Avenue is significant and eligible for listing in the Spokane Register of Historic Places under Category A in the area of Ethnic Heritage, European, for its association with the first group of Jewish immigrants who settled in Spokane in the mid-1880s and whose roots were in Germany (Isaac Baum was from Germany, as was Tillie's family). Tillie Baum and a sister, Mrs. Ben Sheeline, are said to be the first Jewish women to have settled in Spokane.¹⁰⁸ The house is also significant under Category B, for its association with Tillie Oppenheimer Baum, a leader in the Jewish community who developed the luxurious 1909 Avenida Apartments, a 14-unit building designed by the highly regarded architect W.W. Hyslop, which is individually listed in the Spokane Register of Historic Places. Mrs. Baum and her husband Isaac were among the Jewish settlers who founded the Temple Emanu-El, Washington State's first Jewish synagogue. She also served as president and vice president of Sorosis, the first women's club in Spokane, of which she was a member for 26 years. She was also active and served on the boards of several other civic

¹⁰⁶ Jim Kershner, "The first synagogue in the state, Spokane's Temple Emanu-El, is dedicated on September 14, 1892," *Historylink.org*, May 2, 2008.

¹⁰⁷ The building exterior was rebuilt and the interior redesigned by the firm of Cutter & Malmgren.

¹⁰⁸ Some sources just mention Tillie Baum as the first Jewish woman, while Rabbi David Levine, writing in 1912, mentions Tillie Baum and her sister (p. 579), as does a subsequent chronicler from the congregation, Moses Janton, in 1926.

organizations, including the Council of Jewish Women. The Baum House was designed by Herman Preusse, another German immigrant, who was the most prominent architect in Spokane in his day and also designed the first Temple Emanu-El and the downtown commercial building in which Isaac Baum had his business. The Period of Significance for the house is 1889, the date of construction, to 1920, the date of Mrs. Baum's death, when she and her husband were living in the apartment building that she developed. This encompasses the period of time in which Mrs. Baum was active in the arts, philanthropy, development, the Jewish community, and civic activities in Spokane. The Baum House is contributing to the Browne's Addition National and Spokane Register of Historic Places historic districts.

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US Census, 1900, 1910, 1920, 1930, 1940, 1950.

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[https://www.historicspokane.org/projects/spokane-architects/william-wallace-hyslop#:~:text=William%20Wallace%20Hyslop%20\(1867%2D1917,designing%20personal%20residences%20and%20apartments](https://www.historicspokane.org/projects/spokane-architects/william-wallace-hyslop#:~:text=William%20Wallace%20Hyslop%20(1867%2D1917,designing%20personal%20residences%20and%20apartments), accessed September 2025.

Wnek, Zachary, "Avenida Apartments, Browne's Addition Tour, *Spokane Historical*, <https://spokanehistorical.org/items/show/318>, accessed September 2025.

Wnek, Zachary, "Brunot Hall, Browne's Addition Tour," *Spokane Historical*, <https://spokanehistorical.org/items/show/311>, accessed September 2025.

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Yeomans, Linda, *Historic Property Inventory Form, Isaac Baum House*, December 1, 2001.

Figure 1: Site location map, Spokane NW 7.5 minute quadrangle

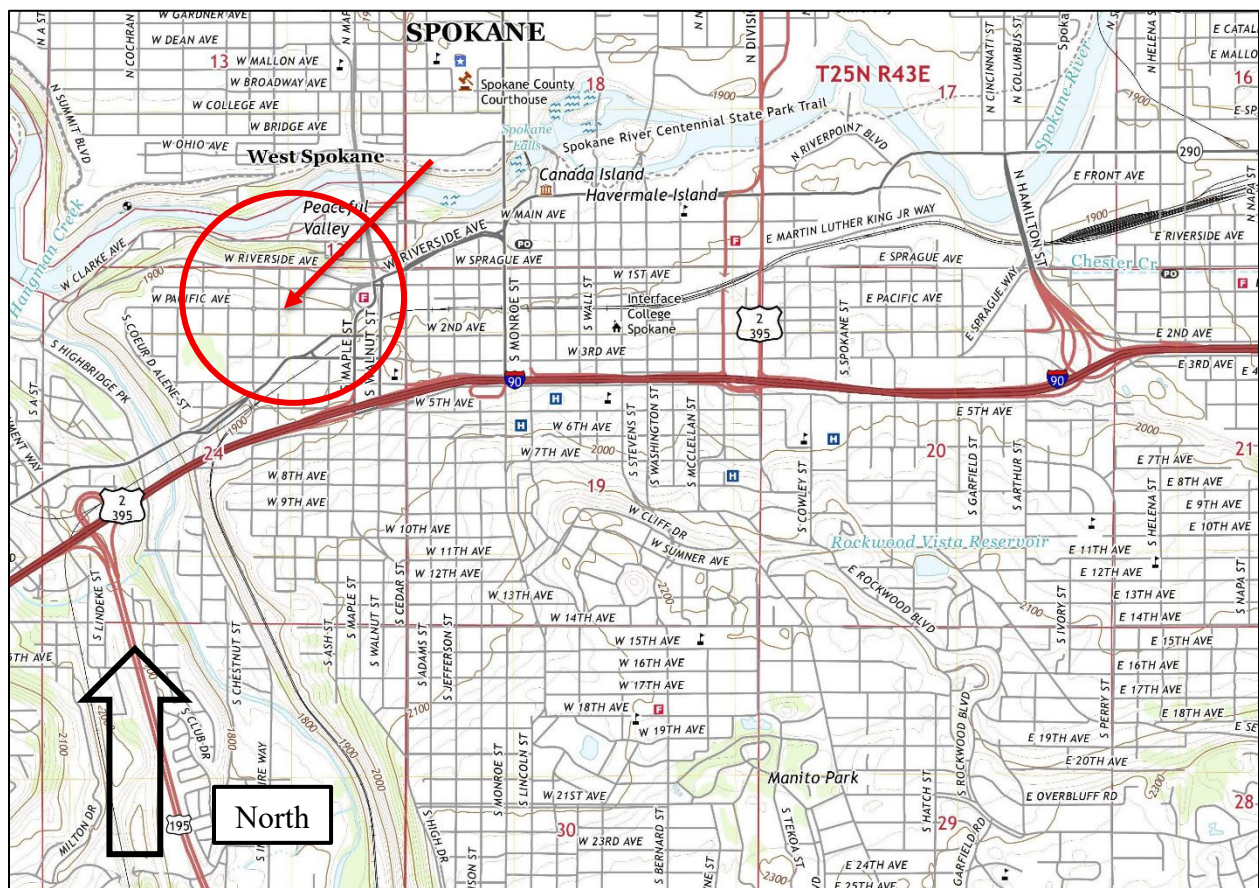
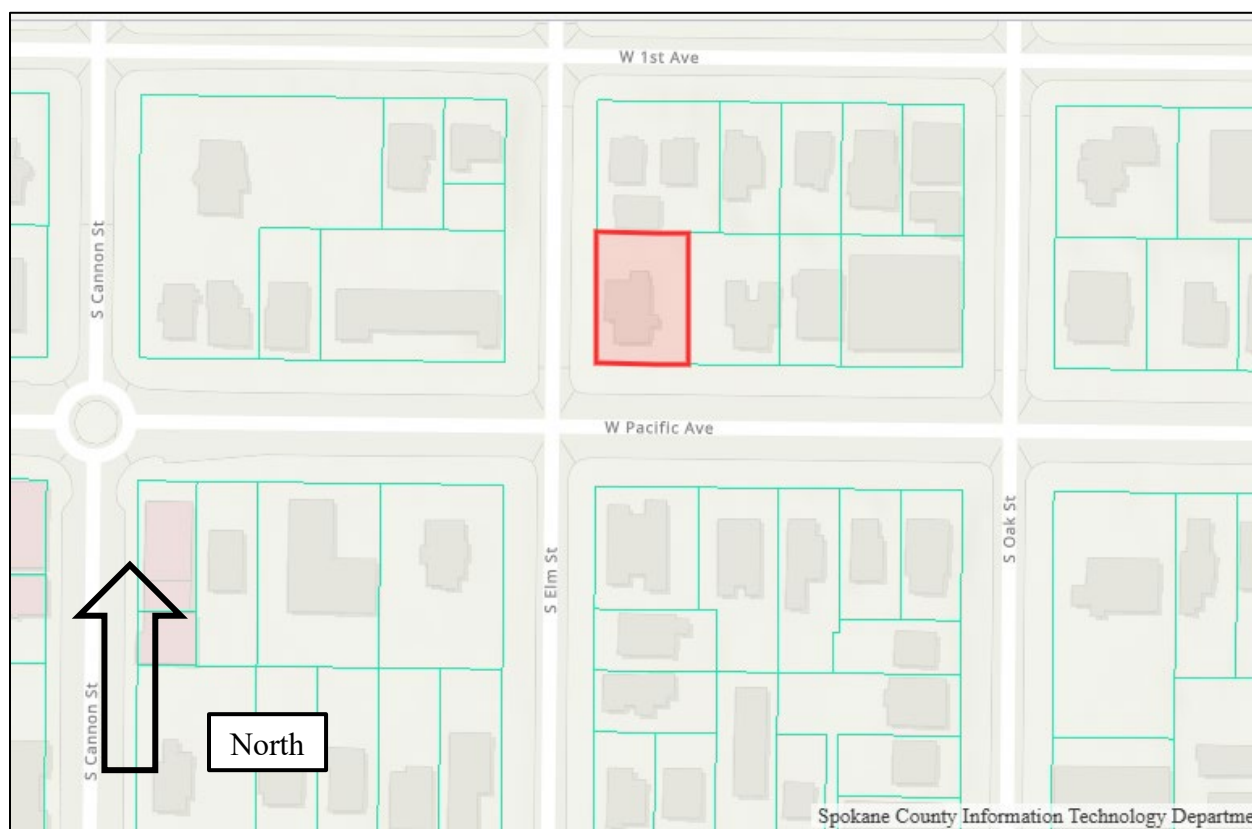
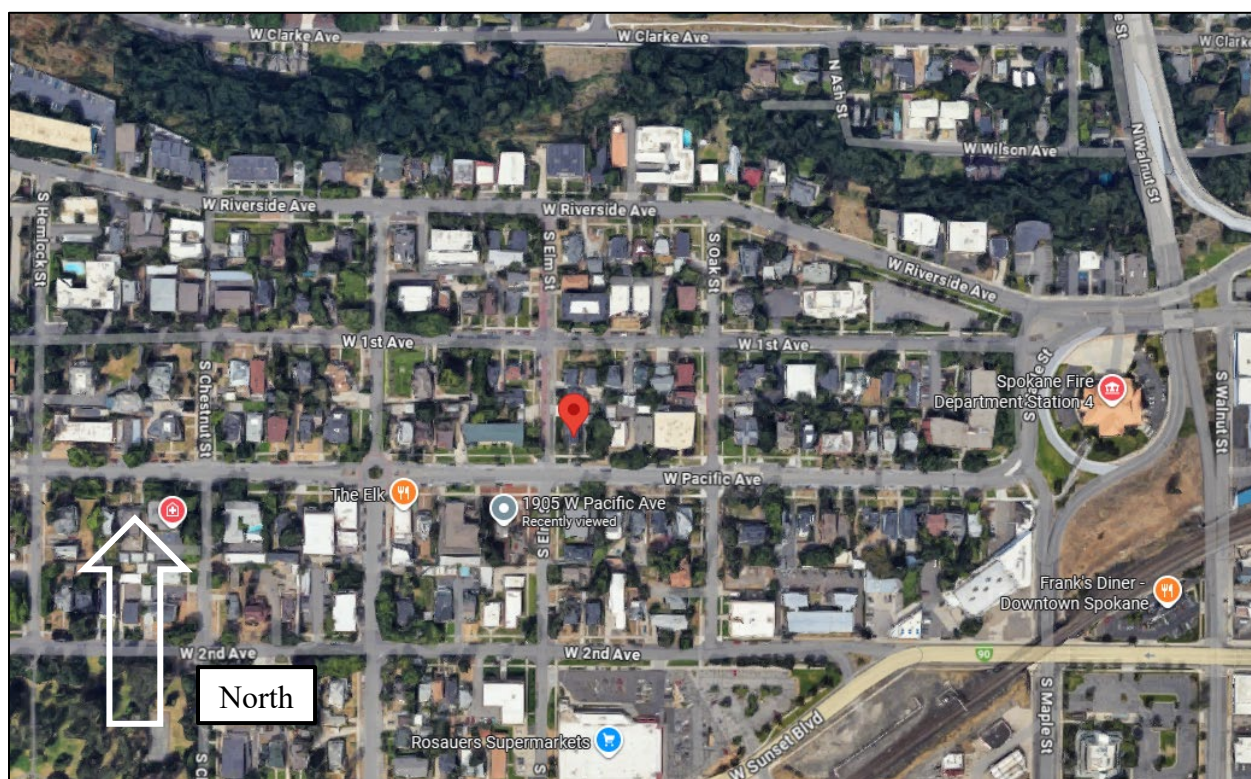


Figure 2: Site parcel map



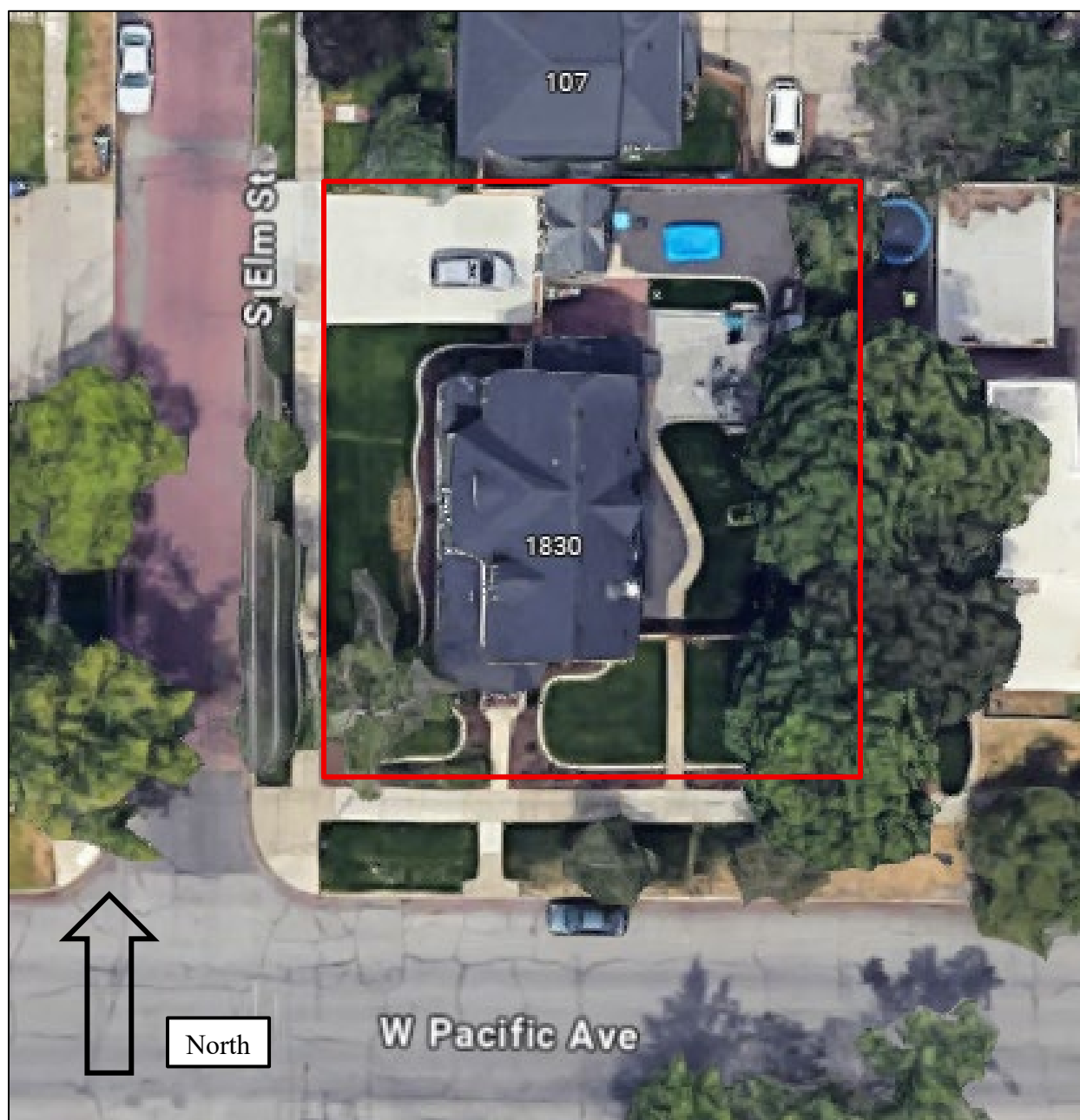
Source: Spokane County Assessor

Figure 3: Neighborhood context



Source: Google Maps

Figure 4: Aerial site plan



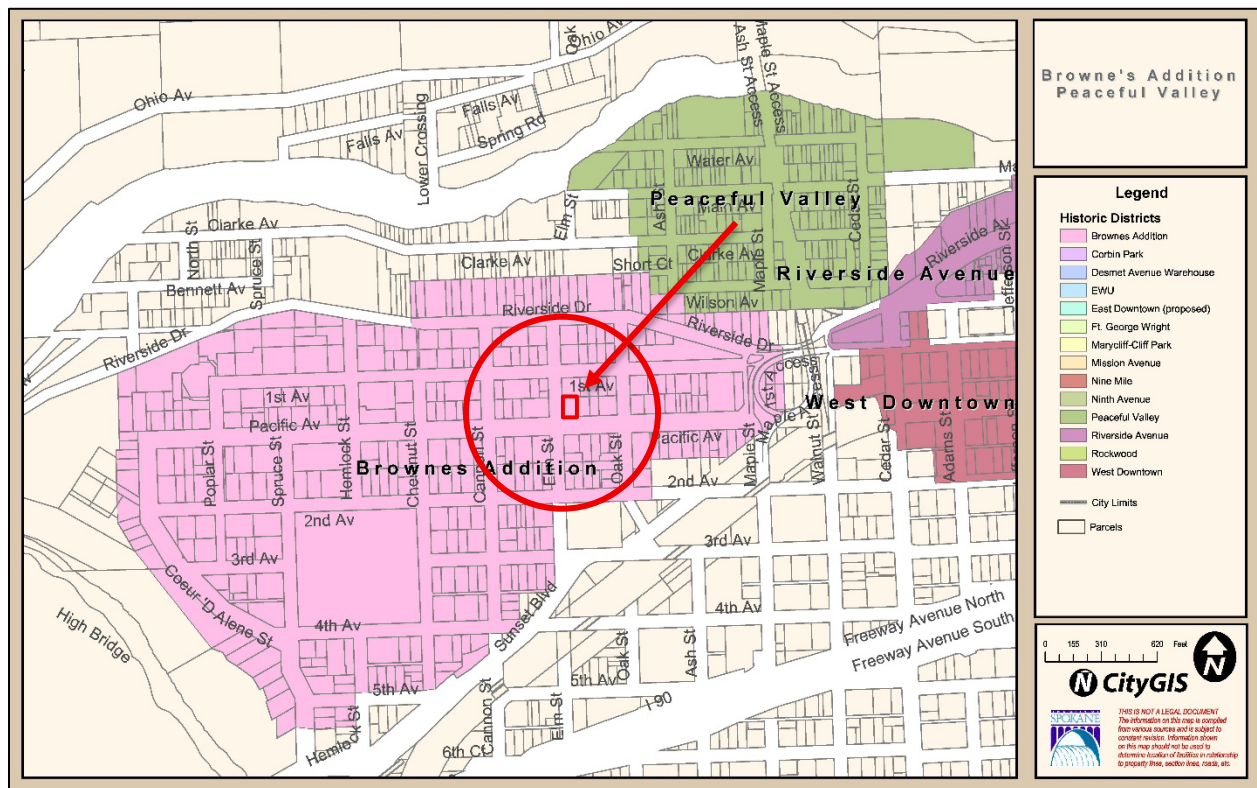
Source: Google Maps

Figure 5: Proposed floor plans in 2021



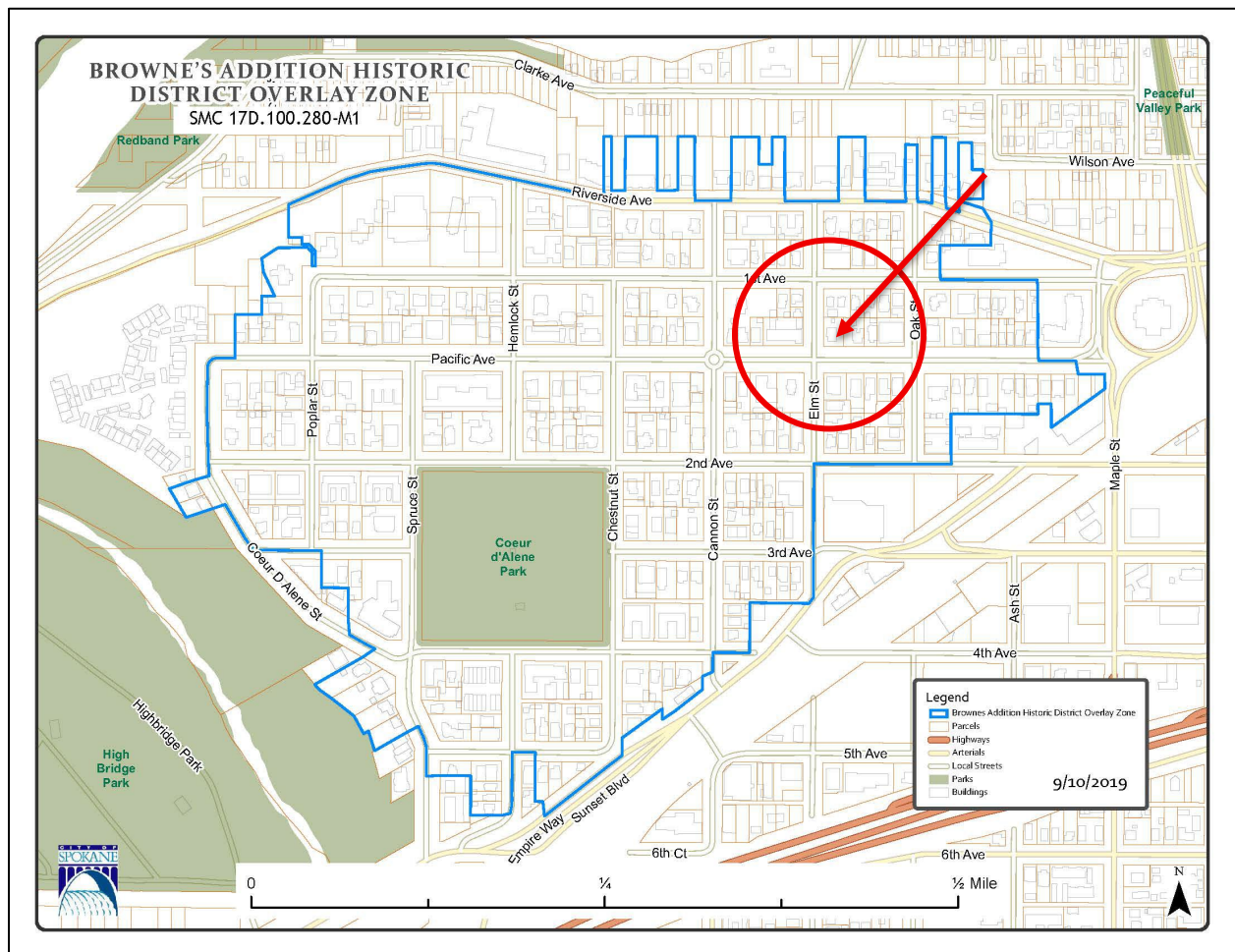
Source: Property owner Alec Haldeman

Figure 6: Property location in Browne's Addition National Register Historic District



Source: Spokane City/County Historic Preservation Office

Figure 7: Property location in Browne's Addition Spokane Register Historic District



Source: Spokane City/County Historic Preservation Office

Figure 8: Baum & Co. advertisement, 1890

E. J. BRICKELL, Pres. ISAAC BAUM, Vice Pres. and Mgr. A. F. LEVY Sec

BAUM & CO.,

INCORPORATED.

Office and Salesrooms 113 Howard st. Warehouse opp. N. P. depot
Wholesale and Retail Dealers in

Paints, Oils, Glass, Wall Paper and Artists' Materials.

Agents for French and Belgian Plate Glass, Leaded
Stained, Cut and Mosaic Glass.

Manufacturers of the Celebrated Diamond B Paint.

Sole Agents for Platt & Washburn Refining Co.'s

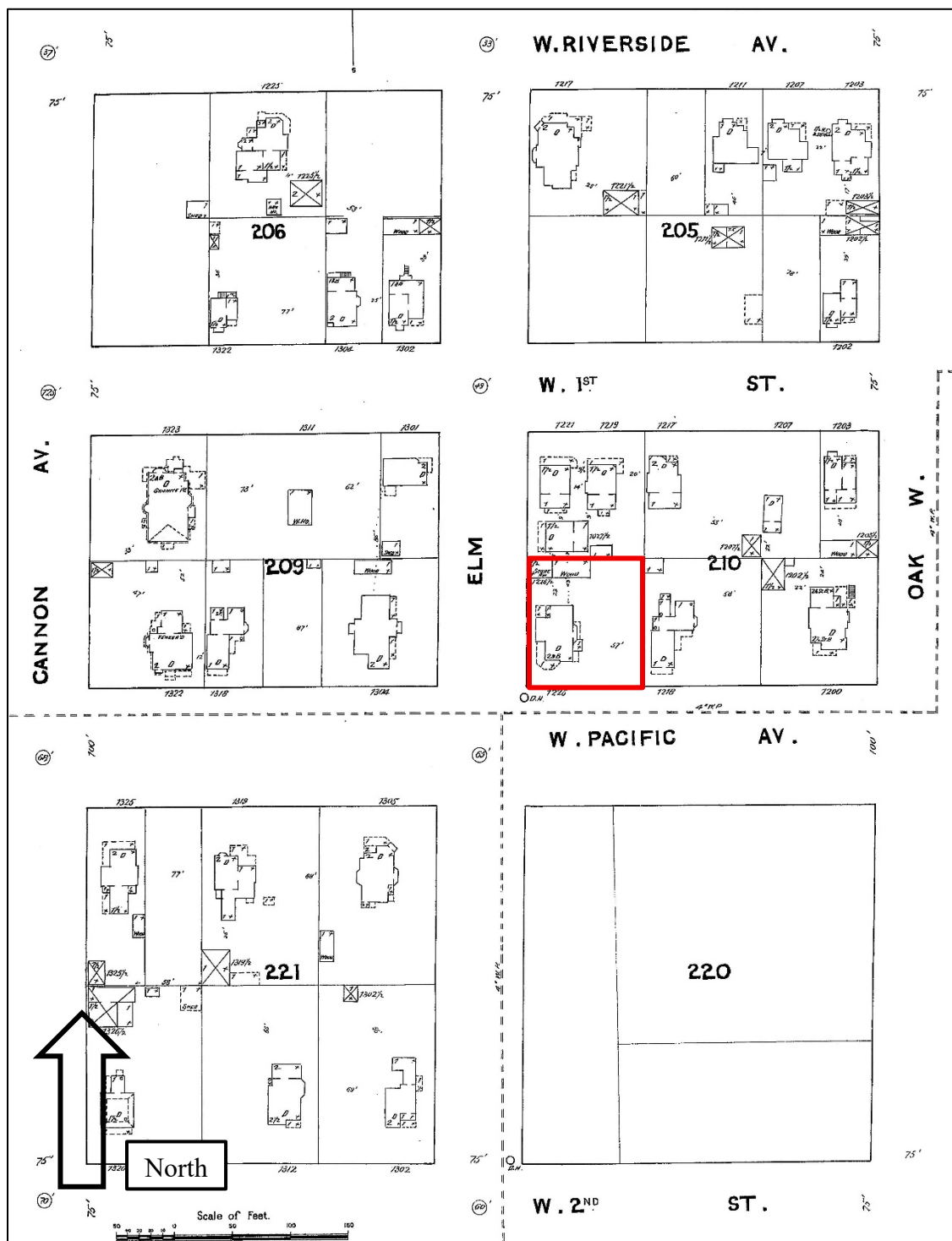
LUBRICATING OILS.

Sole Agents for Berry Bros. VARNISHES. Estimates given on all
Kinds of glasswork.

BAUM & CO., Howard st.

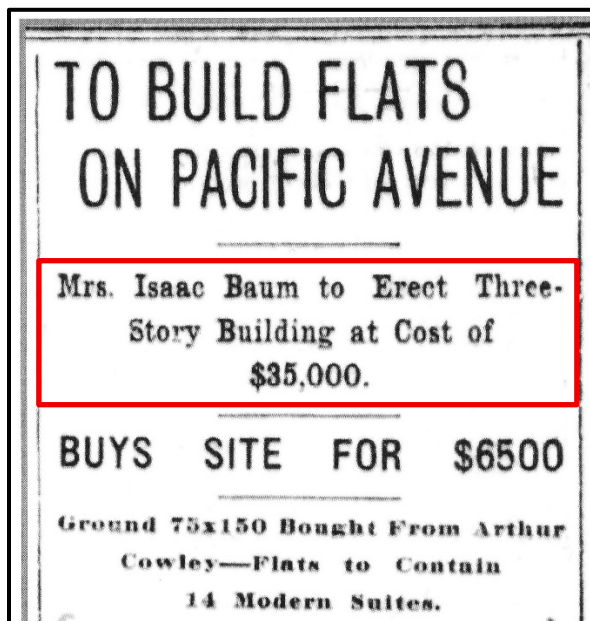
Source: Spokane Falls Review

Figure 9: Sanborn Fire Insurance map, 1891, showing new Baum House

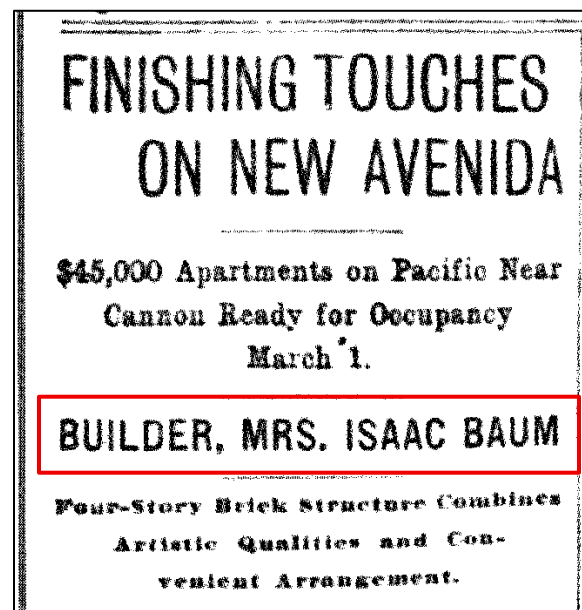


Source: Sanborn Fire Insurance maps

Figure 10: Articles on the construction of the Avenida Apartments by Mrs. Baum

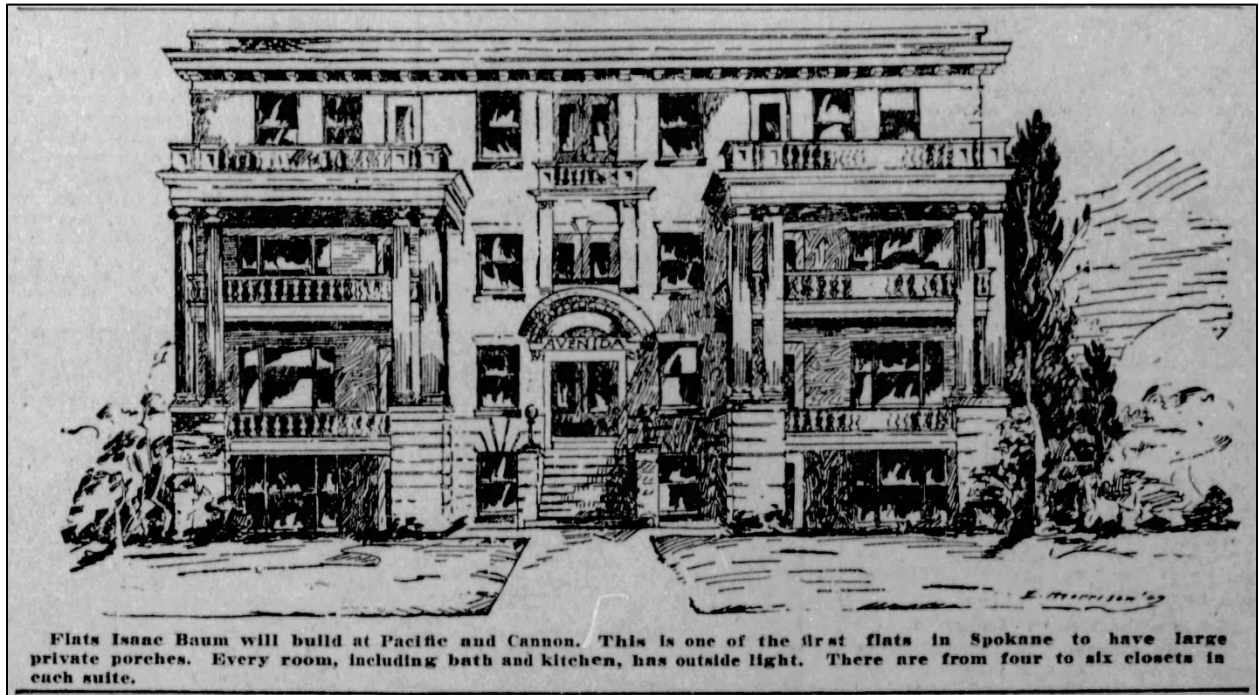


Source: *The Spokesman-Review*, 1909



Source: *The Spokesman-Review*, 1910

Figure 11: Rendering of apartment building published in the August 8, 1909 issue of the Spokesman Review



Source: The Spokesman-Review

Figure 12: The Avenida Apartments today



Source: Spokane City/County Historic Preservation Office

Figure 13: Mrs. Tillie Oppenheimer Baum in 1920



Source: The Spokesman-Review

Figure 14: Temple Emanu-El, Spokane's first Jewish Temple, constructed 1892



Source: Historylink.org

Figure 15: Trolley routes in Browne's Addition neighborhood in 1912

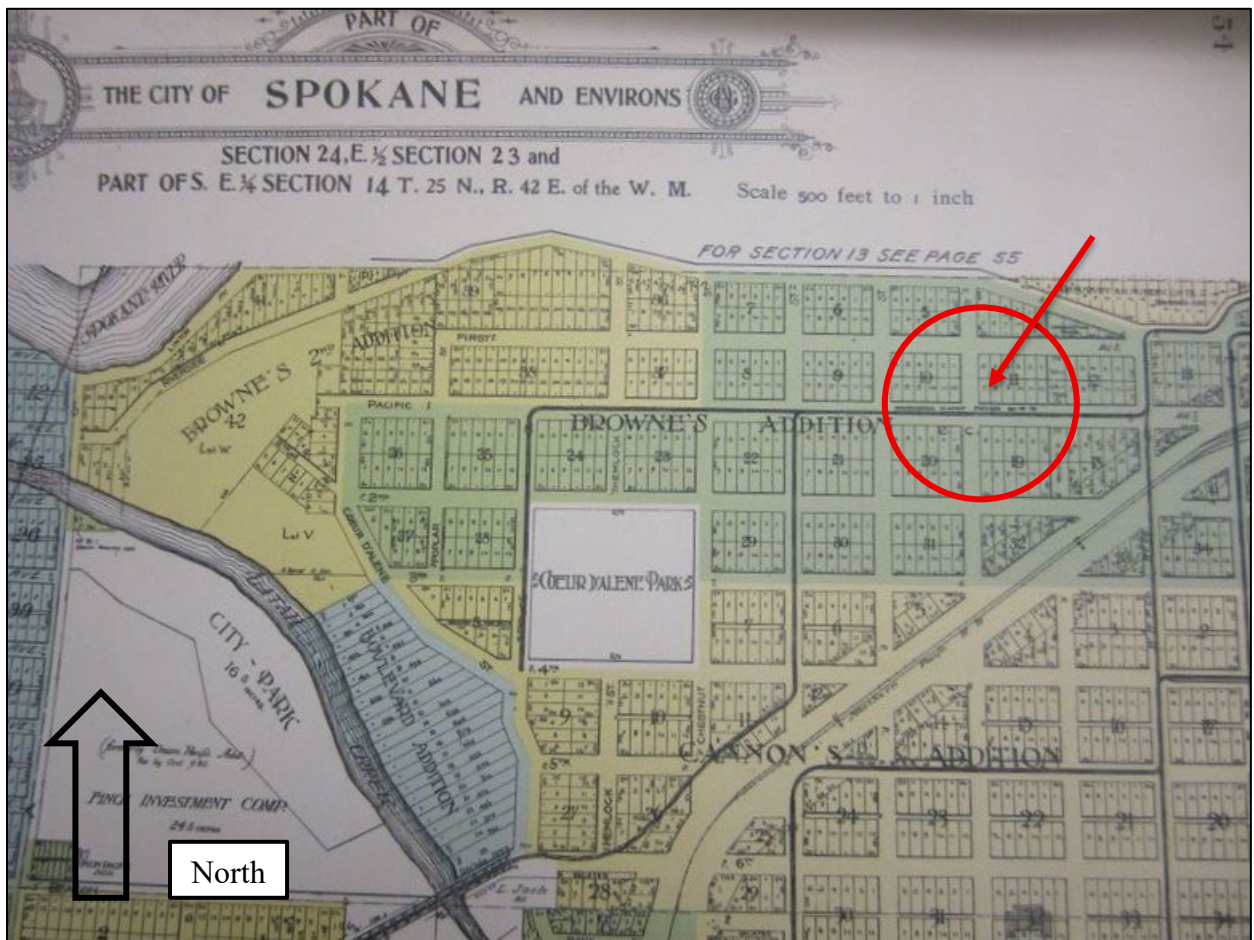


Figure 16: Diagram of a Stick Style house



Source: A Field Guide to American Houses

Figure 17: Dwight House, 1887, Browne's Addition (west façade)



Source: Washington State Department of Archaeology and Historic Preservation

Figure 18: Architect Herman Preusse

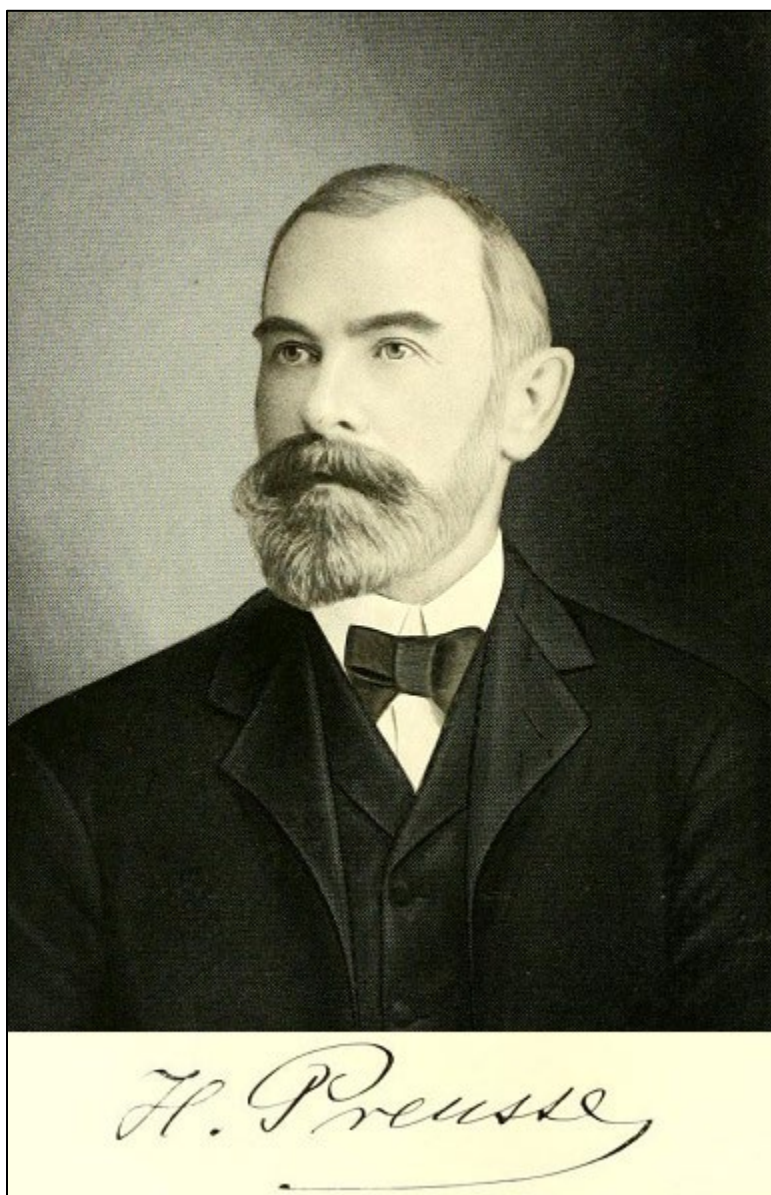


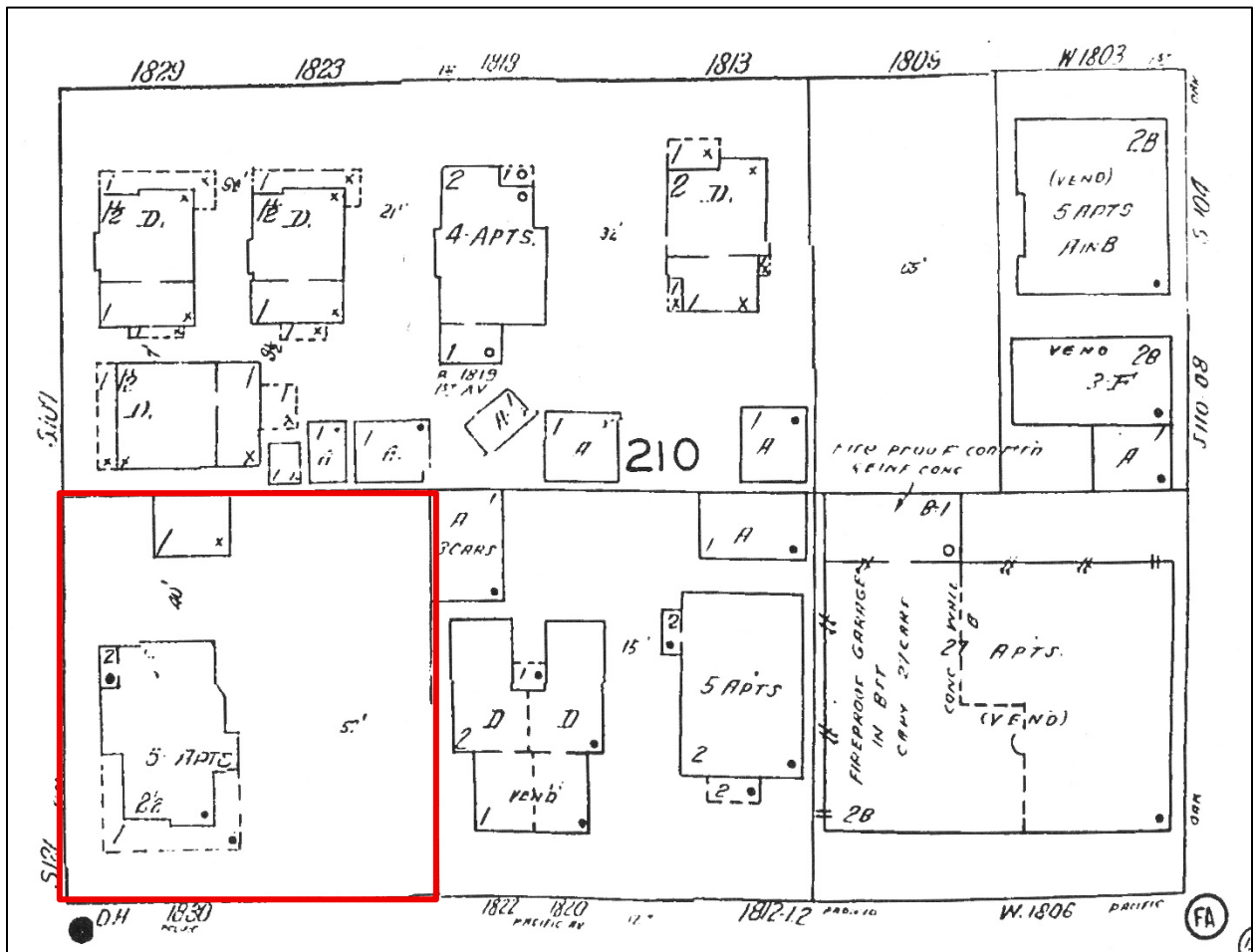
Figure 19: Simon and Amy Oppenheimer House at 2107 W. Pacific Avenue (left side) (no longer extant)



Figure 20: The Spokane Flour Mill (left); the Phoenix Mill (right)



Figure 21: Sanborn Fire Insurance map showing Baum House in 1950 (note apartments)



Source: Sanborn Fire Insurance map

Photo 1 of 15: Front (south) and east side façade, looking northwest



Photo 2 of 15: East side and rear (north) façade, looking southwest

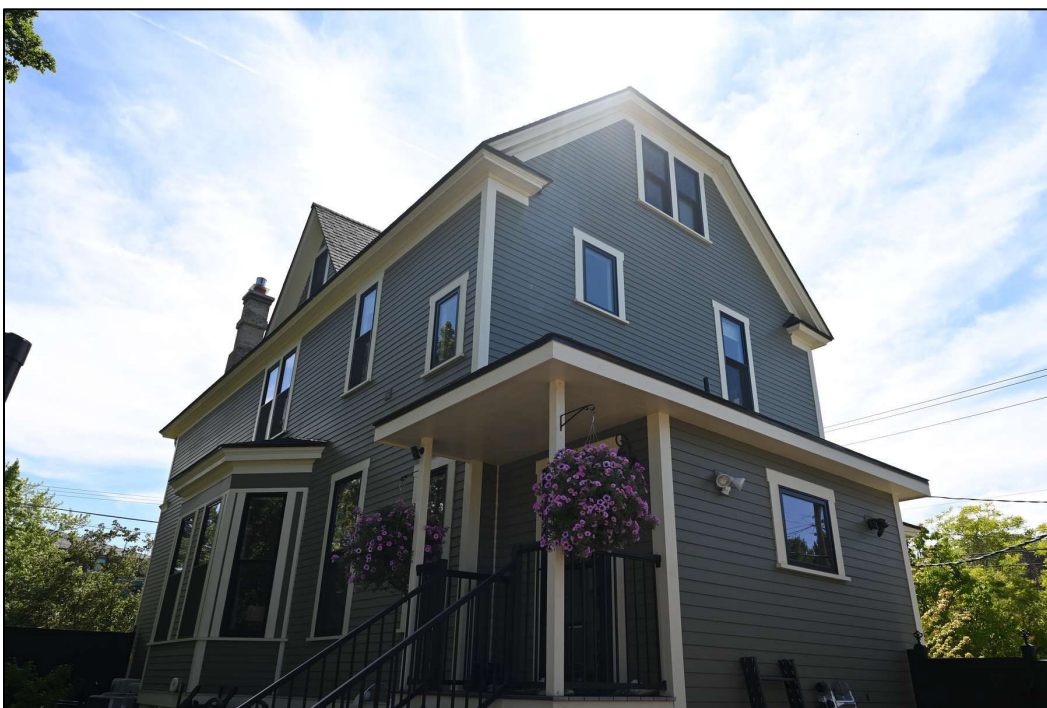


Photo 3 of 15: West side and front (south) façade, looking northeast

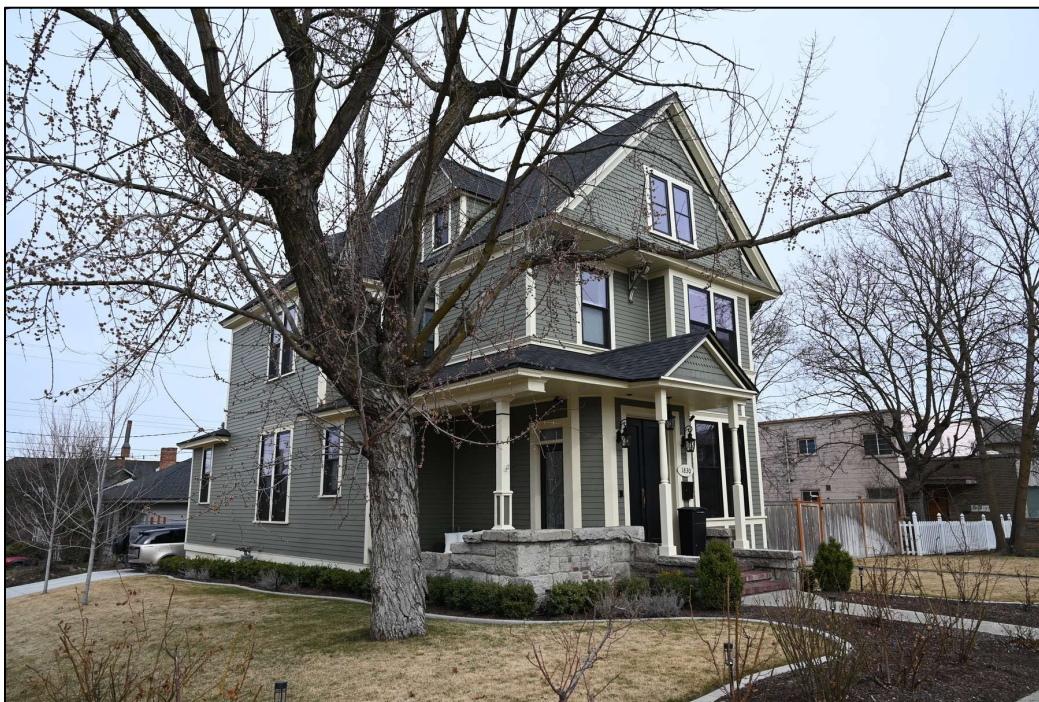


Photo 4 of 15: Main stairway, looking down into hall and living room



Photo 5 of 15: Entryway hall, looking north into sitting room



Photo 6 of 15: Looking northwest into dining room from living room, note bay window

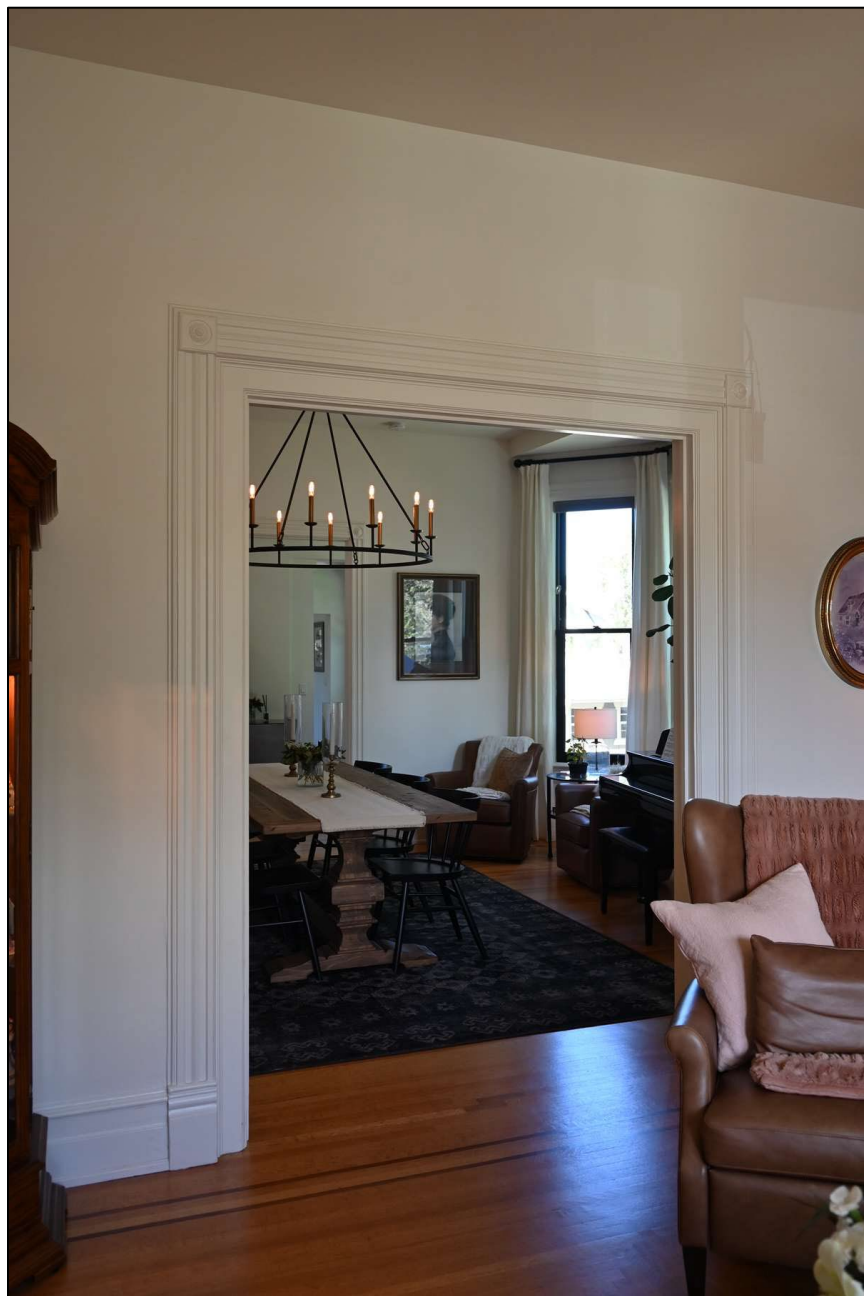


Photo 7 of 15: Dining room, looking south into living room

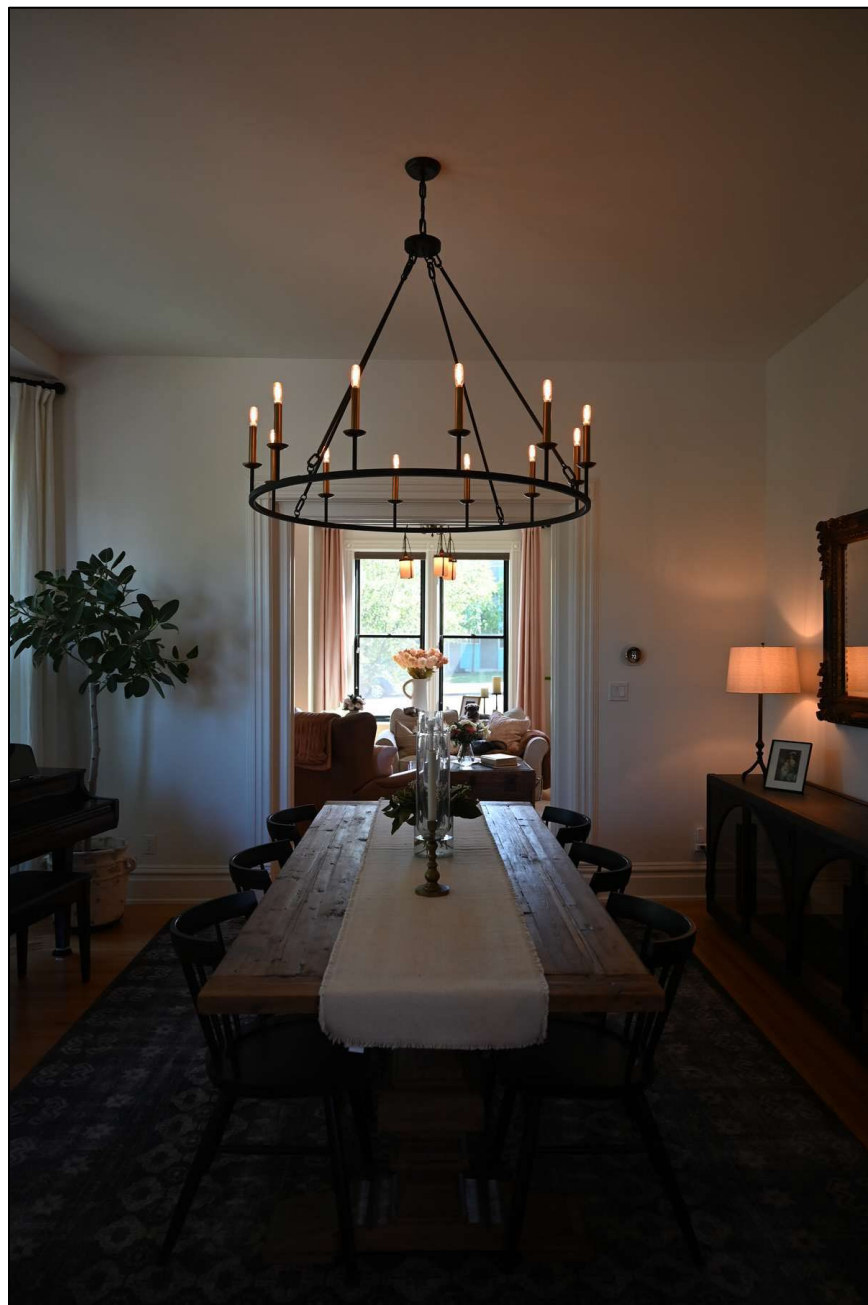


Photo 8 of 15: Breakfast nook, looking west into kitchen



Photo 9 of 15: Kitchen, looking west



Photo 10 of 15: View down front stairs to entry hall, looking south



Photo 11 of 15: Master bedroom, looking east, windows typical



Photo 12 of 15: Attic office, looking north



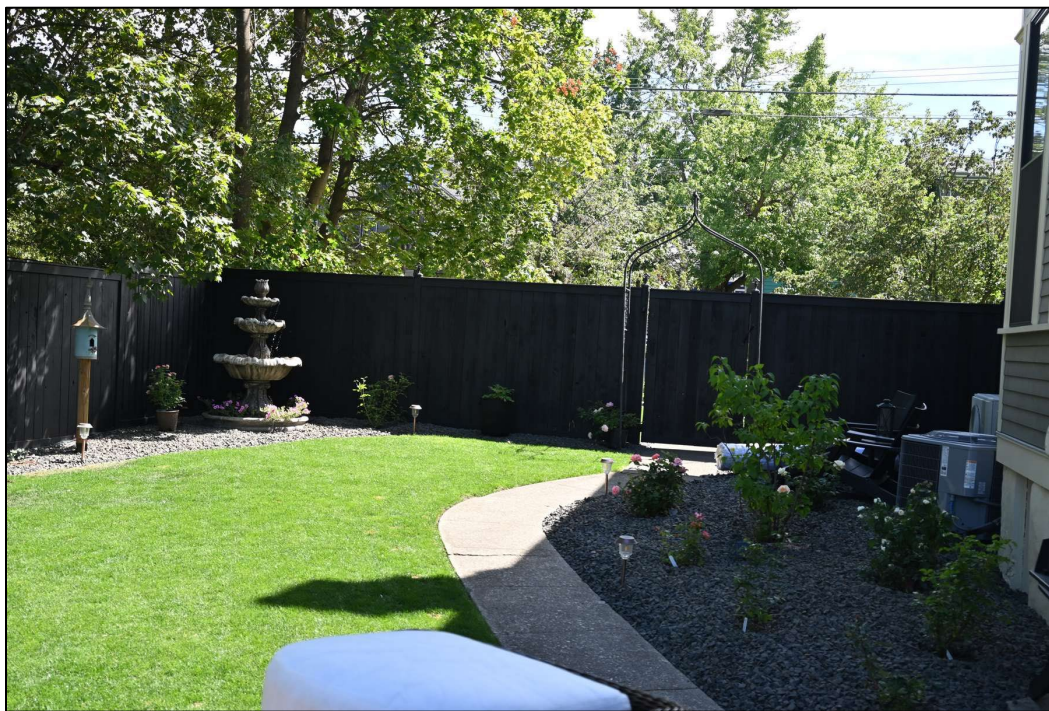
Photo 13 of 15: Garage, south and east side façades, looking northwest



Figure 14 of 15: Chicken coop in northeast corner of east side yard



Figure 15 of 15: Looking south from east side yard



**Agenda Sheet for City Council:****Committee:** Urban Experience **Date:** 12/08/2025**Committee Agenda type:** Discussion**Date Rec'd**

12/3/2025

Clerk's File #**Cross Ref #****Project #****Council Meeting Date:** 01/12/2026**Submitting Dept**

MAYOR

Bid #**Contact Name/Phone**

ADAM 6779

Requisition #**Contact E-Mail**

AMCDANIEL@SPOKANECITY.ORG

Agenda Item Type

First Reading Ordinance

Council Sponsor(s)

BWILKERSON

Sponsoring at Administrators Request

YES

Lease? NO**Grant Related?** NO**Public Works?** NO**Agenda Item Name**

ORDINANCE RELATING TO THE COMMUNITY, HOUSING, AND HUMAN

Agenda Wording

An ordinance relating to the Community, Housing, and Human Services (CHHS) Board; amending Chapter 04.34A of the Spokane Municipal Code.

Summary (Background)

This ordinance makes updates to the CHHS Board to reflect current practices and board bylaws. The City seeks to strengthen regional collaboration by amending the CHHS Board composition to include a non-voting policy-level staff member from the City of Spokane Valley. The ordinance also officially adds a non-voting member representing the Continuum of Care Board.

What impacts would the proposal have on historically excluded communities?

How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?

How will data be collected regarding the effectiveness of this program, policy, or product to ensure it is the right solution?

Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

Council Subcommittee Review

Fiscal Impact			
Approved in Current Year Budget?		N/A	
Total Cost	\$		
Current Year Cost	\$		
Subsequent Year(s) Cost	\$		
<u>Narrative</u>			
Amount		Budget Account	
Select	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
Funding Source		N/A	
Funding Source Type		Select	
Is this funding source sustainable for future years, months, etc?			
Expense Occurrence		N/A	
Other budget impacts (revenue generating, match requirements, etc.)			
Approvals		Additional Approvals	
<u>Dept Head</u>	MCDANIEL, ADAM		
<u>Division Director</u>			
<u>Accounting Manager</u>			
<u>Legal</u>	PICCOLO, MIKE		
<u>For the Mayor</u>			
Distribution List			

ORDINANCE NO. C - _____

An ordinance relating to the Community, Housing, and Human Services (CHHS) Board; amending Chapter 04.34A of the Spokane Municipal Code.

WHEREAS, the Community, Housing, and Human Services (CHHS) Board was established in 2012 through Ordinance C34900, as a recommendation of the Community Development and Human Services Task Force under the Condon Administration; and

WHEREAS, the CHHS Board was recodified with updated duties and board composition in 2018 through Ordinance C35665; and

WHEREAS, upon recommendation by Housing and Human Services Division staff and CHHS Board members, the City seeks to strengthen regional collaboration by amending the CHHS Board composition to include a staff member from the City of Spokane Valley; and

WHEREAS, City staff and board members recommend making small amendments to the municipal code to reflect updates to CHHS Board bylaws, including officially adding a member representing the Continuum of Care Board.

NOW, THEREFORE, the City of Spokane does ordain:

Section 1. That the title of Chapter 04.34A of the Spokane Municipal Code is amended to read as follows:

Chapter 04.34A Community, Housing, and Human Services (CHHS) Board

Section 2. That Section 04.34A.010 of the Spokane Municipal Code is amended to read as follows:

Section 04.34A.010 Purpose

The Community, Housing, and Human Services (CHHS) Board advises the City administration, the Mayor, and the City Council regarding community development, housing, and human services programs.

Section 3. That Section 04.34A.020 of the Spokane Municipal Code is amended to read as follows:

Section 04.34A.020 Functions

The Community, Housing, and Human Services (CHHS) Board shall have the power to:

Commented [AM1]: Gives the CHHS Board the power to do these things but are not required.

- A. Advise the City on preparing the Annual Action Plan, the CAPER, the Citizen Participation Plan, the Consolidated Plan, and other required plans to conform with the requirements of the U.S. Department of Housing and Urban Development (HUD) and the Washington State Department of Commerce, where applicable;
- B. Hold public hearings on the draft plans to obtain citizen comments prior to recommending adoption by City Council;
- C. Make recommendations about funding priorities for housing programs and projects and social services utilizing federal, Washington State, and City resources;
- D. Evaluate funding requests for eligible activities and projects and make funding recommendations to the Mayor and City Council;
- E. Make recommendations for funding to the Mayor and City Council for local grant dollars using human services priorities as established by the City Council;
- F. Provide policy guidance and recommendations for community development, human services, and special purpose grant programs applications and implementation;
- G. Participate with the Spokane Continuum of Care in developing the goals and priorities for regional homeless plans; and
- H. Represent the diverse constituencies that make up Spokane's low and moderate income populations, to help guide Spokane's community, housing, and human services into the future.

Section 4. That Section 04.34A.030 of the Spokane Municipal Code is amended to read as follows:

Section 04.34A.030 Membership

- A. Appointees to the Board ~~((shall))~~ may serve ~~((three))~~ up to two consecutive three-year terms ~~((3) year terms and may be eligible for one (1) reappointment for a three (3) year term reappointment)).~~
- B. City residence is preferred but not a requirement for board membership due to the regional nature of some of the duties and responsibilities of the Board.
- C. The Board will consist of twelve (12) members, nominated by the Mayor and appointed by the City Council. At least one (1) member of the Board shall be a member of a veteran service organization, employed by the Department of ~~((Veteran))~~ Veterans Affairs, or an active duty military member based at Fairchild Air Force Base. In addition, (1) member shall be a liaison from the Community Assembly nominated by the Community Assembly to the Mayor according to the

process determined by the Community Assembly and appointed by the City Council.

D. In addition to the twelve (12) positions, the board will include:

1. ~~((two (2)))~~ one (1) non-voting ~~((liaisons))~~ liaison from the City Council selected by the City Council, appointed or reappointed for one (1) year terms;
2. one (1) non-voting ~~((elected official or))~~ policy-level decision maker to represent Spokane County who shall be selected by the Spokane County ~~((commissioners))~~ Board of County Commissioners.
3. one (1) non-voting member to represent the Spokane Regional Continuum of Care, who shall be selected by the Spokane Regional Continuum of Care Board.
4. one (1) non-voting policy-level decision maker to represent the City of Spokane Valley, who shall be selected by the Spokane Valley City Council

Commented [AM2]: Clarifies that the intent is staff-level as is the current practice.

Commented [AM3]: Officially adds the CoC member

Commented [AM4]: Adds a City of Spokane Valley staff member

E. Members of the Board and Board committees shall include relevant representation in compliance with HUD and Washington State Department of Commerce requirements.

F. Board members shall serve without compensation.

G. Board members ~~((will))~~ shall meet conflict of interest requirements. Committee members may be required to meet conflict of interest requirements.

H. The membership as a whole shall reflect a broad range of opinion, experience, and expertise with the object of ~~((providing sound advice,))~~ making recommendations representative and on behalf of the ~~((citizenry))~~ residents of Spokane. To achieve that purpose, it shall include residents from diverse neighborhoods within the City and County, with diverse professional backgrounds, and citizens active in neighborhood or community affairs. Youth may also serve as members.

Section 5. That Section 04.34A.040 of the Spokane Municipal Code is amended to read as follows:

Section 04.34A.040 Board Structure

A. The Board ~~((will))~~ may utilize a committee structure to assist with its functions. Committees will be comprised of Board members and other citizens with experience and expertise in the subject matter of the committee. The Board ~~((Chair))~~ shall appoint committee members.

- B. The Board will include an Executive Committee consisting of the ~~((Chair, Vice-chairs, and committee chairs))~~ officers of the Board and its standing committees.

Section 6. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase or word of this ordinance.

Section 7. Clerical Errors. Upon approval by the city attorney, the city clerk is authorized to make necessary corrections to this ordinance, including scrivener's errors or clerical mistakes; references to other local, state, or federal laws, rules, or regulations; or numbering or referencing of ordinances or their sections and subsections.

PASSED by the City Council on _____

Council President

Attest:

Approved as to form:

City Clerk

City Attorney

Mayor

Date

Effective Date

CITY CLERKS NUMBER OPR 2024-0982
AMENDMENT D

1. SUBRECIPIENT REVIVE COUNSELING SPOKANE, PLLC 901 N MONROE ST, SUITE 200 SPOKANE, WA 99201			2. SUBRECIPIENT DOING BUSINESS AS N/A		
3. SUBRECIPIENT PROGRAM REPRESENTATIVE LAYNE PAVEY 901 N MONROE ST SPOKANE, WA 99201 (509)998-8388 LAYNE@REVIVESPOKANE.COM			4. CITY PROGRAM REPRESENTATIVE PARADIS POURZANJANI, PROGRAM PROFESSIONAL 808 W SPOKANE FALLS BLVD SPOKANE, WA 99201 (509)625-6510 PPOURZANJANI@SPOKANECITY.ORG		
5. SUBRECIPIENT SIGNATORY LAYNE PAVEY 901 N MONROE ST SPOKANE, WA 99201 (509)998-8388 LAYNE@REVIVESPOKANE.COM			6. CITY SIGNATORY ALEXANDER SCOTT, CITY ADMINISTRATOR 808 W SPOKANE FALLS BLVD SPOKANE, WA 99201 (509)625-6774 ASCOTT@SPOKANECITY.ORG		
7. CONTRACT AMOUNT \$152,000.00	9. FUNDING SOURCE <input type="checkbox"/> FEDERAL <input type="checkbox"/> STATE <input checked="" type="checkbox"/> LOCAL/OTHER <input type="checkbox"/> N/A		10. START DATE 11/01/24	11. END DATE 12/31/25	
8. AMENDMENT AMOUNT \$22,000.00					
12. LOCAL AGENCY CITY OF SPOKANE – COMMUNITY, HOUSING, AND HUMAN SERVICES DEPARTMENT			13. LOCAL PROGRAM 1590 SALES & USE TAX		
14. LOCAL AWARD NUMBER N/A	15. LOCAL FUNDS \$22,000.00		16. TOTAL LOCAL AWARD N/A	17. LOCAL AWARD DATE N/A	
18. ALN # N/A		19. RESEARCH & DEVELOPMENT? <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		20. INDIRECT COST RATE N/A	
21. EIN # 81-5106750	22. UEI # HE2UCLKF5BS5	23. UBI # 604-138-673	24. FMS VENDOR # 050399	25. PROJECT ID # N/A	
26. CONTRACT PURPOSE ADDITION OF 1590 FUNDS TO SUPPORT OPERATIONS THROUGH 12/31/25					
CITY and the SUBRECIPIENT, as identified above, acknowledge and accept the terms of this AMENDMENT and attachments and have executed this AMENDMENT on the date signed. The rights and obligations of both parties to this AMENDMENT are governed by this CONTRACT.					



CITY OF SPOKANE

CONTRACT AMENDMENT D

Title: INCLEMENT WEATHER SHELTER BEDS

THIS CONTRACT AMENDMENT ("AMENDMENT") is between the **CITY OF SPOKANE** as ("CITY"), a Washington municipal corporation, and **REVIVE COUNSELING SPOKANE, PLLC** whose address is 901 N MONROE ST, SUITE 200, SPOKANE, WA 99201 as ("SUBRECIPIENT"). Individually hereafter referenced as a "PARTY", and together as the "PARTIES".

WHEREAS, for purposes of this AMENDMENT, deleted contract language is shown in strikethrough and double parentheses ex. ~~((language))~~, and new or revised language is shown as underlined ex. language.

WHEREAS, the SUBRECIPIENT has identified a need for additional resources to sustain Inclement Weather Shelter operations through December 31, 2025, and the CITY therefore seeks to allocate additional 1590 funds to the existing Inclement Weather contracts to ensure the continued delivery of services through the end of the contract term; and

-- NOW, THEREFORE, in consideration of these terms, the PARTIES mutually agree as follows:

1. **CONTRACT DOCUMENTS.**

The original CONTRACT, any previous amendments, addendums and/or extensions/renewals thereto, are incorporated by reference into this document as though written in full and shall remain in full force and effect except as provided herein.

2. **EFFECTIVE DATE.**

This CONTRACT AMENDMENT shall become effective on October 1, 2025.

3. **AMENDMENT.**

SECTION 3: BUDGET

The total amount CITY shall pay SUBRECIPIENT is increased by **TWENTY-TWO THOUSAND AND NO/100 DOLLARS (\$22,000.00)** which equates to a new total CONTRACT amount not to exceed **ONE HUNDRED FIFTY-THREE THOUSAND AND NO/100 DOLLARS (\$153,000.00)** for everything furnished and done under the original CONTRACT and this AMENDMENT. This is the maximum amount to be paid under this AMENDMENT and original CONTRACT and shall not be exceeded without the prior written authorization of the CITY, memorialized with the same formality as the original CONTRACT and this AMENDMENT document.

IN WITNESS WHEREOF, in consideration of the terms, conditions and covenants contained, or attached and incorporated and made a part, the parties have executed this CONTRACT AMENDMENT by having legally-binding representatives affix their signatures below.

SUBRECIPIENT

By _____
Signature Date

Type or Print Name

Title

Attest:

City Clerk

CITY OF SPOKANE

By _____
Signature Date

Type or Print Name

Title

Approved as to form:

Assistant City Attorney

CITY CLERKS NUMBER OPR 2024-0984
AMENDMENT E

1. SUBRECIPIENT THE SALVATION ARMY 222 E INDIANA AVE SPOKANE, WA 99207			2. SUBRECIPIENT DOING BUSINESS AS N/A		
3. SUBRECIPIENT PROGRAM REPRESENTATIVE ANDREA REEDY 222 E INDIANA AVE SPOKANE, WA 99207 (509)435-4988 ANDREA.REEDY@USW.SALVATIONARMY.ORG			4. CITY PROGRAM REPRESENTATIVE PARADIS POURZANJANI, PROGRAM PROFESSIONAL 808 W SPOKANE FALLS BLVD SPOKANE, WA 99201 (509)625-6510 PPOURZANJANI@SPOKANECITY.ORG		
5. SUBRECIPIENT SIGNATORY MEGAN SMITH 222 E INDIANA AVE SPOKANE, WA 99207 (509)435-9020 MEGAN.SMITH@USW.SALVATIONARMY.ORG			6. CITY SIGNATORY ALEXANDER SCOTT, CITY ADMINISTRATOR 808 W SPOKANE FALLS BLVD SPOKANE, WA 99201 (509)625-6774 ASCOTT@SPOKANECITY.ORG		
7. CONTRACT AMOUNT \$215,000.00	9. FUNDING SOURCE <input type="checkbox"/> FEDERAL <input type="checkbox"/> STATE <input checked="" type="checkbox"/> LOCAL/OTHER <input type="checkbox"/> N/A		10. START DATE 11/01/24	11. END DATE 12/31/25	
8. AMENDMENT AMOUNT \$45,000.00					
12. LOCAL AGENCY CITY OF SPOKANE – COMMUNITY, HOUSING, AND HUMAN SERVICES DEPARTMENT			13. LOCAL PROGRAM 1590 SALES & USE TAX		
14. LOCAL AWARD NUMBER N/A	15. LOCAL FUNDS \$45,000.00		16. TOTAL LOCAL AWARD N/A	17. LOCAL AWARD DATE N/A	
18. ALN # N/A		19. RESEARCH & DEVELOPMENT? <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		20. INDIRECT COST RATE N/A	
21. EIN # 94-1156347	22. UEI # LEADDQFNL8M8	23. UBI # 048-002-487	24. FMS VENDOR # 000768	25. PROJECT ID # N/A	
26. CONTRACT PURPOSE ADDITION OF 1590 FUNDS TO SUPPORT OPERATIONS THROUGH 12/31/25					
CITY and the SUBRECIPIENT, as identified above, acknowledge and accept the terms of this AMENDMENT and attachments and have executed this AMENDMENT on the date signed. The rights and obligations of both parties to this AMENDMENT are governed by this CONTRACT.					



CITY OF SPOKANE

CONTRACT AMENDMENT E

Title: INCLEMENT WEATHER SHELTER BEDS

THIS CONTRACT AMENDMENT ("AMENDMENT") is between the **CITY OF SPOKANE** as ("CITY"), a Washington municipal corporation, and **THE SALVATION ARMY** whose address is 222 E INDIANA AVE, SPOKANE, WA 99202 as ("SUBRECIPIENT"). Individually hereafter referenced as a "PARTY", and together as the "PARTIES".

WHEREAS, for purposes of this AMENDMENT, deleted contract language is shown in strikethrough and double parentheses ex. ((~~language~~)), and new or revised language is shown as underlined ex. language.

WHEREAS, the SUBRECIPIENT has identified a need for additional resources to sustain Inclement Weather Shelter operations through December 31, 2025, and the CITY therefore seeks to allocate additional 1590 funds to the existing Inclement Weather contracts to ensure the continued delivery of services through the end of the contract term; and

-- NOW, THEREFORE, in consideration of these terms, the PARTIES mutually agree as follows:

1. **CONTRACT DOCUMENTS.**

The original CONTRACT, any previous amendments, addendums and/or extensions/renewals thereto, are incorporated by reference into this document as though written in full and shall remain in full force and effect except as provided herein.

2. **EFFECTIVE DATE.**

This CONTRACT AMENDMENT shall become effective on October 1, 2025.

3. **AMENDMENT.**

SECTION 3: BUDGET

The total amount CITY shall pay SUBRECIPIENT is increased by **FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$45,000.00)** which equates to a new total CONTRACT amount not to exceed **TWO HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS (\$215,000.00)** for everything furnished and done under the original CONTRACT and this AMENDMENT. This is the maximum amount to be paid under this AMENDMENT and original CONTRACT and shall not be exceeded without the prior written authorization of the CITY, memorialized with the same formality as the original CONTRACT and this AMENDMENT document.

IN WITNESS WHEREOF, in consideration of the terms, conditions and covenants contained, or attached and incorporated and made a part, the parties have executed this CONTRACT AMENDMENT by having legally-binding representatives affix their signatures below.

SUBRECIPIENT

By _____
Signature Date

Type or Print Name

Title

Attest:

City Clerk

CITY OF SPOKANE

By _____
Signature Date

Type or Print Name

Title

Approved as to form:

Assistant City Attorney

CITY CLERKS NUMBER OPR 2024-1022
AMENDMENT D

1. SUBRECIPIENT CATHOLIC CHARITIES OF SPOKANE 12 E 5 TH AVE SPOKANE, WA 99202			2. SUBRECIPIENT DOING BUSINESS AS N/A		
3. SUBRECIPIENT PROGRAM REPRESENTATIVE DENA CARR 12 E 5 TH AVE SPOKANE, WA 99202 (509)624-7821 DENA.CARR@CCEASTERNWA.ORG			4. CITY PROGRAM REPRESENTATIVE PARADIS POURZANJANI, PROGRAM PROFESSIONAL 808 W SPOKANE FALLS BLVD SPOKANE, WA 99201 (509)625-6510 PPOURZANJANI@SPOKANECITY.ORG		
5. SUBRECIPIENT SIGNATORY SHARON STADELMAN 12 E 5 TH AVE SPOKANE, WA 99202 (509)358-4250 X4269 SHARON.STADELMAN@CCEASTERNWA.ORG			6. CITY SIGNATORY ALEXANDER SCOTT, CITY ADMINISTRATOR 808 W SPOKANE FALLS BLVD SPOKANE, WA 99201 (509)625-6774 ASCOTT@SPOKANECITY.ORG		
7. CONTRACT AMOUNT \$290,000.00	9. FUNDING SOURCE <input type="checkbox"/> FEDERAL <input type="checkbox"/> STATE <input checked="" type="checkbox"/> LOCAL/OTHER <input type="checkbox"/> N/A		10. START DATE 11/01/24	11. END DATE 12/31/25	
8. AMENDMENT AMOUNT \$70,000.00					
12. LOCAL AGENCY CITY OF SPOKANE – COMMUNITY, HOUSING, AND HUMAN SERVICES DEPARTMENT			13. LOCAL PROGRAM 1590 SALES & USE TAX		
14. LOCAL AWARD NUMBER N/A	15. LOCAL FUNDS \$70,000.00		16. TOTAL LOCAL AWARD N/A	17. LOCAL AWARD DATE N/A	
18. ALN # N/A		19. RESEARCH & DEVELOPMENT? <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		20. INDIRECT COST RATE N/A	
21. EIN # 91-0569880	22. UEI # KLV5D7M8LF44	23. UBI # 601-155-740	24. FMS VENDOR # 012876	25. PROJECT ID # N/A	
26. CONTRACT PURPOSE ADDITION OF 1590 FUNDS TO SUPPORT OPERATIONS THROUGH 12/31/25					
CITY and the SUBRECIPIENT, as identified above, acknowledge and accept the terms of this AMENDMENT and attachments and have executed this AMENDMENT on the date signed. The rights and obligations of both parties to this AMENDMENT are governed by this CONTRACT.					



CITY OF SPOKANE

CONTRACT AMENDMENT D

Title: INCLEMENT WEATHER SHELTER BEDS

THIS CONTRACT AMENDMENT ("AMENDMENT") is between the **CITY OF SPOKANE** as ("CITY"), a Washington municipal corporation, and **CATHOLIC CHARITIES OF SPOKANE** whose address is 12 E 5TH AVE, SPOKANE, WA 99202 as ("SUBRECIPIENT"). Individually hereafter referenced as a "PARTY", and together as the "PARTIES".

WHEREAS, for purposes of this AMENDMENT, deleted contract language is shown in strikethrough and double parentheses ex. ~~((language))~~, and new or revised language is shown as underlined ex. language.

WHEREAS, the SUBRECIPIENT has identified a need for additional resources to sustain Inclement Weather Shelter operations through December 31, 2025, and the CITY therefore seeks to allocate additional 1590 funds to the existing Inclement Weather contracts to ensure the continued delivery of services through the end of the contract term; and

-- NOW, THEREFORE, in consideration of these terms, the PARTIES mutually agree as follows:

1. **CONTRACT DOCUMENTS.**

The original CONTRACT, any previous amendments, addendums and/or extensions/renewals thereto, are incorporated by reference into this document as though written in full and shall remain in full force and effect except as provided herein.

2. **EFFECTIVE DATE.**

This CONTRACT AMENDMENT shall become effective on October 1, 2025.

3. **AMENDMENT.**

SECTION 3: BUDGET

The total amount CITY shall pay SUBRECIPIENT is increased by **SEVENTY THOUSAND DOLLARS AND NO/100 DOLLARS (\$70,000.00)** which equates to a new total CONTRACT amount not to exceed **TWO HUNDRED NINETY THOUSAND AND NO/100 DOLLARS (\$290,000.00)** for everything furnished and done under the original CONTRACT and this AMENDMENT. This is the maximum amount to be paid under this AMENDMENT and original CONTRACT and shall not be exceeded without the prior written authorization of the CITY, memorialized with the same formality as the original CONTRACT and this AMENDMENT document.

IN WITNESS WHEREOF, in consideration of the terms, conditions and covenants contained, or attached and incorporated and made a part, the parties have executed this CONTRACT AMENDMENT by having legally-binding representatives affix their signatures below.

SUBRECIPIENT

By _____
Signature Date

Type or Print Name

Title

CITY OF SPOKANE

By _____
Signature Date

Type or Print Name

Title

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

**Agenda Sheet for City Council:****Committee:** Urban Experience **Date:** 12/08/2025**Committee Agenda type:** Discussion**Date Rec'd**

12/4/2025

Clerk's File #**Cross Ref #****Project #****Council Meeting Date:** 01/26/2026**Submitting Dept**

COMMUNITY, HOUSING & HUMAN

Bid #**Contact Name/Phone**

PARADIS 509-625-6510

Requisition #**Contact E-Mail**

PPOURZANJANI@SPOKANECITY.ORG

Agenda Item Type

Contract Item

Council Sponsor(s)

PDILLON

Sponsoring at Administrators Request

NO

Lease? NO**Grant Related?** YES**Public Works?** NO**Agenda Item Name**

RESOLUTION - APPROVAL OF ADDITIONAL INCLEMENT WEATHER SHELTER

Agenda Wording

Resolution authorizing contract to fund inclement weather beds with Jewels Helping Hands from 1/1/26 - 12/31/26. Agency applied via RFP and recommended by the Human Services Committee with CHHS Board approval.

Summary (Background)

On July 1, 2025, CHHS posted a Request for Proposals (RFP) to solicit applications for Inclement Weather Bed shelter operators for calendar year 2026. The RFP closed on January 31, 2025 and after thorough review and evaluation by the CHHS Human Services Committee on August 27, 2025, the following two projects were recommended for funding: 1. Catholic Charities - \$400,000 o House of Charity Shelter - Up to 35 beds for single men at approximately \$69 per bed per night o St. Margaret's Shelter - Up to 10 beds for families with children (based on availability) at approximately \$55 per bed per night 2. The Salvation Army - \$250,000 o The Way Out Center - Up to 25 beds for single adults at \$75 per bed per night These two projects were taken before City Council for approval under Resolution 2025-0110 on November 10, 2025 at the Urban Experience Committee. On December 1, 2025, City Council approved Resolution 2025-0110, authorizing the execution of subrecipient contracts with the two agencies for the operation of inclement weather beds from January 1, 2026 through December 31, 2026. On November 13, 2025, CHHS re-opened the Request for Proposal for inclement weather bed shelter operators to identify additional qualified agencies to operate inclement weather beds with the goal of increasing the number of inclement weather beds available to the community from January 1, 2026 to December 31, 2026. The RFP closed on November 18, 2025 and the only applicant to submit a proposal was Jewels Helping Hands. The applicant passed staff threshold review and met the requirements outlined in the RFP. The CHHS Human Services Committee finalized their recommendation on November 19, 2025, and on December 3, 2025, the CHHS Board approved the Committee's recommendation to support Jewels Helping Hands as an inclement weather shelter operator. Attached to this agenda sheet is the Human Services Committee Recommendation for the inclement weather RFP as well as a draft copy of the resolution authorizing CHHS to contract with Jewels Helping Hands for inclement weather beds from 1/1/26-

12/31/26. The inclement weather beds will be funded by 1590 funds with \$1 million available for inclement weather services. The attached resolution outlines \$150,000 of the available funds will be awarded to support the following inclement weather project: 1. Jewels Helping Hands - \$150,000 o Morning Star Shelter - 15 beds for adult women at \$75 per bed per night The Inclement weather beds are activated in accordance with SMC 02.04.045, which dictates that inclement weather beds should be activated when the Wind Chill is predicted to be 32 degrees Fahrenheit or lower according to the National Weather Service.

What impacts would the proposal have on historically excluded communities?

These funds will be used to support households experiencing homeless seeking safe, dry, warm shelter beds during inclement weather events in accordance with SMC 02.04.045.

How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?

All data will be entered into HMIS and reports will be given to Council and the community on program utilization. In addition to this, providers are required to update bed availability/inventory in ShelterMe Spokane on a daily basis for community members seeking shelter availability.

How will data be collected regarding the effectiveness of this program, policy, or product to ensure it is the right solution?

Subrecipients are required to log inclement weather bed utilization in HMIS which allows us to better understand the supply and demand relationship for shelter beds in our community during inclement weather events as well as how funds may be shifted to support more beds for specific sub populations.

Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

These projects align with SMC 02.04.045 as well as the CoC's Five Year Strategic Plan to End Homelessness.

Council Subcommittee Review

NA

Fiscal Impact

Approved in Current Year Budget? YES

Total Cost **\$ 150,000**

Current Year Cost **\$ 150,000**

Subsequent Year(s) Cost **\$**

Narrative

\$150,000 will be allocated to Jewels Helping Hands to fund inclement weather beds from 1/1/26-12/31/26.

Amount

Budget Account

Expense **\$ 150,000** **# 1595-53126-51010-54201-99999**

Select **\$** **#**

Select **\$** **#**

Select **\$** **#**

Select **\$** **#**

Select **\$** **#**

Funding Source		One-Time	
Funding Source Type		Grant	
Is this funding source sustainable for future years, months, etc? \$1 million has been allotted to CHHS for inclement weather services for calendar year 2026. These are 1590 funds that will support these projects through 12/31/26.			
Expense Occurrence			
Other budget impacts (revenue generating, match requirements, etc.) NA			
Approvals		Additional Approvals	
<u>Dept Head</u>		<u>ACCOUNTING -</u>	
<u>Division Director</u>			
<u>Accounting Manager</u>			
<u>Legal</u>			
<u>For the Mayor</u>			
Distribution List			
chhscontracts@spokanecity.org		chhsaccounting@spokanecity.org	
ppourzanjani@spokanecity.org		dnorman@spokanecity.org	

RESOLUTION NO. _____

A RESOLUTION authorizing the City to enter into subrecipient contracts for the operation of inclement weather surge capacity beds, pursuant to the Inclement Weather Surge Capacity Request for Proposals (RFP) that closed on November 18, 2025.

WHEREAS, The City may establish inclement weather centers when necessary to protect vulnerable individuals and families from extreme cold, extreme heat, poor air quality conditions, and severe weather events in accordance with SMC 02.04.045; and

WHEREAS, pursuant to RCW 82.14.530 and chapter 08.07C SMC, the City has imposed a sales and use tax, the money collected from which may be used for facilities providing housing-related services; and

WHEREAS, pursuant to the HEART Fund (1590 Sales and Uses Tax Revenue), \$1,000,000 in funding has been made available for inclement weather services; and

WHEREAS, on July 1, 2025, the City of Spokane, through its CHHS Department, issued the Inclement Weather Surge Capacity Request for Proposals (RFP) to identify qualified agencies to operate inclement weather beds beginning January 1, 2026, through December 31, 2026, that provide safe, low-barrier shelter beds to individuals and families experiencing homelessness during inclement weather events; and

WHEREAS, the RFP closed on July 31, 2025, and following the CHHS Human Services Committee's review on August 27, 2025, the CHHS Board approved the Committee's recommendation to support The Salvation Army and Catholic Charities as inclement weather shelter operators on September 3, 2025; and

WHEREAS, on November 10, 2025, Resolution 2025-0110 was presented to City Council and approved on December 1, 2025, authorizing execution of subrecipient contracts with The Salvation Army and Catholic Charities for the operation of inclement weather beds from January 1, 2026 through December 31, 2026; and

WHEREAS, on November 13, 2025, the City of Spokane, through its CHHS Department, re-opened the Inclement Weather Surge Capacity Request for Proposals (RFP) to identify additional qualified agencies to operate inclement weather beds and increase the number of inclement weather beds available beginning January 1, 2026, through December 31, 2026; and

WHEREAS, the RFP closed on November 18, 2025, and after thorough review and evaluation of the proposal by the CHHS Human Services RFP Committee on November 19, 2025, and with the CHHS Board's approval of this recommendation on December 3, 2025, the following project was recommended for funding:

1. Jewels Helping Hands – Morning Star Shelter - \$150,000

WHEREAS, City Council approval is required to authorize the execution of subrecipient contracts for selected providers to operate inclement weather beds in accordance with the terms and funding outlined in the RFP.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPOKANE:

1. That the City Council hereby approves entering into subrecipient contracts with the agency selected through the reopening of the Inclement Weather Surge Capacity RFP process, as recommended by the CHHS Human Services RFP Committee.
2. That the City, by and through the appropriate officers, is authorized to execute all agreements, contract documents, and subsequent amendments necessary to implement the inclement weather shelter operations, provided such agreements are consistent with applicable funding sources and approved budget authority.
3. That these contracts shall be administered by the CHHS Department.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF SPOKANE this _____ day of _____, 2025.

City Clerk

Approved as to form:

Assistant City Attorney

CHHS Human Services Committee Recommendations

November 2025

INCLEMENT WEATHER RFP, \$1M available (unanimous recommendation):

The [Inclement Weather RFP](#) previously reviewed in August was reopened for additional applications. Jewels Helping Hands submitted the only response. They proposed 15 Inclement Weather surge beds at their Morning Star scattered site shelter, and 15 beds at the Housing Navigation Center (30 beds total). CHHS Department ruled out use of the daytime-only Housing Navigation Center. The committee voted unanimously to recommend funding for the Inclement Weather surge beds at JHH's Morning Star shelter.

**Agenda Sheet for City Council:****Committee:** Urban Experience **Date:** 12/08/2025**Committee Agenda type:** Consent**Date Rec'd**

11/25/2025

Clerk's File #**Cross Ref #****Project #****Council Meeting Date:** 01/26/2026**Submitting Dept**

PLANNING & ECONOMIC

Bid #**Contact Name/Phone**

AMANDA BECK X6414

Requisition #**Contact E-Mail**

ABECK@SPOKANECITY.ORG

Agenda Item Type

Contract Item

Council Sponsor(s)

JBINGLE PDILLON

Sponsoring at Administrators Request

NO

Lease? NO**Grant Related?** NO**Public Works?** NO**Agenda Item Name**

MFTE CONDITIONAL AGREEMENT FOR 226 W COURTLAND AVE

Agenda Wording

Conditional Multifamily Tax Exemption contract with Gradeway Inc, for the property located at 226 W Courtland Ave, to create 4 dwelling units. Following construction the project intends to finalize under the 8yr exemption.

Summary (Background)

RCW 84.14 authorizes the New and Rehabilitated Multiple-Unit Dwellings in Urban Centers incentive, known as Multifamily Tax Exemption (MFTE) Program, to certify qualified properties for this residential property tax exemption. The City adopted this incentive in 2007 and SMC 08.15 outlines Spokane's MFTE Program and project eligibility requirements. Staff has determined that the Courtland Cottages application meets the project eligibility requirements outlined in SMC 08.15.040, and is located in an adopted Residential Target Areas identified in SMC 08.15.030. The application proposes to create 4 residential units on the property at 226 W Courtland Ave, within the North Hill neighborhood (District 3). The property is zoned R1, and the proposed use is allowed. Once the project is constructed, the applicant intends to finalize as an 8-year market rate exemption. This Conditional Agreement authorizes the City to enter into the Multiple Family Housing Property Tax Exemption Conditional Agreement, which will ultimately result in the issuance of a final certificate of tax exemption to be filed with the Spokane County Assessor's Office post construction.

What impacts would the proposal have on historically excluded communities?

The goal of the MFTE Program is to stimulate the construction of new multifamily housing and the rehabilitation of existing vacant or underutilized buildings, as well as increase the supply of mixed-income housing opportunities. Data on demographic metrics such as race, ethnicity, gender orientation, age, or religious affiliation are not tracked by this program, but the program specifically supports housing creation for residents whose income is between 80-115% Area Median Income.

How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?

The Department of Commerce conducts annual audits of all jurisdictions with MFTE programs. The City collects annual reports for each property. The City collects annual reports for each property. For projects that finalized under the 8-year exemption there are no income and rent restrictions, though properties must report annually.

How will data be collected regarding the effectiveness of this program, policy, or product to ensure it is the right solution?

Excluding external factors such as raw land costs and current financing rates, staff monitor program efficiency through annual reporting compliance, the number of conditional and then finalized projects, and the need detailed by developers for such an incentive to make workforce housing projects financially feasible. Some of these metrics include the number of projects granted a final certificate, the total number of units created and the percentage of affordable units, as well as the type and size of units being constructed.

Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

Comprehensive Plan Policies: LU 1.4 Higher Density Residential Uses LU 3.5 Mix of Uses in Centers LU 4.2 Land Uses That Support Travel Options and Active Transportation LU 4.6 Transit-Supported Development H 1.9 Mixed-Income Housing H 1.4 Use of Existing Infrastructure H 1.10 Lower-Income Housing Development Incentives H 1.11 Access to Transportation H 1.18 Distribution of Housing Options ED 2.4 Mixed-Use ED 7.4 Tax Incentives for Land Improvement

Council Subcommittee Review

Fiscal Impact			
Approved in Current Year Budget?		N/A	
Total Cost	\$		
Current Year Cost	\$		
Subsequent Year(s) Cost	\$		
<u>Narrative</u>			
Once finalized, the Spokane County Assessor will defer collection of the residential property tax portion for the duration of the exemption, after which the new residential construction value will be added to the tax rolls.			
<u>Amount</u>		<u>Budget Account</u>	
Select	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
<u>Funding Source</u>		N/A	
<u>Funding Source Type</u>		Select	
Is this funding source sustainable for future years, months, etc?			
<u>Expense Occurrence</u>		N/A	
Other budget impacts (revenue generating, match requirements, etc.)			
<u>Approvals</u>		<u>Additional Approvals</u>	
<u>Dept Head</u>	BLACK, TIRRELL		
<u>Division Director</u>	MACDONALD, STEVEN		
<u>Accounting Manager</u>	ZOLLINGER, NICHOLAS		
<u>Legal</u>	KAPAUN, MEGAN		
<u>For the Mayor</u>	PICCOLO, MIKE		
<u>Distribution List</u>			
Paul Dollfe, Gradeway Inc;		abeck@spokanecity.org	
smacdonald@spokanecity.org		sgardner@spokanecity.org	
eking@spokanecity.org			

MULTIPLE FAMILY HOUSING PROPERTY
TAX EXEMPTION CONDITIONAL AGREEMENT
OPR 2025-_____

THIS CONDITIONAL AGREEMENT is between the City of Spokane, a Washington State municipal corporation, as “City”, and GRADEWAY INC, as “Owners/Taxpayers” whose business address is 27502 N RIVERWAY RD, CHATTAROY, WA, 99003.

W I T N E S S E T H:

WHEREAS, the City has, pursuant to the authority granted to it by Chapter 84.14 RCW, designated various residential targeted areas for the provision of a limited property tax exemption for new and rehabilitated multiple family residential housing; and

WHEREAS, the City has, through Chapter 8.15 SMC, enacted a program whereby property owner/taxpayers may qualify for a Final Certificate of Tax Exemption which certifies to the Spokane County Assessor that the Owner/Taxpayer is eligible to receive the multiple family housing property tax exemption; and

WHEREAS, the Owner/Taxpayer is interested in receiving the multiple family property tax exemption for new multiple family residential housing units in a residential targeted area; and

WHEREAS, the Owner/Taxpayer has submitted to the City a complete conditional application form for no fewer than a total of four new multiple family permanent residential housing units to be constructed on property legally described as:

WHITINGS 2ND RESURVEY TR A OF RECORDED SURVEY AUDITORS
4204721 BK 80 PG 90 BEING A PTN OF LTS 1 & 2 BLK 22 & PTNS OF VAC
STREETS

Assessor’s Parcel Number(s) 35064.3015, commonly known as 226 W
Courtland Ave.

WHEREAS, this property is located in the Spokane Targeted Investment Area and is eligible to seek a Final Certificate of Tax Exemption post construction under the Eight year exemption - No income and rent restrictions as defined in SMC 08.15.090.

WHEREAS, the City has determined that the improvements will, if completed as proposed, satisfy the requirements for a Final Certificate of Tax Exemption; -- NOW, THEREFORE,

The City and the Owner/Taxpayer do mutually agree as follows:

1. The City agrees to issue the Owner/Taxpayer a Conditional Agreement subsequent to the City Council's approval of this agreement.

2. The project must comply with all applicable zoning requirements, land use requirements, design review recommendations and all building, fire, and housing code requirements contained in the Spokane Municipal Code at the time a complete application for a building permit is received. However, if the proposal includes rehabilitation or demolition in preparation for new construction, the residential portion of the building shall fail to comply with one or more standards of applicable building or housing codes, and the rehabilitation improvements shall achieve compliance with the applicable building and construction codes.

3. The Owner/Taxpayer intends to construct on the site, approximately 4 new multiple family residential housing units substantially as described in their application filed with and approved by the City. In no event shall such construction provide fewer than a total of four multiple family permanent residential housing units.

4. The Owner/Taxpayer agrees to complete construction of the agreed-upon improvements within three years from the date the City issues this Conditional Agreement or within any extension granted by the City.

5. The Owner/Taxpayer agrees, upon completion of the improvements and upon issuance by the City of a temporary or permanent certificate of occupancy, to file an application for a Final Certificate of Tax Exemption with the City's Planning and Economic Development Department, which will require the following:

(a) a statement of the actual development cost of each multiple family housing unit, and the total expenditures made in the rehabilitation or construction of the entire property;

(b) a description of the completed work and a statement that the rehabilitation improvements or new construction of the Owner/Taxpayer's property qualifies the property for the exemption;

(c) a statement that the project meets the affordable housing requirements, if applicable; and

(d) a statement that the work was completed within the required three-year period or any authorized extension of the issuance of the conditional certificate of tax exemption.

6. The City agrees, conditioned on the Owner/Taxpayer's successful completion of the improvements in accordance with the terms of this Conditional Agreement and on the Owner/Taxpayer's filing of application for the Final Certificate of Exemption with the materials described in Paragraph 5 above, to file a Final Certificate of Tax Exemption with the Spokane County Assessor indicating that the Owner/Taxpayer is qualified for the limited tax exemption under Chapter 84.14 RCW.

7. The Owner/Taxpayer agrees, that once a Final Certificate of Tax Exemption is issued, to comply with all Annual Reporting requirements set forth in SMC 8.15.100 and contained in the annual report form provided by the City. Thirteen (13) months following the first year of the exemption beginning and every year thereafter, the Owner/Taxpayer will complete and file the appropriate Annual Report required by the terms of their Final Certificate of Tax Exemption with the City's Planning and Economic Development Department. The Annual Report is a declaration verifying upon oath and indicating the following:

(a) a certification that the property has not changed to a commercial use or been used as a transient (short-term rental) basis and, if applicable, that the property has been in compliance with the affordable housing income and rent requirements as described in SMC 8.15.090 since the date of the filing of the Final Certificate of Tax Exemption, and continues to be in compliance with this Agreement and the requirements of SMC Chapter 8.15;

(b) for affordable multi-family housing units, information providing the household income, rent and utility cost, of each qualifying as low and moderate-income, which shall be reported on a form provided by the City and signed by the tenants; and

(c) a description of any improvements or changes to the property made after the filing of the final certificate or last declaration.

8. The units subject to this agreement, including any owner-occupied units, shall be used and occupied only for multifamily permanent residential occupancy and use. No unit shall operate as transient lodging. The parties further acknowledge that the certificate of occupancy issued by the City is for multifamily residential units. The Owner/Taxpayer acknowledges and agrees that the units shall be used primarily for multi-family housing for permanent residential occupancy as defined in SMC 8.15.020 and RCW 84.14.010 and any business activities shall only be incidental and ancillary to the residential occupancy. Any units that are converted from multi-family housing for permanent residential occupancy shall be reported to

the City of Spokane's Planning and Economic Development Department and the Spokane County Assessor's Office and removed from eligibility for the tax exemption within 60 days. If the removal of the ineligible unit or units causes the number of units to drop below the number of units required for tax exemption eligibility, the remaining units shall be removed from eligibility pursuant to state law.

9. The Owner/Taxpayer will have the right to assign its rights under this Agreement. The Owner/Taxpayer agrees to notify the City promptly of any transfer of Owner/Taxpayer's ownership interest in the Site or in the improvements made to the Site under this Agreement.

10. The City reserves the right to cancel the Final Certificate of Tax Exemption should the Owner/Taxpayer, its successors and assigns, fail to comply with any of the terms and conditions of this Agreement or of SMC Chapter 8.15.

11. No modifications of this Conditional Agreement shall be made unless mutually agreed upon by the parties in writing.

12. The Owner/Taxpayer acknowledges its awareness of the potential tax liability involved if and when the property ceases to be eligible for the incentive provided pursuant to this agreement. Such liability may include additional real property tax, penalties and interest imposed pursuant to RCW 84.14.110. The Owner/Taxpayer further acknowledges its awareness and understanding of the process implemented by the Spokane County Assessor's Office for the appraisal and assessment of property taxes. The Owner/Taxpayer agrees that the City is not responsible for the property value assessment imposed by Spokane County at any time during the exemption period.

13. In the event that any term or clause of this Conditional Agreement conflicts with applicable law, such conflict shall not affect other terms of this Agreement, which can be given effect without the conflicting term or clause, and to this end, the terms of this Conditional Agreement are declared to be severable.

14. The parties agree that this Conditional Agreement, requires the applicant to file an application for the Final Certificate of Tax Exemption post the construction of the multiple family residential housing units referenced above and that the Final Certificate of Tax Exemption shall be subject to the applicable provisions of Chapter 84.14 RCW and Chapter 8.15 SMC that exist at the time this agreement is signed by the parties. The parties may agree to amend this Conditional Agreement requirements as set forth when the applicant applies for the Final Certificate of Tax Exemption based upon applicable amendments and additions to Chapter 84.14 RCW or Chapter 8.15 SMC if the requirements change between the issuance of the Conditional Agreement and the Application for Final Tax Exemption has been submitted.

15. Nothing in this Agreement shall permit or be interpreted to permit either party to violate any provision of Chapter 84.14 RCW or Chapter 8.15 SMC

16. This Agreement is subject to approval by the City Council.

DATED this _____ day of _____, 2025

CITY OF SPOKANE

GRADEWAY INC

By: _____

City Administrator, Alex Scott

Owner/Taxpayer

Attest:

Approved as to form:

City Clerk

City Attorney