



Historic Preservation Commission
55 E. Moore Street
Walla Walla, WA 99362
(509) 524-4710

SPECIAL MEETING AGENDA
CITY OF WALLA WALLA
HISTORIC PRESERVATION COMMISSION
Thursday, February 1, 2022 at 6:30 p.m.
In Person & Via ZOOM

Due to current COVID-19 restrictions, this will be a hybrid meeting. Members of the public are invited to attend by clicking here: <https://bit.ly/3tWv6hs> or may listen to the meeting by calling 253-215-8782 and entering meeting ID 886 3092 8408.

1. **CALL TO ORDER**
2. **ROLL CALL/ESTABLISHMENT OF QUORUM**
3. **APPROVAL OF MEETING MINUTES**
 - A. **December 2, 2021 Meeting**
4. **NEW BUSINESS**
 - A. **Officer Elections – Delay**
 - B. **Historic Preservation Plan Project Kick-off – Presentation by NW Vernacular**
5. **OLD BUSINESS**
6. **STAFF UPDATE**
 - A.
7. **ADJOURNMENT**

The City of Walla Walla complies with Title VI, ADA, and other applicable Federal civil rights laws and does not discriminate on the basis of race, color, national origin, age, disability, religion, veteran status, sexual orientation, gender identity, or sex.

Persons who need auxiliary aids for effective communication are encouraged to make their needs and preferences known to the City of Walla Walla Development Services Department three business days prior to the meeting date so arrangements can be made.



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**CITY OF WALLA WALLA
HISTORIC PRESERVATION COMMISSION
DRAFT SPECIAL MEETING MINUTES
Thursday, December 2, 2021 at 5:15 pm
Online Meeting Hosted via Zoom**

1. CALL TO ORDER

Meeting was called to order at 5:15 pm by Chair Shane Laib

2. ROLL CALL/ESTABLISH A QUORUM

Members Present: Shane Laib, Chair (left the meeting at 6:05 p.m.)
Tyler Anderson, Vice-Chair
Jonelle McCoy, Commissioner
Noemi Reed, Commissioner (joined at 5:16 p.m.)
Bill Plucker, Commissioner (joined at 5:17 p.m.)
Lindsey Ryan, Commissioner
Ben Murphy, Commissioner (joined at 5:17 p.m.)

Staff Present Lisa Wasson Seilo, Planner
Pam Ransier, Permit Coordinator

3. APPROVAL OF MEETING MINUTES

A. Regular Meeting – September 23, 2021

MOTION: Commissioner Anderson moved, and Commissioner Murphy seconded, to approve the September 23, 2021 minutes as presented.

Motion carried: 7-0

4. NEW BUSINESS

A. National Register of Historic Places Presentation – Michael Houser, DAHP

Michael Houser, State Architectural Historian for the Washington State Department of Architectural and Historic Preservation, presented an overview of the process surrounding the inclusion of the Walla Walla downtown to the National Register of Historic Places.

B. Local Register Nomination – 2 W Main Street, Walla Walla

Lisa Wasson Seilo, City Planner presented the staff report for the local nomination of this historic property. She reviewed the list of criteria that a proposed property must meet at least one from that list. The building was constructed in 1876 and has had significant remodels over the years, most of which are more than 50 years old, and each remodel holds historic significance in their own right. The structure meets the criteria for integrity of location, design, and materials and artisan labor/skills, has character defining features, and is surrounded by structures of similar size, age, and defining use. Many of the

Historic Preservation Commission Meeting

commissioners were able to tour the building in November and saw up close the historic features and characteristics of the building. The property owner, Mike Fredrickson, was in attendance and was able to provide any additional information if needed.

Staff recommends accepting the application to place the structure on the City of Walla Walla's local historic register based on the findings of fact and conclusions included in the staff report.

MOTION: Commissioner McCoy moved, and **Commissioner Ryan** seconded, to approve listing 2 W Main Street on the local historic register.

Motion carried: 7-0

C. Proposed Demolition –1004 Bonnie Brae Street, Walla Walla

Lisa Wasson Seilo, City Planner, presented the memo regarding the proposed demolition of a single-family residence at 1004 Bonnie Brae. The structure is over 50 years of age and a reviewer from the Washington State Department of Archaeology and Historic Preservation (DAHP) has determined the structure is not eligible for the National Register of Historic Places, making the properties exempt from SEPA review.

Commissioner Ryan felt there was some integrity to the size, scale, and feel of the property. The property owner, Sherri Battazzo, was in attendance and available to provide additional information to the Commission. Ms. Battazzo explained that the home was structurally unsound with a crumbling foundation. Barber Creek runs under the house via pipes and has lifted the left side of the house and it is sinking on the right side. She is also unable to find a contractor willing to repair the house, or even move the house to a new location, and she's sure that the house wouldn't survive the move. Ms. Battazzo stressed that her plans for the lot is to build back to the same size and scale as the original structure.

MOTION: Commissioner Anderson moved, and **Commissioner Ryan** seconded, to approve the demolition of 1004 Bonnie Brae Street.

Motion carried: 7-0

5. OLD BUSINESS

6. STAFF UPDATES

- **CLG Grant Application Update - Lisa Wasson Seilo**, Planner, reported that the City of Walla Walla submitted a request for proposals and received a positive response from Northwest Vernacular located in Port Orchard, WA. A contract was sent out to the team today

7. ADJOURNMENT

Meeting adjourned by **Vice-Chair Anderson** at 6:26 pm

Project Manager and Team Experience

STAFF

Both of our co-founders, Spencer Howard and Katie Pratt, will devote time to this project. Katie Pratt will serve as the project manager and the lead point of contact for project coordination. Both Spencer and Katie exceed the *U.S. Secretary of the Interior's Professional Qualifications* (Federal Regulations, 36 CFR Part 61) for Architectural Historian and Historic Preservation. Katie also exceeds the *U.S. Secretary of the Interior's Professional Qualifications* for Historian. All work on this project will be done by our co-founders.

- Katie Pratt: as project manager, Katie will lead public engagement, stakeholder outreach, historic context development, identification of marginalized and underrepresented groups in Walla Walla's history, and plan production and layout.
- Spencer Howard: will assist in public meetings, and focus on documenting previous surveys and inventories, municipal code language review, future study area identification including at risk structures due to unstable soils, flooding, or unreinforced masonry construction.

EXPERIENCE

NWV's owners are well versed in historic preservation planning, historic context development, and working with WISAARD. We have extensive experience preparing historic context statements as part of reconnaissance and intensive level historic property surveys in urban and rural environments.

We are experienced in the public outreach and preparation of historic property management plans and city preservation plans. Our capacity to utilize GIS software allows us to organize and layer the data sets over the city to inform planning. We are skilled at conducting workshops and public meetings with non-profit boards, historic commissions, property owners, and stakeholders to develop the vision and goals, that shape the development of supporting policies and actions. We work with our clients to talk through initial goals and community needs to shape a scope of work to tailor a plan.

The following selected examples illustrate the breadth of our experience and are expanded upon on subsequent pages:

- City of Coeur d'Alene Preservation Plan (2021), Coeur d'Alene, ID
- City of Canby Preservation Plan (2020), Canby, OR
- City of Wallace Preservation Plan (2020), Wallace, ID
- McMinnville Preservation Plan & Intensive Level Survey (2017-2018), McMinnville, OR
- City of Wenatchee Downtown Financial Incentive Assistance (2020), Wenatchee, WA
- City of Millwood CLG Technical Assistance (2019), Millwood, WA

In addition to the above work, we have extensive experience working on Federal Historic Tax Credit Rehabilitation projects providing helpful insight in considering this as a tool for property owners in the City of Walla Walla. Since 2017 we have worked on a series of projects with total project qualified rehabilitation expenditures exceeding \$80 million.

FIRM

NWV is a woman-owned S-corporation with two owners: Katie Pratt and Spencer Howard. Katie appreciates the humanities aspect of historic preservation, specializing in public outreach, interpretive planning, archival research, and historic context preparation. Spencer takes an analytical approach to preservation and excels in Geographic Information Systems (GIS), preservation planning and policy, historic building material identification, and condition assessments.

Our co-founders' over 20 years of combined experience working throughout the Pacific Northwest brings a deep knowledge of the region allowing us to serve a diverse range of clients throughout the Pacific Northwest. Our co-founders are both graduates with Masters of Science in Historic Preservation from the University of Oregon and started in the region working for other firms before launching NWV.

Through past work experience we have worked with local governments (e.g., planning departments and historic preservation offices), state agencies (e.g., state historic preservation offices and departments of transportation), federal agencies (e.g., Veterans Administration, General Services Administration), real estate developers rehabilitating historic properties, private property owners of historic properties, and heritage and preservation advocacy non-profit organizations.

Project Understanding and Approach

We understand that public outreach and education, articulating community preservation goals, and providing the strategic plan to achieve these goals are central to the development of the citywide historic preservation plan. We understand that in 2018 the City of Walla Walla adopted a substantial update to the *Walla Walla Comprehensive Plan* including a chapter on Historic Preservation summarizing current conditions, and goals and policies, and an action plan.

As a strategic document, the policies and actions developed in this preservation plan are intended to support the *Walla Walla Comprehensive Plan* and guide preservation efforts by the Historic Preservation Commission (HPC), City Council, and City staff over the next ten years in the identification, evaluation, registration, treatment, and preservation of historic resources while supporting economic and population growth.

The tasks necessary to complete the project include:

- Data collection and analysis
- Community outreach
- Plan development and adoption

Based on the above understanding of the project, we propose three deliverables to complete the work. Each of these deliverables will be combined to create the single historic preservation plan. Breaking the historic preservation plan into three parts will allow for focused research and review at each stage. Our work will follow the *U.S. Secretary of the Interior's Standards and Guidelines for Preservation Planning* and standards set by the National Park Service in *Guidelines for Local Surveys: A Basis for Preservation Planning*. Throughout each of the deliverables we will work with the City to provide opportunities for public and stakeholder access to project updates, meeting and survey announcements, and draft deliverables for review.