



**SPOKANE CITY/COUNTY
HISTORIC PRESERVATION OFFICE**

*Providing historic property protection and development
services to the City of Spokane and Spokane County.*



Randy Vissia
Building Director
Spokane County Building and Planning Department
Public Works Building
1026 W Broadway
Spokane, WA 99260

June 20, 2013

Dear Randy:

Under SCC Title 1-1.48.100 (subsection 5a), it is a duty of the Spokane City/County Landmarks Commission to review development proposals pertaining to identified historic resources or adjacent properties within the unincorporated Spokane County.

At an advertised public hearing on June 19th, 2013, the Spokane City/County Historic Landmarks Commission evaluated the proposed WEMCO Aerospace Manufacturing Facility (5510 W. Thorpe Road) which is adjacent to the historic Sarsfield Farmhouse (5520 W Thorpe Road), for the purpose of making a formal recommendation concerning Spokane County's environmental review and permitting of this proposal (PREAP-1300019).

At the hearing, after considering staff and committee reports, a report by a WEMCO project design team member, and public testimony and discussion, the following motion was made by Commissioner Kurt Kinbacher:

"Based on the Staff Findings of Fact, the report of the Design Review Committee, the review of testimony and evidence presented at the June 19th Landmarks Commission Hearing both orally and written, the WEMCO proposal will have a significant adverse impact to the historic Sarsfield Farmhouse located at 5520 W Thorpe Road (Spokane County). The Landmarks Commission recommends that the proposal reviewed at the June 19, 2013 public hearing not be approved because it requires further environmental review to comply with the conditions of ZW-14-03. Further information to be conveyed by letter from Historic Preservation Officer."

This motion was seconded by Commissioner Jim Harper. The motion was then unanimously approved by roll call vote.

Therefore, the Spokane City/County Historic Landmarks Commission finds that the proposed project will have a significant adverse impact on the Sarsfield Farmhouse. The Commission requests that the Spokane County Building and Planning Department honor the conditions placed on the WEMCO

property by the Spokane County Hearing Examiner (ZW-14-03) and applied to the WEMCO project by the Spokane County Building and Planning Department (PREAP-1300019, May 30, 2013), and not permit this project until appropriate environmental review of the impacts of this proposal on the Sarsfield Farmhouse, with a plan to avoid or mitigate impacts, is completed and submitted for consideration by the Landmarks Commission.

The Landmarks Commission identified these specific areas that should be addressed by the environmental review:

- A qualified historic preservation specialist's assessment of the impact of the proposal on the Sarsfield Farmhouse and associated significant features (rock walls), including plans for mitigation and monitoring;
- Alternative site plans that move intensive uses (such as the access road) away from the Landmark and allow for maximum separation and screening from the Sarsfield Farmhouse property;
- More specific landscaping plans that address the need to maximize screening and protection, while preserving the Sarsfield Farmhouse's historic context;
- An explanation of how the proposal, under zoning and land use regulations, is compatible in terms of other uses in the vicinity of the Sarsfield Farmhouse;
- Structural and geotechnical investigation evaluating the impact of construction activities such as vibratory rolling or rock excavation on the landmark property especially the basalt rock walls and veneer cladding on the residence;
- Geotechnical and storm water investigation evaluating the impact on the existing ground water levels from the project due to impervious surfaces and required storm water structures.

Submitted on behalf of the Spokane City County Historic Landmarks Commission,



Kristen Griffin
City/County Historic Preservation Officer

CC (by email):
City/County Landmarks Commission
Jim Millgard, Spokane County Building and Planning
Julie Shatto, Spokane County Building and Planning
John Bauer, LSB Consulting Engineers
Ken Geible, David Evans Associates
Kathy Schulthesis, Urban Nature Consulting LLC
Robin and Gary Congdon