



Historic Preservation Commission Regular Meeting Agenda

Monday, July 14, 2025 at 2:00 AM

9103 E Frederick Ave.

www.youtube.com/@cityofmillwood

1. CALL TO ORDER & ROLL CALL
2. APPROVAL OF MEETING AGENDA
3. APPROVAL OF MINUTES
 - a. [Motion to approve June 9, 2025 minutes as presented or with modifications.](#)
4. ACTION AND DISCUSSION ITEMS
 - a. [100-year Property Recognition](#)
 - b. [Historic District Signage](#)
 - c. [Millwood Trail Signs](#)
 - d. Outreach Events Opportunities
 - e. Local Register Forms and Assistance
 - f. [2026 Budget](#)
5. COMMISSIONER COMMENTS
6. SET NEXT MEETING - August 11, 2025 at 2:00 pm.
7. ADJOURNMENT



Historic Preservation Commission Regular Meeting Minutes

Monday, June 09, 2025 at 2:00 PM

9103 E Frederick Ave.

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1. CALL TO ORDER & ROLL CALL

Commissioner Major called the Historic Preservation Commission Meeting to order at 2:02 pm.

PRESENT

Commissioner Kris Major

Commissioner Annie Oakes

Commissioner Barbara St Clair arrived at the meeting at 2:15 pm.

Commissioner Colleen Kirsten

Commissioner Alex Brannin

2. APPROVAL OF MEETING AGENDA

Motion made by Commissioner Oakes, Seconded by Commissioner Kirsten to approve the agenda as presented.

Voting Yea: Commissioner Major, Commissioner Oakes, Commissioner Kirsten, Commissioner Brannin

3. APPROVAL OF MINUTES

a. Motion to approve April 14, 2025 minutes as presented or with modifications

Motion made by Commissioner Oakes, Seconded by Commissioner Kirsten to approve the April 14, 2025 Historic Preservation Commission Minutes as presented.

Voting Yea: Commissioner Major, Commissioner Oakes, Commissioner Kirsten, Commissioner Brannin

4. ACTION AND DISCUSSION ITEMS

a. Update on 100-year Property Recognition

Commissioner Major was contacted at the Farmers Market by the owner of 3221 N Dale requesting a 100-year certificate, 3301 N Argonne also submitted a request for a 100-year certificate. Commissioner Brannin volunteered to research the date the building was built and contact Ms. Cassels with the information. She will make up a certificate & decal and mail it to them along with the letter from Commissioner Major. Ms. Cassels had a call from the business owner at 9013 E Euclid based on the letter sent out. Ms. Cassels will update the list of decal recipients to keep it current.

b. Historic District Street Signage: Public Works response, budgeting, further discussion?

Ms. Cassels submitted the lighting that had been ordered for the Central Business District but did not get any information from public works regarding the installation of historic signs on the light posts.

- c. Outreach Events Recap - Mother's Day Walking Tour, May 28 Farmers' Market, other

Commissioner Oakes gave an update on the Millwood Mother's Day Tour and the Historic Preservation Commission Meeting at the Farmers Market. The Commission discussed attending Millwood Daze, future Farmers Markets and movies in the park.

- d. Resource Guide edits & addition of section on Glass

The Commission discussed the edits and the addition of the glass description to the Resource Guide. Commissioner Oakes will compile the changes and submit to staff for Legal review.

- e. Local Register, review ease of finding and filling out nomination

Commissioner Major was contacted by the owner of 9212 E Frederick asking for assistance with completing the paperwork to get his property on the National Register. The Commission discussed various ways they might be able to provide assistance to property owners in completing the National Register Application. They will discuss further at the next meeting.

- f. Main Street Program Information

Commissioner Major shared information about the Main Street Program and the benefits for the city if they were in the program. She had a meeting with the Amanda Tainio, Contract City Planner, and Shirene Young, Millwood Community Association to discuss the program and whether or not they should move forward in completing the application.

- g. Budgeting for 2026 projects

Commissioner Major reminded everyone to be thinking about items they may want to include in the 2026 budget. Some of the items the Commission discussed were funds to complete the trail signs, Centennial decals and Historic District street signs.

5. COMMISSIONER COMMENTS

There were no Commissioner comments.

6. SET NEXT MEETING

The next Historic Preservation Commission meeting will be July 14, 2025 at 2:00 pm.

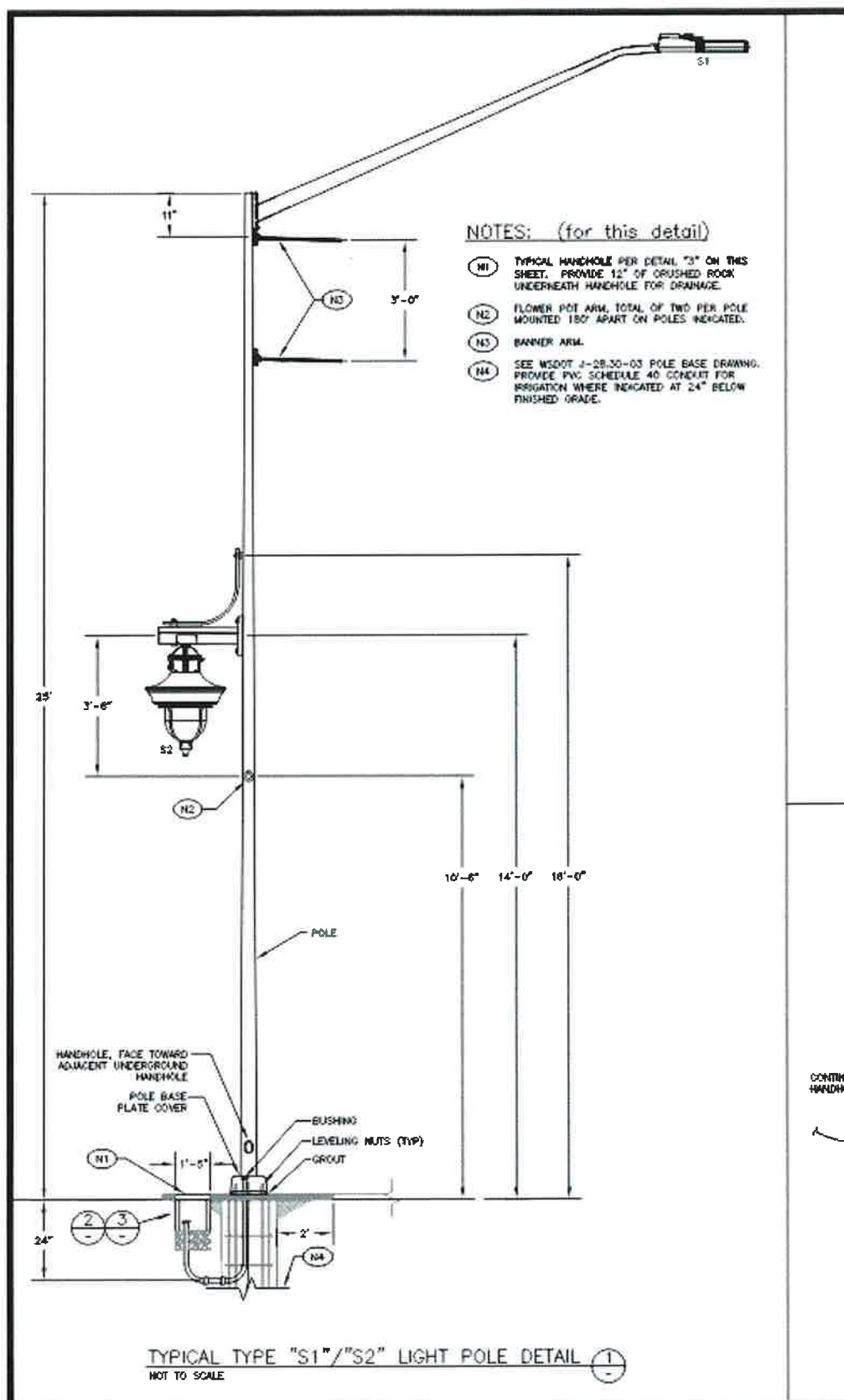
7. ADJOURNMENT

Motion made by Commissioner Kirsten, Seconded by Commissioner St. Clair to adjourn the Historic Preservation Commission Regular Meeting at 3:10 pm.

Voting Yea: Commissioner Major, Commissioner Oakes, Commissioner Kirsten, Commissioner Brannin, Commissioner St. Clair.

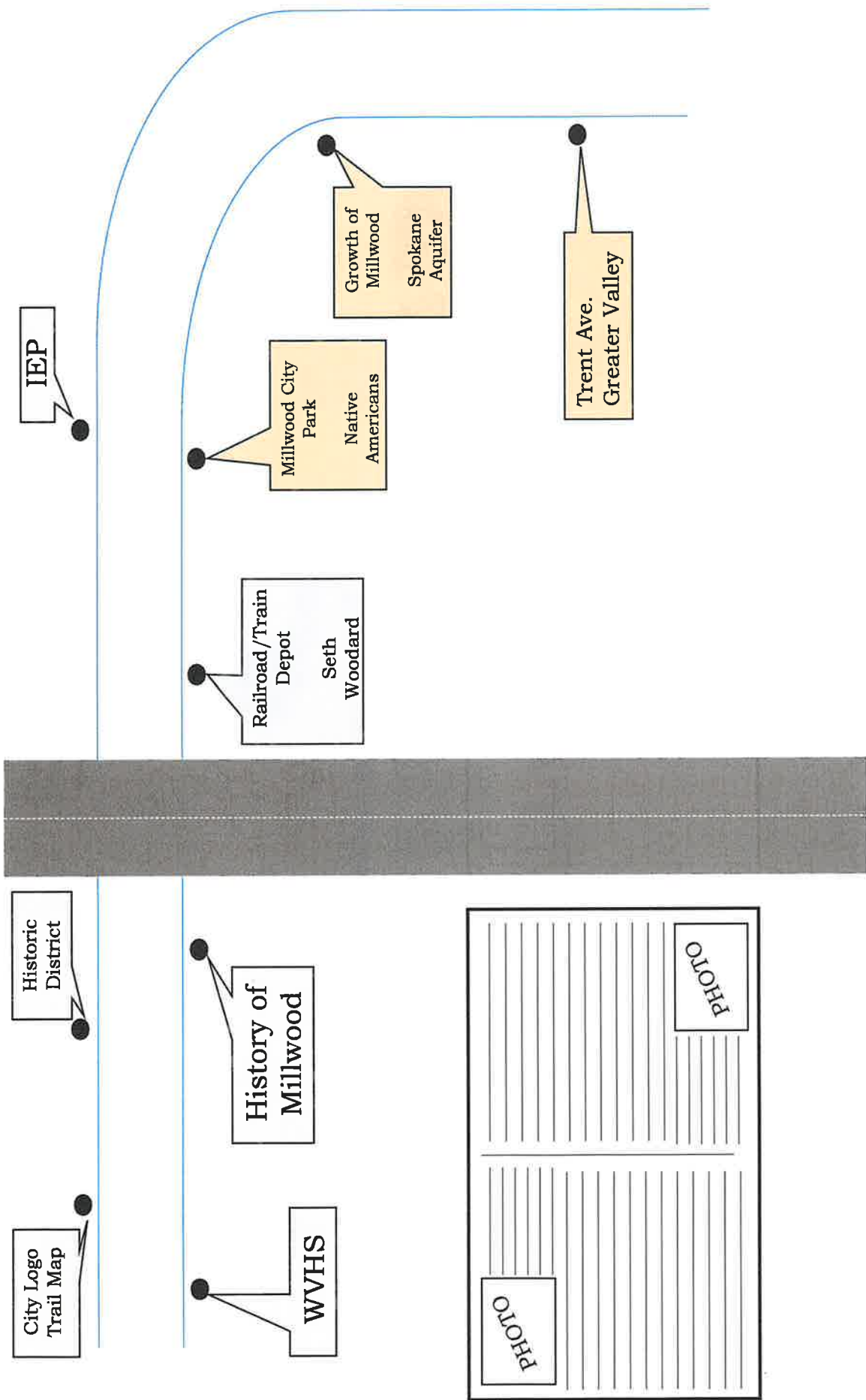
100-YEAR CERTIFICATES & DECALS DISPURSED

Steve Tressel	8936 E Frederick	Built 1922
Katie Hoffman	3221 N Dale	Built 1912
Joseph Maridon	9212 E Frederick	Built 1910
Vicki Naccarato	3318 N Marguerite	Built 1923
Kevin Smith	8523 E Euclid	Built 1920
Corner Door (B. Beese)	3301 N Argonne	Built 1925



Does that help you?

Matt



TRAIL SIGNS

Side by Side Analysis of Original Signs Versus Edited
Signs

THE CITY OF MILLWOOD

CITY PARK



From standing pool to lawn. July 1955.

When The Millwood Homes addition was plotted in 1946, Millwood purchased land from IEP for a park along its northern edge. Although two tennis courts were blacktopped before snow fell in 1949, it took many years and funds to fully develop the vision. The softball field was laid out in 1955, the wading pool was built in 1954. 75 trees were planted in April 1955 and concrete block restrooms were planned for fall 1955. The City and State invested funds and civic groups donated labor and playground equipment.



Millwood Park, 1955.

WATER TANK

American Pipe and Construction Company of Portland, Oregon constructed Millwood's "stand-pipe" style water tank in the fall of 1969. It is 35 feet in diameter, 108 feet tall and holds 800,000 gallons of water. Water weight and pressure dictated steel sections be 3/16" thick at the bottom decreasing to 3/8" thick at the top.

Millwood city council protected the tank with a striking pattern designed in school colors and actively promoted by West Valley High School students. The city has stayed faithful to the basic concept for subsequent recordings in 1992 and 2018.



MILLWOOD CITY HALL

For twenty-nine years, Millwood City Council meetings were held in the Mesoric Tensile building and the offices of Inland Empire Paper Company. The paper mill housed the volunteer fire department equipment and the town had no library.

Spokane Architects Eddy, Carlson and James designed a municipal building for Millwood in 1956 and Heft Construction Co. finished construction in Spring 1957. The stylish, 98x63-foot mid-century modern building housed the water and fire departments on the lower floor. Office space, council chambers, library, reading room and a kitchen filled the upper floor.

By 1967, the tiny, 12x20-foot library was stuffed with 7,000 volumes and the town had purchased a second fire truck. The town hired Harold Coleman to build an addition which featured a distinctive fire hose styling rack built up into the roof and room for two fire trucks. Renovating the fire department's old space allowed the library to move downstairs and triple its size. New office space was added upstairs.

In 1974, Heft Construction was hired to add accessibility to the building's split level design. The entrance was expanded to make room for an elevator.



THE CITY OF MILLWOOD



ARCHITECTS EDDY, CARLSON & JAMES

DESIGN RECOMMENDATIONS IN 1957, FOR ALMOST 30 YEARS, MILLWOOD TOWN COUNCIL ARCHITECTS WERE HELD IN THE MASONIC TEMPLE BUILDING AND AT INLAND EMPIRE PAPER COMPANY. THE PAPER MILL HOUSED THE VOLUNTEER FIRE DEPARTMENT EQUIPMENT AND THE TOWN HAD NO LIBRARY.

IN 1956 HEFT CONSTRUCTION COMPANY COMPLETED CONSTRUCTION ON A NEW MUNICIPAL BUILDING DESIGNED BY SPOKANE ARCHITECTS EDDY, CARLSON AND JAMES. THE STYLISH MID-CENTURY MODERN BUILDING HOUSED THE WATER AND FIRE DEPARTMENTS ON THE LOWER FLOOR WITH OFFICE SPACE, COUNCIL CHAMBERS, LIBRARY AND KITCHEN LOCATED ON THE UPPER LEVEL.

BY 1967, THE TOWN LIBRARY HAD GROWN TO 7,000 VOLUMES AND THE FIRE DEPARTMENT HAD ADDED ANOTHER FIRE TRUCK. THE TOWN HIRED HAROLD COLEMAN TO BUILD AN ADDITION TO THE BUILDING WHICH FEATURED A DISTINCTIVE FIRE HOSE STYLING RACK BUILT UP INTO THE ROOF AND ROOM FOR BOTH FIRE TRUCKS. RENOVATIONS TO THE FIRE DEPARTMENT'S OLD SPACE ALLOWED THE LIBRARY TO MOVE DOWNSTAIRS AND TRIPLE IN SIZE. IN 1974, HEFT CONSTRUCTION WAS HIRED TO ADD ACCESSIBILITY TO THE BUILDING. BUT LEVEL, DESIGN OF THE ENTRANCE WAS EXPANDED TO MAKE ROOM FOR AN ELEVATOR.

LOCAL THE FIRE DEPARTMENT RESIDES IN A SEPARATE BUILDING LOCATED DIRECTLY EAST OF CITY HALL. THE AREA SPACE OCCUPIED BY THE FIRE DEPARTMENT IS NOW DEDICATED TO THE CITY'S PUBLIC WORKS DEPARTMENT. THE FORMER LIBRARY PROVIDES SPACE FOR COMMUNITY VOLUNTEERS AND CITY OFFICES UPDATING HAVE BEEN RECONFIGURED OVER THE YEARS TO ADAPT TO THE CHANGING NEEDS OF THE CITY.



MILLWOOD CITY PARK

IN 1946 MILLWOOD PURCHASED LAND FROM INLAND EMPIRE PAPER COMPANY FOR A NEW CITY PARK LOCATED ALONG THE NORTHERN EDGE OF A NEW RESIDENTIAL DEVELOPMENT. WITH FUNDS FROM THE CITY AND THE STATE OF WASHINGTON, AND CIVIC GROUPS DONATING LAND AND EQUIPMENT, CONSTRUCTION ON THE PARK BEGAN IN 1946 AND COMPLETED BY THE MID 1950'S. ALTHOUGH THE PARK WOULD INCLUDE TENNIS COURTS, A WADING POOL, SOFTBALL FIELD, AND THE ADDITION OF 75 NEW TREES.



WATER TANK

EXTENDING 108 FEET TALL WITH A DIAMETER OF 35 FEET, THE STAND-PIPE WATER TANK IS A MILLWOOD LANDMARK. BUILT BY AMERICAN PIPE AND CONSTRUCTION COMPANY OF PORTLAND, OREGON, THE MILLWOOD "STAND-PIPE" STYLE WATER TANK WAS CONSTRUCTED IN 1969. WATER WEIGHT AND PRESSURE DICTATED STEEL SECTIONS 3/16" THICK AT THE BOTTOM AND DECREASED TO 3/8" AT THE TOP. THE 800,000 GALLONS OF WATER UNDER THE TANK IS PUMPED DIRECTLY FROM THE SPOKANE VALLEY SUTROSLAND FARM RESERVOIR.

THE WOODARD FAMILY

The Woodard Family

Pioneers Joseph S. and Sarah Woodard and their five children traveled by wagon from Kansas and in 1883 settled where Argonne intersects with Fredrick Avenue. Joseph, a Civil War veteran, paid \$5 an acre on contract for 170 acres. A decade later, Joseph persuaded the owners of the Coeur d'Alene Spokane Railroad Co. to build through his land by promising free right of way, and the stop was named Woodard Station. The original name of Argonne road from Dishman was known as the Woodard Road south of the river and Foults Road to the north. D. C. Corbin, the builder of the Spokane International Railway, came up with the name Milwood, forever joining the paper mill to the Woodard name.



Son Seth Woodard became active in local development, including irrigation and starting the local school district in 1897. He oversaw construction of the first school in 1900 and donated the land for West Valley High School.



Inland Electric Train

By 1912, Milwood was envisioned as a growing industrial district for Spokane with new investment opportunities for business and residential use. The paper mill was running two shifts with 126 men. Ads lured workers to take the train to apply for mill jobs and buy one-acre lots for chickens and a garden. The Inland Electric train ran from Spokane to Coeur d'Alene with 26 stops a day at the Milwood passenger station and freight depot, allowing travel between the valley and Spokane in less than 20 minutes. Canadian Pacific, Union Pacific, Great Northern, Northern Pacific, and Idaho-Washington Northern steam lines stopped at Woodard's Station.



THE WOODARD FAMILY

IN 1883, AFTER TRAVELING BY COVERED WAGON FROM KANSAS TO WASHINGTON STATE, JOSEPH AND SARAH WOODARD SETTLED THEIR FIVE CHILDREN. JOSEPH S. WOODWARD PURCHASED THE ACRES FROM THE NORTH BAY PACIFIC RAILROAD. THE LAND LOCATED WEST OF ARGONNE ROAD BETWEEN FIELD AND BIRCH WAS PURCHASED FOR \$5.00 PER ACRE ON A LONG TERM CONTRACT.

TWO DECADES LATER, JOSEPH, A CIVIL WAR VETERAN WITH DISTINGUISHED SERVICE AND REWARD, JOINED WITH HIS SON SETH TO PERSUADE THE COEUR D'ALENE & SPOKANE RAILROAD COMPANY TO BUILD RAIL, CROSS THROUGH THEIR LANDS BY PROMISING THEM BONUS OF WAY. THE STOP LOCATED ALONG THE STRETCH OF RAILROAD WAS NAMED WOODARD STATION.



JOSEPH & SARAH WOODARD FAMILY, 1883



SETH WOODARD, 1897

LIFE IN KANSAS BEFORE 1883, JOSEPH'S SON SETH, WHO IN 1887 MARRIED CELIA GIBSON, HAD NO EDUCATION AND HAD TO WORK HARD IN THE ESTABLISHMENT OF A LOCAL SCHOOL DISTRICT. COEUR D'ALENE & SPOKANE RAILWAY BEGAN OPERATIONS IN 1897. WITH SETH WOODARD AS ITS CHIEF, IN 1901 SETH PURCHASED LAND EAST OF ARGONNE FOR \$4000 AN ACRE. HE WENT ON TO SERVE ON MILWOOD'S FIRST TOWN COUNCIL.

BOYD SETH WOODARD'S NAME AND DEDICATION TO EDUCATION LIVES ON THROUGH SETH WOODARD ELEMENTARY SCHOOL, LOCATED JUST OUTSIDE OF MILWOOD IN THE SPOKANE VALLEY.

"HARBORVIEW," "BLAT," AND "DALE" ROADS WERE NAMED AFTER JOSEPH AND SARAH'S GRANDCHILDREN.



COEUR D'ALENE & SPOKANE RAILWAY

TRANSFERRING PASSENGERS, MAIL, AND FREIGHT IN COEUR D'ALENE & SPOKANE RAILWAY BEGAN SERVICE IN 1897. THE LAST PASSENGER TRAIN RAN ON JULY 13, 1961. THE MILWOOD-INTERMEDIARY TRAIN IS LOCATED ON LAND WHERE THE RAILS WERE ONCE LOCATED.

SPOKANE INTERNATIONAL RAILWAY

WITH SERVICE FROM SPOKANE TO THE CANADIAN BORDER AT SANDSPRING, IDAHO, THE SPOKANE INTERNATIONAL RAILWAY USED STEAM AND THEN DIESEL TO TRANSPORT PASSENGERS AND FREIGHT. TODAY, SPOKANE PACIFIC RAILWAY USES THESE RAILS TO PROVIDE FREIGHT SERVICE TO LOCAL BUSINESSES AND CHARGES FREIGHT BETWEEN SPOKANE AND CANADA.



THE NAME "MILWOOD" WAS CHOSEN FOR THE COMPANY TOWN SPRING UP AROUND THE PAPER MILL TO HONOR THE IMPORTANT CONTRIBUTIONS OF BOTH THE PAPER MILL AND THE WOODARD FAMILY.

HISTORIC DISTRICT

Black House, Corner 18th and Main, 1888

Millwood Begins

In 1911 Industrial Development Corporation started a town and they called Millwood. First lots were sold and lots went to people before building a water or sewer system. Over time, Island Empire Paper Company acquired many of these lots.

In the spring of 1923, Island Empire Paper Company appropriated \$40,000 dollars and established a revolving home loan fund to help employees to build their own homes. Walter E. Hoadley, a paper mill manager and his brother, Julian, a board member of IEP, were in the middle of this plan. The paper company offered almost 70 lots for sale and had pattern books available at the mill to provide ideas for full architectural plans.

Plans were laid from the mill across into the cleared area and a steam shovel came in to excavate basements and lay water and sewer lines. Nine homes were built by managers and workers in 1923. At least seven were built in 1926 and five in 1928.

Black House, Corner 18th and Main, 1888

Greenwood House, 1888

Millwood Historic District

The map shows the Millwood Historic District in 2001 when it was listed on the National Register of Historic Places.

■ Contributing Property, National Register of Historic Places

Better Homes for America

The "Better Homes for America Movement" began in 1922. It emphasized good design, solid construction, modern, labor-saving equipment and artistic decoration for houses of all sizes. This movement believed ownership of well-designed homes would improve society and keep the nation strong.

Island Empire Paper Co. put the ideals of the Better Homes Movement into practice. House plan books provided designs for modest but well designed and solidly constructed bungalow and eclectic revival style homes. This community, begun by paper mill management in 1923 and inspired by the better homes for America Movement has made its wonderfully special place to live and stay.

The House of the Thousand Homes, 1923

Black House, 1923

Greenwood House, 1923

MILLWOOD HISTORIC DISTRICT

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The House of the Thousand Homes, 1923

Black House, 1923

Greenwood House, 1923

In 2001, the Millwood Historic District was added to the National Register of Historic Places.

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. It is the official list of the Nation's historic places worthy of preservation.

Today the Millwood Historic District is composed of 37 contributing properties. It is home to an impressive collection of historic homes, many of which are located in the heart of the community.

In August of 2014, the Millwood City Council adopted Ordinance 1000, creating the Millwood Historic Preservation Commission.

The Commission is responsible for reviewing and recommending the preservation of historic properties within the district. It also provides guidance to property owners on how to best preserve their historic homes.

MAP OF THE MILLWOOD HISTORIC DISTRICT

WEST VALLEY HIGH SCHOOL

West Valley High School

Photos and Research that help tell the story of West Valley High School



Orchard Avenue School was built in 1923. The 4-room brick building cost \$2,000. In 1912, a fledgling high school program was implemented there.

Union High School District
Milwood High School soon followed. Students from smaller, nearby districts also wanted high school opportunities. In 1924, then, Pleasant Prairie and Orchard Park School Districts united to form Union High School District #6016. Soon a distinctive, up-to-date building rose on several acres facing Trent Highway. West Valley High School was dedicated Feb. 2, 1925.



West Valley High School 1924. The magnificent school was designed by celebrated architects Winslow and Price in an Italian Renaissance revival style. The auditorium was once considered to be the finest in the State of Wisconsin.



Milwood High School 1913. A 4-room brick Milwood School was built in 1912. The district's high school department moved here in 1913. A high school wing built in 1917 added 8 classrooms, an auditorium and a gym. Milwood High School colors were orange and black.



Carved stone from the Winslow-Prior building which the new school. Carved granite work made in the hills, large granite pedestals anchor the auditorium, granite pillars, brick and stone form a courtyard walk feature.



West Valley High School 1957. In 1937, a neo-Gothic modern style high school annex was designed at Buckeye and Vista by George M. Rabeau. Students studied 3 blocks between the 1924 and the 1957 schools. An addition in 1961 completed the new school. It was expanded and updated in 1988.



As in years past, students and visitors entering West Valley High School pass under the 1924 carved granite archway.



West Valley High School 2007. The school resulted from a dramatic transformation of the mid-century modern building. MAC Architects designed a new school which united portions of the 1927-58 high school with the spirit and salvaged physical features of the community's beloved 1924 high school. The state-of-the-art school, suffused with a rich Eagle past, is the pride and joy of our community.

No one in the oldest schools in the area. West Valley High School does. Several families have five generations of graduates. "On West Valley" is both our school song and a way of life for our students and alumni.

"Once an Eagle, always an Eagle!"

WEST VALLEY HIGH SCHOOL

"Home of the Eagles"



DESIGNED ON FEBRUARY 2ND, 1925 WEST VALLEY HIGH SCHOOL WAS BUILT TO ACCOMMODATE THE GROWING COMMUNITY. THE DISTINCTIVE BUILDING ROSE ON SEVERAL ACRES BEYOND THE BENTLEY HOME. DRIVEN AND BUILT HERE DESIGNATED AS THE SCHOOL COLORS. HAVING FIRST BEEN USED BY THE SMALLER MILWOOD HIGH SCHOOL, WHICH WAS DEDICATED HEAVILY IN 1913. THE IMPRESSIVE BRICK BUILDING WAS DESIGNED BY CELEBRATED ARCHITECTS WINSLOW AND PRICE IN AN ITALIAN RENAISSANCE REVIVAL STYLE. THE AUDITORIUM WAS CONSIDERED THE FINEST IN THE STATE OF WISCONSIN.

BY THE MID 1950S A LARGER HIGH SCHOOL WAS NEEDED. ARCHITECT GEORGE M. RABEAU ANSWERED THE CALL WITH A DESIGN FOR A MID-CENTURY MODERN HIGH SCHOOL ANNEX TO BE LOCATED AT THE INTERSECTION OF HESA ROAD AND BUCKEYE AVENUE, ON MILLWOOD'S EASTERN BEND.



CONSTRUCTION OF THE NEW SCHOOL WAS COMPLETED IN 1961 AND THE ORIGINAL HIGH SCHOOL BUILDING WAS REPURPOSED AS A GYMNASIUM. AS SUCH.

THE BUILDING WAS AGAIN SPACED AND UPDATED IN 1988.

IN 2007, THE SCHOOL DISTRICT HIRING ARCHITECTS TO REFORMULATE. MAC ARCHITECTS DESIGNED A NEW SCHOOL, WHICH UNITES PORTIONS OF THE MID-CENTURY BUILDING WITH THE SPIRIT AND SALVAGED PHYSICAL FEATURES OF THE 1924 BUILDING, WHICH HAD OBSOLETE BY 1992.



TODAY, WEST VALLEY HIGH SCHOOL IS THE CENTER PIECE OF THE WEST VALLEY COMMUNITY. VISITORS TO THE SCHOOL FIND UNDER THE ORIGINAL 1924 CARVED GRANITE ARCHWAY THAT HAS SALVAGED FROM THE ORIGINAL HIGH SCHOOL BEFORE THE BUILDING WAS REBUILT. ENCLD.

WITH ENROLLMENT OF MORE THAN 1,000 STUDENTS, WEST VALLEY HIGH SCHOOL IS A "BORN COMMUNITY" DEDICATED TO THE INTERLOCKING AND A COMMITMENT TO LEARNING FOR ALL STUDENTS.





