



Historic Preservation Commission Special Meeting Agenda

Tuesday, November 18, 2025 at 10:00 AM

9103 E Frederick Ave.

www.youtube.com/@cityofmillwood

- 1. CALL TO ORDER & ROLL CALL**
- 2. APPROVAL OF MEETING AGENDA**
- 3. APPROVAL OF MEETING MINUTES**
 - a. [Motion to approve October 21, 2025 minutes as presented or with modifications](#)
- 4. ACTION ITEMS**
 - a. [Millwood Trail Signage Content Review](#)
 - b. [Preservation Commission Brochure Design Update](#)
 - c. Local Register Property Nomination Update
 - d. Megan Duvall Meeting Schedule
 - e. Historic Preservation Open Chair Position
- 5. COMMISSIONER COMMENTS**
- 6. SET NEXT MEETING**
- 7. ADJOURNMENT**



Historic Preservation Commission Special Meeting Minutes

Tuesday, October 21, 2025 at 10:30 AM

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 10:31 am

PRESENT

Commissioner Kris Major
Commissioner Annie Oakes
Commissioner Colleen Kirsten
Commissioner Alex Brannin

ABSENT

Commissioner Barbara St Clair

2. APPROVAL OF MEETING AGENDA

Motion made by Commissioner Kirsten, Seconded by Commissioner Brannin to approve the agenda.

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

3. APPROVAL OF MEETING AGENDA

- a. Motion to approve September 16, 2025 minutes as presented or with modifications.

Motion made by Commissioner Oakes, Seconded by Commissioner Kirsten to approve the September 16, 2025 minutes as presented.

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

4. ACTION ITEMS

- a. 2026 Budget

Commissioner Major reported she submitted the budget to Treasurer Consultant Dave Armstrong and the Commission will know if the budget was approved by December 7th, 2025.

- b. Millwood Trail Signage

The Commission discussed the three signs that are not on the trail yet, the original IEP trail sign was approved but may need to be resent if any updates are made, discussed including documentation that the Spokane Tribe approved of the Winter Village of the Spokanes trail sign.

- c. Historic District Signage

There were no updates to discuss but will follow up in 2026.

- d. Preservation Commission Brochure Update

The Commission reviewed the brochure purchasing invoice, discussed what information needs to be updated and Commissioner Kirsten said she will update the brochure for the Commission to review at the next meeting.

e. Megan Duvall Meeting

Commissioner Kirsten offered to reach out to Ms. Duvall and see if she would be available to come to the next meeting.

f. Main Street Program Affiliate Status

Commissioner Major reported that Millwood was accepted as an affiliate with the Main Street Program, the commission discussed their role in the program.

5. COMMISSIONER COMMENTS

Commission Oakes reported technical issues with the online videos, she talked to a Gonzaga student about the History of Millwood, met at City Hall with a resident and reviewed historic documentation for his home and discussed the Millwood nomination form.

6. SET NEXT MEETING

a. Set Schedule for Special Meetings

Historic Preservation Special Meeting - November 18, 2025 at 10:00 am

7. ADJOURNMENT

Motion made by Commissioner Kirsten, Seconded by Commissioner Oakes to adjourn the Historic Preservation Special Meeting at 11:17 am.

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

Inland Empire Paper Co.



IEP Begins Production

In 1909, a land holding company purchased about 50 acres along the south side of the Spokane River for a paper mill. The river and nearby railroads made it an ideal location. Construction began in the fall of 1910 and the mill opened in the summer of 1911. The new mill soon manufactured 34 grades of paper including book, bond and writing paper in various colors.



Pool and bandstand, June, 1933



IEP "Papermakers Band" first performed in 1923

Early to Recycle

From the beginning of production in 1911, IEP included waste paper as a raw material. At the time, recovered paper improved production efficiency and solved "the evil of waste paper."

By 1974, it cost less to buy wood chips from saw mill waste than to make them and the log yard disappeared.

Today, IEP relies on both waste wood chips and recovered paper for raw materials.



Paper Mill circa 1911-1912

"Spokane Valley -- Industries (#06)," Spokane Public Library

IEP - A Community Hub

Originally, IEP developed its grounds as a community park. The company planted trees, constructed a pool and built a bandstand for its "Papermakers Band." The mill also sponsored a baseball team and built a diamond at Trent and Argonne. Early residents spoke of warm summer evenings enjoying music and the company of neighbors while children rolled on the grass. IEP also provided town services. They planted and tended street trees, provided water and firefighting equipment and maintained a town dump.



Perhaps a promotional parade float, circa 1916-1920

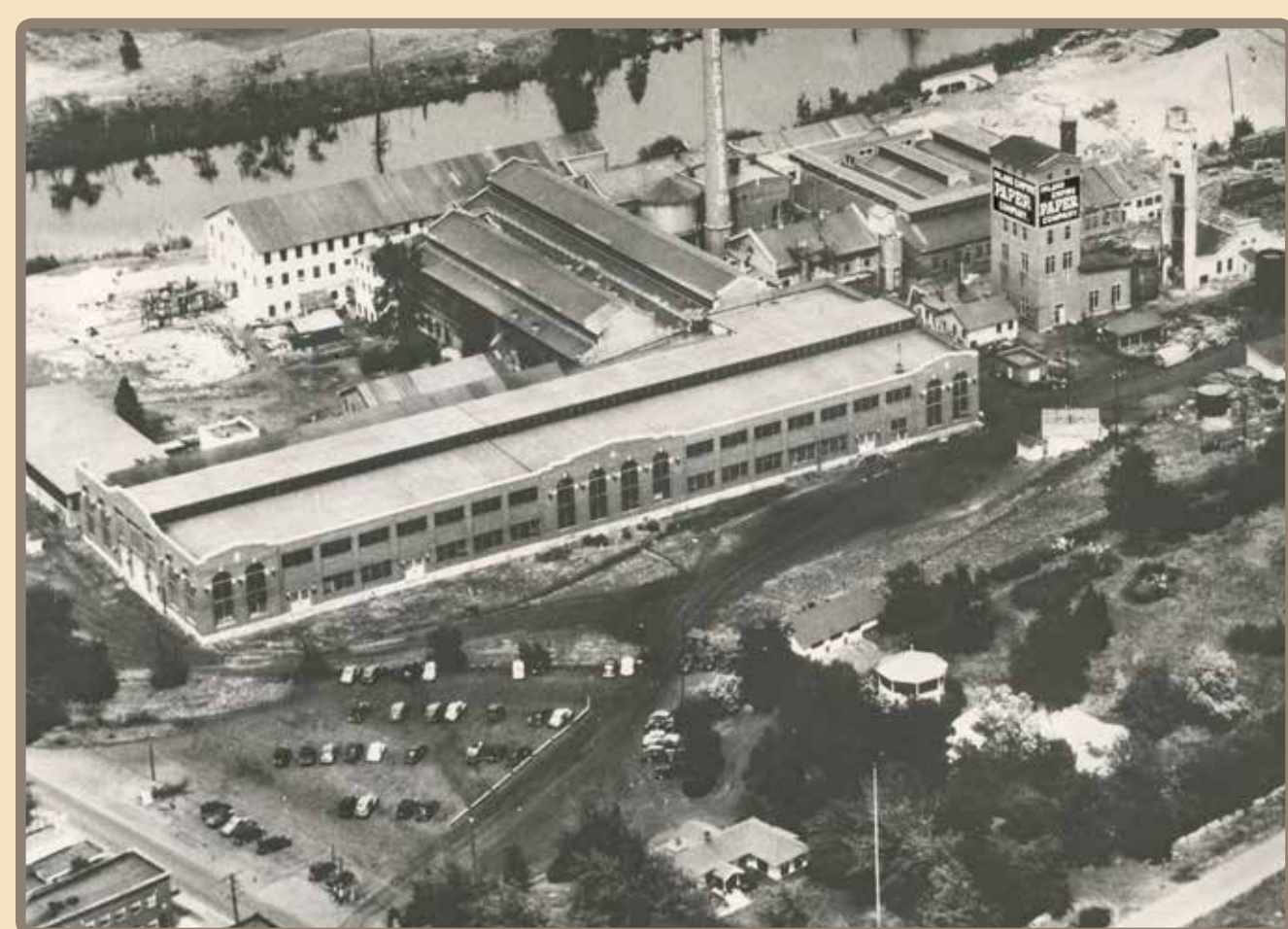


Log pile fire, September 7, 1957

Bray Collection

Inferno

Just before noon on Saturday, September 7th, 1957 the mill whistle blew a frantic fire code. Off-shift workers rushed to the mill. Brush was in flames and log piles in IEP's large log yard were beginning to burn. By 2 PM, the old apple storage warehouse on Empire east of Argonne was burning. As the inferno burned into the night, around 1000 people arrived to fight the fires. Millwood residents came to the Masonic Hall and made coffee and sandwiches. Curious onlookers clogged the streets and an estimated 15 firetrucks from Fairchild, Civil Defence and Naval Supply had trouble getting through. Hot weather, dry grass and a seldom used steam locomotive were the likely causes. Nearly 8.5 million board feet of lumber were lost.



Paper Mill circa 1935

Forestry

In 1950 IEP purchased 14,000 acres of cutover forestland on the east slope of Mt. Spokane to grow trees. The science was new so IEP forester Jim Anderson experimented with tree species and planting practices. IEP opened the forestland to hunting, cross country skiing and hiking. Today the Forestry Dept. at IEP manages 117,000 acres of company-owned timberland in northeastern Washington and northern Idaho.

Resiliency

IEP has survived world wars, depressions, recessions, fire and pandemics. For over 110 years, the company has successfully met the challenges of evolving markets, regulations and technologies with determination and bold innovation.

Primary reference: Challenge and Change: Inland Empire Paper Company's First Century pub, 2011

Winter Village of the Spokanes

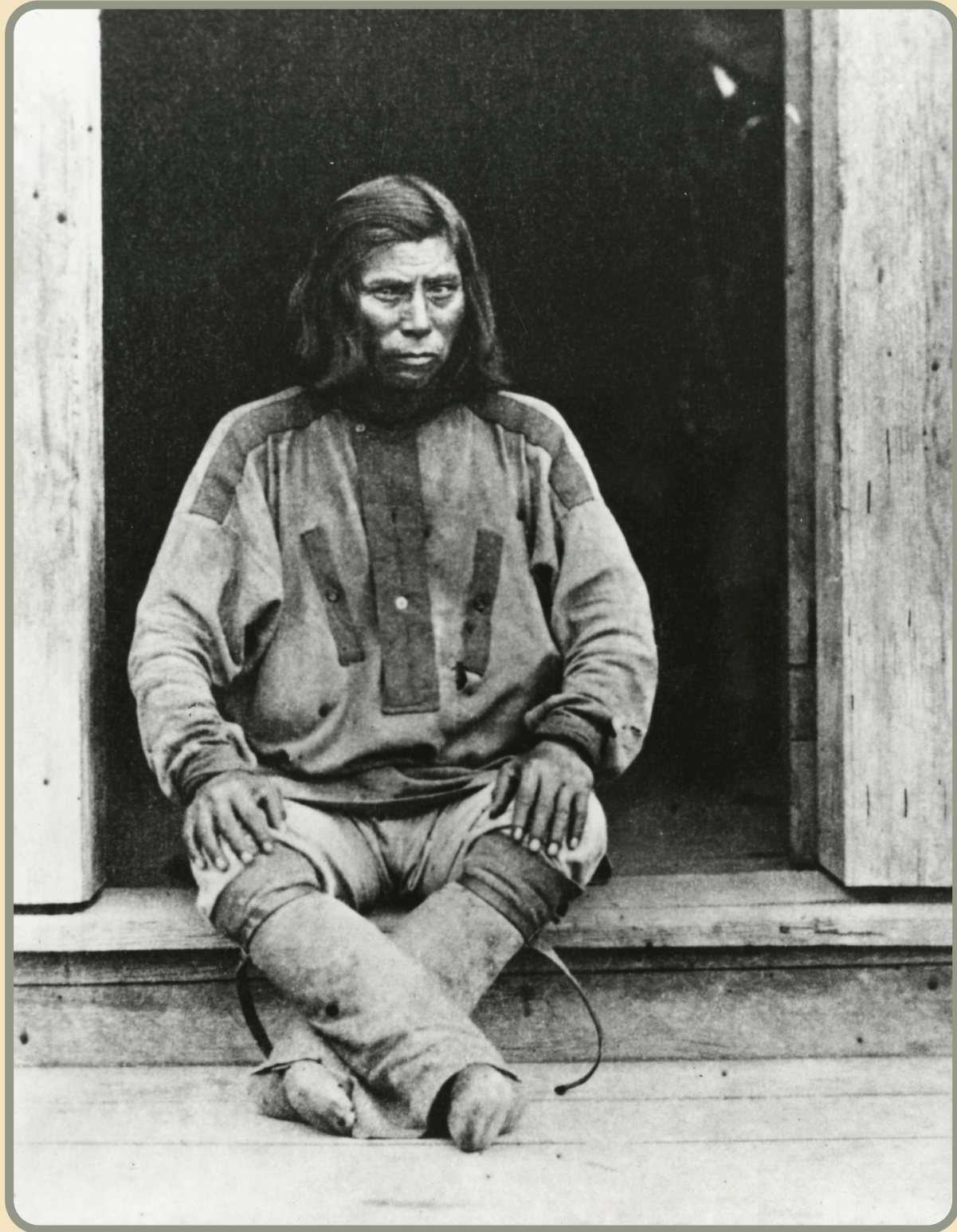
Research: Millwood History Enthusiasts.

For thousands of years, the Spokanes were a river people. They lived a semi-nomadic way of life hunting, fishing, and gathering all creator had made available to them. The Spokanes lived near the banks of the Spokane and Columbia rivers and their tributaries. Sixty percent of their diet came from these waterways in the form of salmon, steelhead, eel and shellfish.¹ Family groups traveled with the seasons. The men hunted game and women gathered roots, berries, nuts and seeds. They tanned animal hides and crafted various plant materials into mats, bags and baskets. In winter, the family groups came together into established winter villages.

¹ <https://spokanetribe.com/history/> (2021)

A Good Location

The river through present-day Millwood provided abundant salmon and other fish for eating and drying. The swift river water interacted with the aquifer beneath so seldom froze. The low, flat area now occupied by Inland Empire Paper Co. was close to the river, didn't flood and was sheltered from the prevailing winds. A low-water ford lay about a mile upstream. The fertile valley soil for miles around supported abundant bunch grass which nourished horses through all seasons.



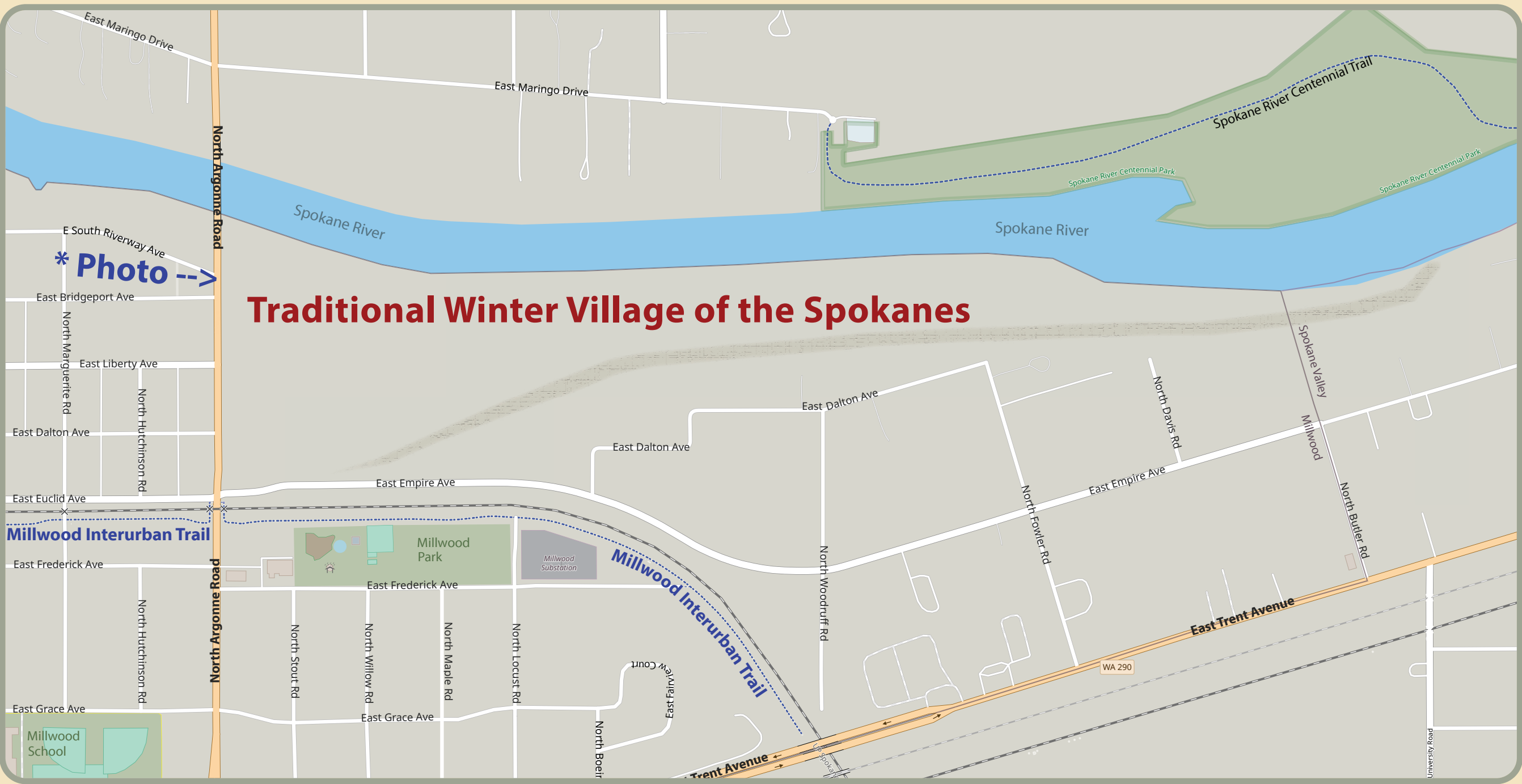
Spokane Garry, Fort Colville 1859*

In a memoir, John V. Campbell mentions a camp of Spokanes 2 or 3 miles downstream from Plante's in the winter of 1853 - 1854. He says that a lot of the tribe was wintering there including two chiefs, Spokane Garry and Big Star.

* Library of Congress Control Number: 2003668227
Reproduction Number: LC-DIG-ppmsca-03400

Busy Settlement

An 1850's visitor to the area later described a vibrant settlement made up of numerous lodges and Indian encampments on both sides of the river. It stretched from where the paper mill now stands almost to today's Centennial Trail Denny Ashlock Bridge. The main village was on the flat east of the current paper mill buildings. At this place the women were "drying fish and meat, tanning hides, etc.," while the men were "fishing, gambling and racing horses." In the early 1880's, white settlers found remnants of sweat houses and drying racks. (C.W. Lees as told to Seth Woodard.)



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Sweat house frame

Morigeau, Ellis, 1879-1944, "Indians -- Sweatbaths (#03)," Spokane Public Library, accessed August 21, 2023, <https://lange.spokanepubliclibrary.org/items/show/866>.



* This depiction (based on a 1910 photo) shows the site of the Spokanes' traditional winter village. The camera is facing east toward the main part of the village. The river is out of sight on the left.

"Spokane Valley -- Industries (#05)," Spokane Public Library

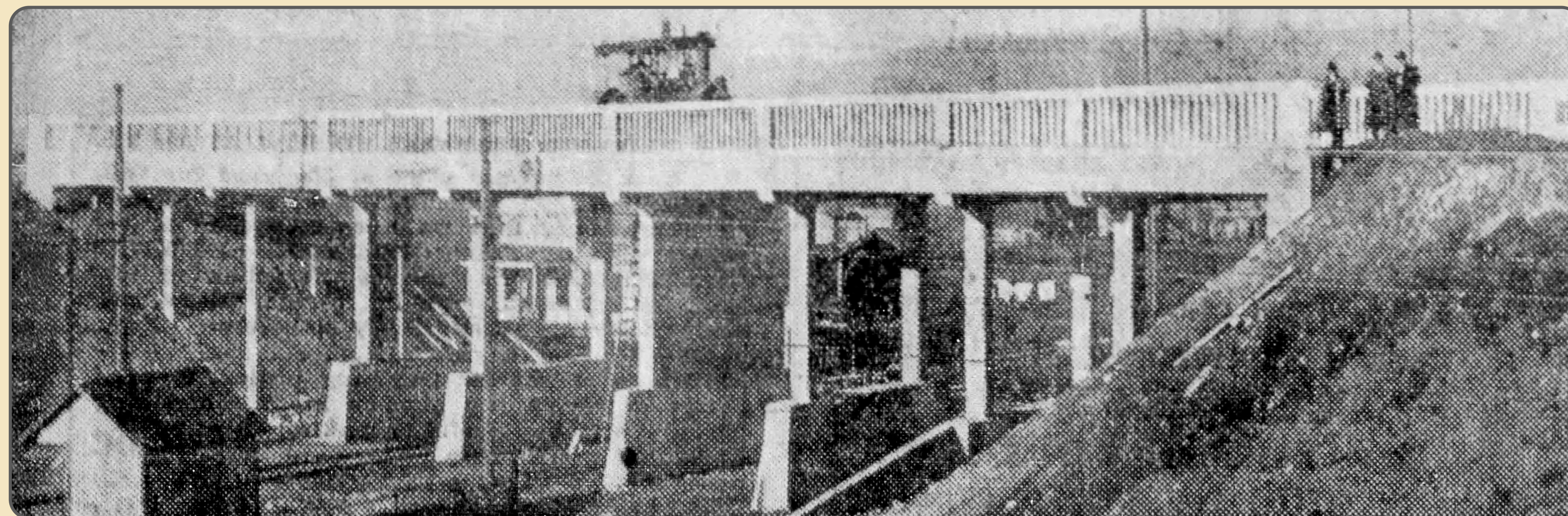
Subway

Research: Millwood History Enthusiasts

In 1903, The Coeur d'Alene & Spokane Railway Company built its Electric Line to pass under the already established Northern Pacific Railroad (now BNSF). Spokane International Railway added their line to Canada in 1906. At its height, N.P. Subway consisted of an Electric train stop, a store and several houses. Martin and Emma Nelson opened a grocery in 1912 and two of their children were born in Subway.

Then as now, Trent Road paralleled the Northern Pacific tracks but it dipped down to cross two tracks of the electric line and one track of the Spokane International in a draw. A driver could only see a short stretch of the three tracks. Although the crossings had "gongs," the gongs were often out of order. The bridge or viaduct completed in December, 1913 improved safety but it left Subway difficult to access from Trent Road.

The electric train stop provided convenient service to Grandview Acres into the 1940's.



New Viaduct at Northern Pacific Subway on Trent Road shown under strength test of a 16 ton road roller. Spokane Chronicle Dec 9, 1913. (Photographed from NP tracks facing Northwest towards current Millwood Interurban Trail.)

Grandview Acres

One hundred and twenty acres of [Narup land] ... will be platted into one and two acre tracts ... It will be known as Grandview. The "Palisades," one of the scenic features of the Spokane Valley, are just across the river. (Spokesman Review April 18, 1908)

Grandview Acres promoted the early 1900's dream of owning land with an easy commute to shopping and job - a healthy place to raise children and food.



View of The Palisades from Grandview Acres in 2020 (photo: Annie Oakes)



J.A. and Matilda Narup, 1914

photo courtesy Julie Hess

Matilda (May) Stegner / Narup

In August, 1889 Joseph and Matilda Stegner came to Spokane on a Northern Pacific train. The Stegners started a General Merchandise Store at Trent in 1890. They acquired the Trent Post Office and Matilda became Post Mistress. Joseph developed appendicitis and died in 1895 leaving Matilda with 5 children, a store and \$2,000 of life Insurance.

Matilda ran the store and bought 160 acres of Spokane Valley land for \$800. After the electric railway was built in 1903, she and her second husband, J. A. Narup sold those 160 acres for \$16,000. They bought more land and became developers. At one time or another, the Narups owned and platted much of the land between the Inland Empire Paper Co. Mill and Pines Road.

Brazeau House, 3315 N Dale Rd



Benefits of Historic Preservation

- Safeguards the heritage of the community represented in its buildings, objects and sites
- Fosters neighborhood pride and the sense of identity based on the community's history
- Stabilizes and improves the aesthetic and economic vitality and values of historic sites
- Promotes the conservation of valuable material and energy resources of the existing built environment

Special Property Tax Valuation

Property owners may qualify for an exemption for a portion of property tax on improvements to historic properties. To be eligible for the tax break, the property must be on the Millwood Register of Historic Places or be a contributing property in a designated historic district; the rehabilitation work must be at least 25% of the assessed value of the building prior to the work; and the work must

be done in accordance with the Secretary of the Interior's Standards for Rehabilitation, and the improvements must have been completed within 24 months of the application. Contact the Millwood Planning office to learn more about the special property tax valuation program.

Clearwater House 3216 N Hutchinson



How We Can Help

- Assist with research on history of property
- Consult about local register qualification
- Guidelines for historic rehabilitation of property

Millwood Register of Historic Places

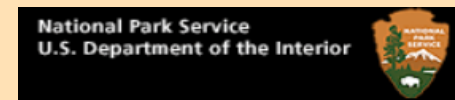
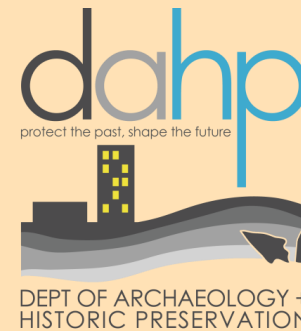
A property may be included on the Millwood Register if it is associated with the history, architecture, archaeology or cultural heritage of the community, have integrity (that is, it has not been altered too much), is at least 50 years old or if younger it has exceptional importance, and it falls into one of eleven historic categories such as a distinctive architectural style, an outstanding work of a builder or architect, or is associated with significant events.

This pamphlet has been financed in part with Federal funds from the National Park Service, Department of the Interior, administered by the Department of Archaeology and Historic Preservation (DAHP) and the City of Millwood. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior or DAHP. This program received Federal funds from the National Park Service. Regulations of the U.S. Department of Interior strictly prohibit unlawful discrimination in departmental Federally Assisted Programs on the basis of race, color, national origin, age, or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of Interior, National Park Service, 1849 C Street, NW, Washington D.C. 20240.

Who We Are

The Millwood Historic Preservation Commission was established in 2014 to promote the preservation and improvement of the many historic properties in Millwood, not just in the Millwood Historic District, and to provide property owners with the special tax valuation incentives available under Washington State law. Commissioners are appointed by the mayor and confirmed by the city council.

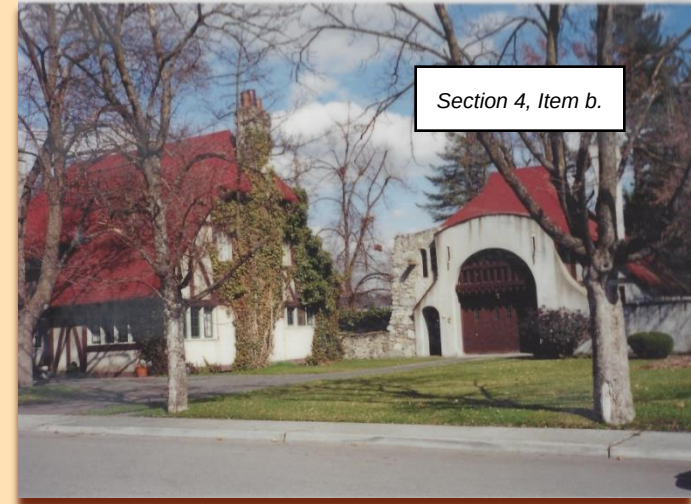
The commission meets monthly on the third Thursday at 6:00 p.m. at city hall. Everyone is welcome.



Contact Us

Millwood Planning Office
9103 E Frederick Ave
Millwood WA 99206
(509) 924-0960
info@millwoodwa.us

Section 4, Item b.



Rosebush House, 3318 N Marguerite Rd
National Register of Historic Places, 2000

MILLWOOD HISTORIC PRESERVATION

*Saving Millwood's
Past for the Future*

Historical Context

For centuries, the Upper Spokane Indians wintered next to the Spokane River at present-day Millwood. When a newly-formed Coeur d’Alene-Spokane Railroad Co. was planning an electric rail line in 1903, local settler Seth Woodard and his father, Joseph, enticed the company with the promise of free right-of-way through their adjoining properties.

In 1909, W. A. Brazeau convinced Nekoosa-Edwards Paper Co. of Appleton, Wisconsin to invest in building a paper mill at Woodard Station. The new mill began producing paper in September, 1911. In 1923, Mill management established a revolving home loan fund to help employees build homes. The company offered lots for sale and provided books of house plans for reference. The development of northeastern Millwood, platted as “Grandview Acres” was shaped by the early 1900’s dream of owning rural land within easy commuting distance to shopping and job - a healthy place to raise food and children.

In 1928, Millwood became the first incorporated Town in the Spokane Valley. Increased housing demand following WWII spurred Millwood to annex and plat numerous tracts of land north and west of its historic core. These Millwood neighborhoods now display a variety of post-WWII ranch-style homes.

In 2001, the commercial buildings and homes located in Millwood’s core were collectively listed on the National Register of Historic Places as “Millwood Historic District”. In addition to the structures in the Millwood Historic District, there are numerous buildings in Millwood outside of the district that would qualify for historic preservation incentives.



Brown Building
3301 N Argonne

History: Remembering the Past Arts: Enriching the Present Business: Promoting the Future



Millwood Business District c. 1920s

Planning a Renovation Project?

The idea is to keep the true character of the building, as it was originally designed. The intent is to preserve the building’s historic integrity.

Preserve-Repair-Replace:
Preserve features that are important in defining the overall historic character of the structure. Protect or Repair if necessary using appropriate methods and materials. Replace with appropriate materials only if necessary.

The Secretary of the Interior’s Standards for Rehabilitation are available on-line. These are excellent guidelines for your rehabilitation project.
www.nps.gov/tps/standards/rehabilitation.htm

Online Resources

- Millwood History Enthusiasts
www.millwoodhistory.com
- Washington State Department of Archaeology and Historic Preservation
www.dahp.wa.gov
- National Register of Historic Places
www.nps.gov/nr/
- National Trust for Historic Preservation
www.preservationnation.org
- Spokane City-County Historic Preservation Office
www.historicspokane.org



Section 4, Item b.

Stevens House, 3306 N Dale Rd

Historic Doesn’t Mean It Has To Be Grand

What you might call “modest” homes are also eligible for historic preservation designation and incentives. In fact, the less value in the property, the easier it is to qualify for special property tax valuation. And it does not have to be located in a historic district either. There are over 500 potentially eligible homes throughout Millwood that could be added to the Local Register.

Woodard house, 3402 E Frederick

