

# 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.

## 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](http://www.nps.gov/tps/standards/rehabilitation.htm)



## 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.*



Stevens House,  
3306 N Dale Rd



Woodard  
house, 3402 E  
Frederick

## 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.