

## MINUTES

**SPOKANE CITY/COUNTY HISTORIC LANDMARKS COMMISSION  
PUBLIC HEARING  
WEDNESDAY, JANUARY 19, 2011  
CITY COUNCIL BRIEFING CENTER, CITY HALL**

Chair Jim Kolva called the public hearing to order at 3:02 pm.

COMMISSION MEMBERS PRESENT:	COMMISSION MEMBER ABSENT:
Jamie Emmick	Jim Kolva
Kurt Kinbacher	Beth Fairfax
Greg True	Ron LaBar
Larry Howes	Jerry Baldwin
	Diana Painter

STAFF PRESENT:  
Kristen Griffin, Historic Preservation Officer  
Angie Napolitano, Secretary

GUESTS PRESENT:  
Linda Yeomans, Ron Hamilton, Lorna St. John, Sister Irene Knopes, Chris Batten,  
Patrick Cardinal, Jasbor Thabel, Jim Haines

Chair Jim Kolva began the meeting by welcoming the new commission members and explaining proceedings.

**CHANGES TO THE AGENDA:** No changes.

**1. Review of the Spokane Register Nomination for 1427 W Dean – St. Joseph’s Catholic School Auditorium & Gym**

Kristen Griffin, Historic Preservation Officer (HPO), read from the Staff Report of Findings and showed photos. She recommends approval under Spokane Register Category C.

Jamie Emmick reported for the Nomination Committee. The site visit was conducted on January 12, 2011. She concurred with Staff Findings.

Discussion included:

- Linda Yeomans – consultant for building owners
- Don Hamilton and Lorna St. John, owners of the building, stated the concrete wall on rear of the building was not covering brick.
- Mr. Hamilton will try to find photos of the original front door to put in the file.

**Jamie Emmick moved based on Staff Report of Findings that the St. Joseph’s Catholic School Auditorium & Gymnasium at 1427 W Dean be recommended eligible for listing on the Spokane Historic Register under Category C. Greg True seconded.**

**Unanimously approved by roll call vote.**

**2. Review of Spokane Register Nomination for 1507-1517 W Dean – St. Joseph’s Catholic Church & Convent**

Kristen Griffin, HPO, read from the Staff Report of Findings and showed photos. Staff recommendation is that the property does meet the criteria for eligibility under Spokane Register Categories A and C.

Kurt Kinbacher reported for the Nomination Committee. The site visit was conducted on January 12, 2011. He concurred with Findings of Fact in the Staff report.

Discussion included:

- Linda Yeomans – consultant, explained the nomination was held off in 2006 even though the commission approved it because of the owners of the buildings at that time stopped it from going through. New ownership has brought it back to the commission to reaffirm the original motion.
- Sister Irene Knopes representing the owner of the building.
- Question regarding the brick, was it sealed or painted.
- 1949 there was a bid made for sealant but cannot confirm if it was done.
- Nomination needs a revision to cross-reference the Auditorium & Gymnasium to the Church & Convent nomination, to be done administratively.

**Kurt Kinbacher moved that based on the Findings of Fact and in consideration of the revised nomination, to be handled administratively, to reaffirm the Spokane Historic Landmarks Commission's January 18, 2006 motion that the St. Joseph's Church & Convent located at 1507-1517 W Dean be recommended for listing in the Spokane Register of Historic Places under both Categories A and C. Jamie Emmick seconded.**

**Unanimously approved by roll call vote.**

3. **Review of Spokane Register Nomination 32 W Second – Washington Auto Carriage**

Jim Kolva recused himself to take his place as the consultant for the building owner. Greg True assumed the Chair position for this item on the agenda.

Kristen Griffin, HPO, read from the Staff Report Findings of Fact and showed photos. Staff recommendation is that the property does appear to meet the criteria for eligibility under Spokane Register Category A.

Jamie Emmick reported for the Nomination Committee. The site visit was conducted on January 12, 2011. She concurred with the Findings of Fact in the Staff report. Building does retain most of its historic category despite modifications.

Discussion included:

- Chris Batten, owner of the building
- Jim Kolva, consultant for the building owner
- Paint - color chosen from the historic color palette from Sherwin Williams.
- Signage - will require Certificate Of Appropriateness (COA) – Historic Preservation Officer to decide if COA could be approved administratively.
- Original historic address was 36 West Second.
- Correction to nomination to reflect Pacific Bridge Properties III

**Jamie Emmick moved that based on the Staff Report of Findings the Washington Auto Carriage at 32 West Second be recommended eligible for the Spokane Register under Category A. Kurt Kinbacher seconded.**

**Unanimously approved by roll call vote.**

Greg True returned to his seat and Jim Kolva returned as Chair.

**4. Review Certificate of Appropriateness application (Demolition) for 3402 N Crestline – Wallace Lyberger Building**

Kristen Griffin, HPO, read from the Staff Findings of Fact and showed photos. She explained the procedure for this application relating to the Demolition Ordinance. She does not recommend approval of the application for the Certificate of Appropriateness. Review SMC 17D.040.220.

Ron LaBar reported for the Design Review committee. Site visit was conducted on October 8, 2010 and on January 18, 2011. The building in its current condition appeared to be consistent with the state that it was in when it was nominated at the January 19, 2005.

Discussion included:

- Patrick Cardinal, realtor broker representing owner of building
- Jasbir Thabel, owner of the building
- HPO clarified that the 90 day initial delay for demolition period starts on the date of the Certificate of Appropriateness application which was received on January 4, 2011.
- Larry Howes disclosed that he knows the realtor but has no financial relationship.
- Ron LaBar explained the job of the commission is just to decide if the changes are consistent with the Standards. Demolition is not consistent with the Standards.
- Reasons given for request were financial hardship and previous owners violated the management agreement by making changes without the commission review and feel that it should have been removed from the register at that point.
- HPO explained that the building would have had to have a major remodel to take away its historical integrity and significance.
- Building is consistent with what it looked like when it was nominated for the register.
- Exhaust all alternatives before resorting to demolition.
- Possibility to adapt carwash to the existing building
- Jim Haines, architect for the new carwash - carwash was the most economically feasible. Carwash inside building was never explored.
- Special Valuation opportunity was discussed
- Owner to consider

**Ron LaBar moved that based on the Staff Report of Findings and the Secretary of the Interior Standards for Rehabilitation move to deny the Certificate of Appropriateness for Wallace Lyberger Building at 3402 N Crestline. Greg True Seconded.**

HPO explained that if commission denies the application, the demolition permit may not be issued for an additional 45 days. This provides time for non-binding mitigation. Mitigation is not to consider an alternative but to find some way to salvage some of the building.

- Owner says it will not be feasible to incorporate building with carwash

**Unanimously approved by roll call vote.**

## **5. Demolition Ordinance Revision Update**

Kristen Griffin, HPO, discussed plans for continued discussions regarding ordinance revision.

Discussion included:

- Update on PCED committee meeting with the Council, provided briefing paper given to them
- HPO suggested Larry Howes, Real Estate representative, provide input on the economic hardship clause of the ordinance.
- Interest in requiring a design review following a demolition
- HPO attended Spokane Preservation Advocates Strategic Planning meeting.
- HPO would like input from commission on the Demolition Ordinance Revision.
- HPO will provide special briefing on ordinance for SPA.

Concludes Agenda items. No further business.

Public Hearing concluded at 5:02 pm

## **Spokane City/County Historic Landmarks Commission Regular Meeting January 19, 2011**

### **1. Call to Order**

- Meeting began at 5:03 pm

### **2. Approval of Minutes**

- Greg True moved to postpone approval of December 15, 2010 minutes at next meeting so that suggested corrections can be investigated. Unanimously approved by exclamation.

### **3. Old Business**

- Vault – applicant not ready for January agenda, possibly February.

### **4. New Business**

- Letter by the commission to legislature in support of the MAC. Jim Kolva to draft letter.

### **5. Chairman's Report**

- Welcomed new members and thanked old members

### **6. HPO Staff Report**

- Foothills Project– included planning for historic buildings on that site
- Mitigation for Riverside extension warehouses
- YMCA – SEPA checklist
- Preservation Breakfast

### **7. Other**

- Committee appointments:

- Larry Howes – Design Review
- Jerry Baldwin – Special Valuation
- Jamie Emmick – Design Review
- Beth Fairfax – Nominations & Determination of Eligibility
- Jim Kolva removed from committees
- Ron LaBar - Architecture Week in May – HPO fit in to activities of that week
- Mid Century Architecture week in May 4th for Historic Preservation month – movie at the MAC –
- Proclamation in May - need people to receive from the City and the County
- Training needs to be scheduled for new commissioners.
  
- Meeting Adjourned at 5:35 pm