

MINUTES

SPOKANE CITY/COUNTY HISTORIC LANDMARKS COMMISSION PUBLIC HEARING WEDNESDAY, APRIL 20, 2011 CITY COUNCIL BRIEFING CENTER, CITY HALL

Co-Vice Chair Ron LaBar called the public hearing to order at 3:05 p.m.

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

STAFF PRESENT:

Kristen Griffin, Historic Preservation Officer
Angie Napolitano, Secretary

GUESTS PRESENT:

Noble & Judith Hundley, Kevin & Janet Conway, Jim Harper (applicant for SHLC)

Co-Vice Chair Ron LaBar began the meeting by having commission members introduce themselves.

CHANGES TO THE AGENDA: No changes.

1. Review Special Valuation application for 2325 S Garfield Road (Stone House)

Kristen Griffin, Historic Preservation Officer (HPO), read from the Staff Report of Findings. She confirmed that the application is complete and expenses appropriate with some exceptions.

Greg True reported for the Special Valuation Committee. The site visit was conducted on April 13, 2011. He noted that the committee confirmed that the work that was claimed was done.

Discussion included:

- Noble & Judith Hundley, property owners, thanked the commission for reviewing their application.
- HPO passed property owners Special Valuation notebook for review by the commission.
- Greg True discussed exceptions: appliances, draperies, and a portion of the patio.
- Patio discussion included:
 - Nomination mentioned patio but did not specifically list it as part of the Management Agreement.
 - Jamie Emmick clarified that the issue is not so much whether it was included in the original Management Agreement but whether the conditions for Special Valuation apply which is if it is an integral part of the house.

- Ron LaBar suggested calculating the area of original patio and taking a percentage to allow that much of the patio.
- Sprinkler winterizing discussion included:
 - Jerry Baldwin suggested that the sprinkler winterizing is just maintenance.
 - Owner was not living in the house at the time.
 - Ron LaBar stated that mortgage interest, tax, are allowed if owner not living in the house at that time. We allow items of maintaining the property while vacant.
 - Greg True thinks winterizing and snow removal is allowable because they were not living there.
- Kurt Kinbacher noted that the consultant fee was paid in full on 9-22-08. Needs to be removed.

Greg True moved that the commission approve the application for Special Valuation for the Stone House at 2325 South Garfield Road with the modifications that the stove, the curtains, the consultant fees are removed and that the amount for the patio is prorated to only include the area of the original patio of the original construction of the house. Jamie Emmick seconded.

Unanimously approved by roll call vote.

Mr. Hundley confirmed that the blinds and hardware are included.

2. Review Special Valuation application for 411 W 15th Avenue(Parent House)

Kristen Griffin, HPO, read from the Staff Report Findings of Fact. Staff confirmed that the submitted application is complete and expenses appropriate with some details explained by the site visit: Carport removal, kitchen range vent, and window coverings.

Ron LaBar disclosed that the applicants are friends and neighbors of his.

Greg True reported for the Special Valuation Committee. The site visit was conducted on April 13, 2011. He noted that the committee confirmed that the work that was claimed was done.

Discussion included:

- Kevin & Janet Conway, property owners, thanked the staff for the assistance received and the commission for reviewing their application.
- HPO passed Special Valuation notebook around to commission members for review.
- Stove discussion included:
 - Janet Conway explained the reason for the stove being included. Vintage stove with vent attached to the stove which is attached to the wall and is permanent. Had to make modifications to the house to install this stove. Vent is through the wall and out the roof. Very limited room.
 - Greg True stated that the vent is integral part of the stove. It is connected
- Curtains discussion included:
 - Janet Conway confirmed just hardware was included on the applications but curtains were not. Curtains are sewn to the rings but they did not include them.

- Carport discussion included:
 - Carport was attached to the house
 - HPO thinks it should be included
 - Replaced shingles that were ruined by the carport.

Greg True moved that the Special Valuation application for the Parent House at 411 West 15th Avenue be approved as submitted. Jerry Baldwin seconded.

Unanimously approved by roll call vote.

3. Demolition Ordinance Revision Update

Kristen Griffin, HPO, discussed

- Applied for a grant to allow for a project employee to help with the ordinance.
- Very close to having an actual draft. Legal department put some of the new concepts in the old ordinance but it is not complete yet.
- Mayor recommends an approach of reconvening a broader stakeholder meeting.
- Explained the process to get the ordinance through
- Planning Commission is not as aware of the demolition process. May need to have a workshop to educate all the mechanics of the ordinance.
- Does SHLC want a new committee or the whole commission to be involved?

Concludes Agenda items. No further business.

Public Hearing concluded at 4:06 pm

Spokane City/County Historic Landmarks Commission Regular Meeting April 20, 2011

1. Call to Order

- Meeting began at 4:12 pm

2. Approval of Minutes

- Kurt Kinbacher moved to approve March 16, 2011 Minutes. Unanimously approved.

3. Old Business

- Wallace-Lyberger building is gone. Attorney for property owner will be coming to review the file.

4. New Business

- CLG grant applied for would be for Fall 2011-2012. Would be helpful for National Trust Conference.
- National Trust Conference has a special staff but leading up to the event a lot of things have to happen by a small group of co-chairs that have been doing this now since Spokane was awarded the conference. HPO office is the only governmental office involved in it.
- Farmers Market on Sprague was demolished.
- Jones Radiator – new Pub – Ron LaBar explained to the business owner about SRHP.

5. Chairman's Report

- Last week was National Architecture week – historic building downtown walking tour was guided by Jim Price. AIA offered to help Jim with the conference because he did the tour for them.

6. HPO Staff Report

- Conference planning is continuing. Constructing list of field sessions. National Trust wants 100-200 locations to choose from.
- SEPA comments on the redevelopment of the YMCA land.
- Preservation Month - Modernism Program - 2 day – May 4th & 5th
- City Council meeting – noted public comments/concerns, people felt that they weren't kept informed about what is going on.
- Buy Historic in April experiment – much harder than expected.

7. Other

- None

Meeting Adjourned at 4:43 pm