

MINUTES

SPOKANE CITY/COUNTY HISTORIC LANDMARKS COMMISSION PUBLIC HEARING WEDNESDAY, FEBRUARY 16, 2011 CITY COUNCIL BRIEFING CENTER, CITY HALL

Chair Jim Kolva called the public hearing to order at 3:05 pm.

COMMISSION MEMBERS PRESENT:	STAFF PRESENT:	
Jamie Emmick	Jim Kolva	Kristen Griffin, Historic Preservation Officer
Diana Painter	Kurt Kinbacher	Angie Napolitano, Secretary
Beth Fairfax	Jerry Baldwin	
Greg True	Ron LaBar	
Larry Howes		

GUESTS PRESENT: Bill Marker, Kevin Hekmatpanah, James & Maria Beebe, Jack Heath, George Bourekis, Jasbir Thabel, Pat Cardinal, Chris Gridley, Joe McGinnis, Robert Sloma, Ann Wick, Steve Emerson, Gerry Gemmill, Linda Yeomans

Chair Jim Kolva began the meeting by explaining proceedings.

CHANGES TO THE AGENDA: No changes.

1. Review Revised Management Agreement of the 2124 S Rockwood Blvd – Witherspoon House

Kristen Griffin, Historic Preservation Officer (HPO), read from the Staff Report of Findings and showed a plot plan. Property owner has requested clarification that the Management Agreement be revised to specifically reference the parcel 35294.0403, making it clear that it is the only parcel tied to the Management Agreement. Recommend approval of the revised Management Agreement.

Discussion included:

- No discussion

Greg True moved that the Landmarks Commission accept the revised Management Agreement for the Witherspoon House. Jerry Baldwin seconded.

Unanimously approved by roll call vote.

2. Review Certificate of Appropriateness application for 1212 N Summit Blvd – Thomas House

Kristen Griffin, HPO, read from the Staff Report Findings of Fact and showed photos from site visit. Recommendations listed in the Staff Report.

Ron LaBar reported for the Design Review committee. The site visit was conducted on February 9, 2011.

Discussion included:

- Kevin Hekmatpanah, homeowner, distributed window survey for windows 1-7. Corrected Staff in that the door that was replaced was *not* an historic door, but it was a storm door with a similar replacement window. Identified in photos which windows are proposed for replacement.
- Bill Marker, contractor for the homeowner, confirmed that all of the windows are coming apart, some worse than others. Explained process to *repair* them.
- The replacement windows will have a slightly different profile on the interior.
- Sconces – owner brought a sconce that he found in the house to provide evidence that there may have been sconces on the house
- Greg True asked about recreating the original window from scratch.
- Dennis Craypol, Diamond Rock Construction, stated that reconstruction of the windows is not financially viable and not energy efficient. Also asked for commission to approve sconces. Stated that they were only asking to change the back windows at this time.
- Side and front windows to be brought back to Commission at another time.

First Motion:

Ron LaBar moved that based on the Staff Report of Findings and Secretary of Interior Standards to approve the Certificate of Appropriateness application for the installation of the sconce light fixtures for the front façade and the rear façade for the property located at 1212 N Summit Blvd, contingent on the staff review of the property owner providing cut sheets of the selected or proposed light fixtures. Jamie Emmick seconded.

Unanimously approved by roll call vote.

Second Motion:

Ron LaBar moved that based on the Staff Report of Findings and Secretary of Interior Standards for rehabilitation to approve the Certificate of Appropriateness application for the replacement of the 7 windows indicated in the COA application for the property located at 1212 N Summit Blvd., known as the Thomas House. Jamie Emmick seconded.

Unanimously approved by roll call vote.

3. Review of Spokane Register Nomination for 1249 S Wall Street – Kroll House

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

Kurt Kinbacher reported for the Nomination Committee. The site visit was conducted on February 9, 2011. He concurred with the Staff Report.

Discussion included:

- Linda Yeomans, consultant, noted that the home was beautiful.
- James and Maria Beebe, homeowners, stated that they view themselves as trustees of the house. Reported that it is said (not confirmed) that the original

owner married shortly after building the house and the new wife wanted to remodel the property.

- Diana Painter requested that the nomination more clearly reflect the house is significant for its 1916 design.
- Kristen Griffin informed owners that they could include the garage in the nomination and Management Agreement. Incentives like Special Valuation could then also apply to the garage.

Kurt Kinbacher moved that based on the Findings of Fact to recommend that the Kroll House at 1249 S Wall Street be eligible for the Spokane Historic Register under Category C with the stipulation that the integrity issue be squared away administratively. Greg True seconded.

Unanimously approved by roll call vote.

Maria Beebe stated that Commission is invited to the 100 year birthday celebration for the house.

4. Review of Spokane Register Nomination for 430 W First Avenue – City Ramp Garage

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 Category A and C.

Kurt Kinbacher reported for the Nomination Committee. The site visit was conducted on February 9, 2011. He concurred with the Staff Report.

Diana Painter disclosed that she did put a bid on this property.

Discussion included:

- Diana Painter questioned period of significance, significance of the sign, of documentation itself, and doesn't agree that it is in 'excellent condition'.
- Linda Yeomans, consultant for the building owner, will change nomination to indicate that the period of significance ended in 1961 because of the 50 year cutoff.
- Jack Heath and George Berikus, owners of the building, answered the Commission's questions regarding the building.
- The original fire house and Herbs buildings are not included in nomination and are separate buildings.
- The building originally held 350 automobiles and has been converted today to 211 with valet.

Kurt Kinbacher moved that the City Ramp Garage at 430 W First Avenue be recommended to be placed on the Spokane Historic Register under Categories A and C stipulating that the appropriate clarifications to the nomination to be handled administratively. Greg True seconded.

Unanimously approved by roll call vote.

5. Continued: Certificate of Appropriateness Demolition Mitigation for 3402 N Crestline – Wallace-Lyberger Building

Jim Kolva, Chair, confirmed with Kristen Griffin, Historic Preservation Officer (HPO) that the property owner has the ability to move forward and demolish the building without any further approval or comment from the Landmarks Commission and that the only thing being discussed today is potential mitigation.

Kristen Griffin, HPO, reviewed the ordinance (SMC 17D.040.220) and process under consideration.

Discussion included:

- Jim Kolva addressed a letter from Banner Bank regarding financing and explained that neither the Landmarks Commission nor the City is holding up the loan process with the bank.
- Kristen Griffin presented typical mitigation measures for Historic Preservation projects.
- Chris Gridley, Grid Mark Signs, was asked to come to discuss the sign on the wall – doesn't believe the wall will be able to be moved – due to brick deterioration (brought sample). Suggested replicating the picture on the new building or existing store.
- Sign could be an urban design or neighborhood decision; there isn't anything on the storefront itself that is significant to save.
- Jasbir Thabel, property owner – not financially feasible.
- Other mitigation ideas: move the current Grocery Boy Market into this building and put the carwash where the market is now; produce historic documentation available to the public; put photos of historic building in the new building; create a public education project; relocate the building; create a plaque with a photograph and wording about the building; have public purchase building; save the façade; move the front façade to the front of his current store; create a monument attached to the carwash explaining what used to be there; create a mural on the new structure.
- Members of the public came to speak, including:
 - Ann Wick, Bemiss Neighborhood Council Chairperson – Neighborhood Council wholeheartedly opposed to the demolition – Hillyard already has a carwash.
 - Robert Sloma lives in nearby neighborhood – moved in because of the historic nature of the neighborhood. Lose integrity of the historic neighborhood once you tear down corner buildings.
 - Joe McGinnis – lived in neighborhood since 1974 – doesn't agree that the building or neighborhood is historic - feels the owner is trying to help out the neighborhood by improving it and the building will deteriorate anyway
- Jim Kolva – reiterated we are here for specific mitigation ideas.
- Moving the façade to the other building will not make it eligible for the Spokane Historic Register.
- Commission agreed that the monument idea is a viable option.
- Councilmember Waldref has reported that others have looked into moving the building and found that it would be a very expensive due to the condition of the brick.
- Ron LaBar says storefront is not the original store front and not worth trying to move; it's the integrity of the location for this neighborhood commercial development that matters.

- Mitigation is something Commission recommends to the property owner. Property owner has to voluntarily agree to doing the mitigation, and pays for it.

Formal recommendation and request to the property owner:

Diana Painter moved that the Commission recommend to the property owner that they consider the different concepts that were discussed here today which include reproducing the historic sign, retaining the historic sign in place as part of a portion of the new development and/or creating documentation that would be located on site or an appropriate location that would talk about the history of the grocery store in the neighborhood. Kurt Kinbacher seconded.

Jim Kolva asked property owner to put together a proposal of what is to be done and provide to Kristen Griffin.

Unanimously approved by roll call vote.

6. Continued: Determination of Eligibility, Demolition for 508 N Wall (vault)

Kristen Griffin, HPO, read from the Staff Report of Findings and showed photos. Explained the outcome of this hearing is for the Commission to determine eligibility for the National Register. Reviewed National Register eligibility guidelines and process. Explained why the hearing was carried over. Staff recommendation is that the building is not eligible for the National Register according to the provisions of 36 CFR 60.

Discussion included:

- Steve Emerson, consultant - Program Director of Archaeological and Historical Services at EWU, served on the Commission for six years, and owns his own consulting business. Commented that this building has absolutely lost its historic integrity in appearance, no longer conveys its function from the past, and has unmistakably lost its status as eligible for the National Register of Historic Places.
- Gerry Gemmill, Deputy Director of Public Utilities for Spokane, may have to leave during proceedings due to a class he has to teach.
- Discussion of eligibility and integrity. Reversibility not relevant to eligibility.
- New information (plans) indicates building was a record storage vault.
- Discussion of loss of integrity, including windows.
- Discussion of the building's function as a record storage vault, not associated with hydroelectric power generation.
- Gerry Gemmill excused himself from the hearing at 5:43pm
- Steve Emerson excused himself from the hearing at 5:44pm
- Decision must be based on the appropriate eligibility standards - National Register Standards (slightly different from Spokane Historic Register).

Kurt Kinbacher moved that based on the Staff Report and the reports of the Historic Preservation consultants that we find the building ineligible for the National Register. Jamie Emmick seconded.

Diana Painter suggested a modification to the motion to nominate it only under Criterion A and not A & C together because she doesn't believe Criteria C is applicable to this particular resource. No action. Original motion stands as stated.

Motion approved by roll call vote. 6 in favor, 3 opposed.

Voting in favor of the motion: Ron LaBar, Greg True, Kurt Kinbacher, Jamie Emmick, Beth Fairfax, Larry Howes. **Voting against the motion:** Jim Kolva, Diana Painter, Jerry Baldwin.

7. Demolition Ordinance Revision Update

Kristen Griffin, HPO, discussed that she had provided a private briefing to Spokane Preservation Advocates (SPA) board and advocacy committee representatives. SPA sent comments. Concepts ready to take to Legal Department to be put in ordinance format. Then will come back to Commission. There was very little difference in SPA comments and confident that it is moving on the same path.

Concludes Agenda items. No further business.

Public Hearing concluded at 5:54 pm

Spokane City/County Historic Landmarks Commission Regular Meeting February 16, 2011

1. Call to Order

- Meeting began at 5:54 pm

2. Approval of Minutes

- Ron LaBar moved to approve the December 15, 2010 minutes. Unanimously approved.
- Ron LaBar moved to approve the January 19, 2011 minutes. Unanimously approved.

3. Old Business

- None

4. New Business

- Ron LaBar – what would be the next step to try to convince the City to adapt and reuse the Vault Building – could SPA lead the effort? Jerry Baldwin will ask SPA.
- Jim Kolva routed a MAC support letter, asked commission for comments.

5. Chairman's Report

- 65 years ago –
 - Purchase of aluminum plants by Henry J. Kaiser
 - Geiger Field runway acquired
- Suggestions for mitigation hearing procedures
 - Commission should prepare a slate of suggestions ahead of time
 - Neighborhoods were notified through Neighborhood Services

6. HPO Staff Report

- SMART Business Recognition Program – will nominate for SHPO award.

- Under the provision in ordinance to waive local review: Kristen waived review for Schade Brewery (addition of a new floor). Researchers found plans that the building was actually designed to have another floor.
- DSP annual meeting is February 17, 2011. Will promote SMART program
- SMART Grid in Spokane – Kristen is working with Avista

7. Other

- Larry Howes commented that his father worked on the City Ramp Garage. He built some stores in the lower part of it.
- Meeting Adjourned at 6:14 pm