

MINUTES

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

Chair Jim Kolva called the public hearing to order at 3:04pm.

COMMISSION MEMBERS PRESENT:

Jamie Emmick, Jim Kolva, Diana Painter, Kurt Kinbacher, Beth Fairfax, Jerry Baldwin, Greg True, Ron LaBar, Larry Howes

STAFF PRESENT:

Kristen Griffin, Historic Preservation Officer
Angie Napolitano, Secretary

GUESTS PRESENT:

Mylissa Coleman, Elizabeth deViveiros, Linda Yeomans, Leroy Eadie, Lynn Mandyke, Tara Newbury, Michael Lee, Bridget Piper, Linda Milsow

Chair Jim Kolva began the meeting by explaining proceedings.

CHANGES TO THE AGENDA: Remove Guse House Certificate of Appropriateness.

A. Review of the Spokane Register Nomination for 527 East Nora – Dr. Charles & Elsie Thomas House

Kristen Griffin, Historic Preservation Officer (HPO), read from the Staff Report of Findings and showed photos. Staff recommendation is that the Thomas House appears to meet the criteria for eligibility under Spokane Register Category C.

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

Discussion included:

- Linda Yeomans, consultant for property owner,
- Mylissa Coleman & Elizabeth deViveiros, property owners, explained the work performed on the interior.
- Kristen Griffin explained Certificate of Appropriateness (COA) to property owners. Special Valuation applications require COA for work done before property was listed in order to claim that work on the Special Valuation.

Kurt Kinbacher moved that based on the Findings of Fact that the Thomas House at 527 E Nora Avenue be placed on the Spokane Register under Category C. Beth Fairfax seconded.

Unanimously approved by roll call vote.

B. Review of Spokane Register Nomination for 427 West Main Avenue – Bodie Block

Jim Kolva identified himself as a consultant for Amron Corporation, the property owner, on this agenda item. He stepped down from Chair and was replaced by Ron LaBar.

Kristen Griffin, HPO, noted that the Bodie Block is also known as: Mark Soss Block and the 1889 Building. She 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, but due to interior alterations, does not appear to qualify for eligibility under Spokane Register Category C as a Single Room Occupancy hotel (SRO), as defined by the referenced SRO MPD.

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

Discussion included:

- Jim Kolva, acting as consultant to the property owners (Amron Corporation, Shelly & Mick McDowell) who were not present at the hearing. He provided history on the building and noted that it only took 5 months to build.
- Oldest building in Spokane from post fire days. Remodeled in 1974, which saved the building but took away some of its original character.
- Diana suggested that, although the building might not qualify as an SRO, it could be eligible under Category C for its architectural style and distinctive design. HPO agreed.

Kurt Kinbacher moved that based on the Findings of Fact, and Diana Painter's suggestions, that the Bodie Block at 427 West Main Avenue be placed on the Spokane Register under Category A and Category C for its architectural style with the stipulation that the consultant modify the nomination to reflect the architectural significance of the property rather than the SRO component and to be handled between the consultant and Kristen Griffin. Diana Painter seconded.

Unanimously approved by roll call vote.

Jim Kolva returned as Chair.

C. Review Certificate of Appropriateness application for 507 West 7th Avenue – Moore-Turner Heritage Gardens

Kristen Griffin, HPO, read from the Staff Report of Findings and showed photos. Staff recommendation is approval of proposed work because it does appear to meet the Management Standards: the Secretary of the Interior's Standards for Rehabilitation.

Discussion included:

- Agenda item introduced by property owner representative Leroy Eadie, Parks & Recreation Director. Lynn Mandyke, Project Manager; Tara Newbury, current Gardener at the site were also introduced.
- Lynn Mandyke introduced the history of the garden and planting plan and narrated photos of slide show.
- Kristen Griffin routed the spread sheets.
- Lynn Mandyke routed historical photographs.

Jamie Emmick reported for the Design Review Committee. The site visit was conducted on March 11, 2011. She concurred with the Staff Finding.

- Bridget Piper, on behalf of the Friends of the Moore-Turner Gardens, addressed the commission to thank those who helped and offered appreciation for the contributions of Leroy Eadie, Lynn Mandyke and Tara Newbury.

Jamie Emmick moved based on the Findings of Fact and the Secretary of Interior Standards for Rehabilitation that the Commission approve the Certificate of Appropriateness for the revised planting plan for the Moore-Turner Heritage Gardens at 507 West 7th Avenue. Greg True Seconded.

Unanimously approved by roll call vote.

D. Review Certificate of Appropriateness application for 505 West Riverside Avenue – Fernwell Building

Kristen Griffin, HPO, read from the Staff Report of Findings and showed photos. Staff recommends approval of proposed work.

Ron LaBar reported for the Design Review committee. Site visit was conducted on March 11, 2011. He noted that the windows appear to have original wood frames, but the original sash has been removed and the windows converted from double hung to fixed windows. He concurred with Staff Findings of Fact.

Discussion included:

- Mike Lee, Building Manager for the Fernwell Building, stated existing glass was installed in 1985 to give the original feel and look but improve efficiency. Showed samples of the proposed replacement glass.
- There are examples of tax credit projects getting approval from the National Park Service with Low E thermopane glass.
- Historic buildings continue to be useful and this is an inevitable solution.

Ron LaBar moved that based on the Staff Report of Findings and the Secretary of Interior Standards for Rehabilitation to approve Certificate of Appropriateness for the non-historic glazing replacement at the Fernwell Building located at 505 W Riverside Avenue. Larry Howes seconded.

Unanimously approved by roll call vote.

E. Demolition Ordinance Revision Update

Kristen Griffin, HPO, gave a special briefing to the Mayor on the ordinance, who wanted to stay informed of its progress. The ordinance is in Mike Piccolo's hands in the Legal Department. The Mayor recommends using a broad public committee to review the ordinance. Once the ordinance draft is in hand, internal briefings with department heads who will be affected by the ordinance will be held.

Concludes Agenda items. No further business.

Public Hearing concluded at 4:23 pm

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

1. Call to Order

- Meeting began at 4:24 pm

2. Approval of Minutes

- Greg True moved to approve February 16, 2011 minutes after amendments noted by Diana Painter. Kurt Kinbacher seconded. Unanimously approved.

3. Old Business

- Wallace-Lyberger demolition mitigation: owner has a sign company working on designing a sign as mitigation. The initial submitted design was not adequate. Kristen working with sign company.

New Business

- None

4. Chairman's Report

- None

5. HPO Staff Report

- March 24th is Rogers High School National Register status celebration.
- 9th Avenue demolitions issue update.
- SEPA Review on Cowley Discovery School – comment period ends 3/17/2011.
- Spokesman Review working on a story on the City Ramp Garage.
- Save the Date, Modern Architecture in Spokane event being planned for Preservation Month – May 4-5th. There will be a film, reception, tours, lecture with Michael Houser, and possibly a panel discussion.

6. Other

- Ron LaBar – Architecture Week April 11th – Jim Price conducting Walking Tour. Ron will send email to all of commission.
- Diana Painter went to a very good training in Sacramento called Building Science and shared what she learned.
- Meeting Adjourned at 5:14 pm