

MINUTES

SPOKANE CITY/COUNTY HISTORIC LANDMARKS COMMISSION PUBLIC HEARING WEDNESDAY, MAY 18, 2011 CITY COUNCIL BRIEFING CENTER, CITY HALL

Co-Vice Chair Greg True called the public hearing to order at 3:04 pm.

COMMISSION MEMBERS PRESENT:

Diana Painter
Beth Fairfax
Greg True
Larry Howes
Kurt Kinbacher
Jerry Baldwin
Ron LaBar

COMMISSION MEMBER ABSENT:

Jamie Emmick
Jim Kolva

STAFF PRESENT:

Kristen Griffin, Historic Preservation Officer
Angie Napolitano, Secretary

GUESTS PRESENT:

Linda Yeomans, Eileen Murphy, Bob Butler, Chris Venne, Jerry Numbers, Mary Moltke, Paul Nance, Jeff Gilson

CHANGES TO THE AGENDA: No changes.

1. **Review of the Spokane Register Nomination for 2027 West Shannon Avenue – George & Annie Taylor House**

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

Kurt Kinbacher reported for the Nomination Committee. The site visit was conducted on May 9, 2011. He concurred with Findings of Fact.

Discussion included:

- Linda Yeomans, consultant to the homeowner, explained that Spokane Preservation Advocates helped to remove the old metal siding on the house.
- Eileen Murphy, homeowner, inherited house from her brother, who had replaced original windows with vinyl windows. She painted the window trim dark green.
- Kurt Kinbacher noted that the windows are obviously not original but since inherited by the current homeowner, she has brought the home back to very close to the original.
- Ron LaBar – vinyl windows are an issue on other projects, but the original windows were fairly simple so this case of vinyl windows does not detract from the home.
- Kristen noted that it was nice to have the builder acknowledged in the nomination.
- Diana Painter believes that the most significant thing about the house is that it was built for a middle class or working class market. Suggested that the home should be nominated under Category A instead of Category C. It was a spec built home in this style aimed at a working class market.

Kurt Kinbacher moved that, based on the Findings of Fact, the Taylor House at 2027 West Shannon Avenue be added to the Spokane Register under Category C with some editorial changes to the nomination form to be worked out between consultant and HPO. Diana Painter seconded.

Unanimously approved by roll call vote.

2. Review Certificate of Appropriateness application for 1726 E 3rd Avenue – Rose-Kly-Cecil Apartments

Kristen Griffin, HPO, read from the Staff Report of Findings and showed photos. Staff recommendation is to approve proposed work based on the Secretary of the Interior's Standards and Guidelines.

Ron LaBar reported for the Design Review Committee. The site visit was conducted on May 6, 2011 where they were met with site representatives. He concurred with Staff Report of Findings.

Discussion included:

- Linda Yeomans, consultant, introduced building representatives.
- Jerry Numbers, East Central Community Organization (ECCO), distributed brochure about the non-profit organization that owns the building and spoke about plans for this building and the neighborhood.
- Chris Venne, Community Frameworks and member of the board of ECCO, interested in improving East Central neighborhood. Bringing back 8 units of affordable housing to the neighborhood.
- Rod Butler, architect, gave overview of the extent of the project being undertaken.
- Kristen Griffin informed the representatives that being on the SRHP may allow code relief for the items that they have difficulty with and explained the procedure for that.
- Rod Butler clarified that all of the windows will be new and the skylight potentially can be repaired, if necessary. Kristen explained that they are completely invisible from the exterior but agreed that they are very historic. Diana Painter said it is a feature of the public space and would affect that. New insulated glass can be put in.
- Jerry Numbers noted that it will be 5 years before DOT will need the building moved. ECCO purchased lots from the City and will operate a community garden there for 5 years until the building is moved onto it.
- Kristen Griffin's items to clarify:
 1. Repair front door or replace - Rod Butler would like to explore repairing.
 2. Will any chimneys remain - all are being removed.
 3. Will any original windows be retained – 85% of all windows are either too deteriorated or missing. Replacement also warranted because new window glazing will help reduce freeway noise.

Ron LaBar moved that based on the Staff Report of Findings and the Secretary of Interior Standards for Rehabilitation to approve the COA for the Rose-Kly-Cecil Apartments at 1726 E 3rd Avenue provided the applicant attempt to repair and reuse the existing skylights and main entry door with side lights, if feasible. Kurt Kinbacher seconded.

Unanimously approved by roll call vote.

3. Review Certificate of Appropriateness application for 1928 West Pacific Avenue – Guse House

Kristen Griffin, HPO, read from the Staff Report of Findings and showed photos. Staff recommendation is to approve proposed work pending selection of exact manufacturer and design, and method of attachment of the glass panels.

Larry Howes reported for the Design Review Committee. The site visit was conducted on May 6, 2011. He concurred with the findings in the Staff report.

Ron LaBar disclosed that he has discussed this project with Mary Moltke but was not employed on the project.

Discussion included:

- Mary Moltke, homeowner, explained reason for this COA is to make it income producing enough to help subsidize Roberts Mansion and is hoping that by enclosing the porch it will allow 15 more seats to help with that.
- Paul Nance, project advisor.
- Greg True asked HPO if Commission can rule on the *idea* of enclosing the porch without ruling on the exact design of it. Ron LaBar agreed that the *concept* could be approvable; could approve with the stipulation that there will be final approval. Diana Painter stated that the downside to this is that the details make the difference.
- Mary Moltke is very open to whatever is needed to be done to make it possible.
- HPO pointed out that the guidelines appear to state that enclosing the porch is recommended when needed for the new use.
- Mary Moltke reminded the Commission that there will be five months of the year the enclosure will not have the visible impact. Ron LaBar suggested that a completely removable system may be better than stacking.

Larry Howes moved that based on Staff Report of Findings and Secretary of Interior Standards recommend approval of the proposed work on 1928 W Pacific pending selection of the exact manufacturer and design, and method of attachment of glass panels provided that the work is reversible and preserves historic character defining features and does not destroy or obscure character defining historic materials. Kurt Kinbacher seconded.

Approved by roll call vote. 6 yeas' and 1 no.

4. Review Certificate of Appropriateness application for 2023 West Dean Avenue – St. Paul Market

Kristen Griffin, HPO, read from the Staff Report of Findings and showed photos. She recommended approval of the changed plan.

Ron LaBar reported for the Design Review Committee. Site visit was conducted on May 6, 2011. He concurred with Staff Report of Findings.

Discussion included:

- Jeff Gilson, building co-owner, described the project – parking, seating, handicap parking, door and window openings, etc.
- Ron LaBar stated that they can't approve without knowing number of windows. Application only shows a certain amount. Will need to come back for approval to add additional windows.
- Greg True noted that a revision to the front door will need to be reviewed, too.

Ron LaBar moved that based on the Staff Report of Findings and the Secretary of Interior Standards for Rehabilitation to approve the revision to the 2009-2010 COA for the exterior rehabilitation of the St. Paul Market at 2023 West Dean which is based on the submitted drawings with the application. Larry Howes seconded.

Unanimously approved by roll call vote.

5. Demolition Ordinance Revision Update

Kristen Griffin, HPO, updated commission on the most recent concepts to be included in the ordinance that had to do with design review in historic districts. It is a controversial addition and will need to coordinate with Design Review Committee in the Planning Department.

Diana Painter brought up that the standard 50 years required for determining eligibility of modern structures is problematic because of Expo '74. It will be a long time before Expo resources will be eligible and many could be lost before they reach 50 years. Kristen Griffin gave example that when an event makes a building significant, the 50 year cut off may be less important than the context of the event. HPO is not aware of an inventory of city owned buildings, sculptures or other artifacts from Expo '74. It could be beneficial to the City to have that information. This could be a CLG grant funded project. Perhaps HPO and SHLC could write a letter to Parks to let them know that people are concerned about preserving resources that tell the story of Expo 74.

Concludes Agenda items. No further business.

Motion to adjourn by Jerry Baldwin and seconded by Ron LaBar. Unanimously approved by acclamation.

Public Hearing concluded at 5:13 pm

Spokane City/County Historic Landmarks Commission Regular Meeting May 18, 2011

1. Call to Order

- Meeting began at 5:17 pm

2. Approval of Minutes

- Ron LaBar moved to approve April 20, 2011 minutes as amended. Jerry Baldwin seconded. Unanimously approved.

3. Old Business

- None

4. New Business

- None

5. Chairman's Report

- None

6. HPO Staff Report

- May - National Preservation month
 - Kurt Kinbacher accepted City proclamation; Beth Fairfax accepted County proclamation.
 - Preservation Leadership Breakfast; Invited neighborhood group chairs; Chris Moore from Washington Trust.
- Jennifer McWilliams will return as temp seasonal for HPO.
- Modern Architecture event was very successful; museum is now committed to developing a modern architecture exhibit and program.
- Revitalized Washington Conference in Walla-Walla – gave presentation on the SMART program.
- This Place Matters – Dodd House owners hope the house makes a top 100 list with a photo they submitted.
- State Historic Preservation Office public service announcement about preservation in Washington – gave video camera to HPO to film symphony, kids outside of Rogers and Lewis and Clark high schools.
- Neighborhoods – some have issues with dealing with different city departments. – some feel some city departments aren't responsive. Generated controversy and now there is a new organization called Neighbors for Neighborhoods. Neighborhoods want more notification of what is going on in their neighborhood.

7. Other

- Meeting Adjourned at 5:43 pm