

MINUTES

SPOKANE CITY/COUNTY HISTORIC LANDMARKS COMMISSION PUBLIC HEARING WEDNESDAY, AUGUST 17, 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:		
Jim Kolva	Larry Howes	Jamie Emmick	Kurt Kinbacher
Beth Fairfax	Jerry Baldwin		
Greg True	Ron LaBar		
Carl Durkoop	Jim Harper		

STAFF PRESENT:

Kristen Griffin, Historic Preservation Officer
Angie Napolitano, Secretary

GUESTS PRESENT:

Linda Yeomans, Gina McKenzie

Chair Jim Kolva began the meeting by explaining proceedings.

CHANGES TO THE AGENDA: 621 W Mallon – Flour Mill – postponed at request of owner. HPO also requested a change to the order of the agenda since the homeowners of 314 W Park Place had not arrived yet.

1. Review of the Spokane Register Nomination for 420 West 14th Avenue – Flournoy House

Kristen Griffin, Historic Preservation Officer (HPO), read from the Staff Report of Findings and presented a slide show on the process of evaluating integrity, with slides comparing the current condition of the property with historical photos. Staff recommendation was that the Flournoy House does not appear to meet the criteria for eligibility under Spokane Register Category C, due to a lack of integrity.

Jim Harper reported for the Nomination Committee. The site visit was conducted on August 10, 2011. He concurred with Staff Findings.

Discussion included:

- Linda Yeomans, consultant and representative of the homeowners. Showed 1960's photo. She stated that the house still conveys its significance as an example of Craftsman style architecture.
- Ron LaBar discussed alterations to the property that affect integrity. Noted that craftsmanship on a Craftsman home is important, and indicated that it does not illustrate quality craftsmanship.
- Greg True stated that the workmanship gives more of a feel of new construction and no longer looks like a historic home.
- Jim Kolva noted issues with the replacement windows that affect integrity.

Greg True moved that based on the Findings of Fact, the property at 420 West 14th Avenue, the Flournoy House, not be recommended to the City Council for inclusion on the Historic Register. Ron LaBar seconded.

Kristen Griffin reminded the consultant that it is possible to appeal the Commission's decision. The owners will receive this information in writing.

Unanimously approved by roll call vote.

2. Review application for Certificate of Appropriateness for 314 West Park Place – Stockwell House

The proposed work is to remove and replace an existing window on the front of the property. Kristen Griffin, HPO, explained that a revised application was received shortly before the hearing. The new application indicates that possibility that the front window is not original to the house. She read from the Staff Report of Findings and showed photos. Based on the Secretary's Standards, she recommends against approval of the proposal as submitted.

Ron LaBar reported for the Design Review committee. Site visit was conducted on August 8, 2011. He found that there is no evidence that the window is not original. It appears to have been constructed at the same time. He concurred with the Staff Report.

Discussion included:

- Beth Fairfax asked to clarify which proposal is being considered. HPO confirmed that it is from Proposal #2. Ron LaBar suggested that it would be better to have a drawing produced by the window manufacturer.
- Gina McKenzie, neighbor in Corbin Park who has lived there 27 years. She let the Commission know that she appreciates them review the property and commented that she would like to see original products be kept in the home. She distributed an article on energy efficiency from the National Window Preservation Standards Collaborative. She stated that this window has not been changed as long as she can remember. She also said it would be easy to put storm windows in if looking for energy efficiency.
- Kristen Griffin said that it is unlikely that the window is post 1960 and that the site visit revealed no physical evidence that the window was not original.
- Ron LaBar also stated that there was no evidence the existing window was not original.
- Beth Fairfax made the point that the pictures of the houses used as examples were very symmetrical. This house is not symmetrical and therefore it seems as though this window style was part of the plan and part of the history of the house. Ron LaBar agreed that it isn't symmetrical and stated that the architect has artistic license and it's possible that the client could have requested it.
- Jim Kolva stated that the question really is whether there is proof that this window is not the original window. If it has been changed, when was it changed?

Ron LaBar moved, based on the Staff Report of Findings and the Secretary of Interior Standards, to deny the Certificate of Appropriateness for the window replacement for the house located at 314 W Park Place in the Corbin Park Historic District. Greg True seconded.

Kristen Griffin confirmed that if there is evidence it is a replacement window, they can resubmit the application for a Certificate of Appropriateness.

Unanimously approved by roll call vote.

3. Demolition Ordinance Revision Update

Kristen Griffin, HPO, distributed the tracked changes for the new ordinance to the Commission for review. Next step is to be reviewed by stakeholder group. Spokane Preservation Advocates and Downtown Spokane Partnership want to be part of it. She discussed plans for continued discussions regarding ordinance revision. She suggested looking at the Key for help on understanding this report.

Concludes Agenda items. No further business.

Public Hearing concluded at 4:17 pm

Spokane City/County Historic Landmarks Commission Regular Meeting August 17, 2011

1. Call to Order

- Meeting began at 4:18 pm

2. Approval of Minutes

- Carl Durkoop moved to approve July 20, 2011 Minutes. Greg True Seconded. Unanimously approved.

3. Old Business

- none

4. New Business

- none

5. Chairman's Report

- Closure of the Downtown Post Office
- Ridpath hotel – important building, potentially historic. HPO suggested a letter offering assistance could be a good thing.

6. HPO Staff Report

- Monthly updates will now be posted on the website.
- HPO working with a tem to plan a Spokane Tribe Cultural Center
- New draft of revised ordinance available.
- CVB has Certified Tourism Ambassador Training. Contact CVB for more information.
- HPO attended Foothills redevelopment project Open House
- Photographers have completed a project with over 600 photographs in Spokane to be used for National Trust Conference and general HP activities
- National Trust Conference planning: Everyone invited to attend a planning meeting with NTHP staff on 8/30/11.
- HPO will travel to Harrington to give a presentation on historic preservation to our state's newest and smallest CLG.
- The Washington Trust will hold a Heritage Barn program Workshop on August 31st at City Hall.
- Website tours, improvements and database/GIS improvements will be done at the end of August.

7. Other

- Meeting Adjourned at 4:35 pm