

## MINUTES

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

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

**COMMISSION MEMBERS PRESENT:**

Kurt Kinbacher      Larry Howes  
Beth Fairfax        Jerry Baldwin  
Greg True            Ron LaBar  
Carl Durkoop       Jim Harper  
Jim Kolva

**COMMISSION MEMBER ABSENT:**

Jamie Emmick

**STAFF PRESENT:**

Kristen Griffin, Historic Preservation Officer  
Angie Napolitano, Secretary

**GUESTS PRESENT:** Glenn Davis, Wendy Budge, Bill Budge, Bob Spooner

Chair Jim Kolva began the meeting by explaining proceedings.

**CHANGES TO THE AGENDA:** Certificate of Appropriateness for the Flour Mill has been postponed at the request of the applicant.

**1. Review of the Spokane Register Nomination for 2020 South Rockwood Blvd (Ackermann House)**

Kristen Griffin, Historic Preservation Officer (HPO), read from the Staff Report of Findings and showed photos. She noted that additional information was received from the applicant after the nomination was received. She recommends that, as submitted, approval under Categories A and C but it does not appear significant under Category B.

Kurt Kinbacher reported for the Nomination Committee. The site visit was conducted on July 11, 2011. He concurred with Staff Findings that the Ackermann House is eligible under Categories A and C but that Category B is intriguing and worth discussing.

Discussion included:

- Kurt Kinbacher noted that the Commission doesn't have enough information in this nomination for Category B and thinks it would need to be rewritten with more information in order to be eligible under Category B.
- Glenn Davis, architect, representative for homeowner, feels that Ackermann was pivotal in baking moving from an artisan craft into a modern industrial endeavor. He turned a small baking company into a huge business and when he sold it he was recorded in the Wall Street Journal. Feels that Ackermann was probably a very important person during that time but understands more research is needed.
- Jerry Baldwin's concern was that he was only in the house for two years. Beth Fairfax confirmed timeframe was 1917-1923 so the period was actually five years. Glenn

Davis clarified that the difference was due to a period of time the house was for sale. Kristen Griffin asked that the period of occupancy be clarified in the nomination.

- Beth Fairfax asked for clarification of the period of significance. Nomination states that the period is from 1906-1953; however, the house was built in 1912. Glenn Davis clarified that the period of significance noted is related to the career of Earl Morrison. Kristen Griffin stated that the period should not pre-date the construction date and asked that this be corrected in the nomination.
- Given the option of revising the nomination to establish significance under Category B or moving forward today under Categories A and C, Glenn Davis said that the owners would prefer to move forward under Category A & C. He may submit additional information at a later date.
- HPO explained that while information can be added to the property file, once the City Council approves the nomination, it will be a recorded document and the categories cannot easily be changed.

**Kurt Kinbacher moved that based on the Findings of Fact that the Ackermann House at 2020 South Rockwood Blvd be placed on Historic Register under Categories A & C with the condition that the date of significance be worked out between HPO and representative. Beth Fairfax seconded.**

**Unanimously approved by roll call vote.**

## **2. Review Special Valuation application for 606 West 16<sup>th</sup> Avenue (Piollet House)**

Kristen Griffin, HPO, read from the Staff Report of Findings and showed photos. She confirmed that the application is complete and rehabilitation costs fit the terms of the program with the two exceptions to be discussed by the Commission.

Greg True reported for the Special Valuation Committee. Site visit was conducted on July 13, 2011. He concurred with the staff report, recommending approval of the Special Valuation application with the exception of window coverings and a boulder installed to display the property historical marker. The plaque expense is approved but not the boulder.

Discussion included:

- Homeowners William & Wendy Budge answered questions.
- Greg True commented on the quality rehabilitation.
- Ron LaBar commented on the small amount of painting that needed to be done because of the brick exterior.

**Greg True moved that the application for Special Valuation for the Piollet House at 606 West 16<sup>th</sup> Avenue be approved with the exception of the boulder and the window coverings. Kurt Kinbacher seconded.**

**Unanimously approved by roll call vote.**

## **3. Review Certificate of Appropriateness application for 824 ½ W. Sprague Avenue (Michael/Germond Building)**

Jim Kolva recused himself as Chair because of past and possible future involvement with this project and left the briefing room. Greg True was seated as Chair for this item on the agenda.

Kristen Griffin, HPO, read from the Staff Report of Findings and showed photos. She recommends approval of the project with the exception of the proposed windows.

Ron LaBar reported for the Design Review Committee. Site visit was conducted on July 13, 2011. The committee tried to determine what parts of the features were original in regards to the windows, particularly a distinctive vertical feature in the larger, arched windows. The vertical feature is listed in the nomination as a significant feature. He concurred with the Staff Report of Findings.

Discussion included:

- Bob Spooner from Goodale & Barbieri Company, building owner representative, explained what the owners' plans for the building were when they purchased it. He distributed a drawing of the original planned work and the updated planned work. Not opposed to putting in the windows recommended by the Commission but the increased cost could decrease the likelihood of the exterior changes happening.
- HPO noted that the application doesn't include a spec sheet for the windows.
- Ron LaBar suggested that it might even be more cost effective to install an approvable window than the proposed windows according to the rendering.
- Bob Spooner can have architect redo submittal with the correct windows represented.
- HPO asked to have their architect or the people from Pella submit detailed specifications for the Commission to review.
- Greg True suggested postponing a decision on the windows.
- HPO reminded the representative that there may be a "Change of Use" process through the Building Department, but the Landmarks Commission considers Change of Use from an historic preservation point of view.
- Bob Spooner explained that the fire escapes are not going to be pulled off before painting. They might be left in place or removed later. The fire department does not regard them as functional.
- Color samples for the proposed painting scheme were routed and discussed. If colors change, there would be a need to resubmit for approval.

**Ron LaBar moved that based on the Staff Report of Findings and the Secretary of Interior Standards for Rehabilitation to approve the Certificate of Appropriateness for the Germond Building at 824 ½ West Sprague Avenue including the Change of Use and the paint colors, the repainting of the structure, and the other items to be reviewed at a later date. Beth Fairfax seconded.**

**Unanimously approved by roll call vote.**

Ron LaBar offered to be available to their architect to speak to him directly.

Jim Kolva returned to his position as Chair.

#### **4. Demolition Ordinance Revision Update**

Discussion included:

- Kristen Griffin, HPO, distributed Review of Demolition Permits for Historic Structures draft. Plans for continued discussions regarding ordinance revision with department

heads. Challenge is to make it less confusing as far as what it was and what changes have been made. The biggest question has been 'Why now?'

- Jim Kolva agreed that this *is* the best time to do it when there isn't the pressure of a certain building needing a decision.
- HPO went over some of the revisions and asked Commission members to read this draft and make comments. HPO to send link to municipal code to Commission.

Concludes Agenda items. No further business.

Motion to adjourn by Greg True and seconded by Jerry Baldwin. Unanimously approved.

Public Hearing concluded at 4:46 pm

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

**1. Call to Order**

- Meeting began at 4:47 pm

**2. Approval of Minutes**

- Kurt Kinbacher moved to approve May 18, 2011 Minutes. Greg True seconded. Unanimously approved.

**3. Old Business**

- None

**4. New Business**

- None

**5. Chairman's Report**

- None

**6. HPO Staff Report**

- Received CLG grant for next year to help with staffing for National Trust Conference and ordinance revision.
- 2010 CLG grant (website and database improvements) will be finished by the end of August. This project includes three new web features: Olmsted, Craftsman Architecture, and Modern architecture.
- Welcomed New Landmarks Commissioners Harper and Durkoop; still need Historian applicants.
- DAHP has created two statewide Public Service Announcements for historic preservation. HPO assisted the film crew (TV-W) in filming several locations in Spokane that made it into the final PSAs. The PSAs can be viewed on YouTube (link already sent to commission) but should be showing on TV soon.
- Was on the hiring panel for the State Office of Archaeology and Historic Preservation's Historical Architect position. She also attended the retirement party of the retiring Historical Architect Stephen Mathison, who had worked on many of Spokane's most important rehabilitation projects during his long career.
- Attended a meeting of the Lower South Hill Neighborhood Watch group regarding their concerns about the 9<sup>th</sup> Ave Historic District.
- Attended a Green Business networking luncheon.

- Wrote two articles that will be in the Washington Trust's newsletter in July and October. One on April's "Shop Historic" experiment and the other on the City's SMART program.
- August 30<sup>th</sup> – Important "kick off" meeting for National Trust Conference planning. Everyone interested in the National Preservation Conference invited to meeting at the Bing Crosby Theater; there will be an email invite soon. If you have an idea for field sessions, please let her know.

#### **7. Other**

- Kurt Kinbacher toured Greg True's house
- Kurt Kinbacher attended the Kroll House Open House on July 4<sup>th</sup>.
- Meeting Adjourned at 5:00 pm