

MINUTES

SPOKANE CITY/COUNTY HISTORIC LANDMARKS COMMISSION PUBLIC HEARING WEDNESDAY, SEPTEMBER 21, 2011 CITY COUNCIL BRIEFING CENTER, CITY HALL

Chair Jim Kolva called the public hearing to order at 3:00 pm.

COMMISSION MEMBERS PRESENT:	COMMISSION MEMBER ABSENT:	
Jamie Emmick	Jim Kolva	Jerry Baldwin
Kurt Kinbacher	Beth Fairfax	Ron LaBar
Greg True	Larry Howes	
Carl Durkoop	Jim Harper	

STAFF PRESENT:

Kristen Griffin, Historic Preservation Officer
Angie Napolitano, Secretary

GUESTS PRESENT: Linda Yeomans, Jerry Numbers, Bill and Jill Bray, Patrick Maguire. Brian Westmoreland

Chair Jim Kolva began the meeting by explaining proceedings.

CHANGES TO THE AGENDA: No changes.

1. Review Special Valuation application for 514 West Park Place (Corbin Park Historic District)

Kristen Griffin, Historic Preservation Officer (HPO), read from the Staff Report of Findings and routed submitted notebook. She finds, pending removal of noted appliance expense, the submitted Special Valuation application is complete and expenses appropriate.

Greg True reported for the Special Valuation Committee. The site visit was conducted on September 13, 2011. He concurred with Staff Report of Findings.

Discussion included:

- Patrick Maguire, representative for the homeowner, verified the work that had been done.
- Greg True explained why the range is not an allowable expense. He also noted that the carpet on the stairs between the second and third floors is tacked on and not glued on and would not be an allowable expense. Patrick said that it is original carpet and was not included in the expenses.
- Kristen Griffin, HPO, brought up the story about all the damage that had occurred to this house and how remarkable it is that it was able to be restored the way that it has been.

Greg True moved that the Commission approve the application for Special Valuation for 514 West Park Place with the exception of the range. Larry Howes seconded.

Unanimously approved by roll call vote.

Kristen Griffin asked Patrick about the Michael McGarvey that is listed on the original Corbin Park Historic District nomination. Patrick confirmed that it was Michael McGarvey, Sr. He is the applicant's father.

Kristen Griffin also asked him to explain the color scheme in the kitchen. Patrick explained that the owners in 1946 had one son who was killed in the war. In 1947, the family took the money that had been given to them by the government for the loss of their son and remodeled the kitchen in red, white, and blue to symbolize the loss of their son. It is still in that condition today.

2. Review of Spokane Register Nomination for 420 West 22nd Avenue – Bauer House

Greg True disclosed that he is an acquaintance of the homeowners but can be impartial of this nomination.

Kristen Griffin, HPO, read from the Staff Report Findings of Fact and showed photos. Staff recommendation is that the property 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 September 14, 2011. He concurred with Findings of Fact in the Staff report and that it easily fits Category C.

Discussion included:

- Kurt Kinbacher stated that the pictures don't do the house justice.
- Linda Yeomans, consultant for the homeowners, introduced homeowners and contractor and spoke about the architects.
- Bill and Jill Bray, homeowners, lived in the house for 10 years and told of the story of how they found this house and what they've done to it since they've moved in.
- Brian Westmoreland, contractor, described the story and process of replacing the shingles. They were numbered when removed so that when they were put back up they would fit perfectly. They had six to eight layers of paint, four of which were lead based so they decided to replace them. They were hand cut, used a 100 year old machine to make the grooves in the shingles, and dip stained each shingle.

Kurt Kinbacher moved that based on the Findings of Fact and review of the Standards for Rehabilitation pages 16-18, that the Bauer House at 420 West 22nd Avenue be approved for the historic record. Greg True seconded.

Unanimously approved by roll call vote.

Kristen Griffin explained how the nomination process should have been performed: Property should have been put on the register, *then* have the work done, and then apply for special valuation incentives. She explained the design review process from here on out.

3. Demolition Ordinance Revision Update – Kristen Griffin, HPO

Discussion included:

- Kristen Griffin, HPO, explained that the Legal department agreed that since the changes are so extensive in the document, in some cases it is warranted to start over instead of 'tracking' the changes in the document. Kurt Kinbacher agreed that the original July document is a very readable document.
- Stumbling block now is convening a stakeholder group who will take over. She believes that it will be known after the first meeting if it is a controversial issue that is going to take a long time. SPA, SHLC, Downtown Spokane Partnership and other people who have expressed interest to be stakeholders in revising the ordinance. She will let everyone know as soon as she knows when the first meeting will

be taking place. Should have at least two SHLC members. Jim Kolva suggested a series of 3 meetings: 1) Give overview; 2) Draft; 3) Resolution. Hopes to have briefing materials together by next SHLC meeting and will want feedback. Jim Kolva said that the key is to find out how it will affect a property owner's ability.

- Jerry Numbers, East Central Neighborhood, questioned how it will affect single family houses. Kristen explained currently it only applies to properties that are listed or eligible for the register located in the downtown boundary area or in an historic district. A Spokane Register property falls under a different ordinance.

Concludes Agenda items. No further business.

Public Hearing concluded at 3:47 pm

Spokane City/County Historic Landmarks Commission Regular Meeting September 21, 2011

1. Call to Order

- Meeting began at 3:51 pm

2. Approval of Minutes

- Jim Harper moved to approve August 17, 2011 minutes. Greg True seconded. Unanimously approved.

3. Old Business

- None

4. New Business

- Greg True suggested assigning new SHLC members to committees.
 - Jim Harper and Carl Durkoop were added to the Nomination Committee.
 - Larry Howes moved from Design Review to Special Valuation Committee.
- Recommendation has gone forward to appoint Lynn Mandyke to the vacated Historian position.

5. Chairman's Report

- Ridpath Hotel – no news on it.
- Jefferson Hotel - Spokane Housing Authority is looking at that.
- Jensen/Byrd – no news on it.

6. HPO Staff Report

- Monthly Update Report – will go out with agenda's from now on in an attempt to shorten the SHLC meetings.
- Expects to be working with Spokane International District on a Historic Preservation Workshop on whether or not an historic district would benefit their efforts.
- Commissioning a film to show at the Buffalo Conference to somehow characterize Spokane for the 2012 Conference.
- DAHP – education linking historic preservation and sustainability. – SHPPO has commissioned another study to make an Executive Summary adding to their website sometime in October. HPO – to send link to SHLC – Sustainability and Rehab Study.
- Great Northern Building rehabilitation is a demonstration case in terms of historic preservation, brownfield, and sustainability.

7. Other

- Kurt Kinbacher mentioned the new Chief Garry monument and ceremony.
- Meeting Adjourned at 4:19 pm