

MINUTES

SPOKANE CITY/COUNTY HISTORIC LANDMARKS COMMISSION PUBLIC HEARING WEDNESDAY, OCTOBER 11, 2011 CITY COUNCIL CHAMBERS, CITY HALL

Chair Greg True called the public hearing to order at 3:08pm.

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

STAFF PRESENT:
Kristen Griffin, Historic Preservation Officer
Angie Napolitano, Secretary

GUESTS PRESENT:
Jack Heath, Steve Roark, Linda Yeomans, Mary Moltke, Paul Nance

CHANGES TO THE AGENDA: No changes.

1. Review Special Valuation application for 430 West 1st Avenue (City Ramp Garage)

Kristen Griffin, Historic Preservation Officer (HPO), read from the Staff Report of Findings and distributed the Special Valuation notebook for review. She recommends approval of the submitted application as complete and expenses appropriate.

Jerry Baldwin reported for the Special Valuation Committee. The site visit was conducted on October 4, 2011. He concurred with Staff Findings.

Discussion included:

- Jack Heath, introduced himself as the property owner reported that they are ¾ of the way through the project and that the interior is now completed.
- No discussion by the commission

Jerry Baldwin moved that the Commission approve the application for Special Valuation for the City Ramp Garage, 430 West 1st Avenue, and there are no exceptions. Jim Harper seconded. Unanimously approved by roll call vote.

2. Review Certificate of Appropriateness application for 1928 West Pacific Avenue (Guse House)

Ron LaBar recused himself from this discussion and decision due to conflict of interest on this property. He left the table and will represent the owners as the project architect.

Kristen Griffin, HPO, read from the Staff Report Findings of Fact and showed site visit photos and plan drawings. Staff gave several recommendation options, as listed on the Staff Report

of Findings. If alternatives cannot be found, she does recommend approval of the chimney removal based on the fact that the chimney is not prominent or easily visible when viewing the primary façade. Its removal would not cause the property to lose its integrity as an historic property.

Larry Howes reported for the Design Review Committee. The site visit was conducted on October 4, 2011. He reported regarding the undermining happening with the chimney.

Discussion included:

- Ron LaBar, speaking as architect for this project, stated that in his opinion, the removal of the chimney is consistent with the Standards for Rehabilitation. The chimney is not a character defining element of the property. He explained the reason for the removal.
- Greg True asked about the possibility of saving the upper part of the chimney. Ron LaBar explained that he felt it was not feasible.
- Beth Fairfax explained her experience with the same sort of issue and believes it can be done. Ron agreed but that it would be a challenging undertaking.
- Jim Harper asked about replicating the chimney confirmed that only two options were considered by property owner; removal or saving it. Ron LaBar cost is not viable, could be insurmountable.
- Kurt Kinbacher asked how much of a delay would it be to bring in a structural engineer to see if it is even possible to sure it up from the attic. Ron LaBar believed that it would take a couple weeks.

Larry Howes moved based on the Findings of Fact, Staff recommendation, and testimony of Mr. LaBar, that the Commission accepts the demolition of the chimney. Beth Fairfax seconded. Approved by roll call vote. 4 to 2 (No votes: Greg True and Jim Harper)

3. Demolition Ordinance Revision Update

- Kristen Griffin, HPO, informed the Commission that DSP has come up with the names of 3 volunteers to be on the ordinance review committee to help guide us with ordinance. SPA has also provided names. They will need to set a schedule for meeting, review the prepared draft ordinance, and make comments on it. A report will come back to SHLC to decide what to send forward to the Plan Commission and then to the City Council. No timeline has been set yet.
- Ron LaBar asked if SHLC members can be on it. Kristen said that their involvement is necessary, perhaps the Chair (Jim Kolva) and one other person so the Commission is always represented. Ron LaBar would be interested in being part of this group. It might begin in December.
- Jennifer McWilliams is working on a flow chart for the demolition draft.

Concludes Agenda items. No further business.

Motion to adjourn by Jerry Baldwin and seconded by Larry Howes. Unanimously approved.

Public Hearing concluded at 4:01 pm

**Spokane City/County Historic Landmarks Commission
Regular Meeting
October 11, 2011**

1. Call to Order

- Meeting began at 4:10 pm

2. Approval of Minutes

- Greg True moved to approve September 21, 2011 minutes. Unanimously approved.

3. Old Business

- none

4. New Business

- none

5. Chairman's Report

- SPA Autumn Home Tour

6. HPO Staff Report

- Buffalo National Trust Conference – preparing film and slide show
- Mayor mentioned 2012 National Trust Conference in her Statement of the Conditions & Affairs address
- Fire at Ferguson's and the Milk Bottle – neither one is listed on any historic register; if they become listed now, they can qualify for Special Valuation and other incentives for rehabilitation.

7. Other

- Jerry Baldwin congratulated Jennifer McWilliams for volunteering at the Autumn Home Tour open house.
- Jim Harper talked about new director of the MAC and that he is looking for partners in the community. He recommended that the Commission send a letter regarding the importance of historic register and the Commission and to mention the National Trust Conference 2012. Kristen mentioned that the museum's Campbell House is on the Spokane Register and that the MAC is an official partner and involved in conference planning. Kristen will make contact with the new Director.
- Kristen Griffin stated that she will give an Administrative Report to the City Council when she gets back from the National Conference in Buffalo. Would like a couple of Commission members at that City Council meeting to show the importance of the conference and to show their support.
- Meeting Adjourned at 4:29 pm