

MINUTES

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

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

COMMISSION MEMBERS PRESENT:

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

COMMISSION MEMBER ABSENT:

STAFF PRESENT:

Kristen Griffin, Historic Preservation Officer
Angie Napolitano, Secretary

GUESTS PRESENT: Cory Barbieri, Jerry Numbers, George Thomsen

CHANGES TO THE AGENDA: Per HPO request, removal of Item #4 Demolition Ordinance Revision Update and defer until January.

1. Review Special Valuation application for 411 West Cataldo (Broadview Dairy)

Kristen Griffin, Historic Preservation Officer (HPO), read from the Staff Findings of Fact. She recommended approval of application pending revised total.

Greg True reported for the Special Valuation committee. Site visit was conducted on December 07, 2011 and confirmed to the best of their ability that the work for the claimed expenses was completed.

Discussion included:

- Kristen Griffin, HPO, noted the two main exceptions were expenses that occurred outside of the footprint of the building: 1) secured parking area, sidewalks/pavers, and security bollards except for the ones that are part of the security door 2) receipts with dates outside of the 2 years allowed and some clarification of the totals.
- Cory Barbieri, property owner representative, thanked the commission for their help over the years. He discussed the exceptional needs of the tenant. Regarding the bollards, he explained that it was a working dairy where they used to tie up horses to horse posts and believes that the bollards should be considered part of the property. Regarding the fences, they wanted the fencing to tie in as historical as possible to keep the feel of an historic building so they went above and beyond with the fencing. Greg True noted that they appreciate all that has been done; however, this program is limited to within the footprint of the building.

Greg True moved that the Commission approve the application for Special Valuation for the Broadview Dairy located at 411 West Cataldo Avenue subject to revision of the application to remove the parking structure, the fixed bollards and the work done to

the sidewalks, any work done outside the footprint of the building, and clarification of the dates of the costs in question and confirmation of their applicability as goes for the time frame, and allowing Kristen to make those determinations. Larry Howes seconded.

Unanimously approved by roll call vote.

2. Review Special Valuation application for 603 South Arthur Street (Dodd House)

Kristen Griffin, HPO, read the Staff Report of Findings. She routed the application and Special Valuation notebook for the commissioners to review. She noted that an after the fact Certificate of Appropriateness is being signed for work on the exterior of the property. She recommends approval of the application pending revised total.

Larry Howes reported for the Special Valuation Committee. The site visit was conducted on December 7, 2011. The work expenses claimed was verified by the site visit.

Discussion included:

- Kristen Griffin, HPO, noted some possible exceptions for discussion by the Commission:
 - Landscaping not allowable.
 - Non-custom and non-allowable window treatments.
 - Clarification of expenses on certain receipts
 - Which appliances that can be allowed
 - Applicant's use of word 'decorate' on certain expenses meant paint.
 - Need to clarify whether sewer line repair was inside or outside repair.
 - Carpet runner generally not allowable unless permanently affixed.
- Jerry Numbers, property owner,
 - Carpet runner and June receipt – not intended to be included
 - Sewer line repair was all interior sewer work – HPO recommended listing as interior re-plumbing instead of sewer
 - Appliances –
 - Refrigerator – cabinetry is built specifically around it
 - Range has no sides, is equivalent to a drop in
 - Microwave – didn't realize it wasn't eligible because it sits in a cabinet
 - Range hood is part of built in cabinetry

Greg True moved that the Commission approve the application for Special Valuation for the Sonora Smart Dodd House pending the revision to remove the expense out of date, the runner, the refrigerator, and the microwave. Larry Howes seconded.

Ron LaBar questioned the inclusion of the range. Larry Howes and Greg True confirmed that it cannot stand alone because of the unfinished sides. Kurt Kinbacher confirmed that the refrigerator has finished sides.

Unanimously approved by roll call vote.

Jerry Numbers informed the Commission that Michael Houser called him because he found a picture of Mrs. Dodd in a 1941 magazine that talked about her involvement with the Ball and Dodd Funeral Parlor and the relocation of the Indian burial grounds that were in the flood plains of Lake Roosevelt.

3. Review Special Valuation application for 1612 West 7th Avenue (Binkley House)

Kristen Griffin, HPO, read the Staff Report of Findings. She routed the Special Valuation application and notebook to the commissioners for review. She recommended approval pending revised total.

Jerry Baldwin reported for the Special Valuation Committee. The site visit was conducted on December 7, 2011. They did not notice anything out of compliance during the visit.

Discussion included:

- Kristen Griffin, HPO, noted some possible exceptions for discussion by the Commission:
 - Landscaping
 - Non-historic carport repair
 - Signs/marketing expenses
 - Appliances in the apartments
 - Clarification that 'deck' meant historic porch
 - Typographical error of date on a receipt for siding
 - Carpet runner
- Jim Kolva noted that if the appliances stay with property used as rental/income property they would be considered an approvable expense.
- Jerry Baldwin noted that carpet is to be both nailed and glued; therefore carpet runner does not qualify. Jim Kolva confirmed carpet was "fixed."
- George Thomsen, property owner, stated that the carpet runner is permanently tacked and custom made for that area.
- Larry Howes questioned property owner about if he did most of the work himself. HPO clarified that the expenses related to labor were not from the property owner.

Jerry Baldwin moved that the application for Special Valuation, based on the Findings of Fact on the 7th of December at the Binkley Building at 1612 West 7th, be approved with the exception of the carport, any grounds work that was accomplished, and a special note that the appliances, since this is a commercial rental, be included. Kurt Kinbacher seconded.

Unanimously approved by roll call vote.

4. ~~**Demolition Ordinance Revision Update**~~ Item removed per HPO request – nothing new to report.

Concludes Agenda items. No further business.

Public Hearing concluded at 3:43 pm

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

1. **Call to Order**
 - Meeting began at 3:46 pm
2. **Approval of Minutes**
 - November 16, 2011 minutes approved.
3. **Old Business**
 - None
4. **New Business**

- Reduction in County Funding discussed

5. Chairman's Report

- None

6. HPO Staff Report

- Jensen Byrd Building: no demolition permit has been applied for yet. Campus Advantage has tentatively asked to be on the January agenda for a Determination of Eligibility. Jerry Baldwin noted that the building is suitable for reuse. HPO reminded commissioners to avoid discussing and commenting on this issue outside of a hearing since it appears it will be come to them for a decision.

7. Other

- Greg True talked about his trip and some of the old roadways being restored.
- If interested in being chair, let Kristen know.
- Meeting Adjourned at 4:50 pm