



## SPOKANE HISTORIC LANDMARKS COMMISSION

Wednesday, December 19, 2018

Meeting Minutes:

Meeting called to order at 3:00 PM by Lynn Mandyke

### Attendance

- Board Members Present: Wendy Budge, Larry Cebula, Lynn Mandyke, Ernie Robeson, David Shockley, Jacque West, Randy Wilson
- Board Members Not Present: Ann Sharley, Betsy Bradley, Carl Durkoop, Jodi Kittel
- Staff Present: Megan Duvall, Logan Camporeale, Stephanie Bishop

\*\* Lynn Mandyke went over changes to the agenda, stating the nomination for the German American Society Hall has been moved to the February 2019 meeting and that the special meeting item had been added.

### Hearings

#### 1. **Special Valuation Application:** Cannon House - 416 E Rockwood Boulevard

- Staff Report: Megan Duvall, *Historic Preservation*
- Committee Report: Wendy Budge
- Applicant Report: None
- Questions asked and answered.

Public Testimony: None

Ernie Robeson moved, based on the Findings of Fact, the Spokane Historic Register Management Agreement, and the Secretary of the Interior Standards for Rehabilitation, that the application for Special Valuation of the Cannon House at 416 E Rockwood Boulevard be approved. Dave Shockley seconded; motion carried.

#### 2. **Special Valuation Application:** Thomas House - 1212 N Summit Boulevard

- Staff Report: Megan Duvall, *Historic Preservation*
- Committee Report: Wendy Budge
- Applicant Report: Kevin Hekmatpanah
- Questions asked and answered.

Public Testimony: None

\*\* Larry Cebula arrived at 3:18 PM

Ernie Robeson moved, based on the Findings of Fact, the Spokane Historic Register Management Agreement, and the Secretary of the Interior Standards for Rehabilitation, that the application for Special Valuation of the Thomas House at 1212 N Summit Boulevard be approved. Wendy Budge seconded; motion carried.

**3. Special Valuation Application: Walter House - 327 W Waverly Place**

- Staff Report: Megan Duvall, *Historic Preservation*
- Committee Report: Wendy Budge
- Applicant Report: Jeff Walter
- Questions asked and answered.

Public Testimony: None

Ernie Robeson moved, based on the Findings of Fact, the Spokane Historic Register Management Agreement, and the Secretary of the Interior Standards for Rehabilitation, that the application for Special Valuation of the Walter House at 327 W Waverly Place be approved. Dave Shockley seconded; motion carried.

**4. Special Valuation Application: Folsom House - 528 E 14th Avenue**

- Staff Report: Megan Duvall, *Historic Preservation*
- Committee Report: Wendy Budge
- Applicant Report: None
- Questions asked and answered.

Public Testimony: None

Ernie Robeson moved, based on the Findings of Fact, the Spokane Historic Register Management Agreement, and the Secretary of the Interior Standards for Rehabilitation, that the application for Special Valuation of the Folsom House at 528 E 14th Avenue be approved. Dave Shockley seconded; motion carried.

**5. Special Valuation Application: Woodward Building - 117 N Howard Street**

- Staff Report: Megan Duvall, *Historic Preservation*
- Committee Report: Wendy Budge
- Applicant Report: None
- Questions asked and answered.

Public Testimony: None

Ernie Robeson moved, based on the Findings of Fact, the Spokane Historic Register Management Agreement, and the Secretary of the Interior Standards for Rehabilitation, that the application for Special Valuation of the Woodward Building at 117 N Howard Street be approved. Wendy Budge seconded; motion carried.

**6. Special Valuation Application: Paulsen Building - 421 W Riverside Avenue**

- Staff Report: Megan Duvall, *Historic Preservation*
- Committee Report: Wendy Budge
- Applicant Report: None
- Questions asked and answered.

Public Testimony: None

Ernie Robeson moved, based on the Findings of Fact, the Spokane Historic Register Management Agreement, and the Secretary of the Interior Standards for Rehabilitation, that the application for Special Valuation of the Paulsen Building at 421 W Riverside Avenue be approved. Dave Shockley seconded; motion carried.

**7. Special Valuation Application: Cooper George Apartments - 707 W 5th Avenue**

- Staff Report: Megan Duvall, *Historic Preservation*
- Committee Report: Wendy Budge
- Applicant Report: Kevin Ricker
- Questions asked and answered.

Public Testimony: None

Ernie Robeson moved, based on the Findings of Fact, the Spokane Historic Register Management Agreement, and the Secretary of the Interior Standards for Rehabilitation, that the application for Special Valuation of the Cooper George Apartments at 707 W 5th Avenue be approved. Wendy Budge seconded; motion carried.

Public Hearing adjourned at 4:07 PM.

Special Meeting called to order at 4:12 PM by Lynn Mandylke

**Determination of Eligibility: YWCA - 829 W Broadway Avenue**

- Staff Report: Megan Duvall, *Historic Preservation*
- Committee Report: Dave Shockley
- Applicant Report: David Shea & Linda Yeomans
- Questions asked and answered.

Public Testimony: None

- Lynn Mandylke shared the definition, history, and importance of Brutalist Architecture, and stated the YWCA building, at the corner of Broadway and Lincoln, fits into that category. She suggested the commission discuss the possibility of its eligibility for the National Register under Criterion C.
- Lynn discussed possible mitigation that would fund the preparation of a report documenting the history of the YWCA from 1938 to 2009 to supplement the existing historic context (this date range was changed to 1965 to 2009 in the final motion). The report would be funded by the LB Stone Properties Group and coordinated by the Historic Preservation Office/Landmarks Commission.
- Discussion about the structure and its historic significance ensued.

Jacque West moved, based on the Findings of Fact, that the old YWCA building at 829 W Broadway Avenue in Spokane be determined eligible under Criterion A for both the Spokane

Register of Historic Places and the National Register of Historic Places. Dave Shockley seconded; no vote was taken due to a proposed amendment to the motion.

Lynn moved to amend the motion for eligibility to include the old YWCA building at 829 W Broadway Avenue also be determined eligible under Criterion C. Larry Cebula seconded; motion carried.

Jacque West moved, based on the Findings of Fact, that the old YWCA building at 829 W Broadway Avenue in Spokane be determined eligible under criteria A & C for both the Spokane Register of Historic Places and the National Register of Historic Places. Larry Cebula seconded; motion carried.

Lynn Mandyke reread her earlier statement on proposed mitigation, changing the date range to 1965 through 2009, and the commission members discussed mitigation.

Dave Shockley moved that a Certificate of Appropriateness for demolition for the old YWCA building at 829 W Broadway Avenue in Spokane be approved, with the following mitigation measures:

1. The additional documentation of the structures that includes interior photographs and more detailed exterior photographs.
2. Salvage of any important historical items still extant in the building, in consultation with the HPO.
3. A review of the replacement structure to gauge its impact on the surrounding historic neighborhood.
4. Proof of financial ability to construct the replacement structures before the hold on the demolition permit may be lifted.
5. A history of the YWCA from 1965 to 2009 at a cost of \$2,500.00 to be paid by the Applicant to the Historic Preservation Office for the work.
6. An interpretive sign program be included in the project per a Memorandum of Agreement.

Ernie Robeson seconded; motion carried.

Special Meeting adjourned at 5:33 PM .

Briefing Session: Meeting called to order at 5:33 pm by Lynn Mandyke

November 28, 2018 Meeting Minutes approved unanimously.

1. Old Business:

- Megan gave an update on the interviews for new commissioners. Eight applicants were interviewed, and a ranked list of the top four (with alternates) was given to the mayor for approval. The recommended applicants were Austin Dickey (Architect), Ray Rast (Historian), Sylvia Tarman (Archaeologist), and Amanda Paulson (City at Large). The Mayor's Office advised he probably won't be doing interviews until after the first of the year.

2. New Business:

- Megan advised the commission the only thing on the radar for January is Wellington Court (Hotel Aberdeen), a nomination being completed by Logan Camporeale.

- Megan said the January meeting may be replaced by a study session to discuss the Browne's Addition project and to acquaint new commissioners with ongoing projects, since it's unclear whether the mayor will have interviews done by the meeting date.
  - The German American Society Hall will be heard at the February meeting.
3. Chairman's Report:
    - Lynn Mandyke discussed the slate of officers ad hoc committee positions for electing new officers. Ernie Robeson and Larry Cebula volunteered.
    - Lynn reminded the commission that committee assignments for the year (including alternates) will be given at the January meeting and asked that it be added to the agenda.
    - Lynn discussed possibly reviewing the motion and site visit report templates, since it's been five years since it was done.
    - Lynn discussed participation by commissioners during meetings and the possibility of putting reasons for no votes in the minutes for the record.
  4. HPO Staff Report:
    - Megan passed out certificates to outgoing commissioners (Wendy, Randy, & Lynn)
  5. Other Announcements:
    - Lynn thanked the commission, and Dave thanked Lynn for her leadership.
    - Dave Shockley announced an educational session being held the end of January or beginning of February, with Diana Painter presenting her mid-century modern nomination. It will be a powerpoint presentation with a free spaghetti dinner at Luigi's.
  6. The next Historic Landmarks Commission Hearing is tentatively scheduled for Wednesday, January 16, 2019.

Briefing Session adjourned at 5:55 PM.