

# Staff Report and Findings of Fact Nomination to the Spokane Register of Historic Places Ripoli-Scarpelli Building – 2012-14 E. Sprague Avenue

## **FINDINGS OF FACT**

**1. SMC 17D.100.090: "Generally a building, structure, object, site, or district which is more than fifty years old may be designated an historic landmark or historic district if it has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, county, state, or nation."**

- Completed in 1909; the Ripoli-Scarpelli Building meets the age criteria for listing on the Spokane Register of Historic Places.

**2. SMC 17D.100.090: The property must qualify under one or more categories for the Spokane Register (A, B, C, D).**

- The 1909 Ripoli-Scarpelli Building is eligible under Category A due to its association with broad patterns of commercial development along East Sprague Avenue between Helena and Altamont Streets from 1909 to 1945, when the macaroni factory ceased operation.
- The Ripoli-Scarpelli Building is also an eligible property under Category B due to its association with a significant Italian family and its patriarch Antonio Scarpelli, known in early 20<sup>th</sup> century Spokane as the "father of the Italian colony of the city."

**3. SMC17D.040.090: "The property must also possess integrity of location, design, materials, workmanship, and association." From NPS Bulletin 15: "Integrity is the ability of a property to convey its significance...it is not necessary for a property to retain all its historic physical features...the property must retain, however, the essential physical features that enable it to convey its historic identity."**

- The Ripoli-Scarpelli building retains good integrity in its original location, design, materials, workmanship, and association. The building retains its original form and fenestration pattern. The storefront, while rebuilt, maintains a historically appropriate design with large glazing and wood detailing. The most notable change to the building's exterior is the addition of a painted concrete skim coat covering the original brick construction on the north façade and wrapping around the east and west facades.
- The interior of the Ripoli-Scarpelli Building is open with exposed brick on both the first and second floors, and features a single staircase anchored to the east wall. The interior of the building is separated in two halves by four wooden posts that run north-south. The interior of the building is void of any original partition walls or finish material.
- The basement retains the remnants of a freight elevator and coal chute on the south side of the building.

**4. Once listed, this property will be eligible to apply for incentives, including:**

Special Valuation (property tax abatement), Spokane Register historical marker, and special code considerations.

## **STAFF RECOMMENDATION**

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The **Ripoli-Scarpelli Building** qualifies for eligibility under Spokane Register Categories A & B.

Preservation Officer Review: Megan Duvall  
Nominations Committee: Shockley, Bradley  
Landmarks Commission Review: Pending

Report: 9/11/19  
Site Visit: 9/11/19  
Hearing: 9/18/19