

Staff Report and Findings of Fact Nomination to the Spokane Register of Historic Places Fred & Winona Adams House – 11 W 26th 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."**
 - Originally built in 1914; the Fred & Winona Adams House 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, E).**
 - The Adams House is a very example of a one and a half story Craftsman-style bungalow and is eligible for the Spokane Register of Historic Places under Category C. Its rectangular shape, low-pitched roof with overhanging eaves and front gable, and partially covered porch are typical exterior features. Inside, its oak floors with decorative inlay, beamed ceilings, and its built-in bookcases, dining buffet and hutch are all in the Craftsman style.
 - The Adams House is architecturally significant as a well-preserved example of a Craftsman-style bungalow. Its organic and locally sourced materials, overhanging eaves, prominent support columns, and porch with pergola are defining exterior features of the style. It was constructed by J. Oscar Johnson who constructed several houses in the neighborhood.
 - Fred Adams, the first resident owner of the home, was a Stanford Law graduate and junior partner at the Davies & Adams law firm in Spokane. He was elected to the state House of Representatives from 1917-1921, and was Speaker of the House from 1919-1921. After serving in the legislature, he played a significant role in the development of the Columbia Basin Project, which transformed the economy of the central and eastern Washington regions. He and his wife, Winona, purchased the house in 1919 during an instrumental time in his political life.

3. **SMC17D.100.090: "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."**
 - Well-preserved with a good degree of integrity in original location, design, materials, workmanship, and association, the Adams House is eligible for listing on the Spokane Register of Historic Places.

4. **Once listed, this property will be eligible to apply for incentives, including:**
Special Valuation (property tax abatement), Façade Improvement Grants, Spokane Register historic property plaque, and special code considerations.

STAFF RECOMMENDATION

The **Fred & Winona Adams House** is eligible for listing on the Spokane Register under **Category C – Architecture as a good example of the Craftsman Bungalow style and Category B for Fred Adams, Speaker of the House and Columbia Basin advocate.**

Preservation Officer Review: Megan Duvall
Nominations Committee: Pending
Landmarks Commission Review: Pending

Report: 11/5/2024
Site Visit: 11/6/2024
Hearing: 11/20/2024