

Staff Report and Findings of Fact Nomination to the Spokane Register of Historic Places Mary Frances Apartments – 1907-1909 W Seventh 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 1910, the Mary Frances Apartments 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 Mary Frances Apartments is eligible for listing on the Spokane Register of Historic Places under Category C for its architectural significance as a fine example of a small apartment building designed in the Craftsman style with Tudor Revival influence.
- The property's period of significance is 1910, the year the apartment building was constructed.
- The building retains excellent historic integrity and is in very good condition after 110 years of use.

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."

- The Mary Frances Apartments retain excellent architectural integrity in original location, design, materials, workmanship, and association. The building has had very few changes to the exterior or interior throughout its history.

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

The **Mary Frances Apartments** is eligible for listing on the Spokane Register under **Category C**.

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

Report: 11/13/20
Site Visit: 11/12/20
Hearing: 11/18/20