

Staff Report of Findings

Spokane City/County CLG Recommendation

National Register Eligibility – McMillen-Dyar House

Applicant/Owner: Vern L. Arneson, Jr.
Consultant/Nomination Author: Vern L. Arneson, Jr.
Hearing Date: May 15, 2019
Property Address: 526 E 12th Avenue
Property Name: McMillen-Dyar House

FINDINGS OF FACT

1. 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 (36 CFR 60).

- Completed in 1912, the McMillen-Dyar House meets the 50-year age criteria established for listing in the National Register.

2. The property must qualify under one or more criteria for National Register eligibility (36 CFR 60):

The McMillen-Dyar House is being nominated under Criteria B & C, at the local level.

- The McMillen-Dyar House on the south hill of Spokane, is historically significant under Criteria B for its direct connection to nationally-known author, playwright, historian, film-writer and newspaperman, Ralph E. Dyar. The 1912 home was purchased by Dyar in 1927 and remained in the family for 40 years.
- Additionally, under Criteria C, the home is eligible as a property that represents the work of noted local architect, Franklin P. Manz. The McMillen-Dyar House is a two-story American Foursquare design with a low-pitched hipped roof; broad, open eaves with exposed rafters; coursed cedar shingles; a full-width front porch; and a basalt foundation.

3. The property must also possess integrity of location, design, materials, setting, workmanship, feeling and association (36 CFR 60). *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* (National Register Bulletin 15).

- The McMillen-Dyar House retains excellent integrity in terms of its location, setting, design, workmanship, materials, feeling and association.

STAFF RECOMMENDATION

The McMillen-Dyar House appears eligible for the National Register of Historic Places under Criteria B & C.

Preservation Officer Review: Megan Duvall

Report: 5/9/19

Nominations Committee: Shockley, Rast, Cebula, West

Site Visit: NA

*Committee members were to visit the site on their own

Landmarks Commission Review: Pending

Hearing: 5/15/19