

# **Staff Report and Findings of Fact Nomination to the Spokane Register of Historic Places Zent-Kimmel House – 934 W. 14th 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 1910; the Zent-Kimmel 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).**

**3.**

- The building is eligible under Category C – Architecture. The house is an excellent example of the American Foursquare form, demonstrated by the boxy shape, the shallow-pitched hipped roof, and the widely overhanging eaves. It also exhibits classic elements of the Craftsman architectural style, characterized by the exposed rafter ends and knee braces in the unenclosed eaves, and the large front porch canopy supported by massive brick pillars. The interior wood built-ins are another common feature of the Craftsman style.

**4. 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 Zent-Kimmel House retains outstanding architectural integrity in original location, design, materials, workmanship, and association to be considered for listing. Alterations of the exterior have been minimal and the interior maintains many features including inlaid floors and built-in furniture along with the original floor plan.

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

Special Valuation (property tax abatement), the City of Spokane's Historic Preservation Façade Improvement Program, Spokane Register historical marker, and special code considerations.

## **STAFF RECOMMENDATION**

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The **Zent-Kimmel House** qualifies for eligibility under Spokane Register Category C.

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

Report: 8/2//19  
Site Visit: 7/10/19  
Hearing: 7/17/19