

Staff Report and Findings of Fact Nomination to the Spokane Register of Historic Places Otto and Catherine Hansen House – 1220 W 11th Avenue

FINDINGS OF FACT

- 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 1908; the Otto and Catherine Hansen House meets the age criteria for listing on the Spokane Register of Historic Places.
- SMC 17D.100.090: The property must qualify under one or more categories for the Spokane Register (A, B, C, D, E).**
 - The Hansen House meets Spokane City/County Register of Historic Places **Category C**, as a property that embodies the distinctive characteristics of a type and period of construction.
 - Architecturally significant, the Hansen House is eligible for listing on the Spokane Register of Historic Places under Category C as a good example of an Arts & Crafts house with Craftsman aesthetics.
 - Craftsman features at the Hansen House include the home's "natural" building materials such as wood siding, basalt foundation, smooth brick and highly textured clinker brick, and leaded glass. Exaggerated four-foot-deep unenclosed roof eaves encircle the house and promote the flattened effect of the roof and the porch roof. Also present at the Hansen House are thick, tapered porch pillars; multi-paned casement windows; leaded glass windows; interior woodwork in curly and vertical fir; and, built-in furniture such as bookcases, dining room buffet and linen cupboard.
 - Spokane real estate developer, Albion McGlauflin, had the house built.
 - The Hansen House retains very good integrity and is in excellent condition.
- 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 Hansen House is well-preserved and is architecturally significant as a very good example of the Arts and Crafts house form with Craftsman style detailing.
- 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 **Otto and Catherine Hansen House** is eligible for listing on the Spokane Register under **Category C - Architecture**.

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

Report: 6/8/2022
Site Visit: 6/9/2022
Hearing: 6/15/2022