

Staff Report and Findings of Fact Nomination to the Spokane Register of Historic Places Hotel Collins – 701 W 2nd 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 Hotel Collins 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 Hotel Collins in Spokane, Washington, is a well-executed example of a Single Room Occupancy (SRO) hotel and was constructed during a period when numerous SROs were built to house a growing working-class population in the city. Completed in 1910, the Hotel Collins is significant under Category A in the area of significance of Commerce for its association with the broad patterns of commercial development in downtown Spokane.
 - It is also significant under Category C, Architecture as a representation of the SRO property type.
 - The site on which D. C. Collins had the Hotel Collins building constructed had previously been known as the Drumheller Site and had sold a number of times in the preceding decades. D.M. Drumheller had acquired the property and built a residence on it by 1885, but then sold it to Clara Price for \$5,500 in 1888. Collins purchased the property on Second and Wall for \$50,000 from a Union Trust Company trustee in 1909 with plans to build a 4-story building at a cost of around \$60,000.
 - The architect for the building was C. Harvey Smith. Charles Harvey Smith—known professionally as C. Harvey Smith—was born in Ottawa, Kansas, on May 7, 1868, to parents Hugh Andrew Smith and Rosalind Smith. He grew up in Bethany, Illinois, and briefly worked for his building contractor father after he finished high school. By the late 1880s he had moved to Spokane, though, and worked as a carpenter. By 1903 he advertised his services as an architect, aligning with the period of intense rebuilding for the central business district. He formed a brief partnership with W. W. Hyslop, then with James S. Arnot, before moving into independent practice by 1907. Smith's work was prolific in Spokane and the surrounding region, even in neighboring Idaho.
 - George Groshoff worked as a contractor and brick mason in Spokane and the surrounding region. Born in Indiana in October of 1865, Groshoff arrived in Spokane in 1889 via St. Paul, Minnesota. He started building residences, including his own, in the Peaceful Valley neighborhood of Spokane, with three on West Main Avenue (1607, 1604, and 1608). After the 1889 fire—and the need for masonry construction—Groshoff got work building the Spokesman-Review Building and the County Courthouse. After opening his own contracting business, he built the Armory, Sacred Heart Hospital, Our Lady of Lourdes Cathedral, the Colonial and Del Rey buildings, and the Hotel Collins.
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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 Hotel Collins retains good integrity of location, design, materials, and workmanship to convey its historic character from the period of significance. Designed and built as an SRO, it retains a largely intact upper floor configuration, exterior architectural detailing, fenestration patterns, and intact direct walk-up stairways, and some storefronts.

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 **Hotel Collins** is eligible for listing on the Spokane Register under **Category A for its association with early SROs in downtown Spokane and Category C – Architecture as a representation of the SRO property type.**

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

Report: 8/12/2024
Site Visit: 8/7/2024
Hearing: 8/21/2024