

# Staff Report and Findings of Fact Nomination to the Spokane Register of Historic Places Charles & Maud Kemp House – 404 W Sumner 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 Charles and Maud Kemp 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).**
  - The Kemp House meets Spokane City/County Register of Historic Places **Category C**, as a property that represents high artistic values.
  - The Kemp House's design combines the Arts and Crafts style with Tudor Revival details while adding singular details in an artful and unique manner. Of particular note is the use of fine quality materials, which combine textures and colors in unique ways, such as the use of beige brick with red mortar which complements both the deep red trim on the house and the pale stucco cladding.
  - Features of the Kemp House that display elements of the Arts and Crafts style include the use of natural materials such as brick, stucco, wood shingles, and stone. Details that display the craftsmanship of the home include the deep eaves, exposed rafters, decorative barge boards, shaped knee brackets, and extended beam ends. The defined outdoor spaces include a wrap-around porch, trellises, and extensive porches of varied design, both covered and uncovered. On the interior, the extensive use of wood, the simplicity of the wood trim, and boxed beams are reminiscent of the Arts and Crafts style. Elements of the Tudor Revival style that can be seen in the Kemp House are more steeply pitched roofs than a typical Arts and Crafts house might have, a prominent chimney, the use of decorative half-timbering details, and windows and leaded glass windows with small panes (both diamond-shaped and rectangular panes).
  - The architect for the Kemp House was Alfred D. Jones. Jones, who was from Chicago, spent most of his short career in Spokane, before dying in San Diego in 1915 at the age of 42. Despite the fact that his life was cut short by tuberculosis, he was amazingly prolific, designing numerous residential (both single family properties and apartment buildings), commercial, and industrial properties throughout the city, many of which are listed in the National Register of Historic Places and/or on the Spokane Register today.
  - The Kemp House retains very good integrity and is in excellent condition.
  
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 Kemp House is remarkably well-preserved and is architecturally significant representing high artistic values in Arts and Crafts architectural style with Tudor Revival detailing.
  
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**

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The **Charles and Maud Kemp House** is eligible for listing on the Spokane Register under **Category C - Architecture**.

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

Report: 4/4/2022  
Site Visit: 4/14/2022  
Hearing: 4/20/2022