

Staff Report and Findings of Fact Nomination to the Spokane Register of Historic Places Meenach-McClure House – 1005 E 54th 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 1959; the Meenach-McClure 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 Meenach-McClure House meets Spokane City/County Register of Historic Places under **Category C**, as a property that embodies the distinctive characteristics of a type, period and method of construction. Specifically, the property embodies the Mid-Century Modern era's Contemporary style with Miesian-style influence as well as represents the work of a master, architect Royal A. McClure.
 - Architecturally significant, the Meenach-McClure House is eligible for listing on the Spokane Register of Historic Places under Category C as a property that embodies the distinctive characteristics of a type and period of construction. Contemporary-style characteristics include the home's 1959 built date, long low horizontal plan, shallow-pitched barrel-shaped roof, exposed curved ceiling beams that extend through the window walls to create deep overhanging eaves on both the house and garage, floor-to-ceiling windows/sliding-glass doors, vertical cedar board siding, exterior stone veneer cladding, Vermont slate floor, and walnut built-ins. Miesian-style influence is especially illustrated by the home's open floor plan and by an 89-foot-wide uninterrupted "window wall" along the rear of the house.
 - Designed by Spokane master architect Royal McClure, and constructed by Spokane building contractor Elmer Nelson, the Contemporary-style Meenach-McClure House was honored with an "Award of Merit" from the Spokane American Institute of Architects in 1961.
 - The property's first owners were T. J. Meenach Jr. and his wife Viola, who built the house through M & P Properties, owned by Meenach. After he served as Captain in the United States Army in World War II, Meenach Jr. worked in Spokane for more than 50 years as a real estate broker, home builder, developer, and real estate appraiser. Revered for his knowledge and experience, Meenach Jr. was chosen as a lecturer and author on real estate appraising, and taught classes at Stanford University and the University of Washington. Royal McClure purchased the house he had designed for the Meenach's four years after it was built in 1963.
 - The Meenach-McClure House exemplifies the Contemporary style of architecture in Spokane. The house contains very good integrity of location, design, materials, workmanship, and association 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 Meenach-McClure House is well-preserved and is architecturally significant as an excellent example of the Contemporary style with Miesian-style influence as well as representing the work of a master, architect Royal A. McClure.

4. **Once listed, this property will be eligible to apply for incentives, including:**
 - Special Valuation (property tax abatement), Façade Improvement Grants, Spokane Register historical plaque, and special code considerations.

STAFF RECOMMENDATION

The **Meenach-McClure House** is eligible for listing on the Spokane Register under **Category C - Architecture**.

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

Report: 1/6/2023
Site Visit: 1/5/2023
Hearing: 1/18/2023