

Staff Report and Findings of Fact Nomination to the Spokane Register of Historic Places Alex & Fanny Ritter House – 702 W 21st 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 1914; the Alex and Fanny Ritter 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 Ritter House meets Spokane City/County Register of Historic Places under **Category C** for its architectural significance as a Craftsman Bungalow with influence from both the Mission and Prairie Styles.
 - Architecturally significant, the Craftsman style is strongly emphasized by the dwelling's very low-pitched hip roof, widely overhanging eaves, deep cornice, full-width covered front porch, thick porch walls, and rough-textured pebbled-stucco cladding. Finished with an arcade, the front porch is supported by a series of prominent arches influenced by Mission-style designs. Roof eaves are accentuated by Prairie-style modillions.
 - The interior of the Ritter House features casement and transom windows with both clear leaded glass and colored glass; oak floors, interior doors, woodwork and built-ins; built-in furniture including bookcases with leaded glass doors, a drop-leaf desk, buffet & hutch; oak plate rail and vertical panels in the dining room and some original interior lighting (dining room chandelier and wall sconces).
 - Builder Gus Bostrom worked as a building contractor in Spokane from 1906 to 1923. During the 17 years that he lived and worked in Spokane, he made a name for himself as he concentrated his efforts in building multiple single-family homes specifically in the Cannon Hill Park neighborhood around the newly formed Cannon Hill Park & Pond. Bostrom was praised in a *Spokesman-Review* newspaper article from January 29, 1910 as an "extensive builder" of homes in the area.
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 Alex and Fanny Ritter House is well-preserved and is architecturally significant as good example of the Craftsman style with both Mission and Prairie style influences.
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 **Alex and Fanny Ritter House** is eligible for listing on the Spokane Register under **Category C - Architecture**.

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

Report: 5/25/2023
Site Visit: 6/1/2023
Hearing: 6/21/2023