

Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, Sixth Floor
808 W. Spokane Falls Boulevard, Spokane, WA 99201*

1. Name of Property

Historic Name **GILBERT & ANNIE CHAMBERLIN HOUSE**

2. Location

Street & Number 2627 W. Gardner Avenue
City, State, Zip Code Spokane, WA 99201
Parcel Number 25132.2601

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input type="checkbox"/> work in progress	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input type="checkbox"/> educational	<input type="checkbox"/> religious
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> residential
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other

4. Owner of Property

Name Henry-York & Leonor Steiner
Street & Number 2627 W. Gardner Avenue
City, State, Zip Code Spokane, WA 99201
Telephone Number/E-mail 326-8159, hanknlori@asisna.com

5. Location of Legal Description

Courthouse, Registry of Deeds Spokane County Courthouse
Street Number 1116 West Broadway
City, State, Zip Code Spokane, WA 99260
County Spokane

6. Representation of Existing Surveys

Title City of Spokane Historic Landmarks Survey
Date Federal____ State____ County____ Local 1979
Location of Survey Records Spokane Historic Preservation Office

Final draft reviewed & recommended by SHLC on March 21, 2007

7. Description

Architectural Classification
(see nomination, section 8)

Condition
 excellent
 good
 fair
 deteriorated
 ruins
 unexposed

Check One
 unaltered
 altered
Check One
 original site
 moved & date _____

8. Spokane Register Categories and Statement of Significance

Applicable Spokane Register of Historic Places Categories: Mark "x" on one or more for the categories that qualify the property for the Spokane Register listing:

- A Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory history.

Narrative statement of significance is found on one or more continuation sheets.

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

Acreage of Property	Less than one acre.
Verbal Boundary Description	Nettleton's Addition, Lot 1, Block 19.
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning
Street, City, State, Zip Code	501 West 27 th Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	lindayeomans@comcast.net
Date Final Nomination Heard	21 March 2007

12. Additional Documentation

Map	City/County of Spokane current plat map.
Photographs and Slides	Color digital images, black and white prints

13. Signature of Owner(s)

Name _____

Name _____

14. For Official Use Only

Date Received _____ Attest _____

Date Heard _____ City Clerk _____

Commission Decision _____ Approved as to Form
Assistant City Attorney *Michael J. Piwo*

Council/Board Action _____

Date _____

We hereby certify that this property has been listed in the Spokane Register of Historic Places.

DEPUTY MAYOR, City of Spokane
or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

Jessie L. Brun

OFFICER, Spokane City/County Historic Preservation Officer
Spokane City/County Historic Preservation Office
Sixth Floor, City Hall, W. 808 Spokane Falls Boulevard, Spokane, WA 99201

PROPERTY DESCRIPTION

Built in 1903, the Gilbert & Annie Chamberlin House is a fine example of the Free Classic Queen Anne style. Prominent Queen Anne-style features include the home's pitched roof with multiple cross gables, decorative corbelled chimney cap, front-facing façade gable, recessed front-facing second-story balcony, beveled and boxed bays, decorative corner boards and window crowns, sunburst designs, beveled leaded-glass windows, and a full-width single-story front porch. Influenced by Classic prototypes derived from ancient Greek and Roman architecture, Free Classic-style features include boxed eaves, cornice returns, cornice courses with decorative dentils, narrow-width horizontal wood clapboard siding, and round fluted porch columns with Ionic capitals. While not as slender and delicate as that of the Queen Anne Spindework subtype, a turned-post porch balustrade reveals influences of the Spindework Queen Anne style. Interior Queen Anne-style appointments are manifested in the home's formal reception hall, an open stairwell with prominent newel posts and a turned-post balustrade, multiple parlors and rooms, fir and red cedar woodwork, and a diagonally placed brick and molded-concrete fireplace with an egg-and-dart cornice and twisted-rope frieze. The Gilbert & Annie Chamberlin House is sited on the southeast corner of West Gardner Avenue and North Lindeke Street in Nettleton's Second Addition in the West Central neighborhood in Spokane, Washington. In 2006, the property was listed on the National Register of Historic Places as a contributing historic resource of the Nettleton's Addition National Register Historic District. The house is well-preserved with few exterior alterations and retains excellent exterior architectural integrity in original location, design, materials, workmanship, and association as an early 20th-century single-family home built in Spokane.

CURRENT APPEARANCE & CONDITION***Site***

The Chamberlin House is located in the center of Lot 1, Block 19 in Nettleton's Second Addition. The lot measures 38.5 feet wide and 149 feet deep. The home is framed by mature deciduous trees, shrubs, flower beds, and a manicured lawn. The house faces north at Gardner Avenue and is bordered by Lindeke Street to the west, a paved alley to the south, and a single-family home to the east. The neighborhood is characterized by concentrated residential development, a directionally correct gridiron street pattern, tree-lined sidewalks and roadways, 40-foot-wide lots, and one to one-and-one-half story single-family homes built mostly at the turn of the 20th century. Like the Chamberlin House, many homes in the neighborhood are contributing properties in the Nettleton's National Register Historic District which includes and surrounds the Chamberlin House.

Garage

Built in 1947, an oversized single-car garage is located behind the house in the southeast corner of the lot.¹ It replaced an original single-car garage which was built in 1915 for a

¹ Spokane County Tax Assessor records. Spokane County Courthouse, Spokane, WA.

reported cost of \$60.² The current c. 1947 garage measures 16 feet wide and 24 feet long and cost a reported \$300 to build.³ It has a single metal overhead door at the west façade and faces west onto Lindeke Street. A paved driveway leads to the garage from the street. The building has a low-pitched gable front roof, narrow-width horizontal wood siding, retains good exterior integrity, and is a contributing historic resource of the Chamberlin House.

House Exterior

The Chamberlin House has an irregular rectangular footprint that measures 26 feet wide and 51 feet deep.⁴ The house is one-and-one-half stories and has a pitched multiple cross-gable roof with a prominent front-facing gable at the north façade. The roof is covered with composition shingles. A buff-colored brick chimney rises from the roof crest and is distinguished with a decorative corbelled chimney cap. The exterior walls of the house are clad with narrow-width horizontal wood clapboard siding. A ten-inch-deep wood water table course separates the cladding from a rubblemix foundation made of granite and black basalt rock. The west elevation has a projecting cross gable with a beveled bay, the east elevation has a cross gable with a boxed bay, and the north façade has a front-facing gable and recessed balcony which projects over a full-width covered front porch at the first floor. Fenestration is symmetrical and mostly original, and includes a combination of 1/1, double-hung, wood-sash windows and decorative beveled leaded-glass windows.⁵

North Façade

The front of the house faces north at West Gardner Avenue. It features a prominent front-facing gable which projects over and covers a full-width front porch at the first floor. The front-facing gable is enclosed with a small pent roof. The front porch is supported by full-height round, fluted columns with Ionic capitals. The columns are anchored to a wood porch deck. A turned-post balustrade protects the deck. The porch ceiling is made of tongue-in-groove wood paneling which matches tongue-in-groove wood paneling in the soffits. A frieze with decorative dentils is prominently displayed above the porch columns below the eave of the pent roof and also along the rake of the gable above the porch. The prominent front-facing gable at the second floor is punctuated with a recessed second-floor balcony. The recessed area in the balcony is framed with an outline that is similar to a Palladian window. The recessed balcony opening is supported by round columns with a turned-post balustrade. A sunburst relief design articulates the gable peak above the balcony. The walls at the first floor and in the gable peak are clad with horizontal wood clapboard siding, the corners of the house at the first floor are accentuated with corner boards, and roof eaves are boxed. At the first

² Spokane City Building Permit #7919, dated 31 October 1915. Spokane City Hall, Spokane, WA.

³ Spokane City Building Permit #67508, dated 30 August 1947. Spokane City Hall, Spokane, WA.

⁴ Spokane County Tax Assessor records. Spokane County Courthouse, Spokane, WA.

⁵ Two windows on the east elevation and four windows on the south rear elevation were replaced with duplicate windows.

floor, a tripartite window is located east of a front entrance, which is located at the west end of the façade. An oval-shaped leaded-glass window with a two-inch wide bevel is located in a transom over the center pane in the tripartite window. The front door is original wood paneled with an applied wood wreath design in the lower half, a typical Victorian-period embellishment. The upper half of the door has a leaded-glass light (installed in 1997). Three wooden steps descend north from the west end of the front porch to grade. A wrought-iron fence with two gates encircles the front yard in the northwest corner of the property.

West Elevation

A large prominent projecting cross gable with a beveled bay at the first floor dominates the west elevation which is considered a secondary façade of the house as it fronts west at Lindeke Street. The cross gable is enclosed with a small pent roof above the beveled bay at the first floor. A wide frieze band with decorative dentils accentuates the pent roof eave. The beveled bay illuminates the interior of the house with three windows. The center window has a fixed pane and a leaded-glass transom, and is flanked by two 1/1 double-hung wood-sash units. A window pair with 1/1 double-hung wood-sash windows is located in the gable peak above the beveled bay, and is highlighted with a sunburst design over the window pair. The upper lights of the window pair are embellished with beveled leaded-glass glazing. Fenestration at the east elevation is original, symmetrical, and features decorative window crowns. The exterior wall is clad in narrow-width horizontal wood siding, the corners of the house are accentuated with wood corner boards, the foundation is made of a rubblemix of granite and black basalt rock, and a ten-inch-deep horizontal water table course separates the rock foundation from the cladding at the first floor.

East Elevation

Like the west elevation, the east elevation is dominated by a large cross gable and a first-floor bay. Unlike the beveled bay at the west elevation, the bay at the east elevation is boxed. Except for one window pair on the second floor, fenestration is original with symmetrical patterns, 1/1 double-hung wood-sash windows, and window crowns at the top of each window. Exterior wall cladding is narrow-width horizontal clapboard, the corners of the house are accentuated with corner boards, the foundation is granite/basalt rock rubblemix, a wide water table course separates the foundation from the cladding, and a wide cornice with decorative dentils articulates the roof eave.

South Elevation (rear)

The south elevation is at the rear of the house and faces a fenced back yard and garage. It features a gable roof with cornice returns, narrow-width clapboard siding, and a small center back porch at the first floor which is covered with a shed roof.

Interior of House

As reported in Spokane County Tax Assessor records, the house has four bedrooms, two bathrooms, and a total of 1,930 finished square feet of interior space (first floor at 1,210 and second floor at 720 square feet). The basement is unfinished with 300 square feet.⁶ At the front porch, an original wood-paneled door opens into a formal reception hall which is located in the northwest corner of the house. Through decorative beveled and leaded glazing in the door's upper leaf, the reception hall is illuminated by natural light which passes through the window in the door. The reception hall is also illuminated by natural light which passes through a small window on the west wall. The window has a leaded-glass fixed pane with a deep two-inch beveled oval design. The reception hall features a prominent turned staircase which has two landings and rises to the second floor. The staircase is made of a combination of fir and red cedar and has a closed stringer with prominent newel posts and a turned-post balustrade. A short four-panel wood door opens into a storage area under the stairs in the reception hall. The floor is made of fir, the woodwork is finished fir and red cedar, and the walls and ceiling are original lathe-and-plaster construction.

The reception hall opens east into a formal front parlor, and south to a hallway that opens to a formal dining room. The front parlor is located in the northeast corner of the house and measures 16 feet wide and 13 feet deep. Focal points of the room include a tripartite window on the north wall and a piano window on the east wall. Both windows feature a decorative beveled leaded-glass oval light. A wide flat entry arch opens south from the front parlor to a second parlor which is located in the center of the house on the east wall in a boxed bay. The center parlor is highlighted with a diagonally placed fireplace in the northwest corner. The fireplace has a brick surround, a rectangular firebox opening, and a deep mantel. The mantel is embellished with a Classic egg-and-dart cornice and twisted-rope frieze. The mantel, cornice, and frieze are made of molded concrete, and are painted white along with the brick surround. A door in the south wall of the center parlor opens to a bedroom/*en suite* bathroom in the southeast corner of the house. A wide flat entry arch on the west interior wall of the center parlor opens to a formal dining room which is located in the center of the house at the west wall. The dining room is illuminated by a wide beveled bay with three windows. A beveled leaded-glass light with an oval design is located in the center window. A wide entryway in the dining room leads south to a kitchen in the rear southwest corner of the house. The kitchen features built-in casework and an oak floor installed during a 1991 remodel. A back door opens from the south wall of kitchen to the south, rear elevation of the house.

The second floor has a central hallway which runs along a north-south axis and opens to three bedrooms and a large bathroom. The northeast bedroom at the front of the house opens to a recessed fresh-air balcony/sleeping porch which is located in the gable field at the north façade. Access from the bedroom to the balcony is made through a pair of original tall, leaded-glass casement windows. Woodwork on the second floor is painted

⁶ Spokane County Tax Assessor records. Spokane County Courthouse, Spokane, WA.

fir, the hallway floor is oak parquet, the bedroom floors are fir plank, the bathroom floor is ceramic tile, the walls and ceilings are original lathe-and-plaster construction, and the doors are five-paneled with original hardware. The first and second-floor ceilings measure eight feet high except for the two-story open stairwell in the reception hall. Nearly all of the windows in the house are original, many with decorative beveled leaded-glass lights. Coveted by collectors today, two-inch-deep bevel cuts refract natural light around the border and leaded designs into a kaleidoscope of color, and reveal unusually thick original plate glass in excellent condition. The basement is unfinished and includes storage and mechanical rooms. The home is heated by forced-air gas.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

Remarkably, the original appearance of the Chamberlin House (built in 1903) is documented in a 1907 promotional plan book published by the Chamberlin Real Estate & Improvement Company in Spokane.⁷ The book includes photographs of the exterior and interior of the home, original plans of the first and second floors, and descriptive narrative which delineates the home's architectural elements and interior design. As listed on the plans, the front parlor was called the "living room" and the center parlor was called the "sitting room." The front reception hall was called a "vestibule" and bedrooms were called "chambers" except for the first-floor bedroom in the southeast corner of the house. It was called a "bedroom" on the floor plan and was specifically designed as the "owner's chamber."⁸ The owners of the home were the founders and president of the Chamberlin Real Estate & Improvement Company, the author and publisher of the plan book, which may explain why the home was prominently featured in the promotional publication. Taken from the 1907 plan book, a description of the home is as follows:

The home contains eight rooms besides the halls... The parlor is lighted by a triplet window of plate glass in the front, and leaded beveled glass of pretty design on the east side. The side walls are paneled in large panels of pink-toned paper, around which is a narrow stripe or border of roses; a plain green border forms the stiles or rails of the panels, and the paneled ceiling is of cream tint. The combination of colors and design is one of the best studies of the paper art. A wide [flat entry] arch connects this room and a living or sitting room. The fire place with pressed brick [surround] and mantel of a pretty design gives this room a cheerfulness that nothing else does. The side walls of this room below the chair rail are papered with a panel paper of a floral design in the center and running horizontal stripes over a background of deep red; above the chair rail and extending to the picture rod there is a deep red paper covered with golden or autumn leaves, the light

⁷ Chamberlin Real Estate & Improvement Company. *Spokane's Home Builders, Vol. 2, No. 3*. Spokane: Chamberlin Real Estate & Improvement Company, 1907. The book is archived at the Northwest Museum of Art & Culture in Spokane.

⁸ Ibid.

colors predominating; the ceiling paper is of a lighter tint than the leaves in the side wall. The dining room has a large bay window which gives an abundance of light. The side walls are papered from the base to the plate rails with a rich brown figured morocco paper; above the plate rails is also a morocco paper of deeper tint. The sideboard is built into the wall, which is a necessary and pleasing feature of this room. A large [butler's] pantry with bins, cupboard, and shelves is immediately back [south] of the dining room.

The owner's [bed] chamber...is off from the sitting room, the walls being papered with a pleasing floral design of golden rods on a light background, the ceiling being a white moiré. The second-floor plan shows a hallway that connects with the chambers and bathroom. Entrance to the balcony is gained through French beveled plate-glass hinged windows. The clothes closets were not neglected, there being six in the house. The bathroom is a model of convenience, there being more floor space than is generally allowed in the ordinary plan.⁹

Over the course of 104 years since the time the house was built in 1903, the property has sustained modifications which are mostly to the interior. Modifications include:

1952: The interior was slightly remodeled at a reported cost of \$1,500¹⁰ to accommodate a duplex with an apartment on the first floor and an apartment on the second floor. The butler's pantry and built-in hutch/buffet in the dining room were removed, a bathroom was built on the first floor in the southeast corner bedroom, and half of the second-floor bathroom was remodeled to serve as a kitchenette.

1991: The kitchen was remodeled and a gas furnace was installed, replacing an oil-fed furnace. The exterior of the house was repainted.

1992: The first-floor bathroom was remodeled. Marble tiles were installed over the original brick fireplace hearth.

1993: Two original 1/1 double-hung wood-sash window on the first floor and two original 1/1 double-hung wood-sash windows on the second floor at the south elevation (rear of the house) were replaced with duplicate 1/1, double-hung wood-sash windows.

1996: A composition roof was installed on the house and garage (the original roof was probably wood shingle as was the custom in 1903 when the house was built).

⁹ Ibid.

¹⁰ Spokane City Building Permit #2627, dated 29 Sept 1952. Spokane City Hall, Spokane, WA.

2006-07: The second-floor bathroom was restored. An original 1/1 double-hung wood-sash window pair was replaced with a duplicate wood window pair (east elevation).

To summarize, exterior modifications to the Chamberlin House are few and include a new coat of paint in 1991, a new composition roof in 1996, and six replaced windows between 1993 and 2007. Made as exact duplicates of the original windows, the new wood windows are located at the rear (south elevation) and side (east elevation) of the house and cannot be seen from a public right-of-way. The home's exterior modifications are insignificant and do not lessen the ability of the property to convey popular circa 1903 materials and building techniques and excellent integrity in original location, design, materials, workmanship and association as an early 20th-century single-family residence.

Areas of Significance	Architecture, Community Development
Period of Significance	1903-1957
Built Date	1903
Architect	William J. Ballard, Architect I. Roy Forsyth, Draftsman Architect
Builder/Developer	Chamberlin Real Estate & Improvement Co.

STATEMENT OF SIGNIFICANCE

Built in 1903, the Gilbert & Annie Chamberlin House is an excellent representation of the Free Classic Queen Anne style. Queen Anne-style features are displayed in the home's pitched roof, multiple cross gables, beveled and boxed bays, corner boards and sunburst designs, a prominent facade gable, recessed balcony, and a full-width front porch. Free Classic-style details are depicted in Classic cornice returns, dentiled cornice courses, narrow-width horizontal clapboard siding, and round fluted porch columns with Ionic capitals. The house was constructed by the Chamberlin Real Estate & Improvement Company for Annie Wickersham Chamberlin and her husband, Gilbert Lewis Chamberlin, the founder and president of the company. The home was custom-designed for the Chamberlins by William J. Ballard, a Pasadena architect employed by the Chamberlin Company, and was prominently featured in the April 1907 edition of *Spokane's Home Builders*, a promotional plan book published by the company.¹¹ The plan book included floor plans of the property, a description of the home's design, and photographs. The photos pictured a view of the exterior and four vignettes of the interior and its furnishings. Like the Gilbert & Annie Chamberlin House, "Chamberlin-built homes" were advertised in the plan book as being "built on honor," each house "well-constructed in every way" where "nothing but the very best of materials were used in its construction."¹² During the period from 1903 to 1957, the Chamberlin House achieved architectural significance in the context of "architecture" as a well-preserved artistic example of the Free Classic Queen Anne style, and as a product of accomplished professionals: architect, W. J. Ballard, and the Chamberlin Real Estate & Improvement Company. The property achieved historic significance in the context of "community development" as a tangible demonstration of the development and subsequent settlement of Nettleton's Second Addition in West Central Spokane, a residential neighborhood where the Chamberlin Real Estate & Improvement Company dominated early 20th-century building efforts. Perhaps the property's strongest significance, however, is associated with its first owners, Gilbert & Annie Chamberlin. As the president of the Chamberlin Real Estate & Improvement Company, Gilbert Lewis Chamberlin lived in the home during his most active period in Spokane's West Central neighborhood as a prominent builder and real estate developer. Chamberlin's impact on Spokane was great and in 1912, he was praised for his "remarkable record of having built several hundred

¹¹ Chamberlin Real Estate & Improvement Company. *Spokane's Home Builders*, Vol. 2, No. 5. Spokane: Chamberlin Real Estate & Improvement Company, 1907.

¹² Ibid.

homes” in the city.¹³ He was described as one of the “most progressive residents of this city,” where “his labors” constituted “an effective and valuable force in the improvement, development, and adornment of Spokane.”¹⁴ In 2006, the Chamberlin House was listed as a historic landmark on the National Register of Historic Places as a contributing historic resource of the Nettleton’s Addition National Register Historic District. Historically and architecturally significant, the Gilbert & Annie Chamberlin House and garage are being nominated to the Spokane Register of Historic Places under Categories A, B, and C.

HISTORIC CONTEXT

Nettleton’s Addition National Register Historic District

Before they were platted in 1887 and 1888 respectively,¹⁵ Nettleton’s First and Second Additions in northwest Spokane were located on an undeveloped natural high plateau which was located northwest of the city. In the minds of many, the elevated plateau was perfect for real estate development with its commanding panoramic view of downtown Spokane and the Spokane River to the south and west. Mostly level with little natural vegetation, the plateau was sparsely dotted with fir and pine trees, and only a few single-family homes were built in the area.¹⁶

A wealthy developer from Minnesota, William Nettleton came to Spokane in 1883, purchased 270 acres on the plateau from the Northern Pacific Railway in 1887, and platted the area as Nettleton’s First and Second Additions. The additions were designed and developed with a directionally correct gridwork pattern of paved streets and sidewalks (some tree-lined), overhead streetlights, and mostly 40-foot-wide by 100-foot-deep graded lots suitable for the construction of domestic housing.

A September 1887 newspaper article in the *Spokane Falls Review* referenced Nettleton’s newly platted additions and reported that the “rapid growth and bright prospects of the city seem to warrant this wholesale platting and to justify the belief that in time these new additions will be as thickly settled as the original [Spokane] townsite.”¹⁷ The article further exclaimed that Nettleton’s “new tract of land” was “superior to anything that has yet been offered” in the area.¹⁸ The newspaper article offered the following description:

A short distance below the falls, the [Spokane] River sweeps round toward the northwest, making a great bend in which is included several hundred acres. This tract embraced by the curve of the stream is of about the

¹³ Durham, N. W. *History of the City of Spokane and Spokane Country, Vol. 2*. Spokane: Clarke Publishing Company, 1912.

¹⁴ Ibid.

¹⁵ Spokane County Assessor records. Spokane County Courthouse, Spokane, WA.

¹⁶ Kock, Augustus. *An Aerial View of Spokane in 1890*. Northwest Museum of Arts & Culture, Spokane, WA.

¹⁷ “New Addition.” *Spokane Falls Review*, 28 Sept 1887.

¹⁸ Ibid.

same character on the rest of the plain across the river, the central portion being quite elevated... This high level plain slopes gently on both sides to the river bank. From every portion of it, a beautiful view of the city and surrounding country can be obtained. The new property which...is to be designated as the Nettleton Addition, takes in 270 acres of this tract... Taking everything into consideration, there is no portion of the city in which better and safer investments can be made than in the new addition.¹⁹

Except for a few churches, commercial buildings, and a school, all of Nettleton's First & Second Additions were developed with single-family homes built roughly between 1900 and 1925. The majority of the residences were designed and built by the Chamberlin Real Estate & Improvement Company of Spokane.

The Chamberlin Company built houses offered plans for sale to individual property owners who wanted to build their own houses, and also financed houses on contract. This allowed working- and middle-class families to own their own homes for a minimal initial investment. [Chamberlin Company] President Gilbert L. Chamberlin and [Company] Secretary E. A. Chamberlin were Nettleton's Addition residents.²⁰

Nettleton's First and Second Additions were also developed with amenities such as streetcars and a large amusement park. "Nettleton was instrumental in developing the streetcar system to serve his then suburban neighborhood. The Spokane Cable Railway, one of two streetcars in the city, provided service between Nettleton's Addition and [downtown] Spokane. As was common at the time, Spokane streetcar systems developed destinations to attract riders"²¹ and in 1893, Spokane's largest utility company, Washington Water Power, developed Natatorium Park, an amusement park built along the east bank of the Spokane River at the western terminus of West Boone Avenue. Boone Avenue traversed the neighborhood from Monroe Street to Summit Boulevard, and became a busy place in the early 1900s with people riding streetcar lines that ran to and from downtown Spokane to Natatorium Park, right through the center of Nettleton's First and Second Additions.

The Gilbert & Annie Chamberlin House

In March 1903, Mary & James Beatty, real estate investors who lived in Peaceful Valley, sold the property identified as Lot 1, Block 19, in Nettleton's Second Addition for \$505 to Manda & John C. Forsyth, a Spokane carpenter and building contractor.²² Gilbert Chamberlin, president of the Chamberlin Real Estate & Improvement Company, commissioned John Forsyth to custom-build a house for the Chamberlin family on Lot 1,

¹⁹ Ibid.

²⁰ Painter Preservation & Planning. "Nettleton's Additions Fact Sheet." 2005.

²¹ Ibid.

²² Spokane County warranty deed #78199, book 141, page 192.

which was on the southeast corner of Gardner and Lindeke. Seven months later the house was finished, and Chamberlin paid Forsyth \$3,000 for the property. Gilbert & Annie Chamberlin lived in the home with their family until 1907. In 1908 they moved to a house a few blocks northwest at 1214 N. Sherwood Street, and leased the house on Gardner Avenue to various people and families through their real estate and development company.

Subsequent Owners

In 1914, Elmer & Jessie Fuller bought the property from the Chamberlin Real Estate & Improvement Company, assuming a \$2,000 mortgage at 8% per annum.²³ According to Spokane city directories, Elmer Fuller was a self-employed grocer who specialized in the sale of butter, eggs, and other dairy products at the City Market in downtown Spokane. By 1917, he had a grocery store called the "Fuller Butter Market" at 104 N. Post Street. In 1921, Elmer Fuller died, and his son and daughter-in-law, Francis & Hope Fuller, assumed responsibility for the family grocery business.

In 1922, Elmer Fuller's widow, Jessie Fuller, sold the property to real estate investors, Jerome & Ann Shields. They leased the property to different people, two of whom were Wilhemina & Ernest Buscher, a railroad train car mechanic and repairman. For 20 years from 1932 to 1952, the property was owned by different investors who leased it to various people. For example, in 1934 the home was rented by John & Stella Hawley, Mrs. Cora Day, and Mrs. Susan Sanderson. In 1936, Mina & Frank Bock, an engineer at St. Luke's Hospital, leased the property.²⁴

In 1952, Oscar & Ellen Marie Moland bought the house and spent \$1,500 on some simple modifications to accommodate a two-family duplex.²⁵ The first floor served as one apartment suite. It was accessed through the back door in the kitchen and had three rooms and a bedroom. A bathroom was built in a closet in the bedroom. The second floor served as a separate apartment with access through the front door of the house (interior doors in the reception hall closed off the hall and staircase to the second floor-apartment from the apartment on the first floor). A second-floor room was modified to accommodate a kitchenette, and the three bedrooms functioned as a living room/dining room and sleeping chambers.

In 1968, Barbara & Larry Houser, a therapist at Sacred Heart Hospital, bought the house and sold it in 1973 to Dennis & Sally Mendenhall. The Mendenhalls leased the property for more than 15 years but by the late 1980s, could not afford to keep it as evidenced by foreclosure proceedings. In 1991, Henry & Leonor Steiner purchased the property for \$23,600. Henry-York Steiner is employed as a professor of English at Eastern Washington University in Cheney, and Leonor Steiner is a retired Spokane social worker.

²³ Spokane County warrant deed #415736, book 319, page 546.

²⁴ Spokane City Directories.

²⁵ Spokane City Building Permit #2627, dated 29 September 1952. Spokane City Hall, Spokane, WA.

HISTORIC SIGNIFICANCE***Category A***

The Chamberlin House achieved importance from 1903 to 1957 in the area of significance, “community development,” as a tangible demonstration of the residential development and subsequent settlement of Nettleton’s Second Addition. The Chamberlin Real Estate & Development Company was the builder and real estate developer of most of the homes in the addition, including the Chamberlin House at 2627 W. Gardner Avenue. The house was featured in a company plan book in 1907 where it was listed as the “first house in a row of ten” built in 1903-04 by the Chamberlin company. By 1908, the ten homes had grown to 16 with addresses along West Gardner Avenue, and except for the Chamberlin House (which was owned by the company president), the homes were sold to working and middle-class men and women who were in search of suitable, affordable housing in Spokane during a hectic time when the city was experiencing a housing shortage. Sympathetic to the shortage, Gilbert Chamberlin built over 100 homes in Nettleton’s First and Second Additions and made purchasing a home more affordable by offering his “installment plan.”²⁶ Chamberlin explained that “investing in real estate on monthly payments is a very good one. The experience of thousands proves that it is a wonderful incentive to save, and in the meantime...savings are secure and advantageously employed.”²⁷ This proved immensely true as the value of the Chamberlin House, for example, escalated more than 34 times from a sales price of \$3,000 in 1903, to a Spokane County assessed value of more than \$100,000 in 2007.²⁸ Chamberlin’s “installment plan” helped secure homes for hundreds of people who settled in the neighborhood.

In summary, the “Chamberlin Company had a profound impact on the development of the West Central neighborhood, with the company providing financing and building services through a wide variety of pattern book house styles [which were] offered on an installment plan, with prices starting at \$1,650. From 1900 to 1915, Chamberlin-built homes proliferated, playing a major role in the creation and molding of West Central’s architectural character.”²⁹ In celebration and recognition of its historic significance in the context of community development and settlement in northwest Spokane, the residential neighborhood was designated a historic landmark in 2006 as the Nettleton’s Addition National Register Historic District.

²⁶ Ibid.

²⁷ *Spokane’s Home Builders, Vol. 2, No. 5.* 1907.

²⁸ Spokane County Tax Assessor and public records. Spokane County Courthouse, Spokane, WA. According to information supplied by the current homeowners’ insurance company, market replacement value reported in 2007 for the property was \$285,000 for the house and \$57,000 for the garage.

²⁹ Spokane City/County Office of Historic Preservation. *Historic Property Inventory Report for Gilbert L. Chamberlin House, 2003.*

HISTORIC SIGNIFICANCE***Category B***

The Chamberlin House is historically significant as the property of Gilbert & Annie Chamberlin. Gilbert Lewis Chamberlin was born in Mokena, Illinois in 1853. He was educated in public schools to the age of 15, and then entered “the academy at Dublin, Indiana.”³⁰ Chamberlin studied business, tried his hand at farming, moved to Kansas, and earned a living as a real estate agent. Destined for success in business, Chamberlin became a director of two banks while he lived in Kansas: the Oberlin Trust & Banking Company and the Western Investment & Banking Company. In 1893, he traveled to Los Angeles where he was active in the construction trade, and in 1899, he came to Spokane.³¹ In 1900, Gilbert and his son, Ernest A. Chamberlin, established a company called “Chamberlin & Chamberlin” and specialized in residential construction, “real estate, loans, insurance, and rentals.”³² In 1904, the company was incorporated as the “Chamberlin Real Estate & Improvement Company” with capital approaching \$100,000. The father-and-son Chamberlin team achieved quick success in Spokane with a strong growth record during their first seven years of business. They advertised their success in a promotional plan book, *Spokane’s Home Builders*, which was published in 1907 by the Chamberlin Real Estate & Improvement Company:

This company started without any business and in seven years time, has grown to a business of a quarter of a million [dollars] a year, and the reasons have been that we have always done an honorable business, treating our patrons with the greatest of courtesy, and at all times endeavoring to keep our word absolute.

We have built hundreds of houses in Spokane, and have hundreds of customers who are our best advertisers. During all this time we have never been sued nor brought suit against anyone. Neither have we foreclosed a contract. We have always adhered to this rule strictly, that where purchasers of a home from us have had sickness...that, if necessary, we have willingly carried over the payments until such a time as they were able to meet them. And with all of our leniency we today have not a single one of our home buyers that is behind on his contract... It speaks volumes for the class of people we do business with.³³

By 1912, the Chamberlin Real Estate & Improvement Company had built “several hundred homes” throughout Spokane and was further engaged in real estate investment as

³⁰ Durham, N. W. *History of the City of Spokane and Spokane Country, Vol. 2*. Spokane: Clarke Publishing, 1912.

³¹ Ibid.

³² *Spokane City Directories, 1900-1902*.

³³ Chamberlin Real Estate & Improvement Company. *Spokane’s Home Builders, Vol. 2, No. 5*. Spokane: Chamberlin Real Estate & Improvement Company, 1907.

the "Reserve Realty Company."³⁴ With stockholders and a capital incorporation of \$500,000, investment bonds were sold by the company at 6%, and it was reported that "the money from the sale of these bonds" was "used for the upbuilding of Spokane."³⁵ The Chamberlin family and their business ventures were given credit by noted Spokane newspaperman and historian, N. W. Durham, as "materially aiding in the progressive welfare of the city" where "they promote a saving instinct and have the satisfaction of knowing that many of the successful men of today owe their advancement...in part to the Chamberlin companies, whereby they have been enabled to gain homes of their own and make a start in life."³⁶

In 1907, Gilbert Chamberlin's friend, G. W. E. Griffith, President of the Bank of Highland Park, Los Angeles, CA, liberally praised the Chamberlin family's business success in Spokane and submitted a letter for publication in their promotional plan book, *Spokane's Home Builders*. Gilbert gave three reasons "why the Chamberlins have built up a big business in Spokane."³⁷

First: You have had a great deal of experience in building and selling homes and understand the business thoroughly. You understand the kind of houses that will sell, and you know how to sell them... I always considered you one of the best salesmen that I ever knew in [the] real estate business.

Second: You have selected a good location. Spokane is sure to become one of the great inland cities of the United States. The great movement of emigration in this country is toward the Pacific Coast. They are coming westward to Washington, Oregon, and California.

Third: There is a demand for homes such as your magazine shows that you are...building. When...one selects a business where products are in demand, and locates in a community where the demand is great, then if managed by experienced, energetic men...[then the business] is sure to succeed.³⁸

Gilbert Chamberlin married Annie Wickersham in 1873. They moved to Spokane and raised four children who they trained to hold leadership positions in the family businesses. Their son, Ernest A. Chamberlin, worked as secretary for the Chamberlin Real Estate & Improvement Company and for the Realty Reserve Company. Daughter Ina Chamberlin married W. J. Ballard, who was listed in the company's promotional plan book as the company architect, and daughter Ruby Chamberlin and son Harry

³⁴ Durham.

³⁵ Ibid.

³⁶ Durham, N. W.

³⁷ *Spokane's Home Builders*.

³⁸ Ibid.

Chamberlin worked at different times as part-time and full-time cashiers for the family businesses.

Gilbert Chamberlin dedicated his time and energy to maintaining successful growth and management of his two businesses in Spokane—the Chamberlin Real Estate & Improvement Company and the Reserve Realty Company. Chamberlin’s impact in West Central Spokane and throughout the Spokane community was enormous and far-reaching with the construction of over 400 homes to his credit.³⁹ N. W. Durham best summarized Chamberlin’s successful career in Spokane: “His business affairs have gained him a very extensive acquaintance and won for him a prominent and enviable position in business circles.” Durham concluded with high praise that Gilbert Chamberlin’s “labors” have constituted “an effective and valuable force in the improvement, development, and adornment of Spokane.”⁴⁰

ARCHITECTURAL SIGNIFICANCE

Category C

Architecturally significant, the Gilbert & Annie Chamberlin House is nominated for listing on the Spokane Register of Historic Places under Category C. To be eligible under Category C, “a property must meet at least one of the following requirements:

- Embody distinctive characteristics of a type, period, or method of construction
- Represent the work of a master
- Possess high artistic value⁴¹

Possessing high artistic value and identifying features of the style, the Chamberlin House is a fine example of the Free Classic Queen Anne tradition. The Chamberlin House also represents the work of William Ballard, a noted Spokane architect, and the Chamberlin Real Estate & Improvement Company, a prominent Spokane builder.

Free Classic Queen Anne Style

The Queen Anne style was popular in America from about 1880 to 1910. Technologically advanced balloon-frame construction at the time allowed for increased freedom in the use of architectural designs and elements. Irregular footprints for homes were facilitated as well as bay and box windows, oriels, towers and turrets, and wall insets and projections which were all designed to provide random changes in the horizontal continuity of exterior wall planes. Differing wall textures, such as the combined use of brick, stone, clapboard, shingles, stucco, and terra cotta, were popular

³⁹ “\$1,000,000 a Year for New Houses.” *Spokesman-Review*, 18 Sept 1906.

⁴⁰ Durham, N. W. *History of the City of Spokane and Spokane Country*, Vol. 2. Spokane: Clarke Publishing Company, 1912.

⁴¹ *National Register Bulletin Number 15*. Washington DC: National Park Service, Dept. of the Interior, 1995, p. 17.

treatments as well as robust poly-chromed color palettes. In some areas, “houses were called “bric-a-brac” and featured oversized verandas of Tinker-toy-like spindled posts, fish-scaled shingle siding, and sunburst patterns.”⁴²

The Chamberlin House was artistically designed with distinctive elements from the Queen Anne style and the Queen Anne Free Classic subtype. Queen Anne-style elements found on the home include its irregular multiple cross-gabled form, pitched roof, prominent front-facing façade gable, recessed second-floor balcony, full-width front porch at the first floor, boxed and beveled bays, and decorative embellishment such as corner boards, gable peak sunburst designs, leaded-glass windows, multiple interior parlors and small rooms, and a formal reception hall staircase with prominent newel posts. Free Classic-style elements are found in the home’s Classic round fluted porch columns, cornice returns, cornice-line dentils, prominent frieze, narrow-width clapboard siding, and a Palladian-like cutout design which outlines a recessed balcony on the north façade.

Queen Anne-style Elements

According to architectural historians, Lee & Virginia McAlester (*A Field Guide to American Houses*), “about 20% of Queen Anne houses have simple cross-gabled roofs,” and “about 20% of Queen Anne houses have a full-width front gable which dominates the front façade. This form occurs most frequently in detached urban houses.”⁴³ The Chamberlin House falls into these percentages with both a cross-gabled roof and a prominent front-facing façade gable.

“The Queen Anne style also uses wall surfaces as primary decorative elements.”⁴⁴ One way this is accomplished is “by avoiding plain flat walls through such devices as bays, towers, overhangs, and wall projections.”⁴⁵ The Chamberlin House illustrates this idiom through three prominent projecting cross gables, a beveled bay, a boxed bay, a recessed balcony at the second floor facade, and a full-width front porch at the first floor. At the west elevation, a projecting cross-gable mimics “the Medieval use of overhanging gables” as it overhangs a beveled bay at the first floor.⁴⁶ At the north façade, a prominent projecting cross-gable overhangs the first floor, forming a covered full-width front porch. “Extensive one-story porches are common... These always include the front entrance area and cover part or all of the front façade... Second-story porches may be present...and recessed porches sometimes occur in gables.”⁴⁷ To further avoid a smooth planar wall surface in the gable peak, a recessed balcony dominates the gable field above the front porch on the Chamberlin House.

⁴² Schweitzer, Robert and Michael W. R Davis. *America’s Favorite Homes*. Detroit: Wayne State University Press, 1990, pp. 44-45.

⁴³ McAlester, Lee & Virginia. *A Field Guide to American Houses*. New York: Knopf, 1989, pp. 262-287.

⁴⁴ *Ibid*, p. 264.

⁴⁵ *Ibid*, p. 264.

⁴⁶ *Ibid*, p. 266.

⁴⁷ *Ibid*, p. 266.

Other decorative Queen Anne-style details that serve to interrupt exterior planar wall surfaces include corner boards (influenced by the Stick style), horizontal bands (cornice and frieze courses and water tables), window and door crowns, and sunburst designs. The exterior walls of the Chamberlin House are adorned with corner boards, a prominent cornice and frieze, a ten-inch-wide water table, window and door crowns, and sunburst embellishments above window pairs in two gable peaks.

Free Classic-style Elements

Four principal subtypes of the Queen Anne style can be identified on the basis of decorative detailing: Spindlework, Free Classic, Half-Timbered, and Patterned Masonry.⁴⁸ Inspired by Classic architectural elements of ancient Greece and Rome, *Free Classic* details embellish “about 35% of Queen Anne houses” and use “classical columns, rather than delicate turned posts with spindlework detailing, as porch supports.”⁴⁹ Porch columns may be the full height of the porch and are usually round, or round and tapered with a smooth or fluted surface. “Most [columns] were rendered in white...to resemble the white stone [columns] of classical Greek and Roman buildings.”⁵⁰ Painted in an antique white hue, the porch columns on the facade of the Chamberlin House are round, fluted, and are articulated with Classic Ionic capitals.

Porch baluster designs are usually plain in the Free Classic style, but the porch balusters on the Chamberlin House reveal turned posts. While not as thin and delicate as those of the Queen Anne Spindlework subtype, the turned-post baluster design on the front porch of the Chamberlin House was influenced by the Spindlework subtype and became a popular choice for balusters used in another architectural tradition, the Colonial Revival style (1880-1955).

Other Free Classic-style elements include cornice returns, dentil designs in cornice and frieze moldings, swags and wreaths, and Palladian-type openings in windows or recessed porches. Possessing high artistic value, the Chamberlin House displays cornice returns, dentil designs in cornice and frieze moldings at the front porch and projecting cross-gables, an original applied wreath design on the front door, and a custom-designed Palladian-like cutout design that outlines the opening to a recessed second-floor balcony at the north façade of the house—a prominent and distinguishing focal point of the home.

William J. Ballard, Architect

The Chamberlin House was custom-designed by William J. Ballard, an architect who was educated at the University of California at Berkeley, an architectural institute in Pasadena, and worked in Pasadena and Los Angeles. In 1902, Ballard came to Spokane where he was employed by the Chamberlin Real Estate & Development Company as the company

⁴⁸ Ibid, p. 264.

⁴⁹ Ibid, p. 264.

⁵⁰ Schweitzer, Robert and Michael W. R. Davis. *America's Favorite Homes*. Detroit: Wayne State University Press, 1990, p. 40.

architect. Ballard met and married Ina Chamberlin, “the boss’s daughter,” and in 1908, founded the Ballard Plannary Company architectural firm in Spokane. He practiced in Spokane until 1925 at which time he and his family returned to the Los Angeles area in Southern California. He was noted for his barn and silo designs, and in California, was responsible for “more than 400 homes” which were built in the Los Angeles area.⁵¹

An accomplished architect, Ballard’s designs in Spokane span a plethora of popular traditions from Queen Anne, Free Classic Queen Anne, and Colonial Revival styles to Arts & Crafts-inspired renditions where Craftsman and Prairie styles were artistically illustrated. Some of his more artistic designs include the Canfield House (built in 1908 at 1201 N. Sherwood), the Jimmy Durkin House (built in 1910 at 930 S. Lincoln Street), the Anderson-Webster House (built in 1912 at 1217 S. Wall), and the Tuell House (built in 1912 at 416 W. Twenty-second) in Spokane.

Like the aforementioned homes, Ballard’s custom Free Classic Queen Anne-style design for the Gilbert & Annie Chamberlin House at 2627 W. Gardner was singular and artistic. While similar in size and form to other one-and-one-half-story homes which were built in Nettleton’s Additions with prominent front-facing gables, the Chamberlin House is uniquely embellished with a Palladian-like cutout design in the recessed balcony at the north façade that is not repeated elsewhere on any other house. Cut-out designs in other homes with recessed balconies are similar to but do not replicate the custom design of the Chamberlin House.

While in Spokane, Ballard was responsible for more than 400 homes in the city, and 600 houses and buildings throughout Eastern Washington. He was credited for his “wide and varied interests” that “had a direct result upon Spokane’s welfare and improvement” and “contributed largely to the attractive appearance of the city.”⁵²

Chamberlin Real Estate & Improvement Company

As noted throughout this nomination, the Chamberlin Real Estate & Improvement Company proved to be one of Spokane’s busiest and most accomplished builders of domestic architecture in Spokane and Eastern Washington. In a September 18, 1906 article in the *Spokesman-Review*, the company announced they were planning to build “between 300 and 400 houses a year, representing an expenditure of \$1,000,000.”⁵³

We will operate the coming year on four or five times as large a scale as we ever have before. We will build probably a dozen houses costing from \$8,000 to \$10,000 each, most of these to be located on the South Side, but the great majority of our houses in the future will be modern, comfortable cottages as distinctive and attractive in design as possible and

⁵¹ “Designer Eyes 100.” *Spokane Daily Chronicle*, 27 Oct 1970.

⁵² Durham, N. W. pp. 607-08

⁵³ “\$1,000,000 a Year for New Houses.” *Spokesman-Review*, 18 Sept 1906.

built at a cost that will enable us to sell them for \$3,000 to \$3,500.

We have built and sold between 400 and 500 houses in Spokane, and are now expending \$225,000 a year in new houses. We have sold so many houses that we have established ourselves and in a majority of cases, the houses we build are sold before they are completed.⁵⁴

The Chamberlin company operated in Spokane from 1900 to 1916 as the Chamberlin Real State & Development Company and as the Realty Reserve Company, both incorporated in the State of Washington. They were responsible for hundreds of homes and established themselves as one of the region's most prolific and prominent builders.

Conclusion

The Gilbert & Annie Chamberlin House retains excellent exterior architectural integrity in original location, design, materials, workmanship, and association as an early 20th-century single-family home built in Spokane. Architecturally and historically significant, the Chamberlin House and garage are being nominated to the Spokane Register of Historic Places under Categories A, B, and C.

⁵⁴ Ibid.

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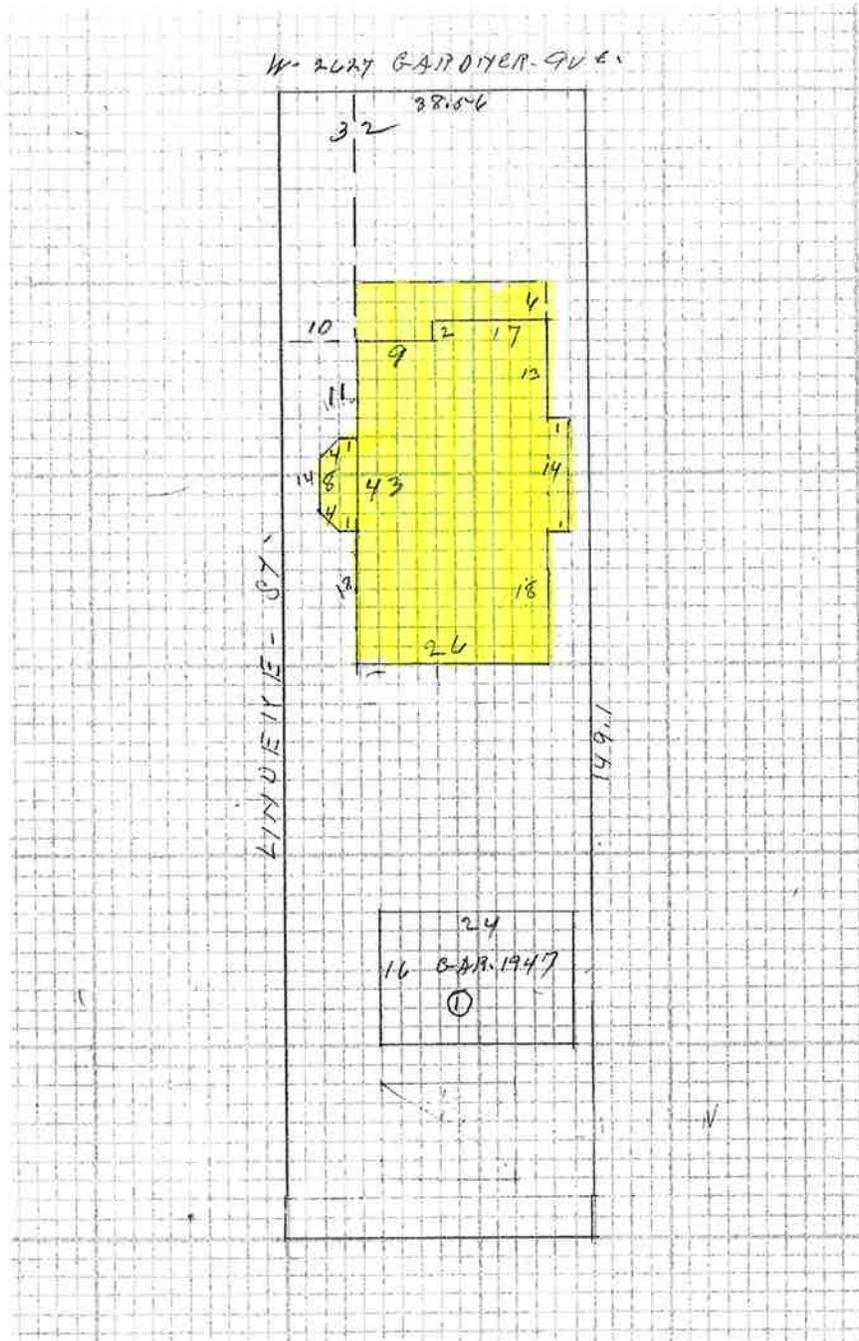
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- "Large Historic District Proposed." *Spokesman-Review*, May 2005.
- "New Addition." *Spokane Falls Review*, 28 Sept 1887.
- "1,000,000 a Year for New Houses." *Spokesman-Review*, 18 Sept 1906.

Spokane City/County Register of Historic Places Nomination Continuation Sheet
GILBERT & ANNIE CHAMBERLIN HOUSE Section 10

Site Plan

Source: Spokane County Tax Assessor's Records



Spokane City/County Register of Historic Places Nomination Continuation Sheet
GILBERT & ANNIE CHAMBERLIN HOUSE **Section 10**

Photo 1

North façade in 1959 (source: Spokane County Tax Assessor)

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Spokane City/County Register of Historic Places Nomination Continuation Sheet
GILBERT & ANNIE CHAMBERLIN HOUSE **Section 10**

Photo 2

North façade of house in 2006



Spokane City/County Register of Historic Places Nomination Continuation Sheet
GILBERT & ANNIE CHAMBERLIN HOUSE Section 10

Photos 3 and 4 Front porch, north façade in 2006



Spokane City/County Register of Historic Places Nomination Continuation Sheet
GILBERT & ANNIE CHAMBERLIN HOUSE Section 10

Photos 5 and 6 North façade details in 2006



Spokane City/County Register of Historic Places Nomination Continuation Sheet
GILBERT & ANNIE CHAMBERLIN HOUSE **Section 10**

Photo 7

Northwest corner of house in 2006



Spokane City/County Register of Historic Places Nomination Continuation Sheet
GILBERT & ANNIE CHAMBERLIN HOUSE

Section 10

Photos 8 and 9

Eave detail at northwest corner and at west elevation in 2006



Spokane City/County Register of Historic Places Nomination Continuation Sheet
GILBERT & ANNIE CHAMBERLIN HOUSE Section 10

Photos 10 and 11 West elevation in 2006



Spokane City/County Register of Historic Places Nomination Continuation Sheet
GILBERT & ANNIE CHAMBERLIN HOUSE **Section 10**

Photos 12 and 13 West elevation in 2006



Spokane City/County Register of Historic Places Nomination Continuation Sheet
GILBERT & ANNIE CHAMBERLIN HOUSE **Section 10**

Photo 14

East elevation in 2006



Spokane City/County Register of Historic Places Nomination Continuation Sheet
GILBERT & ANNIE CHAMBERLIN HOUSE **Section 10**

Photos 15 and 16 South rear elevation in 2006



Spokane City/County Register of Historic Places Nomination Continuation Sheet
GILBERT & ANNIE CHAMBERLIN HOUSE Section 10

Photos 17 and 18 Rear south elevation and garage in 2006



THE HOME OF G. L. CHAMBERLIN

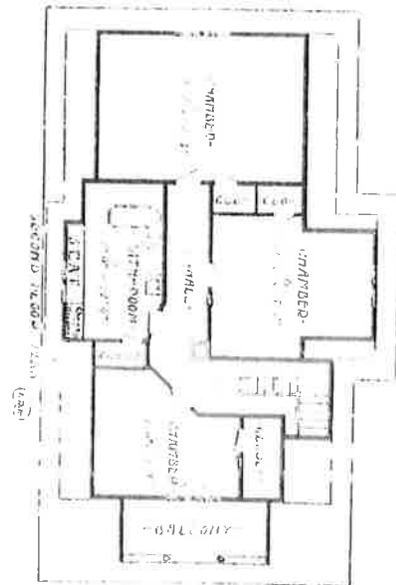
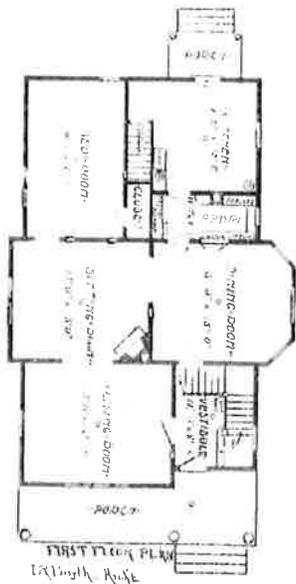
2627 Gardner Avenue, Corner Lindeke Street



This is the first house in a row of ten built by Chamberlin & Chamberlin in 1903. The home contains eight rooms, besides the halls and a bath-room fourteen feet in length. One can see by referring to the floor plans shown herewith, that entrance to the parlor and dining room is made through a hallway. One ascends to the second floor up an open winding stairway also from the hall. The parlor is lighted by a triplet window of plate glass in the front, and leaded bevel glass of pretty design on the east side. The side walls are paneled in large panels of pink toned paper, around which is a narrow stripe or border of roses, a plain green border forms the stiles or rails of the panels, and the paneled ceiling is of cream tint. The combination of colors and design is one of the best studies of the paper art. A wide arch connects this room and the living or sitting room. The fire place with pressed brick mantel of a pretty design gives this room a cheerfulness that nothing else does.

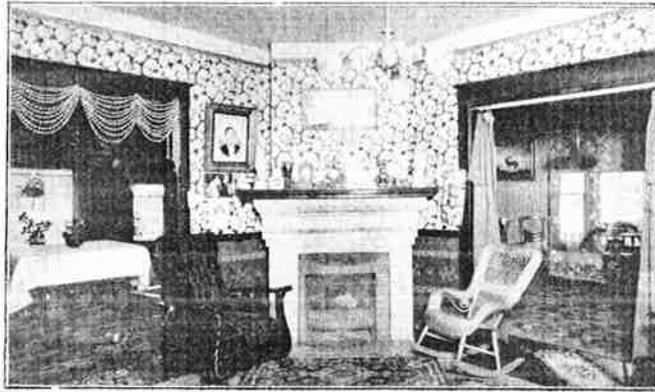
If the pictures were taken of the family on a cold evening, after the evening meal, it would show them seated around the library table enjoying the cheerfulness of the fire in the open grate. The walls of this room would naturally be hung with the family portraits, as it is shown in the view of the room.

The side walls of this room below the chair rail are papered with a panel paper of a floral design in the center and running horizontal stripes over a background of deep red; above the chair rail and extending to the picture rod there is a deep red paper covered with golden or autumn leaves, the light colors predominating, the ceiling paper is of a lighter tint than the leaves in the side wall. The dining room has a large bay window which gives an abundance of light. The side walls are papered from the base to the plate rails with a rich brown figured morocco paper, above the plate rails is also a morocco paper of deeper tint. The sideboard is built into the wall, which is a necessary and pleasing feature of this room. A large pantry with bins, cupboard and shelves is immediately back of the dining room. Entrance to the basement is made from the kitchen. The owner's chamber, which is seventeen feet in length, is off from the sitting room, the walls being papered with a pleasing floral design of golden rods on a light background, the ceiling being a white moire. The second floor plan shows a hallway that connects with the chambers and bath room. Entrance to the balcony is gained through French bevel plate glass, hinged windows. The clothes closets were not neglected, there being six in the house. The bath room is a model of convenience, there being more floor space than is generally allowed in the ordinary plan. A chest of drawers and lounging seat besides a closet for soiled clothes, a large sized porcelain tub with nickel-plated plumbing, are worthy of remark. The walls are papered in oil cloth paper. The house is piped for furnace, there being one of J. D. Woodward's furnaces installed in the basement. A bricked-in vegetable cellar takes up a portion of the basement, the floor being cemented.





The Parlor

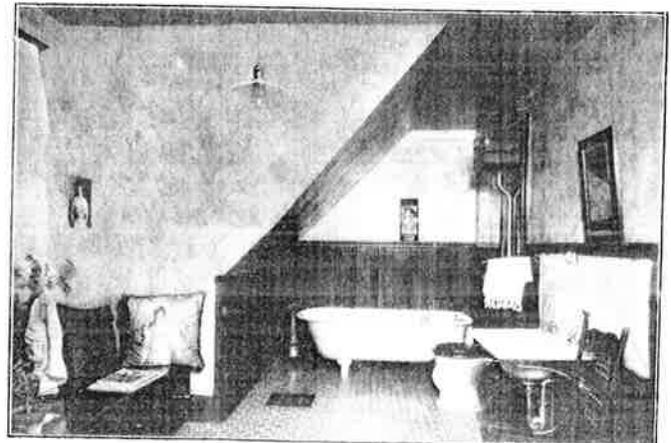


Sitting Room



Dining Room

Interior Views in
Mr. G. L. Chamberlin's
Home



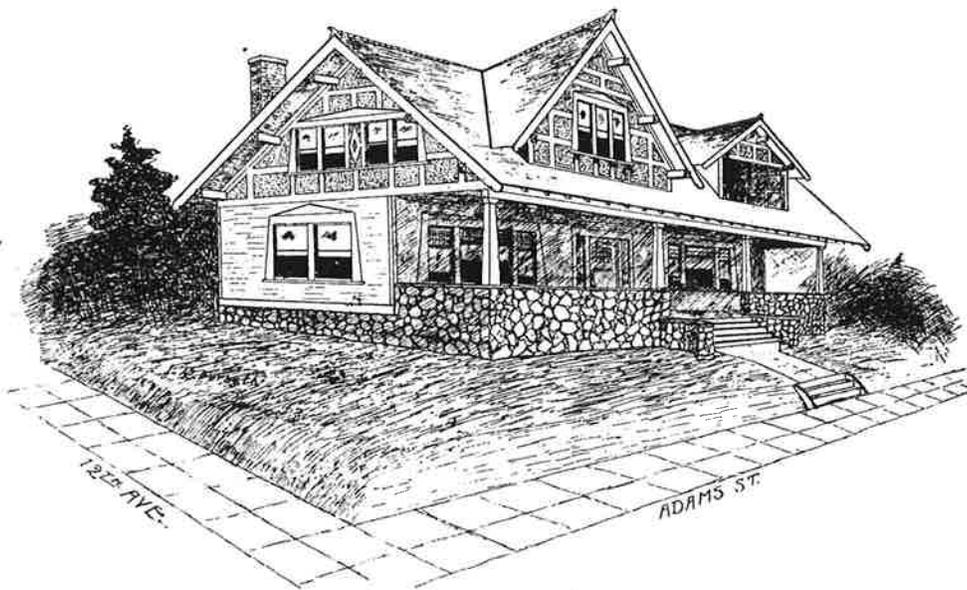
Bath Room

SPOKANE'S HOME BUILDERS

Vol. 2

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No. 5



A CHAMBERLIN "BUILT ON HONOR" HOME

This Large and Beautiful English Bungalow of Seven Rooms can be Seen on the Corner of
12th Avenue and Adams Street, on Cannon Hill

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Spokane City/County Register of Historic Places Nomination Continuation Sheet
GILBERT & ANNIE CHAMBERLIN HOUSE Section 10

Plat Map

Source: Spokane County

