

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 **CROMMELIN HOUSE**

2. Location

Street & Number 603 West Sumner Avenue
City, State, Zip Code Spokane, WA 99204
Parcel Number 35194.0327

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 Cal E. and Amy W. Larson
Street & Number 603 West Sumner Avenue
City, State, Zip Code Spokane, WA 99204
Telephone Number/E-mail CallLarson@aol.com and 455-3904, 744-0806

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 nomination recommended for listing to historic register on 18 Oct 2006

7. Description

Architectural Classification (see nomination, section 8)	Condition <input type="checkbox"/> excellent <input checked="" type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> deteriorated <input type="checkbox"/> ruins <input type="checkbox"/> unexposed	Check One <input type="checkbox"/> unaltered <input checked="" type="checkbox"/> altered Check One <input checked="" type="checkbox"/> original site <input type="checkbox"/> moved & date _____
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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 or 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	Cliff Park Resurvey Addition, all Lots 2 & 3, Lot 4 except 17 feet, in Block 12.
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	October 18, 2006

12. Additional Documentation

Map	City/County of Spokane current plat map.
Photographs	black & white photos, color digital images re CD

13. Signature of Owner(s)

Name [Signature]

Name Amy Larson

14. For Official Use Only

Date Received _____ Attest _____

Date Heard _____ City Clerk _____

Commission Decision _____ Approved as to Form
Assistant City Attorney _____

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

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

NARRATIVE DESCRIPTION

Built in 1908-1914, and listed in 1978 on the National Register of Historic Places as a contributing historic resource in the Marycliff-Cliff Park National Register Historic District, the Crommelin House is located just northwest of Cliff Park along Sumner Avenue, one of the most prestigious residential streets in Spokane, Washington. The home's exterior design depicts typical Tudor Revival styling found in a steeply pitched roof with multiple cross gables, overhanging eaves with massive scroll-sawn brackets, clinker brick chimneys, stucco wall cladding, decorative false half-timbering, tall narrow windows arranged in multiple groups with multi-paned glazing, and a small curved pediment over the front entrance. Other Tudor Revival details that distinguish the home include multiple box bays, a three-foot-deep second-floor overhang, and a ten-foot-deep side porch with an enclosed second-floor porch. The porch is supported by square wood posts, and both the porch and second-floor overhang are supported by decorative wood brackets. Displaying particular aesthetic appeal are diamond-paned casement windows, arched multi-paned patio doors at the side porch, and a fireplace in the living room that is embellished with a glazed ceramic tile surround that was made in Holland with antique Delft designs. To date, the Crommelin House has had few contemporary exterior alterations and retains excellent original 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 Crommelin House is located on the south side of West Sumner Avenue between Wall and Stevens Streets on Lots 2 and 3 and the west half of Lot 4, Block 12 in the Resurveyed Cliff Park Addition on Spokane's South Hill. The house is built in the center of two and one-half lots which form an irregular footprint as Sumner Avenue curves southwest towards Wall Street. Identified as tax parcel number 35194.0327 by Spokane County, the property measures 150 feet wide at the north and south boundaries, 175 feet deep at the east boundary, and 137 feet deep at the west boundary. The home is framed by level grade with mature deciduous and evergreen trees, shrubs, flowers, and a manicured lawn. Currently under construction, a double-car garage is located just west of the house on the site of the original garage.¹ A paved driveway extends from the street to the garage. Sited in the center of the Marycliff-Cliff Park National Register Historic District, the Crommelin House is surrounded by tree-lined curvilinear streets and some of Spokane's most prominent landmark-quality single-family homes, built mostly from the early 1900s to 1945.

¹ Built in 1912 (according to Spokane County assessor records), the original garage was altered and enlarged with a breezeway that connected to the house in 1965, and was demolished in 2006.

Exterior

The Crommelin House is a one and one-half story dwelling with a steeply pitched cross-gabled roof which is covered with composition shingles. Two clinker brick chimneys project from the roof. The roof has widely overhanging eaves with knee-brace brackets that pierce the lower edge of wide bargeboards. A distinguishing detail of the house, the second floor overhangs the first floor with depths of up to three feet. A side porch with an enclosed second-floor sleeping porch is located on the east elevation in the ell formed by the cross gables. The entire house is clad in smooth-grained stucco. Horizontal wood stringcourses and decorative false half-timbering define the smooth stucco walls. Fenestration is original and includes a combination of multi-paned arched entrance doors, 6/1 double-hung wood-sash windows, multi-paned casement windows, and fixed picture windows. The foundation is made of black basalt rock, and a porch wall at the front entrance is made of clinker brick. The home is in good condition and retains its original form, footprint, cladding, and fenestration.

The front of the house faces north along West Sumner Avenue and is the home's primary façade. It is dominated by a steeply pitched, prominent front-facing gable that projects three feet over the first floor. The overhang has soffits made of tongue-in-groove paneling. A ten-inch-wide wood stringcourse separates the first floor from the second floor at the overhang. A box bay with a row of three vertical 6/1 double-hung wood-sash windows is located in the center of the second floor above the overhang. The gable field above the box bay overhangs the second floor by a depth of 12 inches and is articulated with a geometric gridwork of false half-timbering. The roof eaves above the gable peak are embellished with large scroll-sawn wood brackets which pierce wide bargeboards at the rake. Soffits are clad with tongue-in-groove paneling. The gable peak, first, and second floors are clad in smooth-grained stucco. A front entrance is located at the northwest corner of the north façade at the first floor. It is distinguished with an arched pediment which is supported by large scroll-sawn wood brackets. A tripartite window is located east of the front entrance on the first floor. It is composed of a fixed center picture window which is flanked by two diamond-paned casement windows. A clinker brick porch wall fronts a small concrete porch which is located at the front entrance. The foundation of the house is made of black basalt rock.

The east elevation of the house is dominated by a lower cross gable and a two-story side porch which is located in the ell formed by the cross gable. Like the home's prominent front-facing north façade gable, the east-elevation cross gable has a steeply pitched roof with wide unenclosed eaves. The eaves are embellished with wide bargeboards which are pierced by scroll-sawn brackets that appear to support the roof.² The original wood bargeboards and brackets are protected with a covering of annealed galvanized metal (installed in 1975). The second-floor side porch is covered with a low-pitched shed roof which has widely overhanging eaves and exposed rafter tails. At the second floor, the

² While appearing to support the roof eaves, the brackets are ornamental and are not structural members of the house.

porch is enclosed and features a continuous row of multi-paned double-hung wood-sash windows. At the first floor, the porch is open and features large square wood porch columns and scroll-sawn wood porch brackets that support the porch. The porch is ten feet deep and 20 feet wide and covers a brick porch deck. Concrete steps lead from a manicured lawn at the east side of the house to the porch deck, and are flanked by a low clinker brick wall. Two multi-paned arched doors open from the porch deck into the house. A large fixed picture window is located at the north end of the porch. The cross gable at the south end of the east elevation features a second-floor overhang which is distinguished with small decorative wood brackets that support the overhang, and a wood stringcourse that separates the first floor from the second floor. The gable peak is clad in false half-timbering and overhangs the second floor. A box bay with a tripartite window of three 6/1 double-hung wood-sash units is located in the center of the gable field at the second floor below the gable peak overhang. A beveled bay window is located in the center of the first floor below the second-floor overhang and box bay. The windows in the beveled bay are single fixed panes (1975 remodel). The brackets, bargeboards and trim at the east cross gable are protected with a covering of annealed galvanized metal. The foundation is made of black basalt rock and the first and second floors are clad in stucco. Poured concrete covers the original black basalt rock porch wall.

The *west elevation* of the house features two steeply pitched lower cross gables with false half-timbering in the gable peaks. The two gable peaks overhang the second floor and are separated from the second floor by a wood stringcourse. The second floor overhangs the first floor and is articulated by a wood stringcourse which separates the first floor from the second floor. The gable peaks have widely overhanging eaves which are supported by decorative scroll-sawn wood brackets that pierce wide bargeboards at the rake. Fenestration is asymmetrical and includes a combination of multi-paned and diamond-paned casement windows, 6/1 double-hung wood-sash windows, and a picture window flanked by two multi-paned casement windows (tripartite unit). A center enclosed back porch is located at the first floor.

The *rear, south elevation* is dominated by a steeply pitched cross gable with widely overhanging eaves and decorative brackets. Like the rest of the house, the gable peak overhangs the second floor and is embellished with false half-timbering. The second floor overhangs the first floor and is supported by decorative brackets. The foundation is made of black basalt and the first and second floors are clad with stucco. Wood stringcourses define the junctures between the first and second floors, and the second floor and gable peak (like the east elevation, galvanized metal covers the woodwork, brackets, and window casings for protection against the weather). Built between 1908 and 1910 as living quarters for domestic help, a small frame addition (10 feet wide by 19 feet deep) with a shed roof was located on the southwest corner of the house. Due to

severe deterioration, it was removed in 2006 at the time this nomination was prepared.³ The addition is currently being rebuilt on the original circa 1908-1910 footprint.

Interior

The first floor has 1,335 finished square feet, the second floor has 1,180 finished square feet, and the basement is unfinished with 1,120 square feet.⁴ A wood-paneled door which is capped with a multi-paned fan light opens from the north façade at the front entrance on the front porch into a large living room. The living room has two focal points: a short staircase in the southwest corner of the room and a fireplace which is located in the center of the east wall. The short staircase (four steps) has a turned-post balustrade made of painted wood and rises to a landing. The landing leads to an enclosed staircase that rises east to the second floor, and four steps that descend south to a kitchen. The fireplace is large with a wood mantel which is embellished with wood brackets. The firebox opening is rectangular and is framed by a glazed ceramic tile surround. The tiles are four inches square and are colored in crème and yellow hues. Three glazed ceramic Delft relief panels are located in a symmetrical pattern below the mantel. Reputed to have been made in the 1700s, the tiled panels are defined with crème backgrounds and dark brown detailing that picture agrarian scenes in Holland.⁵ The ceiling in the living room is eight feet high and is embellished with boxed beams. The fireplace hearth is covered with glazed ceramic tile, the living room floor is made of solid two-inch-wide white maple, the walls and ceiling are original lathe-and-plaster construction, and the woodwork is painted white.

The living room leads south to the dining room which is located in the southeast corner of the first floor. The dining room is articulated with two original built-in corner cupboards with multi-paned doors that are located in the northeast and southeast corners of the room. A beveled bay window with a deep window sill is located in the center of the east wall between the two corner cupboards. A wood plate rail is located along the east and south walls. The woodwork in the living room and dining room is original and features eight-inch deep floor molding, six-inch deep window and door casings, and beveled crown molding. Like the living room, the floor in the dining room is made of solid maple. The walls and ceiling are made of original lathe-and-plaster construction. A door in the dining room leads west to a kitchen and family room in the southwest corner of the first floor. The kitchen and family room (family room originally designed and built in 1908-1910 as living quarters for domestic help) are currently being renovated from an earlier 1975 remodel.

An enclosed stairwell leads from a landing between the living room and kitchen at the first floor to the second floor. A long hallway runs north and south through the center of

³ The addition was built between 1908 and 1910, and was pictured on a 1910 Sanborn Fire Insurance Map and in a 1914 photograph (MAC photo archive L87-354.3).

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

⁵ Personal interview with the current owners, Cal & Amy Larson.

the second floor. A master bedroom, *en suite* bathroom, and sleeping porch are located at the north end of the hallway and overlook the front yard and Sumner Avenue to the north. Two bedrooms are located along the east wall, a bedroom is located at the rear of the house along the south wall, and a bathroom, bedroom, linen closet, and enclosed stairwell are located along the west wall. The woodwork is painted, the floors are made of solid oak, and the ceilings and walls are original lathe-and-plaster construction. A door opens from the south end of the center hallway to stairs that climb to an unfinished attic. The basement is unfinished with storage space and mechanical rooms. The house is heated by radiant gas-fired hot water heat which is distributed through original cast iron radiators located throughout the house.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

The original design of the Crommelin House was pictured in a 1908 photograph taken just a few months after construction of the home was completed.⁶ As featured in the black & white photograph, the house had a wood shingle roof, stucco wall cladding which was painted a light color, and trim and false half-timbering that were painted or stained a dark color.⁷

A small single-story addition was added onto the southwest corner of the house between 1908 and 1910 just after the house was built. Finished with stucco walls and a low-pitched shed roof, the addition was pictured on a 1910 Sanborn Fire Insurance map, and in a 1914 photograph with a caption that identified it as living quarters designed for use by domestic help.⁸

The side porch at the east elevation was originally designed as a single-story open air porch at the first floor and was supported by square posts with decorative brackets. The brick porch deck was surrounded by a clinker brick porch wall (23 inches in height) which matched the porch wall at the front entrance to the house at the northwest corner of the north façade. Between 1908 and 1914 just after the house was built, a second-floor sleeping porch was constructed on top of the roof of the first-floor side porch, and was enclosed with a row of multi-paned windows that wrapped around the northeast corner of the porch. The second-floor porch was covered with a low-pitched shed roof which was embellished with wide eaves and exposed rafter tails. The enclosed second-floor porch is pictured in a 1938 photograph and is partially pictured in an earlier 1914 photograph, which photographically documents its historic construction period between 1908 and 1914.⁹

⁶ MAC archive photo L87-354.2 (Bartelson Collection). Northwest Museum of Arts & Culture, Spokane, WA.

⁷ It has been determined through a careful analysis of original fabric that the stucco was originally painted a buff-crème color and the wood trim and false half-timbering were painted or stained dark brown.

⁸ MAC photo archive L87-354.3 (Bartelson Collection). Northwest Museum of Arts & Culture, Spokane, WA.

⁹ MAC photo archives L87-354.1, L87-354.2, and L87-354.3 (Bartelson Collection). Northwest Museum of Arts & Culture, Spokane, WA.

The house has had few alterations since its historic construction period in 1908-1914, and is currently in good condition. The Crommelin House retains its original footprint, original form with multiple steeply pitched cross gables, original stucco exterior wall cladding, original windows and doors, and original details such as bargeboards, brackets, porch supports, second-floor overhang, false half-timbering, wide wood stringcourses, basalt rock foundation, clinker brick chimney and porch wall, and asymmetrical Tudor Revival-style design.

Alterations subsequent to 1914 are contemporary (less than 50 years old) and include:

1965: Breezeway attached to west elevation of house between house and garage. Original single-car garage enlarged to two-car garage.¹⁰

1971: House re-roofed with composition shingles.¹¹ It is probable that the roof was re-roofed at least two times between 1908 and 1971.

1975: The 19-foot-long addition built between 1908 and 1910 at the southwest corner of the house was remodeled for use as a family room with sliding glass doors. A deck was built around the southwest corner of the house, and a swimming pool was installed behind the house in the south yard. The clinker brick porch wall at the east elevation side porch was removed and poured concrete was installed as a protective covering over the original basalt rock porch wall foundation (the clinker brick wall was built in 1912 on top of the basalt). Original multi-paned windows in the beveled bay in the dining room (east elevation) were removed and replaced with fixed picture windows. Kitchen and bathrooms were remodeled with built-ins and fixtures. As a protection against deterioration, galvanized metal was annealed around original wood brackets, bargeboards, and window casings at the south (rear) and southeast elevations of the house (these areas are continually exposed to harmful weather).

1990s: The deck and swimming pool were removed. The windows in the second-floor sleeping porch were replaced with 6/1 multi-paned double-hung wood-sash units.

2006: The 1965 garage and breezeway were removed. A new garage is currently being built on the footprint of the original 1912 garage. The back porch at the west elevation is being remodeled along with the kitchen and family room at the southwest corner at the back of the house (*the original 1908-1910 family room addition which was remodeled in 1975 is currently being rebuilt as a slightly larger addition at the site of its original footprint—see proposed plans which were submitted to the Office of Historic Preservation in April 2006 for a May 2006 Preliminary Design Review hearing*).

¹⁰ Spokane City Building permit B-59669, dated 5 Feb 1965. Spokane City Hall, Spokane, WA.

¹¹ Spokane City Building permit B-79479, dated 27 Oct 1971. Spokane City Hall, Spokane, WA.

The Crommelin House retains most all of its original historic 1908-1914 design, materials, and workmanship which include prominent defining features and architectural elements of the Tudor Revival style. Contemporary alterations to the exterior and interior of the home have been few and are not significant as they are located at the back and sides of the house where they cannot be viewed from the public right-of-way at Sumner Avenue. With only minor alterations, the property retains its essential stylistic features and the ability to convey original 1908-1914 design, workmanship, materials, its original historic identity as a fine example of the Tudor Revival style, and as a prominent residence and contributing historic resource in the Marycliff-Cliff Park National Register Historic District. The Crommelin House retains excellent integrity in original location, design, materials, workmanship, and association as a single-family home built in the early 20th century in Spokane, Washington.

Areas of Significance	Architecture
Period of Significance	1908-1956
Significant Dates	1908-1914
Architect	Unknown
Neighborhood Developer	Cook-Clarke Real Estate Company, Inc.

STATEMENT OF SIGNIFICANCE

Built in 1908-1914, the Crommelin House was listed in 1978 on the National Register of Historic Places as a contributing historic resource in the Marycliff-Cliff Park National Register Historic District. The property was built for Henri Crommelin and his wife, Antoinette Wilder Broadwater Crommelin. After Wilder Crommelin’s death in 1910, Henri Crommelin married Elizabeth Schimmel in 1914, and the property was home to the Crommelin family for more than five decades. Henri Crommelin was widely known as a “pioneer Spokane banker”¹² who worked as a manager of the Holland Bank of Amsterdam in Spokane from 1906 to 1931, and as the vice president/secretary of the Vermont Loan & Trust Company until his retirement in 1946. He was esteemed as “one of Spokane’s Dutch colony and widely known businessmen”¹³ who helped build up the city, and was a contributing leader in local business, civic, social, and sports circles. From 1908 to 1956, the Crommelin House gained importance in the area of significance, “architecture,” as a fine depiction of the Tudor Revival style. With its asymmetrical design, steeply pitched roof, front-facing gables, half-timbering, narrow windows, and prominent side porch, the well-preserved Crommelin House embodies numerous identifying elements of the style. Of particular note is the home’s stucco cladding which was adopted for “a relatively small percentage of Tudor [Revival-style] houses”¹⁴ in America; the use of stucco was “most common...on examples built before widespread adoption of brick and stone veneering techniques in the 1920s.” Architecturally significant, the Crommelin House is eligible for listing on the Spokane Register of Historic Places under Category C.

HISTORICAL CONTEXT

Marycliff-Cliff Park National Register Historic District

The Marycliff-Cliff Park National Register Historic District is a residential neighborhood that was developed on Spokane’s South Hill between 1889 and 1941, and includes the Crommelin House, a contributing property of the district. Located less than a mile south of Spokane’s central business district, the boundaries for the Marycliff-Cliff Park National Register Historic District begin at the base of a high basalt bluff which is located along West Sixth, Seventh, and Eighth Avenues. The historic district includes homes built at the base of the bluff and homes built on a plateau on top of the bluff (roughly from Cliff Drive to Fourteenth Avenue). As explained in the district nomination, the district developed in two distinct stages with homes built from 1889 to

¹² “Mrs. Elizabeth Crommelin.” *Spokane Daily Chronicle*, Sept 1962.

¹³ “Henri Crommelin, Ex-Banker, Is Dead.” *Spokesman-Review*, 19 April 1958.

¹⁴ McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Knopf, 1989, pp. 357-58.

1908 along the base of the bluff, and from 1908 to 1941 with homes built on top of the bluff around Cliff Park. Homes in the first stage of the district's development included large, elegant mansions. "The homes fit perfectly into the era of high society known in Spokane as the 'Age of Elegance' which lasted from the late 1880s until just before World War I."¹⁵ These homes were built for Spokane's newly formed aristocracy and set the tone for type, style, and quality of other homes that were erected for the social elite throughout prominent residential neighborhoods in Spokane. These neighborhoods included Browne's Addition, Mission Park, and Cannon's Addition on the lower South Hill.

The second stage of development in the Marycliff-Cliff Park National Register Historic District took place from 1908 to 1941 on the plateau above the basalt bluff which parallels the north edge of Cliff Drive. Cliff Drive, Sumner Avenue, and Wall Street were developed as some of the neighborhood's most prestigious streets. "The homes built far back from the edge of the cliff along Thirteenth, Sound, and Cotta [Avenues] were generally smaller...houses commonly built by the middle and upper middle classes. As home building moved closer to the edge of the cliff just above Seventh Avenue, however, the size and style of the homes grew larger and grander along with the wealth and status of the owners."¹⁶

From Cliff Drive to Fourteenth Avenue and especially along Sumner Avenue, "bankers and investment brokers like Twohy, Powell, Ferris, Crommelin, and Codd; department store owners like Kemp, Hebert, and Paterson; prominent attorneys like Nuzum and Dill; lumbermen like Humbird, Leuthold, and Jewett; and other businessmen...took the social positions left vacant" by the first families that settled in the district below the bluff.¹⁷ The prominence of the homeowners and the high standard of architecture evidenced in the district's second stage of development have contributed to help make it "one of the most impressive and prestigious residential areas in Spokane."¹⁸ As noted in the National Register nomination, one of the neighborhood's prominent homeowners, and the first to build in the center of the district along the south side of Sumner Avenue between Stevens and Wall Streets, was pioneer Dutch banker, Henri Crommelin.

The Cook-Clarke Company and the Crommelin House

In 1904, Harl J. Cook, president of the Inland Improvement Company and the Cook-Clarke Company, a real estate development business, purchased 110 acres of land across the north face and upper plateau of Spokane's South Hill for \$90,000. Bounded by South Division and Madison Streets and by West Ninth and Fourteenth Avenues, the area was

¹⁵ Bishop, Claire and Sara Patton. *Marycliff-Cliff Park National Register Historic District Nomination*, 1978. Spokane Public Library, Spokane, WA, p. 8:5.

¹⁶ *Ibid*, p. 8:6.

¹⁷ *Ibid*, p. 8:6.

¹⁸ *Ibid*, p. 8:7.

marketed for sale to builders and homebuyers for development as residential property.¹⁹ The Cook-Clarke Company placed an advertisement in the *Spokesman-Review* in 1905, and promised the following for the Resurveyed Cliff Park Addition:

CLIFF PARK
Scenic Addition of Spokane

We have petitioned the city to grade every street in the addition. It is our intention to have all improvements made at the earliest possible date, so that those contemplating building in the early spring will find the streets graded, [side] walks down, and water in front of their houses as soon as they are completed.

If you want a choice lot in the choicest addition to Spokane, select it now and get the benefit of the advance in values which is sure to come.

The Cook-Clarke Company
124 Wall Street
Phone Exchange 20

The development company kept its promises, and their predictions proved true. The streets and sidewalks were graded and finished, and homesites were purchased by homebuyers and real estate investment speculators alike. On January 5, 1907, the *Spokesman-Review* newspaper reported that prominent banker, Henri Crommelin, bought a building site at 603 West Sumner Avenue on Spokane's South Hill:

Fine Cliff Park Home—Henri Crommelin Buys Building Site on Summit

[The] sale of 12 lots in [the] Cliff Park [neighborhood] has been made by the Cook-Clarke Company within the last few days in spite of the unfavorable weather. The interest in residence property at this time of the year causes real estate men to believe that all records will be broken as soon as the weather moderates.

Henri Crommelin, cashier of the Holland Bank, has purchased Lots 2 and 3, Block 12, on the south side of Sumner Avenue...and Lots 16, 17 and 18, Block 13, on the northwest corner of Wall Street and Sound Avenue, for \$4,200. The lots are all sightly. It is Mr. Crommelin's intention to erect a fine home on the two lots on Sumner Avenue.²⁰

¹⁹ "Cliff Park For \$90,000." *Spokesman-Review*, 11 Dec 1904, p. 11.

²⁰ "Fine Cliff Park Home." *Spokesman-Review*, 5 Jan 1907, p. 9.

A house was built on Lots 2 and 3, Block 12 in the Resurveyed Cliff Park Addition for Henri Crommelin which gave him the distinction as the first to build a home on the block between Sumner and Cotta Avenues, and between Stevens and Wall Streets. A 1910 Sanborn Fire Insurance Map pictured only Crommelin's house built on the block, but by 1952, Block 12 and the surrounding neighborhood were developed with homes pictured on nearly every available lot.²¹

Property Deed Restrictions

The Crommelin House is a tangible demonstration of the prescribed intentions of the Cook-Clarke real estate development company who wrote protective covenants to control the architectural development of the Cliff Park neighborhood. As stipulated in the warranty deed conveyed to Wilder B. Crommelin by Cliff Park neighborhood developer, Harl J. Cook (president of the Cook-Clarke Company), the property was warranted to the Crommelins with a binding covenant that said:

It is mutually agreed by and between the parties hereto that when said premises are improved...

- the dwelling erected thereon shall cost not less than \$4,000, and
- that all outbuildings shall conform thereto in exterior architecture and finish, and
- that said dwelling shall be set in at least 25 feet from the front line of said premises.²²

The protective covenants implemented in the Cliff Park neighborhood illustrated a city-wide trend towards architectural control in the early 20th-century development of residential neighborhoods in Spokane, Washington. Other residential Spokane neighborhoods that initiated protective covenants and subdivision regulations in the early 1900s include the Manito Park neighborhood, the Cannon Hill Park neighborhood, and the Rockwood National Register Historic District. The development trend continued in Spokane, leading to current contemporary subdivision regulations, neighborhood planning and land use controls, and the development of homeowners' associations that are in common use today.

Henri & Wilder Broadwater Crommelin and Henri & Elizabeth Schimmel Crommelin

The Crommelin House is historically significant for its association with Henri Crommelin, a prominent "pioneer Spokane banker"²³ who lived in the house from 1908

²¹ 1910 and 1952 Sanborn Fire Insurance Maps. Northwest Room, Spokane Public Library, Spokane, WA.

²² Spokane County warranty deed #225612, book 228, page 378. Spokane County Courthouse, Spokane, WA.

²³ "Mrs. Elizabeth Crommelin." *Spokane Daily Chronicle*, Sept 1962.

to 1958 during the height of his banking career in Spokane. Henri B. Crommelin was born in Amsterdam, Holland in 1880, and was educated in Holland, Kansas City, and Germany at the University of Leipzig. Following a family tradition established by the Crommelins in Holland, Henri Crommelin chose a career in banking. "He then went into the [Dutch] banking firm of his father but the call of America was too strong, and he returned to [the United States]."²⁴ He arrived in Spokane in 1906 and was immediately hired as cashier/assistant manager of the Holland Bank of Amsterdam in downtown Spokane. He quickly advanced in his banking career and was made co-manager of the Holland Bank along with its president, Robert Insinger, another pioneer Dutch banker. Crommelin helped manage the Holland Bank of Amsterdam in Spokane for 25 years from 1906 to 1931. His contributions were significant because the Dutch "Holland Bank and the Northwestern & Pacific Hypotheekbanks had been established in the 1880s when Dutch bankers discovered the lucrative investment field of the area, established banks here, and poured millions [of dollars] into Spokane..."²⁵ After his tenure at the Holland Bank, Crommelin was made vice president of the Vermont Loan & Trust Company in downtown Spokane. After 40 years of banking in Spokane, Henri Crommelin retired from the business in 1946. With more time for civic and social activities, Henri Crommelin served terms as president of the Spokane Club, the Eastern Washington State Historical Society, and the Prosperity Club of Spokane. Crommelin was also an ardent sportsman, fisherman, and duck hunter, and was an active member of the Spokane Country Club, the Kalispell Duck Club, and the Tyee Club in Campbell River, British Columbia, Canada. Henri Crommelin died in 1958.

In 1907, Henri Crommelin married Antoinette Wilder Broadwater of Helena, Montana. Wilder Crommelin died in 1910, leaving a son, Jacques Crommelin. In 1914, Henri Crommelin married Elizabeth Schimmel of Orange, New Jersey, whom he met on a trip to Holland. They had three daughters and raised their four children in the Crommelin House on Sumner Avenue. A socialite and civic benefactor in Spokane, Elizabeth Schimmel Crommelin lived in the Crommelin House from 1914 to her death in 1962. She was an active member of St. John's Episcopal Cathedral, the cathedral's philanthropic-centered St. Nicholas Guild, and a life member of the Eastern Washington State Historical Society.²⁶

Subsequent Homeowners

In 1963, Jack & Bertie Zunke bought the property for \$16,400. Jack Zunke was employed as a manager of Cunocar Accounting Service in Spokane. The Zunkes sold the house to Thomas & Jean Atwater in 1975. Kurt & Sharon Conklin bought the property in 1995 for \$294,000, and sold it to Cal & Amy Larson, the current owners, three years later in 1998. The founder of two lumber export companies called Fiber Technologies, Inc. and FTI America, Inc., Cal Larson works as president/general manager of the businesses.

²⁴ "Henri Crommelin, Ex-Banker, Is Dead." *Spokesman-Review*, 19 April 1958.

²⁵ Ibid.

²⁶ "Mrs. Elizabeth Crommelin." *Spokane Daily Chronicle*, Sept. 1962.

An educator, Amy Larson has enjoyed teaching in public schools and is currently a full-time mother.

ARCHITECTURAL SIGNIFICANCE

Category C

Tudor Revival Style

The Crommelin House is architecturally significant as an excellent example of the Tudor Revival style. Architectural historians, Virginia & Lee McAlester, described the origins and characteristics of the Tudor Revival style in their book, *A Field Guide to American Houses*:

The popular name for the [Tudor Revival] style is historically imprecise, since relatively few examples closely mimic the architectural characteristics of Tudor (early 16th and 17th-century) England. Instead, the style is loosely based on a variety of late Medieval English prototypes, ranging from thatch-roofed folk cottages to grand manor houses. These traditions are feely mixed in their American Eclectic expressions but are united by an emphasis on steeply pitched, front-facing gables which...are almost universally present as a dominant façade element in Tudor [Revival-style] houses. About half have ornamental false half-timbering...and...most...have stucco, masonry, or masonry-veneered walls.²⁷

Some of the earliest Tudor Revival-style houses built in America date from the late 19th century. These, like the Campbell House in Browne's Addition in Spokane, tended to be architect-designed homes which were close copies of similar English models. Many were patterned after Medieval buildings in England, Normandy, and Holland with Renaissance detailing that was popular during the reigns of Elizabeth I (1558-1603) and James I (1603-1625). By the 1920s and 1930s, the Tudor Revival style in America had been adapted to large landmark quality homes and to mostly smaller single-family houses with the advent of advanced masonry veneering techniques. Popular across the country from 1890 to 1940, Tudor Revival-style homes "show endless variations in overall shape and roof form and are most conveniently subdivided on the basis of their dominant façade materials (brick, stone, stucco, or wood)."²⁸

Identifying features of the style include a steeply pitched roof, façade dominated by one or more prominent steeply pitched cross gables, decorative (non-structural) half-timbering, narrow windows (usually in multiple groups with multi-pane glazing), massive chimneys, and asymmetrical façade designs. "A relatively small percentage of Tudor houses have stucco walls. These are most common on...examples built before the

²⁷ McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Knopf Publishers, 1989, pp. 357-358.

²⁸ *Ibid*, pp. 357-358.

widespread adoption of brick and stone veneering techniques in the 1920s.”²⁹ Decorative details of the Tudor Revival style include overlapping gables with varying eave lines, clinker brick chimneys, round-arched doorways with hoods or pediments, groups of tall casement or double-hung windows, and overhanging upper stories and gables. “Front façade porches are generally either small entry porches or are absent entirely. Side porches (like the side porch on the Crommelin House) are frequent.”³⁰

Representing the Tudor Revival style, the Crommelin House has a tall vertical form with an asymmetrical design, a steeply pitched roof with multiple cross gables, a prominent front-facing cross gable, stucco wall cladding, false half-timbering, gable peak and second-floor overhangs, decorative brackets and bargeboards, rows of tall vertical windows—some with diamond-pane glazing, a round-arched front entrance pediment/hood, and a side porch at the east elevation. An Arts & Crafts-style element which became popular during the early 1900s in America, the second floor of the side porch was designed with screened windows that could be opened for fresh air sleeping.³¹ The sleeping porch was built in 1908-1914 and displayed Arts & Crafts features such as wide eaves, exposed rafter tails, and a row of multi-paned windows which wrapped around the northeast corner of the porch. An example of the advent and popularity of sleeping porches in the early 1900s, the second-floor sleeping porch on the Crommelin House achieved individual historic significance from its built date in 1908-1914 to 1956.

As the first house built on the south side of Sumner Avenue between Stevens and Wall Streets, the Crommelin House set the stage for the development of subsequent up-scale homes which were built in the neighborhood. After the Crommelin House was built in 1908, other homes were built in the same Tudor Revival style along Sumner Avenue. Some were clad in stucco like the Crommelin House and most were clad in brick. The largest Tudor Revival-style homes built in the neighborhood are the Humbird House and the Hebert House, architect-designed landmark homes which are located across the street from the Crommelin House.³²

Summary

During its period of significance from 1908 to 1956, the Crommelin House gained importance in the context of “architecture” as a fine example of the Tudor Revival style. The Crommelin House retains excellent exterior architectural integrity in original

²⁹ Ibid, p. 355.

³⁰ Ibid, pp. 355-358.

³¹ Wendy Hitchmough, British architectural historian, wrote in her book, *The Arts & Crafts Lifestyle & Design*, that “although in most Arts & Crafts homes the practice of sleeping with the windows open... was regarded as adequate for ventilation purposes, a vogue for sleeping outdoors on open porches was highly recommended by physicians ‘as a nerve sedative and as a tissue builder for the lungs’.” Page 176.

³² Although historic documentation has not been found to date to substantiate the following, the Crommelin House was most probably custom-designed by a prominent architect and built by an accomplished builder in Spokane as was fitting for homeowners of the Crommelin’s social and economic status, and for property owners who built homes along prestigious West Sumner Avenue.

location, design, materials, workmanship, and association as a single-family house built in the early 20th century. Historic alterations were made between 1908 and 1914 just after the house was built and retain their own significance as integral parts of the home from its initial period of construction. Located at the east and west side elevations and at the back of the house, subsequent contemporary alterations were made but are insignificant and are not readily visible from a public right-of-way. Architecturally significant, the Crommelin House is eligible for listing on the Spokane Register of Historic Places under Category C.

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“Henri Crommelin Dies; Barban Service Slated.” *Spokane Daily Chronicle*, 19 April 1958.

“Henri Crommelin, Ex-Banker, Is Dead.” *Spokesman-Review*, 19 April 1958.

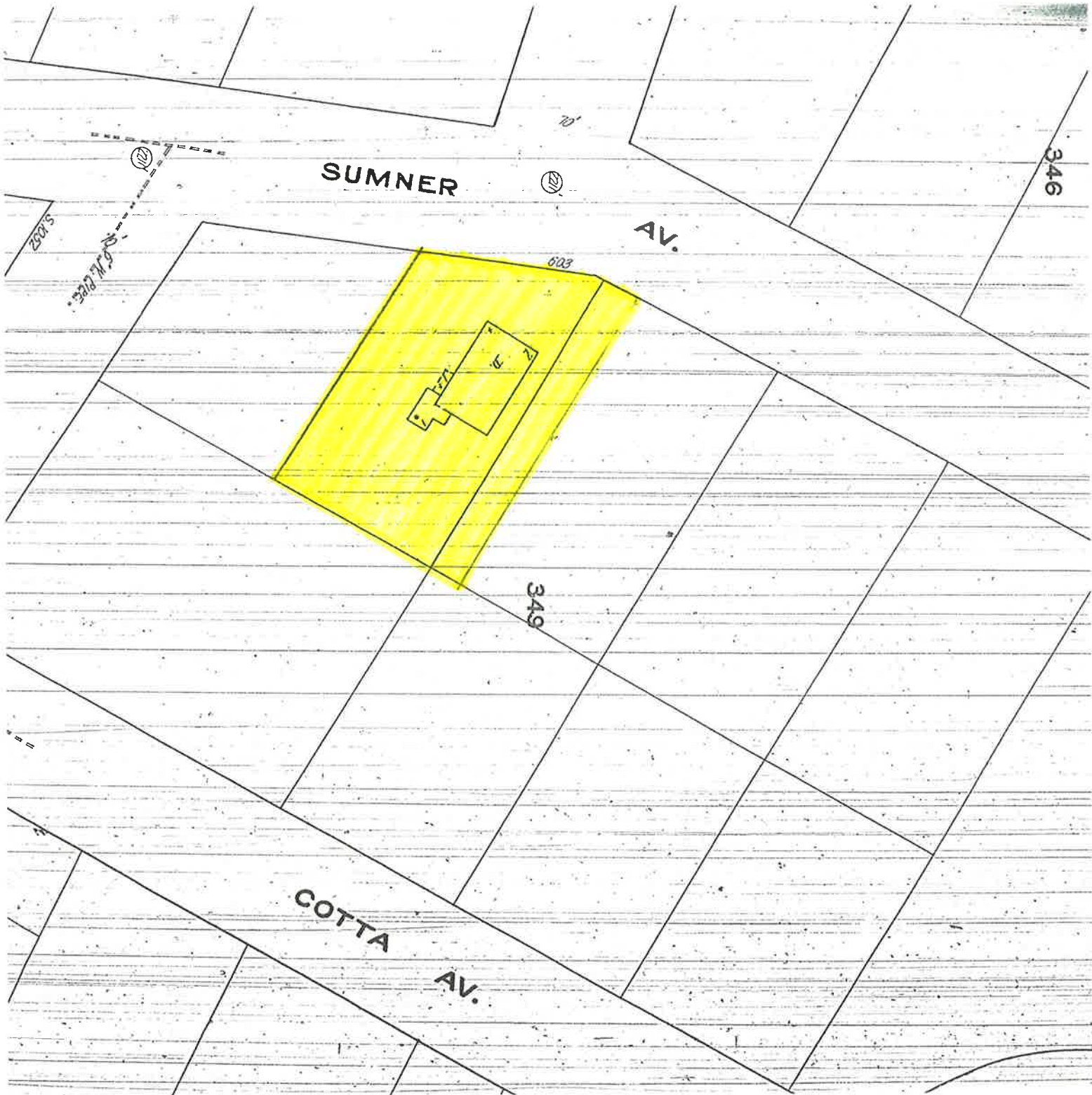
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“\$50,000 for New Cliff Park Homes.” *Spokesman-Review*, 28 March 1909.

CROMMELIN HOUSE
603 West Sumner Avenue
Spokane, WA 99204

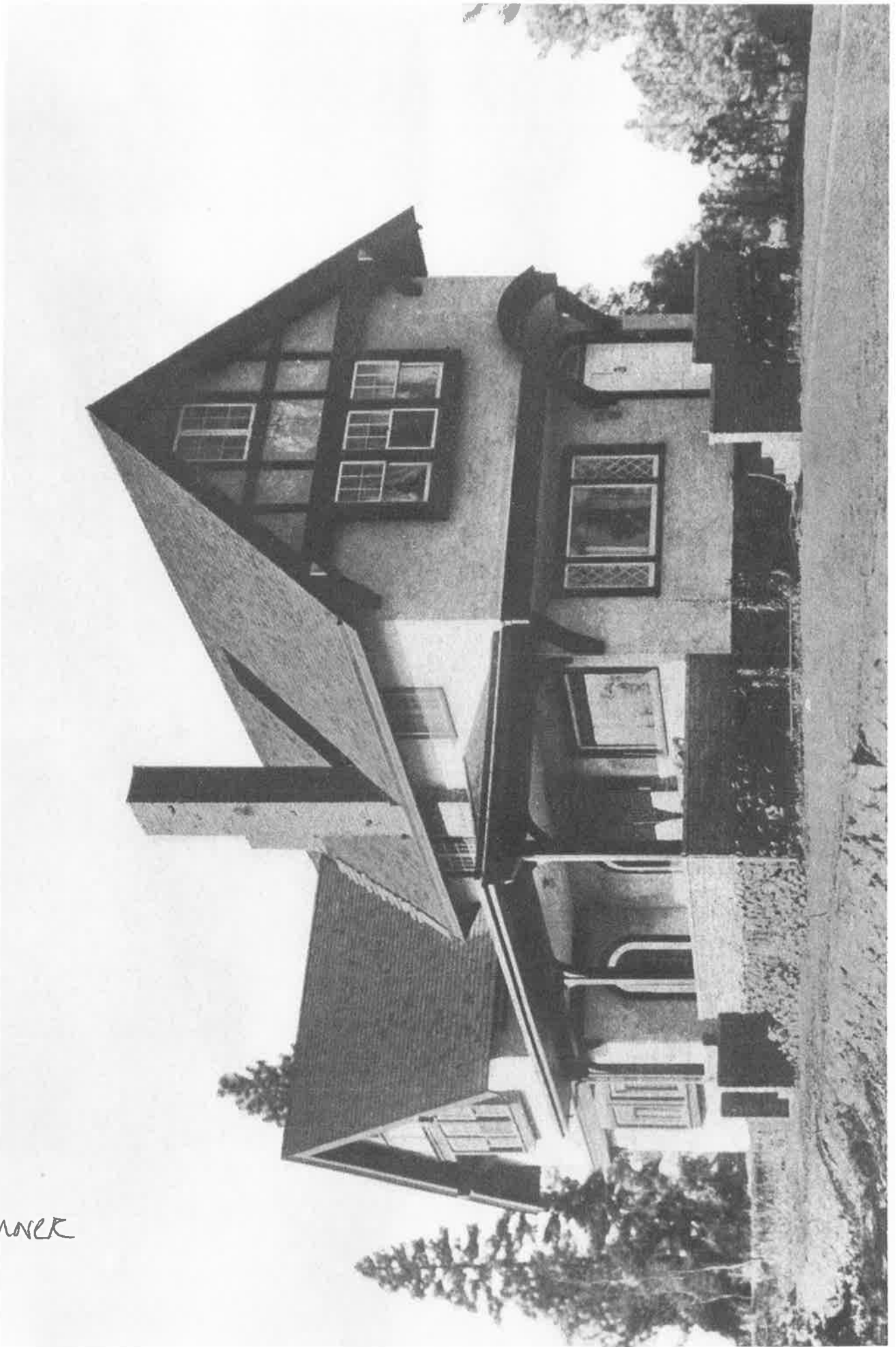
1910 Sanborn Fire Insurance Map



CROMMELIN HOUSE
603 West Sumner Avenue
Spokane, WA 99204

1952-53 Sanborn Fire Insurance Map





603 W. SUMNER

1908
PHOTO



Note
slight
dent in
porch

2000 W. SUMNER
1914 PHOTO

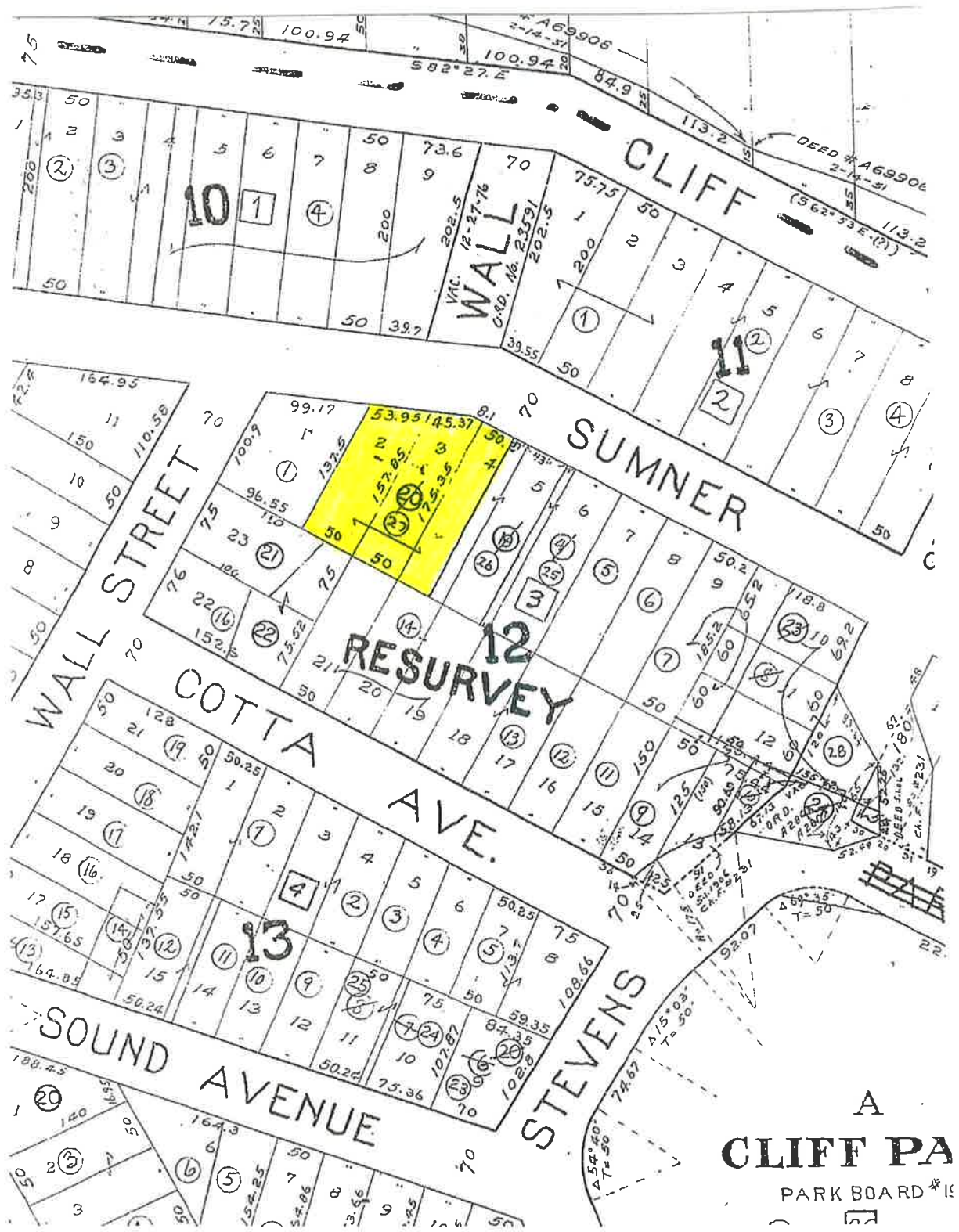
C. 1908 - 1918
ADDITION



403 W. SUMNER
1938 PHOTO

Spokane City/County Register of Historic Places Nomination Continuation Sheet
CROMMELIN HOUSE Section 10

Plat map of property Spokane City plat map, 2006



S U M M E R / W A V E N U E

point (A)
-92'-9.5"

NEW 4" TH. CONC
DRIVEWAY W/ #4
REBAR @ 24" O/C
LIGHT BROOM FINISH
(PROVIDE BRICK EDGING
TO MATCH EXST.
SIDEWALKS)

LINE OF 20'
FRONT YARD
SETBACK

5'-8"
SETBACK
FROM WEST
PROPERTY
LINE TO
BUILDING

EXST. PINE
TO BE
REMOVED

+100'-0"
fin. floor
EXISTING
GAS METER

EXISTING
ELECTRIC
METER

point (B)
+95'-7.5"

NEW
TWO-STORY
"ATTACHED"
GARAGE

+95'-10"
fin. floor

+96'-1"
fin. floor

EXST. GARAGE

EXISTING
RESIDENCE

APPROX. LOCATION
OF EXISTING FENCE
(VERIFY IN FIELD)

EXISTING BREEZEWAY
CONSTRUCTED CIRCA 1970
TO BE REMOVED & NOT REPLACED
IN ACCORDANCE WITH HISTORIC
PRESERVATION GUIDELINES

LINE OF 5'-0"
SIDEYARD
SETBACK

PARTIAL SITE PLAN

SCALE : 1" = 20'

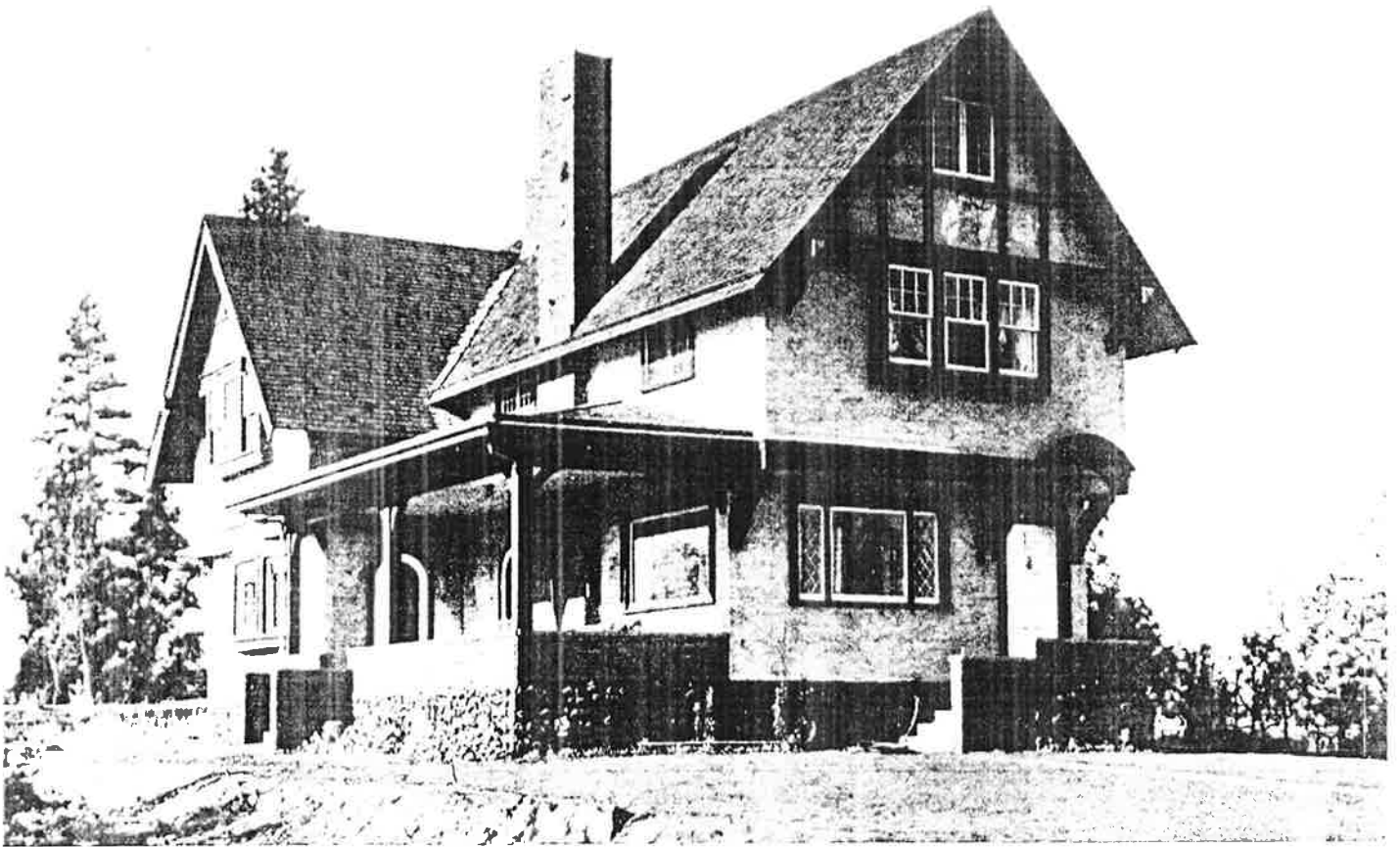
A:\larson4

603 W. Summer Ave.
Parcel # 35194.0327



Spokane City/County Register of Historic Places Nomination Continuation Sheet
CROMMELIN HOUSE **Section 10**

Photo 1 Circa 1909 photograph of NE façade of house just after it was built
(source: MAC photo archive L87-354.2)



Spokane City/County Register of Historic Places Nomination Continuation Sheet
CROMMELIN HOUSE **Section 10**

Photo 2 1914 photograph of south elevation at rear of house (source: MAC photo archive L87-354.3)



Spokane City/County Register of Historic Places Nomination Continuation Sheet
CROMMELIN HOUSE

Section 10

Photo 3
L87-354.1)

Circa 1938 photograph of NE façade (source: MAC photo archive



Spokane City/County Register of Historic Places Nomination Continuation Sheet
CROMMELIN HOUSE **Section 10**

Photos 4 & 5

Northeast façade of house in 2006.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
CROMMELIN HOUSE **Section 10**

Photos 6 and 7 North façade of house in 2006.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
CROMMELIN HOUSE **Section 10**

Photos 8 and 9 East elevation and south elevation of house in 2006.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
CROMMELIN HOUSE **Section 10**

Photos 10 and 11 West elevation of house in 2006.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
CROMMELIN HOUSE **Section 10**

Photos 12 and 13 East elevation in 2006.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
CROMMELIN HOUSE

Section 10

Photos 14 and 15 SE corner elevation in 2006.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
CROMMELIN HOUSE **Section 10**

Photos 16 and 17 First floor interior living, looking southwest at stairs and window.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
CROMMELIN HOUSE **Section 10**

Photos 18 and 19 First floor interior living room, looking at northeast corner and at fireplace on east wall in 2006.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
CROMMELIN HOUSE **Section 10**

Photos 20 and 21 First floor interior dining room in 2006 (notice built-in corner cupboard and bay window at east wall).

