

Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, Third Floor
808 Spokane Falls Boulevard, Spokane, Washington 99201-3337*

1. Name of Property

Historic Name Lucius and Anna Miley House
And/Or Common Name

2. Location

Street & Number 1713 East Illinois Avenue
City, State, Zip Code Spokane, WA, 99203
Parcel Number 35092.4903

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 checked="" type="checkbox"/> residential |
| <input type="checkbox"/> object | Public Acquisition | Accessible | <input type="checkbox"/> entertainment | <input type="checkbox"/> religious |
| | <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 V. McConnell
Street & Number P. O. Box 8252
Address-
City, State, Zip Code- Spokane, WA, 99203
Telephone Number/E-mail (509) 993-9167

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 in Existing Surveys

Title City of Spokane Historic Landmarks Survey
Date Federal__ State__ County__ Local__
Depository for Survey Records Spokane Historic Preservation Office

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 _____

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

8. Spokane Register Criteria 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 AVONDALE ADD ALL L3; E9.8FT OF L4 B50
Verbal Boundary Justification Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title Scott McConnell
Organization
Street, City, State, Zip Code 1317 West Nora Ave, Spokane, WA, 99205
Telephone Number (509) 218-3996
E-mail Address lscottmccconnell@hotmail.com
Date Final Nomination Heard

12. Additional Documentation

Map Attached
Photographs

13. Signature of Owner(s)

Victoria L. McConnell

14. For Official Use Only:

Date nomination application filed: _____

Date of Landmarks Commission Hearing: _____

Landmarks Commission decision: _____

Date of City Council/Board of County Commissioners' hearing: 10/15/12

I hereby certify that this property has been listed in the Spokane Register of Historic Places based upon the action of either the City Council or the Board of County Commissioners as set forth above.

Kristen Griffin 10-1-2012

Date

Kristen Griffin
City/County Historic Preservation Officer
City/County Historic Preservation Office
Third Floor – City Hall
808 W. Spokane Falls Blvd.
Spokane, WA 99201

Attest:

Approved as to form:

Terri Z. [Signature]

City Clerk

[Signature]

Assistant City Attorney



DESCRIPTION OF PROPERTY

CURRENT APPEARANCE & CONDITION 2012

Site

The Miley House is located on Illinois Avenue in the middle of Block 50 on Lot 3 and part of Lot 4 between Pittsburg and Madelia Streets in the Avondale Addition. The lot covers over 11,000 square feet, and extends from Illinois Avenue on the south to Jackson Avenue on the north. The garage at the far rear of the property is accessible from Jackson Street. The Miley House has a commanding view of the Spokane River and surrounding areas, as well as downtown Spokane, which can be seen from the second story balcony. The grounds are well maintained with two mature maples shading the back yard, a grape arbor, a raised rock-wall-surrounded garden area, and several productive cherry trees.

Exterior

This is a one-and-one-half-story, side-gable roof, frame, Queen Anne eclectic dwelling constructed in 1901. The house is set on a native basalt foundation containing a nearly full basement, and a main level with slightly over 1,000 square feet of living space. A full-width porch extends ten feet deep across the front façade, and is sheltered by an extension of the primary roof that is supported by square posts. The roof is steeply-pitched, and features two hip-roof dormers flanking an imposing balcony-tower with a conical roof, which breaks the center of the main roofline over the facade. The roof of the tower is supported by two Tuscan columns. Brackets or small modillions are found beneath the eaves of the tower's conical roof, as well as beneath the front overhang of the porch. Three small, semi-circular openings are found around the apron wall surrounding the balcony.

On the main level, a three-sided bay window extends onto the front porch, from the living room, beneath the tower above. A small eyebrow-shaped curve in the roof is centered on the porch roof above the bay window. The main entry to the dwelling, from the front porch, is off-centered and features a paneled door flanked by divided sidelights. The entry is recessed deeply behind the bay window.

Both east and west side elevations are dominated by the steeply pitched gables, which extend the entire width of the house. A paired window is centrally located in either of these gables. The east elevation features a three-sided bay window, while the west elevation is cut into by the recessed front door. Small triangular vents are found at the top peaks of the side gables.

The rear elevation exhibits only a single door and a single window on the main level, and a large hip-roofed, shingled dormer projecting from the roof on the second level; the area inside this dormer houses a bathroom. A large deck extends from the house across its entire width.

The dwelling is covered in a narrow, horizontal lap wood siding, with the second level covered in wood shingles. The two dormers and the tower are also covered in wood shingles. One-over-one, double-hung, wood-sash windows are found on the main level and within the tower, while nine-over-one windows are found on the second level. A large, single-light, picture window is centered within the bay window on the façade elevation. The roof is sheathed in asphalt shingles.

Interior

Inside the large paneled entry door is a foyer with built-in bench and ascending staircase. The foyer also provides access to a den, as well as the living room, which features an arched fireplace alcove, complete with a marble-faced central fireplace and flanking built-in bench seats. The living room also features paneled wainscoting, a broad pedestal colonnade, providing a “stately portal” between the living room and dining room. The dining room contains the bay windows and an adjoining sitting room. Hardwood, oak floors are found on the first level. A kitchen and bath in the northern portion of the house complete the main floor.

Three bedrooms and an additional bathroom are found on the second level. The master bedroom is centrally located with access to the balcony and its vistas of the river, the eastern valley and downtown Spokane.

Garage

The original single-car garage was destroyed by fire in the 1960s. A new two-car garage was constructed in 1985 to complement the architectural characteristics of the main house. Both the horizontal lap siding and shingled gables mirror that of the house. The garage is situated on the northwest corner of the lot and is accessed from Jackson Avenue.

ALTERATIONS

The Miley House, from all indications, appears today very much as it did when built in 1901, with only two exceptions of note. Though it is difficult to interpret, a distant photograph from 1908 indicates the house was painted a very dark shade at that time. In addition, the rear elevation, as indicated in assessor’s notes from 1957 and from structural evidence uncovered during a remodel, had a small porch and exterior door in the northeast corner of the main floor, which has since been enclosed as a breakfast nook. Additional minor changes have also been made to the rear elevation without compromising the architectural integrity of the house.

Restoration and Modifications

In October of 1983, the present owner purchased the property and immediately began a restoration and rehabilitation project that would extend into the following three decades. At this time, the house was rundown and was suffering the effects of a series of remodels that had taken place between the 1950s and 1970s. The 1957 assessor’s photo was utilized

during the restoration as the earliest known clear photograph and one that the new owners believed to reflect the dwelling's original appearance.

Over the years, several alterations had taken place including:

- removal of original woodwork
- installation of wood-paneling on some of the interior walls
- covering of original oak floors with brown, shag carpeting

The paneling and carpeting were both removed during renovation.

The most significant design alteration to take place during renovation, involved the kitchen. The original kitchen was small, inadequate and outdated. After much consideration, several changes were made including:

- relocation of the wall between the dining room and kitchen to enlarge the kitchen by approximately one-and-one-half foot
- relocation of the back door in the hallway just west of the kitchen
- removal of a narrow wall dividing the kitchen in order to further open up space
- installation of new plumbing leading to the upstairs bath, which originally ran through the narrow wall that was removed
- installation of new walls and arched doorways, to match the original ones
- installation of new oak cabinets

A number of other projects proceeded simultaneously over the next few years:

- upgrading of the electrical system
- resurfacing a number of walls
- complete but architecturally compatible remodeling of both bathrooms
- reconstruction of the woodwork including crown molding, a wall-to-wall, floor-to-ceiling built-in bookshelf and cabinet in the library on the north wall, and the colonnade between the living and dining rooms
- restoration of the alcove
- construction of a stairway descending to the basement
- restoration of the front porch and balcony
- addition of rooms in the basement
- construction of a rear deck

Extreme effort was employed to restore architectural integrity to the house. The original casing around the windows and doors remained, minus the caps, but most of the base and the moldings in the extensive colonnade separating the living room and dining area had been completely dismantled. The only indications that the colonnade had originally existed were cutouts in the oak flooring revealing the original length of the stub walls and the cut of the opening jamb, which was indicative of its height. The finish framework was reconstructed accordingly, and columns installed to complete the living area. The fireplace alcove was also restored, and the original doors replaced.

The front porch and balcony were reconstructed to match what appeared to be the original design based on the 1957 photo, with a considerable amount of wood siding being replaced in the process.

In the basement the old stone foundation needed sealing and walls were erected to add a laundry room, recreation room, and storage room. A large deck running the entire length of the back of the house was completed. The lawn was replanted, walkways and driveway poured, the house re-roofed and repainted. Ultimately, the home regained the unique yet simple elegance built into it by its original design.

| | |
|------------------------|--------------|
| Areas of significance | Architecture |
| Period of Significance | 1901+ |
| Built Date | 1901 |
| Architect | Unknown |
| Builder | Unknown |

STATEMENT OF SIGNIFICANCE

Summary Statement

The Lucius and Anna Miley House is eligible for the Spokane Register of Historic Places under Criterion C, as a locally significant example of eclectic vernacular architecture dating to the early-twentieth century. It displays a unique expression of the eclectic architecture of the transitional period occurring between the ornate Victorian era pre-1900, and the more modest styles proliferating into the 1920s. Though eclectic in its mixture of design features, the house primarily displays a mix of elements borrowed from the Queen Anne and Shingle styles. This was the first residence built along Illinois Avenue in the Avondale Addition, and today retains not only its most character defining features but also integrity of design, location, setting, and workmanship.

HISTORIC CONTEXT

Robert W. Forrest, a veteran of the Union Army in the Great Rebellion, arrived in Spokane in 1879 from Pennsylvania. On November 29th, 1881, the city of Spokane Falls, with a population of about one thousand, was incorporated and Mr. Forrest was appointed the town's first Mayor. By election he was his own successor and served in that capacity until April, 1883.ⁱ

Throughout his stay in Spokane, Forrest was active in real estate and had acquired considerable property. In 1885 he purchased 160 acres, two miles northeast of town, from the Northern Pacific Railroad for a price of four dollars per acre.ⁱⁱ The land was situated on a scenic plateau overlooking the Spokane River, with vistas toward town and the outlying valleys. Forrest waited for the opportune time to develop his land holdings, an opportunity that was presented a few short years later. In September of 1889, barely one month after the devastating fire of August 4th, Forrest platted his acreage and christened it the Avondale Addition.ⁱⁱⁱ

Peter Lucius Miley, a hardworking immigrant of German and Swiss descent, came to the United States in 1873 at the age of seventeen. He settled in Wisconsin, where he met his future wife, an American-born Swiss girl named Anna Polin. They married in 1887 and had two daughters, Ethel Lucia in 1888 and Madeline in 1892.^{iv}

Around 1897, Lucius and Anna ventured west with their young family and Anna's two sisters, Olga and Elsie Polin, 18 and 22 years old, to the booming settlement of Spokane, Washington. All four adults soon found employment with The Palace Department Store; Mr. Miley as an assistant bookkeeper, and Mrs. Miley and her sister Olga as clerks and Elsie as a saleswoman.^v Advancement for the Mileys was swift and consistent. Lucius

was promoted from bookkeeper to cashier, then floor manager, department manager, advertising manager, and finally merchandise buyer, all within the first few years of his employ. Anna advanced as well to the position of department manager.^{vi}

In November of 1899 the Mileys purchased the lot at 1713 East Illinois Avenue for four hundred dollars from a local railroad tycoon and entrepreneur, and his wife, Robert and Carrie Strahorn.^{vii} As the Mileys laid out plans for their new home, what evolved was a unique expression of the transition between the Victorian styles popular in the 1880s and 90s, including Queen Anne and Shingle, and the Dutch Colonial Revival movement gaining momentum at the time. The design incorporated steep gables and a broad porch found typically in both Victorian and Dutch Colonial homes, the rounded turret, decorative rafter tails and textured, shingled walls of Queen Anne and Shingle style Victorians, and the symmetry of dormer arrangement, side-gabled roof construction and flared overhang characteristic of Dutch Colonial.^{viii}

The Mileys began construction in the first year of the twentieth century, and by 1901 had settled into their new home.^{ix} During this time Spokane was in the most rapid growth of its history, more than tripling in size from a population of thirty thousand when the Mileys had arrived in about 1897 to about 100,000 by 1905. Even so, the Avondale Addition was still at the far edge of town and relatively few of the lots surrounding the Mileys had been developed.

In 1908 Robert Gerry, a businessman from Pasco offered Miley an excellent position running his general merchandise store in Pasco. The Mileys accepted, and offered their house to Gerry as a way to buy into the business. Thus, on the 5th of December 1908, Pasco investor Robert Gerry acquired a house over one hundred miles away in Spokane. He paid \$5,000 and subsequently rented it out while remaining in Pasco.^x

On August 27, 1919, George S. Dewey, a lifelong mail carrier for the Spokane Postal Service, then purchased the house. On March 26th, 1937, after a brief illness, Mr. Dewey died in his home on Illinois Avenue at the age of 69, leaving his wife Susan to manage without him.^{xi} Susan lived alone in the house for several years until in 1942, she met and married retired widower Rolla C. Harbord, who moved into the house with her.^{xii} In August of 1944, one-quarter century after the Deweys bought the house, Susan and Rolla Harbord sold it to lifetime Spokane resident and railroad employee Donald Jones and his wife Marcea for \$3,900.^{xiii}

ARCHITECTURAL SIGNIFICANCE

At the turn of the century residential architecture was moving away from the lavish Victorian styles – Queen Anne, Tudor, Shingle, and the Colonial Revival genre, and moving toward simplification. The vast fortunes made by the progressive men of the 1880s and 90s in mining and rail investments, which had originally spawned extravagant mansions on Spokane's South Hill, in places such as Browne's Addition, Ross Park, were giving way to the more modest prosperity of the early 1900s. The incredible influx of

families to Spokane during this period tripled the population within the course of a decade and brought a demand for smaller, more economical dwellings. It was on the cusp of this transition that the Mileys found themselves planning the construction of their house at 1713 East Illinois. Consequently, its architectural design draws from a number of different styles popular surrounding this transition.

The broad front porch, balconied turret, steeply gabled roofline, variation in wall treatments, and projecting bay windows are all elements common to the Queen Anne style. However, the overall shape, with its mostly symmetrical façade and side-gabled design, is non-typical in Queen Anne residential architecture, which typically focuses on a more irregular shape.

Large, shingled surfaces (found here in the gable ends, dormers and balcony), with a shallow eave overhang and hipped-roof dormers, occur frequently on Shingle style dwellings. A tower that looks as if it grows from the roof is also typical of the Shingle style, in contrast with large overhang and a tendency to separate the tower roof in Queen Anne residences. The side-gabled design is also more consistent with the Shingle style, as is a substantial front porch with plain columns or posts as found on the Miley house.

These and other design elements coming together create an overall eclectic appearance for the dwelling. The Eclectic movement began around the turn of the twentieth century, combining different historical styles with more modern ones, to buck precedent resulting in a trend that left a number of unique houses and buildings on the landscape.

SUMMARY

The Miley house is a locally significant example of a Queen Anne eclectic dwelling in Spokane. Constructed during a period of tremendous change and rapid growth in Spokane, this dwelling combines several distinctive styles to create a unique expression of architectural eclecticism and the changing stylistic expressions of the day. Despite falling into disrepair and undergoing a number of renovations and restorations, the house remains in character and appearance, by all accounts, nearly the same as it was originally designed. Most of the most character defining features of the form and original design remain. As a result, the Miley House is nominated to the Spokane Register of Historic Places for its architectural significance.

ⁱ Robinson, *Exposition*, "Robert W. Forrest," page 26.

ⁱⁱ Spokane County Court House, Auditor's Office, Deed Book "WD G," page 204, "NPRR to Forrest."

ⁱⁱⁱ Spokane County Courthouse, Auditor's Office, Plat Book "A," page 96, Avondale Addition.

^{iv} *Twelfth Census of the United States*, 1900. Washington State, City of Spokane, Enumeration District 73, Sheet 6B.

^v *Polk's Spokane City Directory*, 1897-98.

^{vi} *Polk's Spokane City Directory*, 1897-98 to 1908, inclusive.

^{vii} Spokane Co. Court House, Auditor's Office, Deed Book "WD 100," page 48, "Strahorn to Miley," July 7, 1908.

^{viii} Jennings, *American Vernacular*, n.p.

^{ix} *Polk's Spokane City Directory*, 1901.

^x Spokane County Court House, Auditor's Office, Deed Book "WD 227," page 72, "Miley to Gerry," December 7, 1908.

^{xi} *Spokane Chronicle*, "George Dewey Taken by Death," March 26, 1937.

^{xii} *Polk's Spokane City Directory*, 1937 to 1944, inclusive.

^{xiii} Spokane County Court House, Auditor's Office, Deed Book "WD 516," page 132, "Dewey/Harbord to Jones," August 16, 1944.

BIBLIOGRAPHY**Books**

- Durham, Nelson W., *History of the City of Spokane and Spokane Country, Washington, From Its Earliest Settlement to the Present Time*, Spokane, S. J. Clarke Publishing Company, 1912.
- Edwards, Rev. Jonathan, *An Illustrated History of Spokane County, State of Wash.*, W. H. Lever, 1900.
- Garrett, Katherine, Daniel Ellis, and Samuel Gregg, *Historic Resources Inventory, Hillyard Community Development Neighborhood*, Spokane; Spokane City/Co. Historic Preservation Office, 1992.
- Jennings, Jan, and Herbert Gottfried, *American Vernacular Interior Architecture, 1870-1940*, New York; Van Nostrand Reinhold Company, 1988.
- McAlester, Virginia and Lee, *A Field Guide to American Houses*, New York; Alfred A. Knopf, 1984.
- Polk's. Spokane City Directory*, various dates
- Robinson, C. W., Manager, *Spokane Falls and Its Exposition (The City of Spokane Falls and its Tributary Resources, Issued by the Northwestern Industrial Exposition, Spokane Falls, Washington, October 1st to November 1st, 1890)*, New York; Matthews, Northrup & Co., Art-Printing Works, 1890; Reprinted in Spokane, Lawton Printing, 1973.

Newspapers, Periodicals

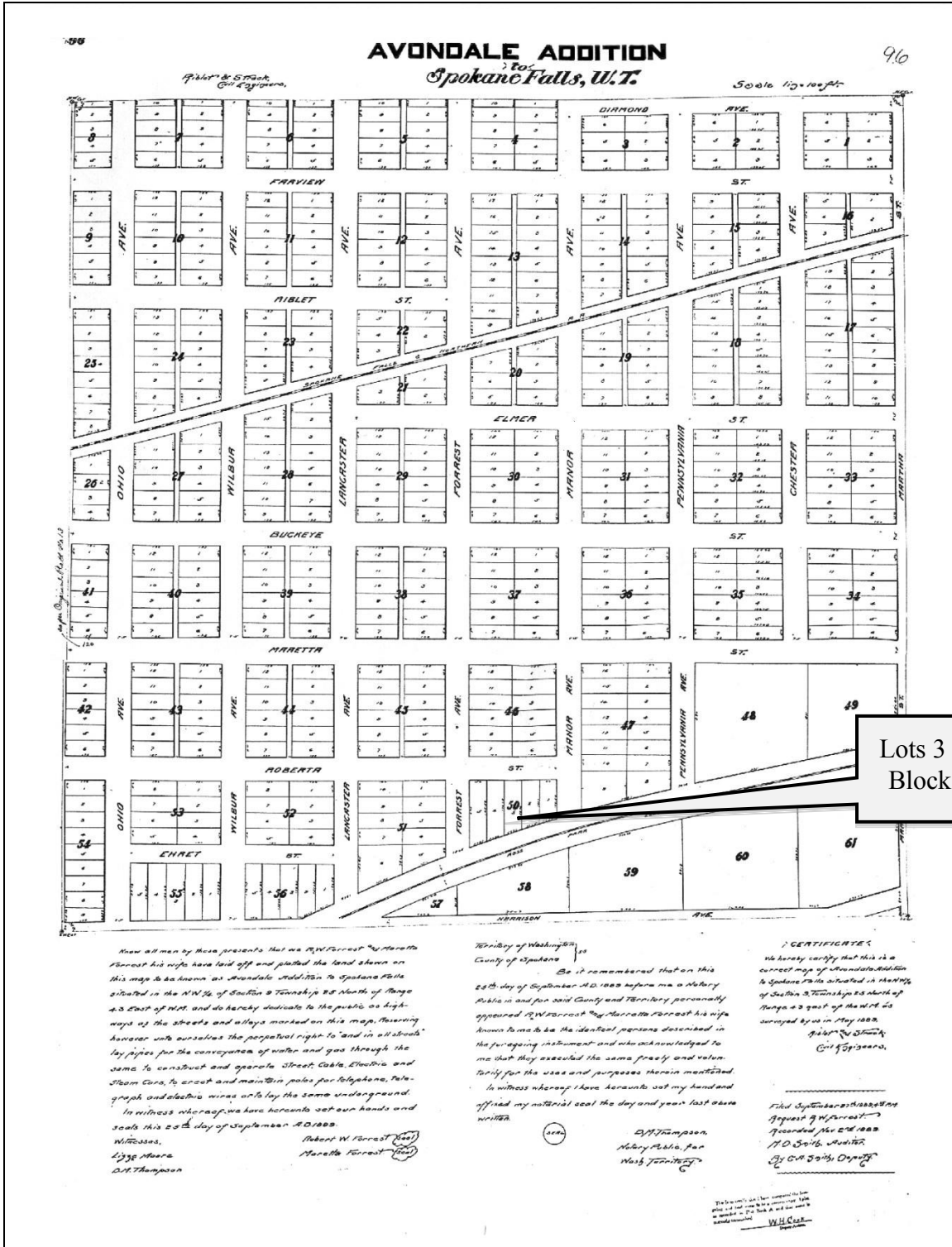
Spokane Daily Chronicle
Spokane Falls Review
Spokane Review
Spokesman-Review

Archives and Misc.

Eastern Washington State Historical Society Archives
Sanborn Fire Maps, 1900, 1910.
Spokane County Archives, Spokane County Courthouse
Spokane County Assessors Office, Spokane County Courthouse
Spokane County Auditor's Office, Spokane County Courthouse
Spokane Public Library Northwest Room
United States Census Indexes, 1890, 1900, 1910, 1920

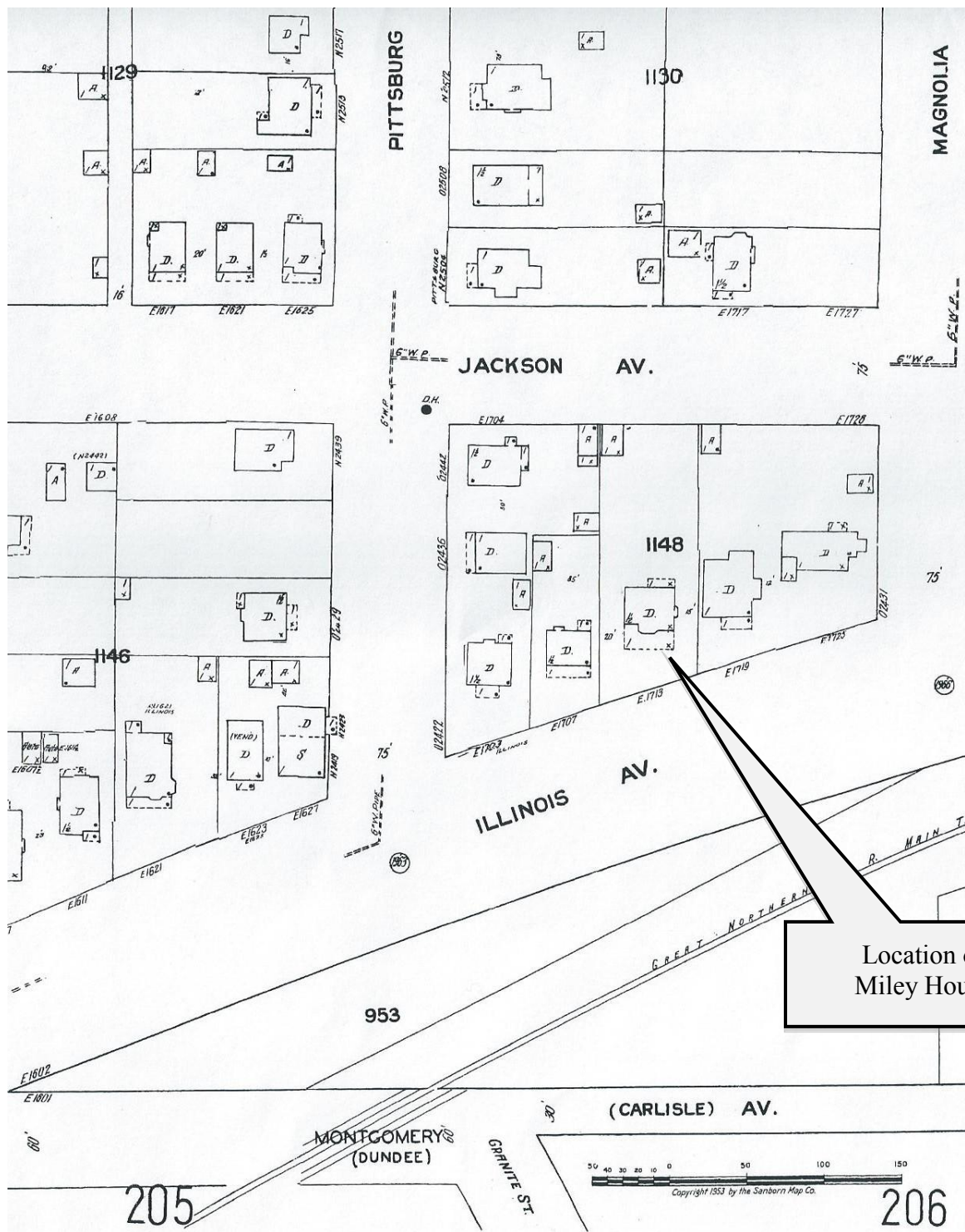
MAP

Plat map, Forrest's Avondale Addition to Spokane Falls, Washington Territory, September 25th, 1889. (Spokane County Courthouse, Book "A," page 96)



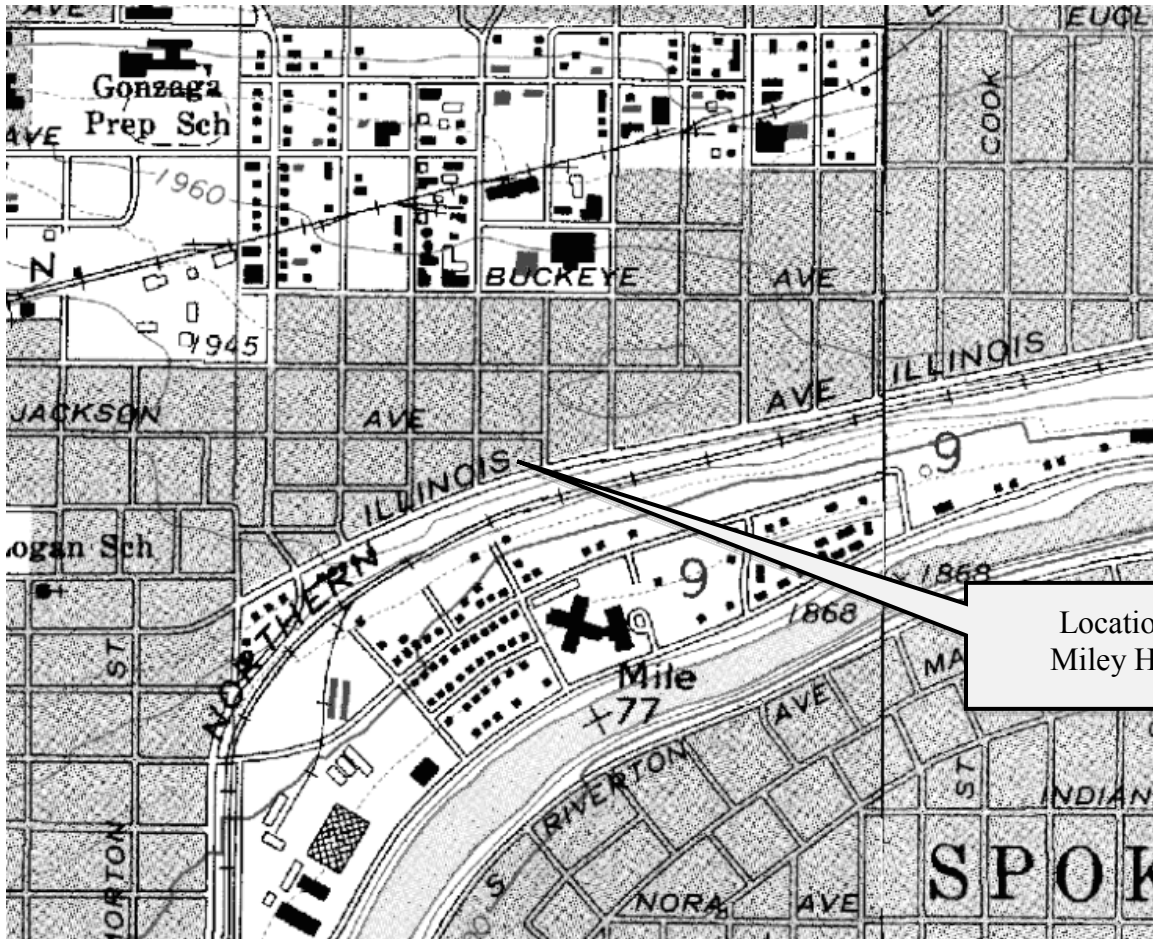
MAP

Sanborn Map, 1957 (Spokane Public Library, Northwest Room)



MAP

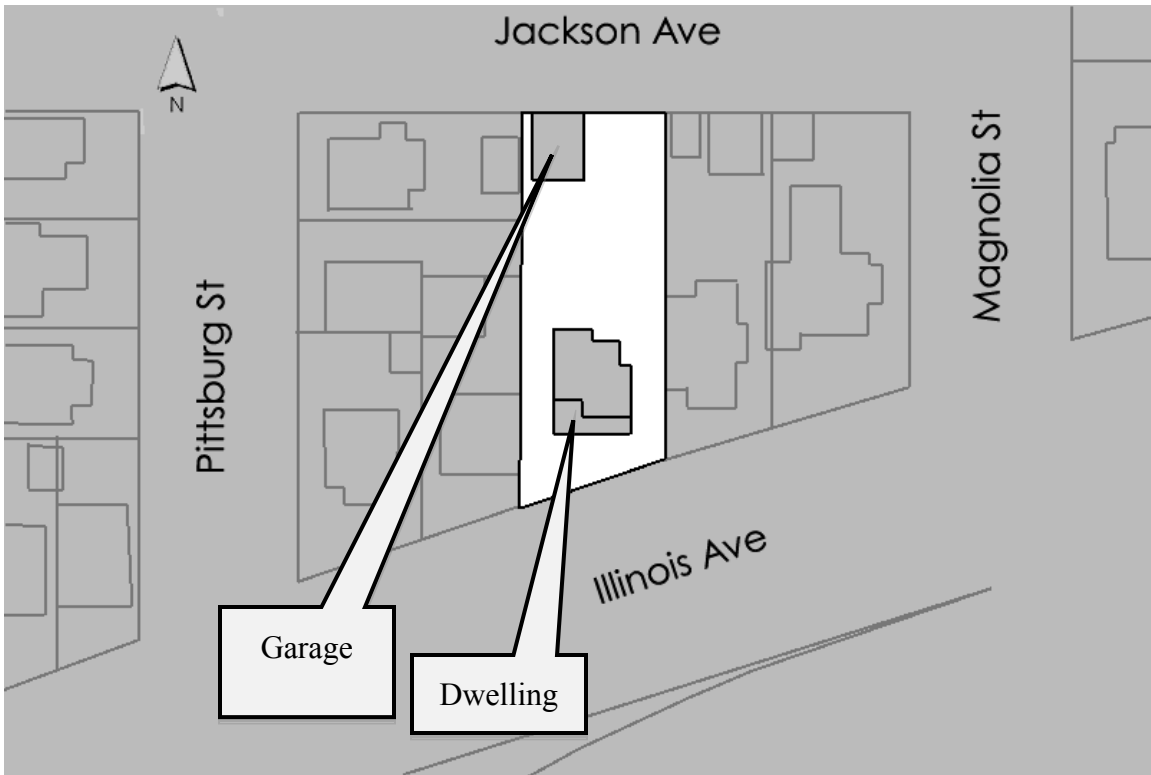
1986 Spokane NW 7.5-minute USGS topographic quadrangle



Location of Miley House

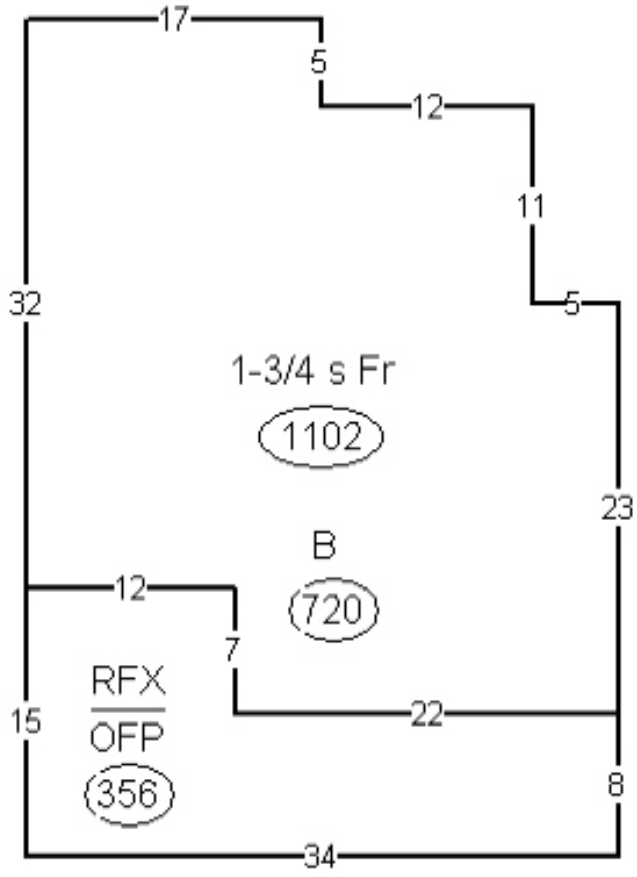
MAP

Sketch Site Plan (Overlaid on Spokane County Assessor Parcel Map)



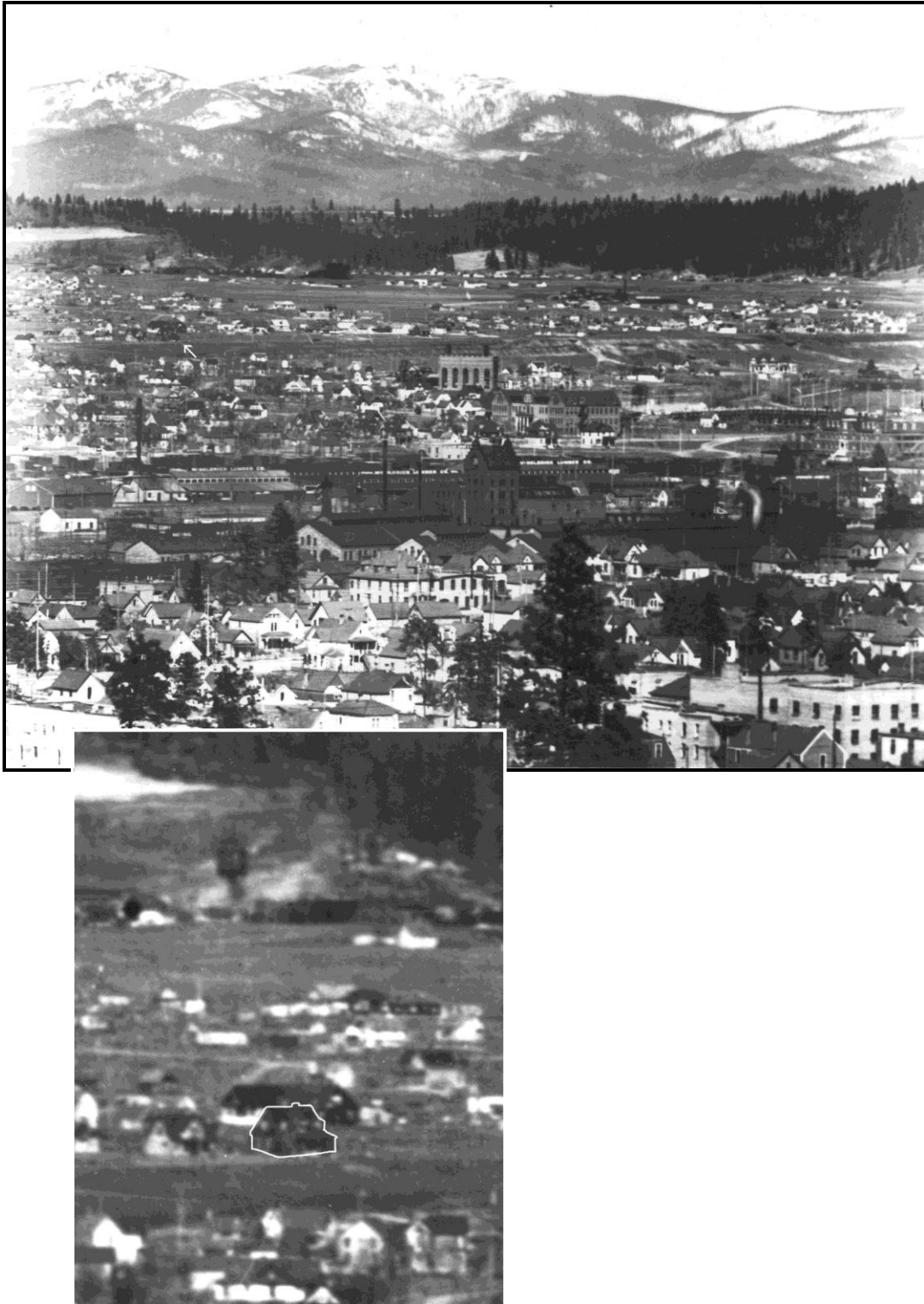
PLAN

Sketch Plan, Spokane County Assessor, Accessed 2012



IMAGES

View of Spokane looking northeast toward Mount Spokane, ca. 1908. Small white arrow (center, left) indicates location of Miley house. Inset is detail showing house, and revealing dark colors of original paint scheme (EWSHS, L84-327.567).



IMAGES

Comparative images, Queen Anne architecture



Example # 1- Queen Anne: A one-and-a-half story Queen Anne dwelling showing many characteristics typical of the style: a broad front porch (here with pedimented roof), gabled roofline, and tapered colonial columns, tower, etc. (McAlester, 278). The Miley House (below, right) features a spacious pillared front porch with bay window and recessed entry, a subtly pedimented porch roof and pronounced central tower with balcony, common to the Queen Anne style.



Example # 2- Shingle: A side-gabled residence built in 1885 in the Shingle style of architecture is shown at left. Notice the large front-façade tower that “grows” from the full-width expanse of the roof in a manner similar to the Miley house (below). (McAlester, 293)



The Miley House













