

Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, 3rd Floor
808 W. Spokane Falls Boulevard, Spokane, WA 99201*

1. HISTORIC NAME

Historic Name **ERNEST & ANNA CHAMBERLIN HOUSE**
Common Name

2. LOCATION

Street & Number N. 1228 Sherwood Street
City, State, Zip Code Spokane, WA 99201
Parcel Number 25141.0602

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 Richard & Catherine Grainger
Street & Number N. 1228 Sherwood Street
City, State, Zip Code Spokane, WA 99201
Telephone Number/E-mail 342-5197, cgrainger@kalispeltribe.com

5. LOCATION OF LEGAL DESCRIPTION

Courthouse, Registry of Deeds Spokane County Courthouse
Street Number 1116 West Broadway
City, State, Zip Code Spokane, WA 99201
County Spokane

6. REPRESENTATION OF EXISTING SURVEYS

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

7. DESCRIPTION

(continuation sheets attached)

Architectural Classification	Condition	Check One
	<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> unaltered
	<input type="checkbox"/> good	<input checked="" type="checkbox"/> altered
	<input type="checkbox"/> fair	
	<input type="checkbox"/> deteriorated	Check One
	<input type="checkbox"/> ruins	<input type="checkbox"/> original site
<input type="checkbox"/> unexposed	<input type="checkbox"/> moved & date	

8. SPOKANE REGISTER CATEGORIES & STATEMENT OF SIGNIFICANCE

(continuation sheets attached)

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.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Bibliography is found on one or more continuation sheets.

10. DIGITAL PHOTOS, MAPS, SITE PLANS, ARTICLES, ETC.

Items are found on one or more continuation sheets.

11. GEOGRAPHICAL DATA

Acreage of Property	Less than one acre.
Verbal Boundary Description	Sherwood Addition, Block 6, Lot 2.
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

12. FORM PREPARED BY

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning & Design
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	June 17, 2015

13. Signature of Owner(s)

Arthur Gaines
Richard D. Gaines

14. For Official Use Only:

Date nomination application filed: 5/16/15

Date of Landmarks Commission hearing: 6/17/15

Landmarks Commission decision: approved

Date of City Council/Board of County Commissioners' hearing: 7/13/15

City Council/Board of County Commissioners' decision: Approved - 7/13/15

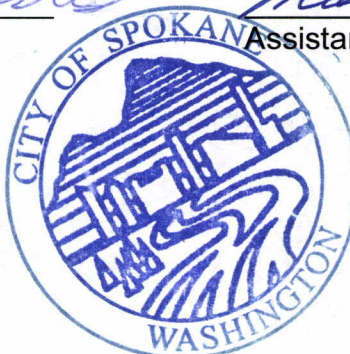
I hereby certify that this property has been listed in the Spokane Register of Historic Places based upon the action of either the City Council or the Board of County Commissioners as set forth above.

Megan Duvall 6/22/15
Megan Duvall Date

City/County Historic Preservation Officer
City/County Historic Preservation Office
3rd Floor - City Hall, Spokane, WA 99201

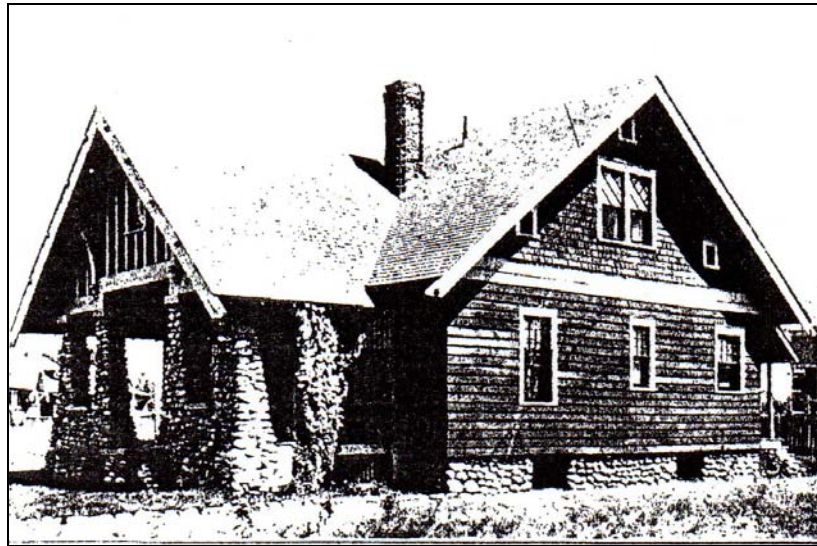
Attest:
Seni Hogue
City Clerk

Approved as to form:
Michael J. Preece
Assistant City Attorney





Chamberlin House in 2015



Chamberlin House in circa 1910

SECTION 7: DESCRIPTION OF PROPERTY

Summary Statement

Built in 1906 and completed in 1907, the Ernest & Anna Chamberlin House is located in the Sherwood Addition in the prominent Summit Boulevard neighborhood in northwest Spokane, Washington one block from panoramic vistas of the Spokane River. The home is a fine example of the Craftsman style with artistically articulated exterior bargeboards, interior woodwork, front porch, and foundation. The partial-width front porch has a

symmetrical design and is covered with a projecting cross gable supported by full-height tapered porch pillars connected to porch walls. The home's foundation, tapered front porch pillars, and porch walls are made of smooth, round cobblestone river rock culled from the banks of the Spokane River. Unique to the Chamberlin House, wide bargeboards at the front porch extend past the roof with pointed ends (tails) embellished with an unusual cut-out design that simulates the profile of sea birds with long, narrow, sharply pointed beaks. The bird motif is repeated on window and door surrounds inside the home. The Chamberlin House is well-preserved and retains a high degree of integrity in original location, design, materials, craftsmanship, and association.

CURRENT APPEARANCE & CONDITION

Site

Located one block east of the panoramic view offered at the edge of Summit Boulevard, the Chamberlin House is sited on Lot 2, Block 6 in the Sherwood Addition in northwest Spokane. The lot measures 50 feet wide and 120 feet deep, and is located on the east side of a "Y" formed by the intersection of Webb Place and Sherwood Street. The Chamberlin House faces west as it fronts Sherwood Street, a paved residential road with a north/south axis. The home is sited on level grade and is framed by manicured lawn, shrubs, flowers, and deciduous and evergreen trees. The Sherwood neighborhood was developed in the late 1890s and the early 1900s and is populated by single-family homes built until 1945.

Garage

Built in 1971, a vernacular single-story, single-car garage is located behind the Chamberlin House in the southeast corner of the property. A paved driveway leads from Sherwood Street to the west façade of the garage. The garage measures 14 feet wide and 24 feet deep, has a low-pitched gable-front roof, and is clad with horizontal wood clapboard siding. An overhead aluminum door opens at the west façade of the garage, and a single pedestrian door and window are located on the north elevation. The garage is a non-historic, non-contributing historic resource of the property and is *not* being nominated at this time.

House Exterior

The Chamberlin House was built in 1906 and completed in 1907. It is 1.5 stories high and measures 30 feet wide and 30 feet deep.¹ The house has a projecting front-facing lower cross gable that forms a covered front porch at the west facade. The cross gable is enclosed in the gable field with a bedroom at the second story. The home's roof is covered with asphalt shingles and supports a center chimney. The chimney is made of red brick with decorative corners. Eaves are widely overhanging with exposed rafter tails and decorative brackets at gable peaks. The house is clad in horizontal wood clapboard siding on the first floor and wood shingles in the north and south gable peaks. The foundation is made of round cobblestones. Windows are a combination of original 1/1 and 9/1 single-paned and multi-paned windows.

¹ Ibid.

The west façade of the house is dominated by a projecting lower cross gable that provides a cover for the front porch. The porch is 24 feet wide and 13 feet deep. Two pairs of tapered porch pillars are made of cobblestone river rock and flank a center front porch entrance—two pillars north of the center front porch entrance, and two pillars south. The pillars are full-height from grade to porch ceiling. Each pair of pillars is joined by a porch wall made of the same river rock cobblestone. The porch walls are flush with the planar rock wall surface of the pillar pairs. Molded concrete caps are located on top of the pillar pairs between the pillars and the lower edge of the porch gable. The porch ceiling is covered with original tongue-in-groove wood boards. The original porch deck was removed in the 1940s, exposing a dirt floor beneath the porch deck. Sometime after the porch deck was removed, the dirt floor was covered with flat rock. Front steps in semi-circular shape rise from the rock-covered floor to the front door, and are made of cobblestone river rock with molded concrete treads. A large stationary picture window is located north of the front door, and an original 9/1 double-hung wood-sash window is located south of the front door. The front-facing gable peak over the front porch is clad with wood false half-timbering and tongue-in-groove wood infill. Decorative knee-brace brackets support the roof eaves of the gable peak. A single 1/1 double-hung window is located in the gable field between the eave brackets, and illuminates a second-floor bedroom. The widely overhanging eaves on the porch gable reveal exposed rafter tails and original tongue-in-groove wood planks in the soffits. Prominent, wide, artistic bargeboards articulate and define the edge of the front-facing gable peak over the front porch. The bargeboards extend past the roof with a pointed shape that mimics the profile of sea birds with long, pointed beaks. Unique to the Chamberlin House, the extended pointed-end bargeboard bird motif is also revealed in some of the home's interior door surrounds.

The south elevation of the house reveals the home's side gable roof, wide bargeboards with extended "bird motif" ends, widely overhanging eaves, exposed rafter tails, and tongue-in-groove wood soffit. The south elevation is clad with horizontal wood clapboard siding at the first floor and straight-edge wood shingle siding in the gable field. A horizontal wood band (string course) separates the first floor from the second floor. A foundation made of round river rock cobblestone supports the house. Fenestration patterns are symmetrical and include three narrow vertical windows on the first floor, a 1/1 center window pair on the second floor, and three small screened windows that ventilate the attic above the second floor.

The north elevation has a gable roof with wide bargeboards, extended "bird design" bargeboard ends, widely overhanging roof eaves, exposed rafter tails, tongue-in-groove soffit, horizontal clapboard siding at the first floor, square-edge wood shingle siding on the second floor in the gable field, symmetrical fenestration patterns, and a river rock cobblestone foundation. A horizontal wood band (string course) separates the first floor from the second floor. Two original, narrow 9/1 double-hung windows are located at the first floor, and a 1/1 window pair is located on the second floor in the gable field. Three small screened windows surround the center window pair and ventilate the attic.

The east rear elevation of the porch is dominated by a single-story, full-width addition built in 1971 (Spokane County public records). The addition measures 30 feet wide and 13 feet deep. The addition's roof is a low-pitched shed design and is covered with asphalt shingles that match those on the house. The north face addition is clad with a continuation of horizontal wood clapboard siding. A center exterior back door opens to a family room and is flanked by 1/1 tripartite windows. A poured concrete foundation supports the addition. An original second-floor center dormer with a shed roof and one multi-paned window is located on the home's roof above the single-story addition's shed roof.

House Interior

The interior of the Chamberlin House has 1,001 square feet on the first floor, 676 square feet on the second floor, and 524 square feet in the basement.² A front door made with two vertical fir panels, a window in the upper half of the door, and decorative black wrought iron door hinges opens into a center reception hall. The reception hall is small and opens south to a library and north to a living room. The living room is spacious with a fireplace on the south interior wall, boxed ceiling beams, and a wide arched opening that leads to a formal dining room. The dining room has a large picture window on the rear east wall (the window, once the back of the house, now looks into the family room addition). An original built-in window seat is located under the window in the dining room. The floors in the reception hall, living room, and dining room are made of fir encircled at the perimeter with oak planks (the design forms a "fir rug" bordered by oak planks). The ceiling height is eight feet, the walls and ceilings are made of original lathe and plaster construction, and the woodwork (floor molding, cove molding, boxed beams, door and window surrounds, and built-in window seat) is made of curly grain and vertical grain fir burnished to a deep ebony finish. Woodwork is plain with square corners and edges. Uniquely expressed in the home's interior, fir lintels over doors and windows in the reception hall, living room, and dining room replicate the same bird-design motif revealed on the home's exterior bargeboards.

A library is located in the southwest corner of the first floor. A door on the east wall leads to a central service hall, which leads to a bathroom, interior staircase to second floor, and a kitchen. An opening on the north wall of the kitchen leads to a hallway that opens to the dining room. The west wall in the hallway has a built-in china cabinet with three lower drawers and upper shelves. The east wall of the kitchen was removed when the east rear family room addition was built in 1971. The family room runs across the entire width of the back of the house. Floors are covered with vinyl flooring that resembles oak planks, ceilings are eight feet high, and woodwork is painted.

Painted interior stairs rise and turn to the second floor. Plain Newel posts and a plain balustrade with a closed stringer protect the staircase. The second floor is finished with an oak floor, seven-foot-high ceiling, lathe-and-plaster wall and ceiling construction,

² Spokane County public records. Spokane County Courthouse, Spokane, WA.

five-paneled wood interior doors, plain woodwork, one bathroom, and three bedrooms. The basement is unfinished with storage, utility, and laundry rooms.

ORIGINAL APPEARANCE & MODIFICATIONS

Just after the Chamberlin House was completed, a black and white photograph was taken of the property in 1910.³ The photograph showed the original location, design, workmanship, and materials of the Chamberlin House that match the home today. Modifications to the property during the last 109 years include the following:

1940s-1960s Original wood shingle roof recovered with asphalt shingles. Porch deck removed and cobblestone river rock stairs built from grade to front door. Flagstones installed on dirt floor around steps. Brick chimney cap removed. Interior bathrooms and kitchen remodeled.

1971 One-story addition added to rear east elevation of house. Fireplace remodeled (faced with faux cobblestones that match those on the exterior of the house; original inglenook wall east of fireplace removed). Single-story, single-car garage built behind house in southeast corner of property (Spokane building permit B77193, April 12, 1971).

1990s Roof replaced with asphalt shingles.

2005 House repainted at exterior and interior.

³ Chamberlin Real Estate & Improvement Company. “*Chamberlin Place*” *Promotional Brochure*. Spokane, 1910.

SECTION 8: STATEMENT OF SIGNIFICANCE

<i>Areas of Significance</i>	<i>Commerce, Planning & Development, Architecture</i>
<i>Period of Significance</i>	<i>1906-1911</i>
<i>Built Date</i>	<i>1906-07</i>
<i>Architect</i>	<i>W.J. Ballard</i>
<i>Builder</i>	<i>Chamberlin RE & Improvement Co.</i>

Summary Statement

Built in 1906 and completed in 1907, the Chamberlin House achieved historical and architectural significance in a period of significance from 1906-1911, and is eligible for listing on the Spokane Register of Historic Places under Categories A, B, and C. Important in the areas of “commerce” and “neighborhood planning and development,” the Chamberlin House is historically significant under Category A as one of the first single-family homes built in “Chamberlin Place” along Sherwood Street in the Sherwood Addition in the architecturally prominent Summit Boulevard neighborhood in northwest Spokane. As the home of Ernest A. Chamberlin, co-founder and Secretary/Treasurer of the Chamberlin Real Estate & Improvement Company and Reserve Realty (the company’s real estate branch), the Chamberlin House is significant under Category B for its association as Ernest Chamberlin’s home, custom-designed and built for him by the improvement company. Furthermore, the Chamberlin House is architecturally significant in the area of “architecture” as a fine, artistic example of the Craftsman style and as the product of W.J. Ballard, prominent professional Spokane architect for the Chamberlin Real Estate & Improvement Company.

HISTORICAL CONTEXT

Sherwood Addition

Before it was platted in 1889, the Sherwood Addition was characterized by trees and shrubs that grew to the edge of a steep, rocky bluff along Summit Boulevard. Located about 1.5 miles northwest of downtown Spokane along the Spokane River, the area was remote and sheltered from the noise and relentless dust and dirt of the city by verdant stands of virgin pine and fir trees. At that time, there were few roads, no electricity or water, and the land was sparsely populated.

As the area was being platted, Natatorium Park was established along the river’s edge below the Summit Boulevard bluff, a cable car system was installed on West Boone Avenue, and residential interest in the area sparked. Written to entice potential property owners to invest in the neighborhood, an article appeared in the September 28, 1887 edition of the *Spokesman-Review*, describing the Sherwood and Pettet additions and their many amenities:

- “...a new tract of land which in many ways is superior to anything that has yet been offered...”

- “...several hundred acres commanding a view which for picturesqueness and beauty is unsurpassed...”
- “...river fronts [along Summit Boulevard and West Point Road] are admirably adapted for the location of fine residences...”⁴

During the next five decades from the 1890s to the 1940s, the area along and around Summit Boulevard was developed and settled with single-family dwellings that spanned a plethora of sizes and styles, including large Arts & Crafts, Queen Anne, Colonial Revival and Tudor Revival, and American Foursquare homes as well as smaller Craftsman bungalows. Many of the homes, especially on Sherwood Street, were designed and built by the Chamberlin Real Estate & Improvement Company in the early 1900s. The company featured photographs of homes they built in advertisement brochures and plan books, and called the Sherwood Street location “Chamberlin Place,” a street with homes they erected and for which they were particularly proud. One of the homes in the center of “Chamberlin Place” on Sherwood Street was the Chamberlin House.

The Ernest & Anna Chamberlin House

In 1906, a Craftsman-style bungalow was custom-built for Anna & Ernest Chamberlin, co-founder and Secretary/Treasurer of the Chamberlin Real Estate & Improvement Company. Ernest & Anna Chamberlin’s property was located in the center of “Chamberlin Place” on Sherwood Street, one block east of the panoramic views offered at the bluff’s edge on Summit Boulevard. A 1910 advertisement brochure published by the Chamberlin Real Estate & Improvement Company, praised each property the company built in “Chamberlin Place”—including the Chamberlin House—as “well-built, up-to-date homes on separate lots, all uniform and in alignment, each home an original plan specially designed by the [company’s] building department.”⁵ The Chamberlin House was particularly prominent with a uniquely designed front porch made of smooth, round, cobblestone river rock and unusual bargeboard articulation.

In 1911, the Chamberlins moved to the Spokane valley in Opportunity, Washington, and sold the property to Martha Sufeldt. William & Mary Sleeth leased the house from Sufeldt for many years until they bought the property in 1920. William Sleeth worked as an engineer, and Mary Sleeth was employed as a sales clerk for the Crescent Department Store in downtown Spokane. Engineer John W. Graham and his wife, Mary Graham, bought the property in 1936, and sold it two years later to Donald Sleeth, an assistant auditor for the Old National Bank. In 1940, he sold the property to Minnie Cunningham, who sold it in 1946 to John & Emma Morrow. The Morrows owned the property for 16 years. At the close of their ownership in 1962, the house changed hands several times until 2004, when the current owners, Richard & Catherine Grainger, bought the property.

⁴ *Spokane Falls Review*, 28 Sept 1887.

⁵ Chamberlin Real Estate & Improvement Company. “*Chamberlin Place*” *Promotional Brochure*. Spokane, 1910.

Excellent stewards, the Graingers continue to own and carefully maintain the Chamberlin House.

HISTORIC SIGNIFICANCE

Category A

Chamberlin Real Estate & Improvement Company in Spokane

Under criteria for eligibility for historic register listing on the Spokane Register of Historic Places, the Chamberlin House is historically significant under Category A for its association with a pattern of events and historic trends that made a significant contribution to residential development in northwest Spokane. The Chamberlin Real Estate & Improvement Company developed multiple blocks of homes in a large portion of northwest Spokane, especially the area known as West Central, from Boone Avenue north to Maxwell Avenue, and from Chestnut Street west to Sherwood Street and Summit Boulevard.

The [Chamberlin Real Estate & Improvement Company] built over 400 houses throughout the city between 1900 and 1915, in addition to developing apartment houses and other properties. Their largest concentration of homes, however, was in the West Central neighborhood, mostly in Nettleton's Addition and the Sherwood Addition. Photographs of homes in Nettleton's and Sherwood's Additions appeared in their promotional material, as well as profiles of the owners and illustrations of the plans. The pattern books and advertising that the Chamberlin Company produced to sell their homes and services...helped establish the popularity of both Additions.⁶

In 1910 the Chamberlin Real Estate & Improvement Company published a promotional brochure, and prominently featured on the brochure's front cover a photograph of the Ernest & Anna Chamberlin House. Referring to the Ernest & Anna Chamberlin property, the brochure claimed "bare lots sold for \$700 in 1907" when the Chamberlin House was built" but "in 1910, three and a half years later, the remaining lots are bringing \$2,000 to \$2,500 each."⁷

The Chamberlin Real Estate & Improvement Company started a trend and pattern of events that spurred private home ownership in residential real estate in the early 1900s in northwest Spokane—an area of the city where the Chamberlin Real Estate & Improvement Company developed more than 50 city blocks with single-family homes in Nettleton's Addition and the Sherwood Addition. The company's contribution to Spokane was unusually large and impactful.

⁶ Painter, Diana. *Nettleton's Addition National Register Historic District 2006*. Spokane City/County Historic Preservation Department, Spokane City Hall, Spokane, WA.

⁷ Chamberlin Real Estate & Improvement Company. "Chamberlin Place." Spokane, 1910.

Category B

Ernest A. Chamberlin

The Chamberlin House is historically significant under Category B as the home of Ernest A. Chamberlin and his wife, Anna Chamberlin. Ernest Chamberlin and his father, Gilbert Chamberlin, came to Spokane from Southern California in 1899, and established a development company called Chamberlin & Chamberlin. According to city directories, they specialized in residential construction, “real estate, loans, insurance, and rentals.” In 1904, the company was incorporated as the Chamberlin Real Estate & Improvement Company. The father-and-son Chamberlin team achieved quick success in Spokane with a strong growth record during their first seven years of business, and continued until 1917. They advertised their success in a series of promotional plan books called “*Spokane Home Builders*” and “*Chamberlin Place*,” published by the Chamberlin Real Estate & Improvement Company. The Chamberlins advocated buying their homes on an installment plan, and explained that “investing in real estate on monthly payments is very good...the experience of thousands proves that it is a wonderful incentive to save, and in the meantime...savings are secure and advantageously employed.”⁸ The Chamberlin’s loans and installment plans helped secure homes for hundreds of people in Spokane.

Ernest Chamberlin had a strategically important corporate position as the company’s Secretary/Treasurer, similar to a chief financial officer today. Every day he managed and secured the company’s complete financial success, a herculean task. His impact on Spokane was great. By 1912, the Chamberlin Real Estate & Improvement Company had built “several hundred homes” throughout Spokane and was further engaged in real estate investment in the Reserve Realty Company, the real estate arm of the development company.⁹ With stockholders and capital incorporation, investment bonds were sold by the company, and it was reported that “money from the sale of these bonds” was “used for the up-building of Spokane.”¹⁰ 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.”¹¹

ARCHITECTURAL SIGNIFICANCE

Category C

Architecturally significant under Category C, the Chamberlin House is a fine example of a bungalow house form embellished in the Craftsman style. The term “bungalow” is derived from the East Indian words *bungali* which means “covered porch” and *bangla* which means “low house with surrounding porches.” Influenced by early 20th century summer houses located in British East India, the bungalow design in the United States adopted low-pitched roof lines, widely overhanging eaves, and deep porches supported

⁸ Chamberlin Real Estate & Improvement Company. “*Spokane’s Home Builders*.” Spokane, 1907.

⁹ N. W. Durham.

¹⁰ Ibid.

¹¹ Ibid.

by tapered porch posts and piers. Covered porches and wide eaves shaded homes from the bright sun, and if the porches and eaves were deep enough, the eaves shaded and cooled entire planar wall surfaces of the home. Especially in Pasadena, California where the sun is hot and cooler shade is revered, low-slung bungalow house forms with wide eaves were some of the first to be developed and popularized in America.

Bungalow Form

Architectural historian Jan Cigliano (*Bungalow: American Restoration Style*) defined *bungalow* as a “form of house—a type of structure designed in a number of architectural styles,” but also explained that “*style*, by contrast, is a particular period and genre of design.”¹² *The Old House Dictionary* further explained that the term bungalow referred to a low-slung house form characterized by overall simplicity and broad gables that usually faced the street.¹³ Bungalow designs varied greatly according to geographic location, climate, and architectural vernacular, but all bungalows were usually limited to one or one-and-one-half stories and had a partial or full-width front porch covered by an extension of the principal roof or by a lower porch roof. Plainer, smaller, and more affordable than taller, more expensive Queen Anne homes from the turn of the 20th century, the American bungalow became one of the country’s most popular house forms for three decades from 1900 to 1930.

Craftsman Style

Bungalows were embellished with a variety of stylistic treatments, including Craftsman, Prairie, Colonial Revival, Tudor Revival, Mediterranean, and Swiss Chalet. The Craftsman tradition was one of the most popular in the United States, and was used to embellish the bungalow house form during the style’s heydays in the early 1900s. The Craftsman style began and was based on the Arts & Crafts movement in Europe, led by renowned English architect William Morris (1834-1896), and the English Arts and Crafts Exhibition Society, formed in 1888. Together, Morris and the Society extolled the virtues of hand-crafted art, and opposed impersonal machine-made products.

Three of the most successful American house designers to promote the Craftsman style were Gustav Stickley in the eastern United States, and Charles Greene and Henry Greene, Greene & Greene Brothers Architects, from the western United States in Pasadena, California. Stickley produced a national magazine called *The Craftsman* that offered designs for house plans and ideals espoused by the Arts & Crafts movement. Stickley’s magazine was distributed throughout the United States between 1901 and 1916, and sparked a flood of builder’s pattern books, pre-cut house packages, and a plethora of both good and bad bungalow designs. The Greene Brothers developed a type and style for domestic homes and buildings based entirely on craftsmanship principles promulgated by the Arts & Crafts movement. The brothers used mortise-and-dowel treatment in their house frames, fabricated most of their hardware, designed their own leaded-glass windows, cast decorative tile, and designed and constructed moveable and built-in

¹² Cigliano, Jan. *Bungalow: American Restoration Style*. Salt Lake City: Gibbs-Smith, 1998.

¹³ Phillips, Steven J. *Old House Dictionary*. Washington DC: Preservation Press, 1994.

furniture. The Greene Brothers are best known for their “ultimate bungalows”—large landmark examples like the Gamble House (built in 1908) and smaller more modest homes that line the streets and neighborhoods in Pasadena and other towns and cities in Southern California.¹⁴

The Craftsman style/type was initially developed in southwestern states and communities with temperate climates but quickly grew in popularity and spread throughout America. The Craftsman tradition embraced Nature through the use of natural materials, including stone, clay (bricks and ceramic tile), stucco, wood, wrought iron, forged brass, and leaded glass. The style integrated natural materials with organic expression illustrated in low, ground-hugging house forms that appeared to erupt or grow from the site on which they were built. Horizontal emphasis and horizontal shadows were achieved through low-pitched roofs, widely overhanging eaves, exposed structural members (rafters, purlins, beams, posts, rails, brackets), horizontal bands of differing exterior cladding, horizontal stringcourses/belt courses, exposed mortise-and-tenon joinery, and battered/tapered walls, pillars, posts, and porch piers. Merging indoor and outdoor living was important where open floor plans utilized deep front and rear porches as outdoor entry halls and living spaces. The Craftsman style/type promoted a reverence for and the use of wood in wood shingles, wood structural members, interior woodwork, wood floors, and wood built-in furniture. The wood could be coarse and rough like split wood shingles or finished as smooth woodwork with deep patinas. A variety of features with wood included sleeping porches, fireplaces, inglenooks, alcoves, and built-in furniture (bench seats, window seats, bookcases, drop-leaf desks, beds, china buffets/hutches, linen cabinets/closets, kitchen tables/counters/cabinets).

Chamberlin House Features

Craftsman-style features found on the Chamberlin House include the home’s built date which is within the period popularized by the Craftsman style, one to 1.5 stories, a moderate to shallow pitched roof, widely overhanging eaves, exposed rafter tails, decorative knee-braced eave brackets, wide bargeboards with extended ends, a combination of wood clapboard-shingle-stucco cladding, cobblestone river rock, horizontal string courses, 1/1 single-paned and 9/1 multi-paned windows, and a partial-width covered front porch. Interior features include wood floors, built-in window seat and china cabinet, finely finished ebony fir woodwork, and boxed ceiling beams. The Chamberlin House is particularly architecturally significant for artistic embellishment at the front porch. Rarely seen in Spokane, the covered front porch is supported by tapered pillars joined by enclosed porch walls all made of round cobblestone river rock culled from the banks of the Spokane River. The foundation of the house is also made of round cobblestone river rock. Further artistic significance is evidenced by deep bargeboards at roof gables that extend past the roof with pointed ends. The pointed ends are an artistic interpretation of a sea bird’s profile with a long, sharply pointed, narrow beak. A harbinger of Nature, the bird’s beak symbolizes the Craftsman style’s “back to Nature”

¹⁴ Interview with Paul Duchscherer in 1997.

mantra, and is repeated at the ends of lintels over interior doors and windows in the Chamberlin House.¹⁵

W. J. Ballard, Architect (1870-1971)¹⁶

The Chamberlin House is additionally architecturally significant as a product of prominent professional architect, W.J. Ballard. William James Ballard was born in 1870 in Plainfield, Illinois. He was influenced by his father, a general contractor, and became interested in the design and construction trade. With an interest in architecture, architectural engineering, and building construction, Ballard was first educated in Joliet, Illinois, and then moved to California where he attended the University of Berkeley in San Francisco and the Troop Institute in Pasadena. After his education in architecture was completed, Ballard worked for architect B. B. Bixby in Los Angeles. While in Southern California, Ballard met and married Ina Chamberlin in 1895. They had three children: Laura, Gilbert, and Earl Ballard.

Ina Chamberlin Ballard was the daughter of Gilbert L. Chamberlin, a professional builder and real estate developer in the Los Angeles area. In 1899, G. L. Chamberlin expanded his business to Spokane where he and his son, Ernest Chamberlin, founded the Chamberlin Real Estate & Improvement Company. W. J. Ballard followed his father-in-law to Spokane, and was employed by the Chamberlin Real Estate & Improvement Company as a building superintendent. In 1903, Ballard returned to California, specifically Pasadena, where he practiced architecture for two years, “devoting the greater part of his time to bungalow and cottage construction...the favorite style of building” in the Pasadena area.¹⁷ Not until after World War I in 1920-21 did Ballard become a registered architect in both Washington State and California.

By 1905, W. J. and Ina Ballard returned to Spokane where Ballard worked for the Chamberlin Real Estate & Improvement Company as the company architect. W. J. Ballard and the Chamberlin Real Estate & Improvement Company were responsible for many houses throughout Spokane, and developed especially large residential sections in northwest Spokane where they designed and built hundreds of homes.¹⁸

In 1908, Ballard leased offices in the Kuhn Building in downtown Spokane, hired architectural students, and founded his own architectural firm called the Ballard Plannery Company, which practiced in Spokane from 1908 to 1925. In 1910-11, he published a book of house plans, called *The Modern Bungalow*. In 1912, Ballard’s house plan book

¹⁵ The porch’s smooth, round cobblestone construction, gable roof covering, and artistic pointed bird motif on bargeboard ends has a whimsical fantasy influence which helped spearhead the early creation of the Storybook style (1920-1940).

¹⁶ Genealogical records and documents supplied by the William James Ballard family confirm and correct birth/death dates and other pertinent historical information. Nomination author’s personal interview with Russell Hobbs, grandson to William James Ballard, Pasadena, CA, in 2009.

¹⁷ Durham, N. W. *History of the City of Spokane and Spokane County, Vol. 2*. Spokane: Clarke Publishing Co, 1912, p. 604.

¹⁸ *Ibid.*

was “on sale at all leading book stores” in Spokane and was “in great demand by prospective builders both in the city and country.”¹⁹

In 1912, Spokane historian and local *Spokesman-Review* newspaper writer N. W. Durham summarized Ballard and his many accomplishments at that time:

*He designed and was supervising architect for...a large number of brick buildings, ranging in price from \$30,000 to \$40,000. However, he makes a specialty of cottage homes and apartment houses, and has designed and built altogether about 400 in Spokane, while evidences of his skill and handiwork are seen in about 600 homes in the Inland Empire.*²⁰

Notable projects included the Merriman Block, Empire Hotel, Arden Hotel, and Wilson Apartments among other commercial buildings.²¹ In addition to residential designs, Ballard gained notoriety for his “Ballard Barn & Silo,”²² agricultural buildings designed by Ballard and built throughout Eastern Washington. He was an active member of the Spokane Chamber of Commerce and two philanthropic organizations, the Independent Order of Oddfellows and the Independent Order of Foresters. As a tribute to his professional accomplishments, William James Ballard was noted for his contributions which were described as “wide and varied” and which “had a direct result upon Spokane’s welfare and improvement.”²³ Ballard’s artistic influence can readily be seen in the cobblestone porch with tapered porch pillars and an unusual but unique pointed bird-beak motif used to articulate the pointed ends of the home’s wide bargeboards and interior door and window lintels.

¹⁹ Ballard Plannery Company. *The Modern Bungalow, Second Edition*. Spokane: Shaw & Borden, 1910-1911.

²⁰ Durham, N. W. *History of the City of Spokane and Spokane Country, Vol. 2*. Spokane: Clarke Publishing Co, 1912, pp. 604-8.

²¹ Ibid.

²² “Designer Eyes 100.” *Spokane Daily Chronicle*, 27 Oct 1970.

²³ Ibid.

BIBLIOGRAPHY

Ballard Plannery Company. *The Modern Bungalow*. Spokane: Shaw & Borden Printers, 1910-11.

Cigliano, Jan. *Bungalow: American Restoration Style*. Salt Lake City: Gibbs-Smith Publishers, 1998.

Chamberlin Real Estate & Improvement Company. "*Chamberlin: Spokane's Home Builders*." Spokane, 1907.

_____. "*Chamberlin Place*" *Promotional Brochure*. Spokane, 1910.

"Designer Eyes 100." *Spokane Daily Chronicle*, 17 Oct 1970.

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

McAlester, Lee and Virginia. *A Field Guide to American Houses*. New York: Knopf, 1989.

Polk, R. L. Spokane City Directories, 1885-2015.

Spokane County public records. Spokane County Courthouse, Spokane, WA.

Spokane Falls Review, 28 Sept 1887.

Spokane City/County Register of Historic Places Nomination
ERNEST & ANNA CHAMBERLIN HOUSE



West façade in 2015



North elevation in 2015

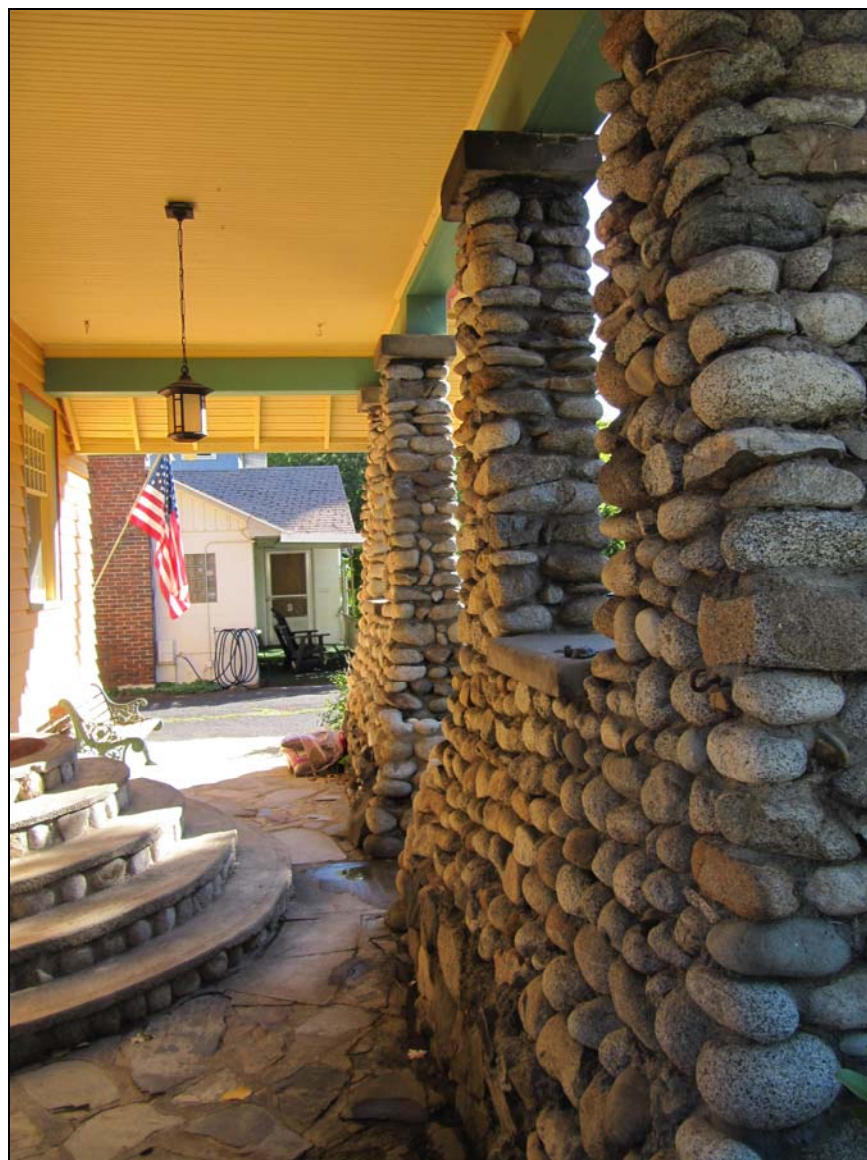
Spokane City/County Register of Historic Places Nomination
ERNEST & ANNA CHAMBERLIN HOUSE



East rear elevation in 2015



Southwest façade in 2015



Front porch, looking south along porch floor in 2015



Cobblestone front porch pillar in 2015, looking west



Front porch gable roof in 2015



Front porch bargeboard in 2015



Interior door lintel in 2015



Interior living room, looking east in 2015

Spokane City/County Register of Historic Places Nomination
ERNEST & ANNA CHAMBERLIN HOUSE



Dining room, looking west into living room in 2015



Kitchen in 2015, looking southwest

Spokane City/County Register of Historic Places Nomination
ERNEST & ANNA CHAMBERLIN HOUSE

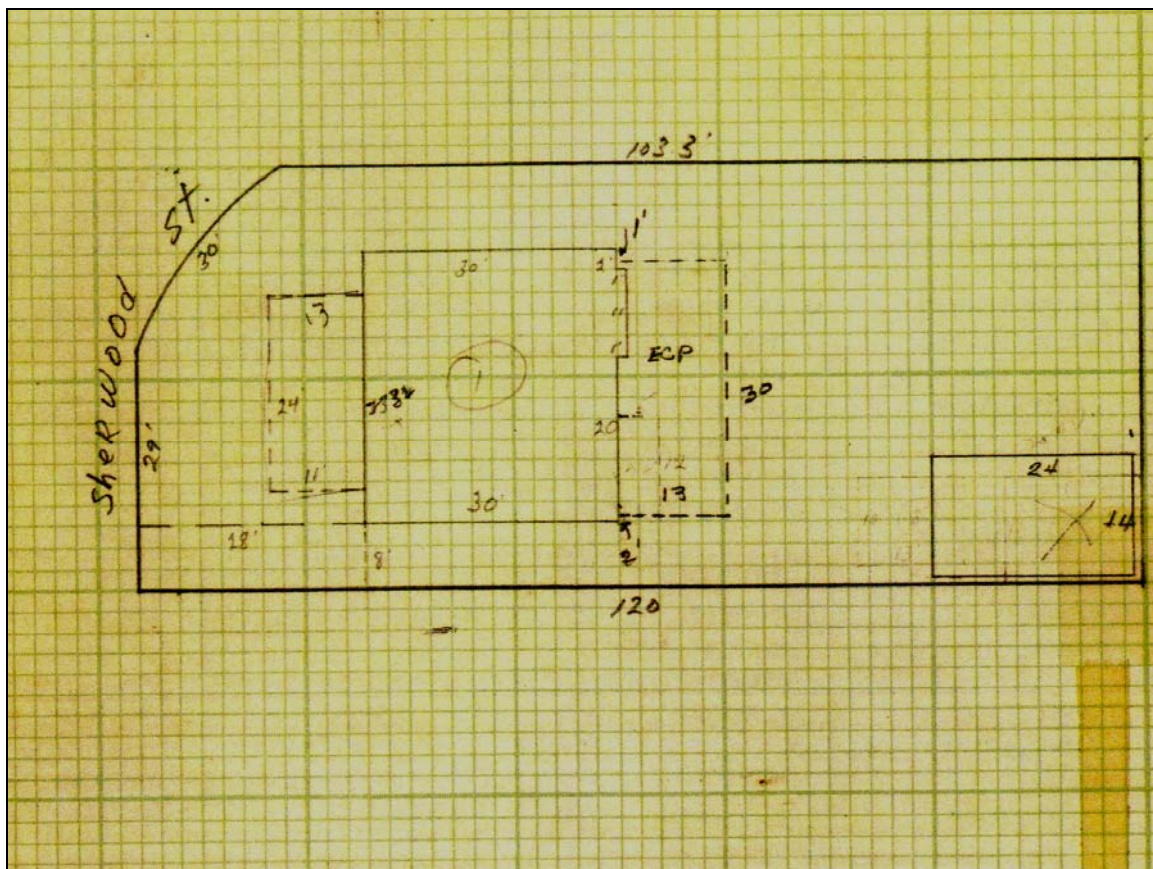


Interior stairs between first and second floor in 2015



Garage in 2015

Spokane City/County Register of Historic Places Nomination
ERNEST & ANNA CHAMBERLIN HOUSE



Site Plan of Chamberlin House property

Source: Spokane County public records



Spokane City/County Register of Historic Places Nomination
ERNEST & ANNA CHAMBERLIN HOUSE

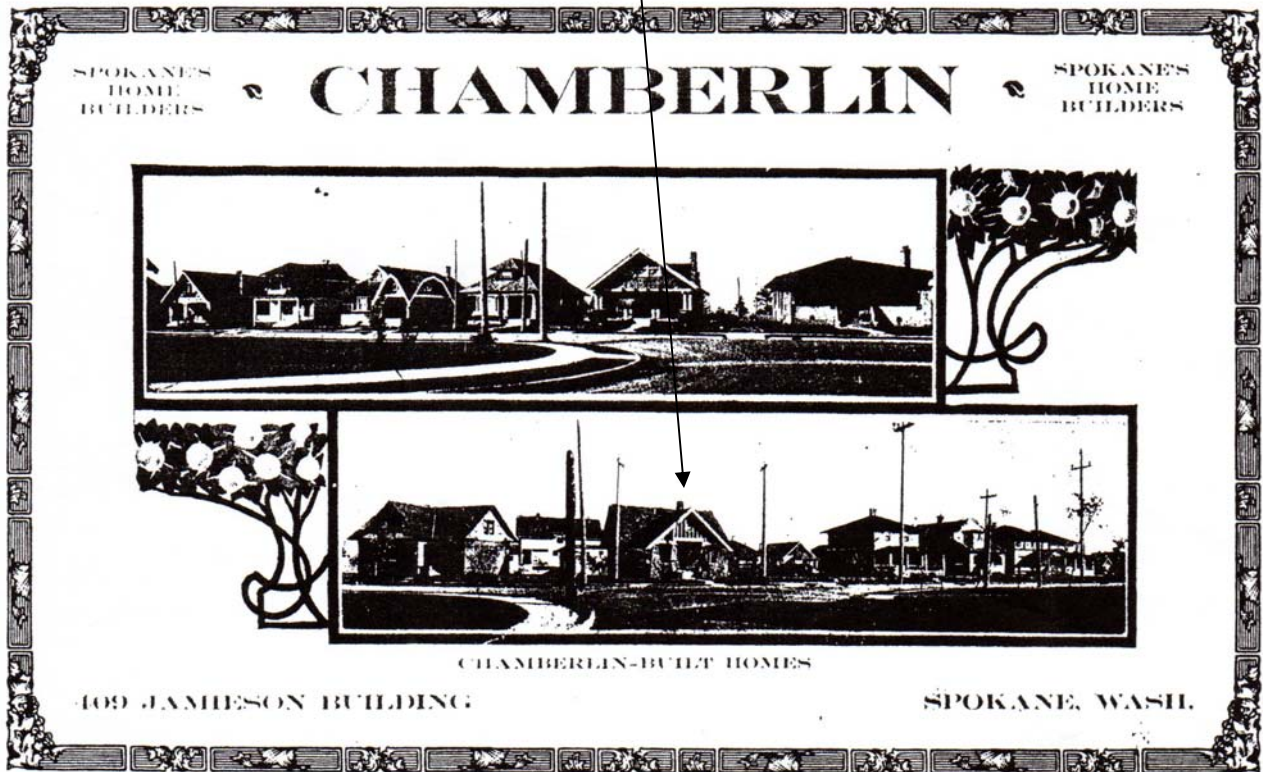


Home of E. A. Chamberlin, 01228 Sherwood St., Secretary and Manager Building Department.



*The photograph of the house was taken in 1910
From Chamberlin Real Estate & Improvement Company brochure.*

Chamberlin House



Chamberlin Real Estate & Improvement Company brochure from 1910