

SPOKANE REGISTER OF HISTORIC PLACES

Nomination Form

City/County Historic Landmarks Commission
Sixth Floor - City Hall
Spokane, Washington 99201-3333

OPR 92-633

Type all entries--complete applicable sections

1. Name

historic Carson-Clemmer-Larrabee House
and/or common

2. Location

street & number 811 S. Lincoln St.
city/town Spokane vicinity of
state WA county Spokane

3. Classification

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

4. Owner of Property

name Rick and Leslie A. Gintz
street & number 811 S. Lincoln St.
city, town Spokane vicinity of state WA

5. Location of Legal Description

courthouse, registry of deeds, etc Spokane County Courthouse, Vol. 4 pg. 830
street & number W. 1116 Broadway
city, town Spokane state WA

6. Representation in Existing Surveys

title Landmark Survey of Spokane
date 1979 ☐ federal ☐ state ☐ county ☒ local
depository for survey records Spokane Public Library, Northwest Room
city, town Spokane state WA

236-2

7. Description

Condition	Check one	Check one
<input type="checkbox"/> _excellent <input type="checkbox"/> _deteriorated	<input type="checkbox"/> _unaltered	<input type="checkbox"/> _original site
<input type="checkbox"/> _good <input type="checkbox"/> _ruins	<input type="checkbox"/> _altered	<input type="checkbox"/> _moved date _____
<input type="checkbox"/> _fair <input type="checkbox"/> _unexposed		

Describe the present and original (if known) physical appearance

This 1905, three-story Carpenter Gothic house stands on the original site at 811 South Lincoln Street. The land parcel originally consisted of two lots with the house and a two-story, two-bay carriagehouse. The property was partitioned off around 1908; the house now stands on one and a half lots, while the carriagehouse has become part of the adjoining property. A one-and-a-half story, one-car garage was built to match the style and character of the house some time before 1935.

The exterior has four balconies off the first and second floors. The north balcony railings have been removed due to rotting of the wood supports, but the railing has been salvaged for replication. The overhanging gables with decorative cutwork vergeboard have Gothic arches which are repeated in dormers and on the carriagehouse.

The exterior finish is 2" by 10" fir lap siding. The original color was reddish brown, Jones and Dillingham stain. The house sits on a sloped lot and has a deep, uncut stone foundation. All floors have extensive leaded and stained glass windows in double-hung casement, French and French door styles.

The main floor interior consists of a vestibule, living room, dining room, a library under the open stairway, kitchen and walk-in pantries. The kitchen has an enclosed porch which was enlarged before 1935. The living room, library, stairway, and upstairs hallway were originally finished in curly fir; however, all of the wood work is now painted ivory. In the living room and along the stairway, seven columns and fifteen pilasters with ornate capitals of painted terra cotta and wood add decorative embellishment. The dining room was originally painted, and has wainscoting, picture crown molding and plate rack molding. The living room, dining room, vestibule and master bedroom have 1 1/4 inch oak flooring, recently repaired and refinished. The kitchen, in turn, still retains the original sink, cabinets, and fir countertops. The original butler's pantry also remains intact, while the so-called maid's pantry, which houses the refrigerator, probably dates from the 1920s.

The second floor has four bedrooms and two bathrooms with many built-ins. The majority of the light fixtures are original, although some glass globes are now missing. There are also several bare light bulb sockets that were probably wired in later

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when the house was converted from gas to electricity. Fir floors in fair condition are present in three bedrooms. The bathrooms, in turn, have all original plumbing fixtures, as well as marble wainscoting, terrazzo floors and stained glass windows in the main bath. All of the rooms have suffered from either water damage or settlement; some have been restored with wallpaper removed, and the plaster repaired and re-finished. The original canvas style wallpaper in the upstairs hallway, stairway, living room and library is intact, though some repair is necessary.

At some time, the southeast bedroom was enlarged approximately eight feet on the East, with a closet added. The northeast bedroom had a sunroom added to the East, and both bathrooms appear to have been enlarged along the same easterly lines. These changes appear to have been executed during the Clemmer occupancy; however, no photos of the east facade are available to document the changes. The second floor west balcony is approximately twenty feet by twelve feet. It was recently re-roofed, and repairs have been made to wood damaged by water and dry rot.

The third floor consists of two rooms. One is a large open area facing south and west with cathedral ceilings reaching to thirteen feet at center. The other room is a large storage closet area, facing north, with built-in closets and drawers. Fir floors are present in both rooms.

Over the last two years, much deferred maintenance has been accomplished. Structural and mechanical problems have been corrected, with updating or replacement as necessary and the repair of any damage. Presently, some rooms have been replastered, painted and the floors refinished. Rewiring with vintage fixtures, when available, has also been accomplished. New and/or restored window treatments are also evident. This work has been executed without structural alteration to the residence. In addition, traditional styles have been used throughout, and whenever possible, original window coverings, hardware and light fixtures have been retained.

8. Significance

Period	Areas of Significance-Check and justify below			
--prehistoric	--archeology-prehistoric	--economics	--military	
--1400-1499	--archeology-historic	--education	--music	
--1500-1599	--agriculture	--engineering	--philosophy	
--1600-1699	--architecture	--exploration/settlement	--politics/government	
--1700-1799	--art	--industry	--religion	
--1800-1899	--commerce	--invention	--science	
--1900-	--communications	--landscape architecture	--sculpture	
	--community planning	--law	--social/humanitarian	
	--conservation	--literature	--theater	
			--transportation	
			--other(specify)	

Specific dates

Builder/Architect

Statement of Significance (in one paragraph)

Constructed in 1905 on Spokane's South Hill, the Carson-Clemmer-Larrabee House remains significant both architecturally and historically. A highly unusual example in Spokane of the Carpenter Gothic style of architecture, the house was designed by prominent Spokane architect John K. Dow for Maida Carson, widow. Subsequent owners would include Dr. Howard Clemmer, the dentist and entrepreneur who brought Spokane the Clemmer Theatre, (now the Met), as well as the Larrabee family, whose members played major roles in the mining and coal industries in the Northwest.

Historical Background: The Carson-Clemmer-Larrabee House was originally situated on two spacious lots in the historic neighborhood. Maida Carson, a widow, commissioned architect John K. Dow to design this residence and the nearby carriagehouse. Mrs. Carson occupied the house for only one year, residing here with her maid. She then sold the house to Gustav Lullowitz, who lived here until 1920.

In 1921 Dr. Howard Clemmer purchased the residence. Although a dentist by trade, Dr. Clemmer is best remembered in Spokane for his most significant entrepreneurial venture -- the Clemmer Theatre. Originally opened to the public in 1915, the Clemmer was renamed 'The State' in 1931; today it is known as 'The Met'. Dr. Clemmer was the third movie exhibitor in the United States to establish a Saturday Matinee program for children. His "Redhead Club" provided special benefits for children with red hair.

Dr. Clemmer resided at 811 South Lincoln until 1930. In the years which followed, the property changed hands several times until 1935, when it was purchased by Edward and Consuelo Larrabee.

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Mr. Larrabee's family came west in 1875. His father drilled the Anaconda Copper Mine, the largest copper-producing mine in the world at the time, as well as the Mountain View Copper Mine in Butte City. In addition, the Larrabee family owned the Holladay Estate in Portland, Oregon, now part of the Lloyd Center and the downtown core.

Edward Larrabee worked for yet another family business, the Roslyn-Cascade Coal Company in Roslyn, Washington. Both Edward and his wife, Consuelo, were extremely active in civic and charitable organizations in the community, including the Boy Scouts of America, the USO, and St. John's Episcopal Church. Although Edward Larrabee died in 1942, his widow continued to reside at 811 South Lincoln until her death in 1990.

The Architect: A native of Minnesota born in 1861 John K. Dow began his architectural career in Spokane in 1889. He practiced architecture in Spokane and the Inland Empire from 1889 until 1937, when he moved to the Seattle area. He died in 1961. While practicing in Spokane, Dow designed such prominent local landmarks as Westminster Congregational Church (1890; National Register 1978), the Empire State/Great Western Building (1900; National Register 1976), the Spokane Club - American Legion Building (1901), the Hutton Building (1907; National Register 1983), the Mohawk Building, and the Hotel Carlyle (1890; Spokane Register). During his career years in Spokane, Dow worked with two partners, L.L. Rand and C.Z. Hubbell; the Hutton Building (1907) and the Paulsen Building (1908) were designed with Hubbell. Dow was also responsible for several early buildings at Washington State University, as well as the Adams County Courthouse and the Lincoln County Courthouse.

In addition to his commercial and municipal work, J.K. Dow designed a number of significant residential properties in Spokane. Among his finest designs are the Castle - Gordon House, the August Paulsen House, and the Coolidge-Rising House. The Carson-Clemmer-Larrabee House reflects a use of stylistic detail which remains unique among his residential endeavors.

23A-6

9. Major Bibliographical References

The Spokesman Review, 4-02-05, Section B 7;3
The Landmark Survey of Spokane 1979
The Northwest Room, Spokane Public Library, Vertical Files
"Building the Northwest", Journal of Business, 1990

10. Geographical Data

Acreage of nominated property 1/4 acre

Verbal boundary description and justification

Lot 4, the South 25 feet, all of lot 5, and that portion of lot 10 directly
East of these 2 lots, Block 4, The Hill Addition.

List all states and counties for properties overlapping state or county boundaries

state

county

state

county

11. Form Prepared By

name/title Leslie and Rick Gintz

organization

date May 1, 1992

street & number 811 S. Lincoln St.

telephone 747-7400

city/town Spokane

state WA

12. Signature of Owner(s)

Pick Sit
Leslie A. Gintz

For Office Use Only:

Date Received: 6-1-92
Date Heard: 6-17-92
Commission Decision: Approved
Council/Board Action: Approved
Date: JUL 27 1992

Attest: Marilyn J. Montgomery
City Clerk

Approved as to Form:

Walter Schubert
Ass't City Attorney

We hereby certify that this property has been listed on the Spokane Register of Historic Places:

Sheri Barnard
MAYOR, City of Spokane

or

CHAIR, Spokane County Commissioners

Robert Oyden
CHAIR, Spokane City/County Historic Landmarks Commission

Katherine W. Sanath
City/County Historic Preservation Officer

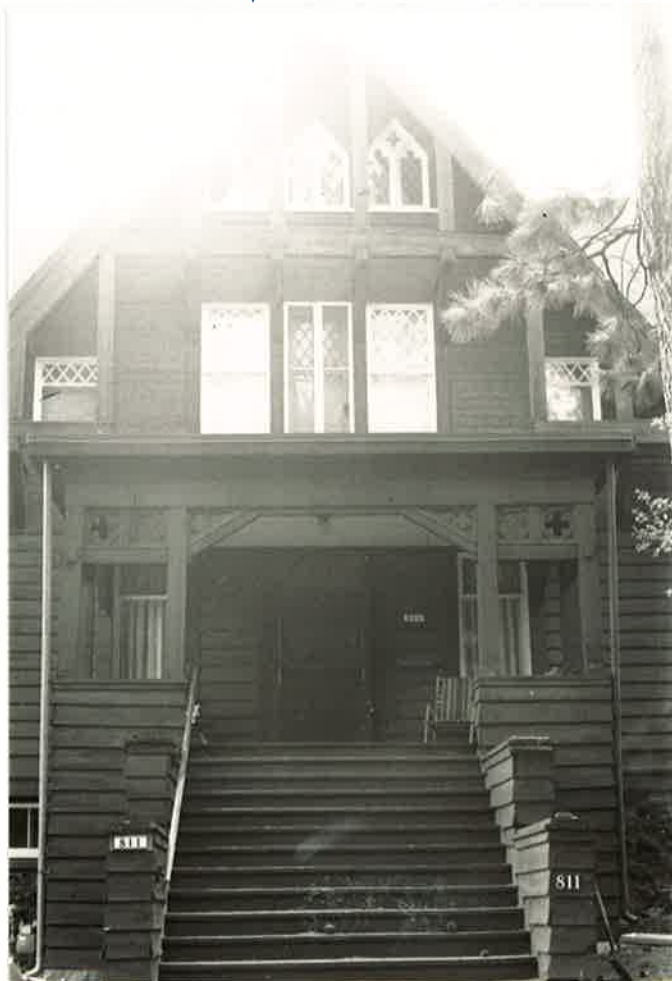
Front View, from west



side view, from north



front, from west



Side view, from south



back views, from east.



Living room and
vestibule with
pillars, pilasters
and ornate capitals



View to stairway
and down to
library.



Living room
Chandelier, fireplace
with pilasters.



North Balcony, first floor



Living room, front door



Living Room wall sconce



Library with french windows and glass bookshelves



Stairway landing with Leaded glass



Library with built-ins.



Dining Room with wainscoting,
picture and plate rails, vintage chandelier



Dining room with leaded
glass above french doors



dining room chandelier



Bathroom with original
china pedestal sink



Marble wainscoting around
bathroom with elephant foot tub



Master bedroom, diamond paned windows
and door to balcony deck. (front)



Butler pantry looking
into kitchen



Floor to ceiling original
fir kitchen cabinets



Southeast bedroom with old
wall paper removed, original roof line exposed

original
roof line



Master bedroom with two small
sitting alcoves and picture moulding



Master bedroom with
original light fixtures



Master bedroom sitting
alcove with bookshelves



Second floor
hallway

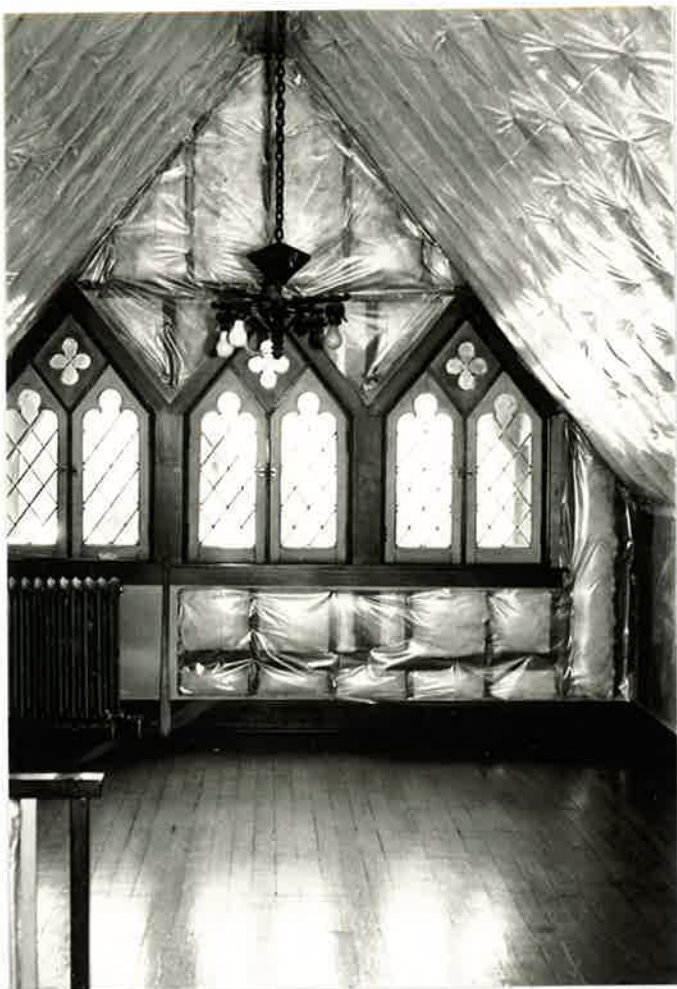


Master
bedroom
closet



Master bedroom
wall sconce
(original)





Third floor north wing

Third floor window



Third floor west wing

#2 Bathroom with claw foot bathtub, stained glass window.



Northwest sitting room or bedroom with built-ins



Northeast bedroom with diamond paned windows, original shades and light fixture

