

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 **GEORGE AND CLARA CLARK HOUSE**
And/Or Common Name

2. Location

Street & Number 511 E. Mission Avenue
City, State, Zip Code Spokane, Washington 99202
Parcel Number 35083.4708

3. Classification

| Category of Property | Ownership of Property | Status of Property | Present Use of Property | |
|--|--|---|--|---|
| <input checked="" type="checkbox"/> building | <input checked="" type="checkbox"/> public | <input checked="" type="checkbox"/> occupied | <input type="checkbox"/> agricultural | <input type="checkbox"/> museum |
| <input type="checkbox"/> site | <input 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"/> district | <input type="checkbox"/> in process | <input type="checkbox"/> yes, restricted | <input type="checkbox"/> government | <input type="checkbox"/> scientific |
| | <input type="checkbox"/> being considered | <input checked="" 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 Gabriele Luebcke
Street & Number 511 E. Mission Avenue
City, State, Zip Code Spokane, Washington 99202
Telephone Number/E-mail (509) 489-6834 / eringinn@earthlink.com

5. Location of Legal Description

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

6. Representation in Existing Surveys

Title Logan Neighborhood Survey
Date 1985 Federal__ State__ County__ Local X
Depository for Survey Records City-County of Spokane Historic Preservation Office

7. Description

Architectural Classification

(enter categories from instructions)

Condition

excellent

good

fair

deteriorated

ruins

unexposed

Check One

unaltered

altered

Check One

original site

moved & date _____

Narrative description of present and original physical appearance is found on one or more continuation sheets.

8. Spokane Register Criteria and Statement of Significance

Applicable Spokane Register of Historic Places Criteria--mark "x" in one or more boxes for the criteria qualifying the property for 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

Heath's 4th Addition/Block 47/Lot 10

Verbal Boundary Justification

Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title

Aimee E. Flinn

Organization

City-County of Spokane Historic Preservation Office

Telephone Number/E-mail

(509) 635-6985/ aflinn@spokanecity.org

Street and Number

808 W. Spokane Falls Blvd.

City, State, Zip Code

Spokane, Washington 99201

Date

May 2007

12. Additional Documentation

Map

Photographs and Slide

13. Signature of Owner(s)

Name

Daniel Lunn

Name

14. For Official Use Only

Date Received

Attest

Date Heard

City Clerk

Commission Decision

Approved as to Form
Assistant City Attorney

Paul N. Treggs

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

DESCRIPTION OF PROPERTY

Constructed in 1903, the George and Clara Clark House is an excellent example of the Queen Anne Free Classic architectural style. Identifying features of the Queen Anne Free Classic style include the home's classical columns which support the full-width covered front porch, the wood shingle imbrication in the gable peaks, cornice-line modillions, variable rooflines with a dominant front-facing gable, and slightly upturned or bellcast hipped roof. Despite numerous elements of the Free Classic subtype, the home is surprisingly symmetrical in form, an obvious influence from the Colonial Revival style that was contemporaneous with the Queen Anne architectural style. The Clark House was listed on the National Register of Historic Places in 1986 as a contributing historic resource of the Mission Avenue National Register Historic District. The Clark House is well-preserved and retains excellent integrity in original location, design, materials, workmanship, and association as a Queen Anne style home.

CURRENT APPEARANCE & CONDITION

Site

The Clark House is located on Lot 10, Block 47 in Heath's 4th Addition and faces south onto East Mission Avenue, a broad boulevard with a center island parkway. The lot measures 50 feet wide and 142 feet deep. The house is framed by a manicured lawn and mature deciduous trees. A concrete walkway approaches the front porch from a concrete sidewalk which runs parallel to Mission Avenue. The property is located within the Mission Avenue National Register Historic District, seven residential blocks along the tree-lined avenue that includes the Mission Avenue Parkway and which includes approximately fifty-seven single-family and multi-family homes built from the 1890s through the present.

Garage

A single-car garage was constructed in the same year as the Clark House in 1905. Located at the rear, northeast corner of the lot, adjacent to the alley, the garage measures 20 feet long and 20 feet wide. Featuring a gabled roof and wide horizontal wood cladding, the garage is characterized by a modern garage door, short eaves, and wide corner boards.

House Exterior

The Clark House forms a rectangular footprint which measures approximately 40 feet wide and 50 feet deep. The house is a one and one-half-story building with a hipped roof with a front facing cross-gable covered in composition shingles. The roof feature modillions in the gable peak of the front pent gable and enclosed eaves. Two hipped roof dormers are located on the east and west facades. The house is clad in horizontal wood clapboard siding with wood shingle imbrication in the gable peak. Double-hung 1/1 wood

sash windows are featured throughout the home with leaded-glass uppers. The foundation is made of basalt rock.

South Elevation

The front, south elevation, features a prominent front gable and full-width hipped roof front porch. The porch is supported by four round wood columns and two engaged columns that are connected by a simple wood balustrade. Centrally located, the front entry features a solid wood door flanked by two fixed wood sash windows with multi-pane transoms. The front gable features a pent roof with wood shingle imbrication in the gable peak. Wood modillions frame the gable peak and a semi-circular design frames the arched vented louver. Slightly inset, the front gable features three double-hung wood sash windows with multi-pane uppers.

West Elevation

The west façade features a hipped dormer that penetrates the cornice and forms a two-story boxed bay. A brick chimney rises from the peak of the dormer. Two double-hung, wood sash windows are located on the second floor in the dormer. A fixed sash leaded-glass window is just to the north of the front porch.

East Elevation

The east façade features a canted bay window and thru-the-cornice hipped dormer. Modillions continue along the boxed eaves in three layers; one directly above the bay window, a second row continued from south elevation, the main hipped roof of the home, and a third under the eaves of the hipped dormer.

North Elevation

The north, rear, façade features another prominent front facing cross-gable with a louvered vent framed by decorative wood shingles. The gable peak is clad in wood shingles and is framed with modillions. A pair of wood sash double-hung windows are located in the cross-gable. A back door is featured in an inset rear porch supported by a single spindlewood post.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

2002: Roof was replaced with asphalt/composition shingles.¹

¹ City of Spokane Building Permits.

| | |
|------------------------|--------------|
| Areas of Significance | Architecture |
| Period of Significance | 1903-1918 |
| Significant Date | 1903 |
| Architect | Unknown |
| Builder | Unknown |

STATEMENT OF SIGNIFICANCE

Constructed in 1903, the George and Clara Clark House was built during the first phase of single-family construction along East Mission Avenue, between the 200 and 800 block, what is today identified as the Mission Avenue National Historic District. In 1986, the Clark House was designated as a contributing historic resource of the Mission Avenue District. The Clark House is an excellent example of the Free Classic Queen Anne style. The Clark House was constructed for George E. Clark, secretary/treasurer of the Spokane Casket Company that was located in Peaceful Valley and owned by the Smith Funeral Company, a pioneer firm in Spokane. F.W. and Grace Harrington later acquired the property in the late 1910s. During the property's period of significance from 1903 to 1918, the Clark House achieved historic significance for its association with the architectural development and settlement of the Logan Neighborhood, specifically along East Mission Avenue, and is additionally architecturally significant as an example of the Free Classic Queen Anne style. Historically and architecturally significant, the Clark House is nominated for listing on the Spokane Register of Historic Places under Categories C.

HISTORICAL CONTEXT

Mission Avenue National Register Historic District and the Logan Neighborhood

The Mission Avenue Historic District is a seven block portion of East Mission Avenue between North Lidgerwood Street and North Hamilton Street in Spokane, Washington. Designated and listed on the National Register of Historic Places in 1986, the Logan Neighborhood, of which Mission Avenue is a part, was developed by Sylvester Heath and Jesuit missionary Father Joseph Cataldo who established Gonzaga University. The establishment of Father Cataldo's college kicked off a construction boom in the neighborhood:

The development of the college signaled a construction boom in the Mission Avenue area...[homes] were built from the 1890s to the 1930s; a majority of the homes were constructed in the last decade of the 19th century and the first decade of the 20th...A second smaller building boom dates to the years around 1910, when a number of bungalow and Craftsman style homes were built among the larger Victorian structures of the previous decades.²

² Scott Brooks-Miller. *Mission Avenue Historic District*. National Register of Historic Places Nomination Form, 1986.

Some of the first homes along Mission Avenue were constructed in 1890, but development in Logan Neighborhood had begun several years earlier. According to the Mission Avenue National Register nomination,

The neighborhood was planned by both Sylvester Heath and Father Joseph Cataldo. The land on the north side of the [Mission Avenue] boulevard was purchased and platted in 1884 by Heath, a prominent Spokane businessman and postmaster who made a fortune in stationary and paper goods and then expanded into the lucrative field of real estate speculation. About the same time, land on the south side of the [Mission Avenue] district, located in the Sinto Additions, was acquired by Father Joseph Cataldo...for the construction of a Jesuit college to provide a Roman Catholic education to families moving to the West.³

Father Cataldo's college, Gonzaga University, opened in 1887 setting off the construction of a series of Catholic institutions such as the associated Gonzaga Preparatory School and the Academy for Young Ladies which was opened in 1891 by the Sisters of the Holy Names. The influence of the Jesuits is revealed in the "physical plan" of the neighborhood, evident in a pattern of unusually wide streets (up to 100 feet in the case of Mission Avenue) or boulevards that could accommodate pedestrians as well as streetcars and carriages. The broad boulevard of Mission Avenue is especially significant as the first street north of the central business district that featured a "landscaped...tree lined median."⁴ Mission Avenue rapidly became a popular destination, so much so that when the famous Olmsted Brothers firm of Brookline, Massachusetts presented recommendations to the city of Spokane's parks board in 1907, they suggested "that the city incorporate the existing street into a plan that would link the city's parks with [similar] boulevards."⁵

Not only was the wide park-like boulevard of Mission Avenue popular, but so too was the neighborhood. With its collection of religious and educational institutions and well-loved parkway setting, the neighborhood was quickly labeled the "Holy Land." The overall attraction to the neighborhood, and specifically Mission Avenue, was of benefit to Sylvester Heath and other developers who sold residential lots along the boulevard where late Victorian style homes were rapidly constructed. The homes were "generally two and one-half stories, with clapboard and shingle siding...[featuring] intersecting gable and hip roof winds, with corner towers, bays, and broad verandas."⁶ As the Mission Avenue nomination states, "the earliest residents [of Mission Avenue] were not the wealthiest men in the city but they were an important cross-section of successful and prosperous

³ Ibid.

⁴ Ibid.

⁵ Ibid.

⁶ Ibid.

middle class business and professional leaders.”⁷ Many residents owned their businesses, were mining men, or railroad men, ran for city council, were bakers, bankers, or neighborhood druggists. As a result of the neighborhood’s growing popularity, the area along Mission Avenue developed quickly between 1890 and 1905. However, by the turn-of-the-century, the first building boom was easing. Late Victorian, architect-designed homes gave way in the 1910s, 20s and 30s to smaller bungalows in the Craftsman style. In 1913, the Heath Branch of the Spokane Library, so named for developer Sylvester Heath, was constructed with funds from Andrew Carnegie, Pittsburgh iron and steel magnate. Other homes and buildings would be constructed along East Mission as the years went by, during or after World War II, including St. Aloysius School, completed in 1940. Numerous multi-unit apartment complexes and buildings were constructed along the street from the late 1960s through the late 1970s. In recent history, according to the district nomination, the immediate years following World War II in combination with Gonzaga’s increasing student enrollment, contributed to an increasing demand for more housing in the neighborhood:

...larger homes in the district were converted to apartments. Other houses were demolished and in their place new and architecturally undistinguished apartment buildings were constructed. At the same time, a number of commercial business grew on either side of the district creating distinct boundaries...the district is the last intact remnant of the boulevard which still conveys the historic character of the street.⁸

Today the contributing resources located in the Mission Avenue Historic District remain, for the most part, unchanged. Since the district’s designation in 1986, a handful of homes have been demolished for infill construction, including 528 E. Mission Avenue. Infill has also taken place behind existing homes, resulting in larger secondary structures that are often multi-family rentals, or the construction of massive additions at the rear of homes.

Clark House

Part of the first housing boom along East Mission from 1890 through 1905, the Clark house was constructed for George E. and Clara B. Clark in 1903. The property was originally owned by Sylvester S. Heath who had purchased and platted the north side of East Mission Avenue in 1884. Heath sold the property to Clark, who had this home constructed in 1903. George Clark was secretary/treasurer of the Spokane Casket Company that was located in Peaceful Valley and owned by the Smith Funeral Company, a pioneer firm in Spokane. The Clarks occupied the home through 1918 when it sold to Frederick W. and Grace M. Harrington. Frederick was involved in the real estate business. The Harringtons lived in the home through the late 1930s. In the early 1940s,

⁷ Ibid.

⁸ Ibid.

the property changed hands multiple times. By 1950, Bernard O’Neil and his wife Margaret owned the home. Bernard was the proprietor of Bernie’s Tavern at 1419 N. Hamilton Street (currently Clark’s Cleaners). The house continued to change hands throughout the 1960s and 70s. In 1979, Daniel Morris purchased the home, which by that time was suffering from a severe lack of maintenance. Morris corrected all of the building code violations and the home sat vacant for numerous years. By 1985 it was listed as two apartments. In 1986 the current owner, Gabriele Luebcke, purchased the home. The home underwent a full interior remodel in 1989.

ARCHITECTURAL SIGNIFICANCE

Category C

The Clark House is a good example of the Free Classic subtype of the Queen Anne style. According to authors McAlester and McAlester, the Queen Anne style “was the dominant style of domestic building during the period from about 1880 until 1900.”⁹ Although the style was heavily influenced by 19th-century English architects during the reign of Queen Anne, the architectural style in North America actually “borrowed most heavily from late Medieval models of the preceding Elizabethan and Jacobean eras.”¹⁰

Moody revivals of medieval European architecture came into fashion, and the ordered, sensible architecture of the Classical past fell out. Texture, color, and asymmetry replaced geometry and balance, and a broad range of lively, unconventional, and complex styles emerged.¹¹

The name Queen Anne to identify the architectural style as it developed in the United States was therefore inappropriate, or an “egregious misnomer” according to author Marcus Whiffen:

In England the day of Queen Anne dawned in 1868 with a house in Sussex called Leyswood, designed by Richard Norman Shaw, the most successful English architect of the later nineteenth century. For the first phase of the style, at least, the term Queen Anne was an egregious misnomer; “Queen Elizabeth” would have been more accurate. However, it was not the architecture of the stone and brick

⁹ McAlester, Lee and Virginia McAlester. *A Field Guide to American Houses*. New York: Knopf, 1989, p. 266.

¹⁰ *Ibid*, 268.

¹¹ Carley, Rachel. *The Visual Dictionary of American Domestic Architecture*. New York: Henry Holt and Company, 1994, p. 134.

“prodigy houses” of Elizabeth I’s reign...but a rural manner that was still more than half medieval.¹²

Despite the misrepresentative name, or perhaps because of, the Queen Anne style became wildly popular in North America following the 1876 Philadelphia Centennial Exposition where the British Government constructed half-timbered buildings as living quarters for the British Executive Commissioner and his staff. Deemed the most “costly buildings erected by any foreign Government on the Centennial grounds,” the buildings and other Queen Anne style homes that were on display were featured prominently in the *American Builder* and *The American Architect and Building News*, some of the country’s first architectural journals.¹³

Queen Anne style homes were defined by their eclecticism and the variety of materials that were utilized to avoid flat or smooth exterior wall surfaces. This resulted in varied rooflines, and the appending of bays, towers, and turrets. Differing textures were created on the exterior of homes through the use of several different materials such as wood shingles, often arranged in decorative patterns, patterned masonry, and other ornamental details such as those typically seen on front porches (commonly referred to as “bric-a-brack” or “gingerbread”). Contrasting materials were also used; “first floors were often brick or stone; upper stories were of stucco, clapboard or decorative shingles....Huge medieval-type chimneys were common.”¹⁴ The construction of these decorative and ornamental details, including projecting towers, bays, and turrets, was facilitated by “the widespread adoption of balloon framing techniques in the late 19th century.”¹⁵ Balloon framing was an innovative technology, first developed by builder George Washington Snow of Chicago in 1832. Based on lighter pre-cut two-by-four inch studs, balloon framing was revolutionary, allowing the ease of construction of affordable homes that featured various Queen Anne style design elements:

Over the next few decades, home building was transformed from a specialized craft into an industry, as entrepreneurs produced house plan pattern books and even prefabricated building materials in mass quantities based on the balloon-frame method. Throughout the country, single-family homes became affordable to Americans who were previously unable to purchase what had been a luxury.¹⁶

¹² Whiffen, Marcus. *American Architecture Since 1780: A Guide to the Styles*. Cambridge, Massachusetts: The M.I.T. Press, 1969, p. 115.

¹³ Whiffen, 117 and Poppeliers; John C. and S. Allen Chambers, Jr. *What Style Is It: A Guide to American Architecture*. New Jersey: John C. Wiley & Sons, 2003, 73.

¹⁴ Poppeliers and Chambers, 73.

¹⁵ McAlester and McAlester, 264.

¹⁶ *Balloon Framed Houses. Fixing Our Historic House*. Website: <http://www.hereandthere.org/oldhouse/balloon-framing.htm>, May 2007.

Identifying features of the Queen Anne style include a steeply pitched roof or multi-level rooflines; multiple cross gables; tall vertical windows; towers and turrets; an asymmetrical façade; covered full or partial-width front porches; wrap-around porches; and devices such as patterned shingles, patterned masonry, contrasting colors, belt and stringcourses, corner boards, stickwork or false half-timbering, bays, oriels, cut-away windows, and insets and overhangs which all worked together to create textured, or non-flat wall surfaces.

The Queen Anne style features four subtypes that include the Free Classic style, what was classified by architect Richard Norman Shaw himself as the second phase of Queen Anne architecture. Borrowing heavily from seventeenth century architecture, the Free Classic subtype is characterized by architectural elements which are influenced by Classic Greek and Roman architecture and early American Colonial styles (Federal, Adam, Georgian). According to architectural historians Lee and Virginia McAlester, “about 35 percent of Queen Anne houses use classical columns rather than delicate turned posts with spindlework detailing as porch supports.”¹⁷ In addition to classical columns, Free Classic details include symmetrical designs and fenestration patterns, the use of plan porch balustrades instead of spindlework; cornice-line details such as friezes, dentils and modillion courses; clapboard siding; Palladian windows; and pediments with cornice returns.

Queen Anne Free Classic features depicted on the Clark House include the home’s symmetrical one and one-half story form, hip roof with a dominant front facing cross-gable, matching hipped roof dormers, 1/1 double-hung wood-sash windows with beveled leaded glass uppers, and wood shingle imbrication that features patterning in the gable peak. The home additionally has symmetrical fenestration patterns, a full-width covered front porch supported by round classical columns, enclosed eaves, and modillions framing the front gable peak.

Summary

The Clark House is well-preserved at the exterior and retains good to excellent exterior architectural integrity in original location, design, materials, workmanship, and association as a single-family residential house form built in 1903 along East Mission Avenue in the Logan Neighborhood of Spokane, Washington. Achieving historic and architectural significance from 1903 to 1918 in the context of “architecture” in Spokane, the Clark House is nominated for listing on the Spokane Register of Historic Places under Category C.

¹⁷ Ibid, p. 264.

BIBLIOGRAPHY

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