

# 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 **FRED J. & ALICE FLINT HOUSE**  
And/Or Common Name

## 2. Location

Street & Number 2321 W. Boone Avenue  
City, State, Zip Code Spokane, Washington 99201  
Parcel Number 25132.0210

## 3. Classification

Category of Property	Ownership of Property	Status of Property	Present Use of Property	
<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	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> district	<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 Joseph R. Nechanicky  
Street & Number 2321 W. Boone Avenue  
City, State, Zip Code Spokane, Washington 99201  
Telephone Number/E-mail (509) 939-0489/ purps@comcast.net

## 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 Nettleton's 1<sup>st</sup> Addition City of Spokane Historic Landmarks Survey  
Date 2005 Federal\_\_ State\_\_ County\_\_ Local X  
Depository for Survey Records 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 1

Verbal Boundary Description

Nettleton's 1<sup>st</sup> Addition, Block 2, Lot 10

Verbal Boundary Justification

Nominated property includes entire parcel and urban legal description.

## 11. Form Prepared By

Name and Title

Aimee E. Flinn, Director

Organization

Featherduster Preservation

Telephone Number/E-mail

(509) 270-2805/ aflinn@featherpreservation.com

Street and Number

16220 S. Sherman Road #10

City, State, Zip Code

Spokane, Washington 99004

Date

January 2008

## 12. Additional Documentation

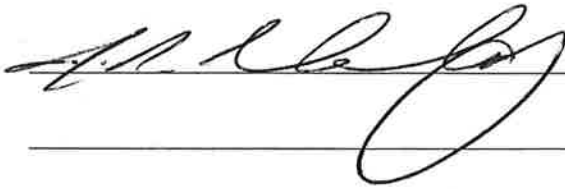
Map

see attached

Photographs and Slides

see attached


13. Signature of Owner(s)



14. For Official Use Only:

Date Received: \_\_\_\_\_ Attest: \_\_\_\_\_

Date Heard: \_\_\_\_\_ City Clerk

Commission Decision: \_\_\_\_\_ Approved  
as to Form: 

Council/Board Action: \_\_\_\_\_ Assistant City Attorney

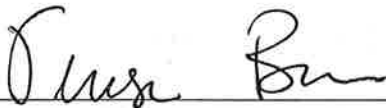
Date: \_\_\_\_\_

**We hereby certify that this property has been listed in the Spokane Register of Historic Places.**

\_\_\_\_\_  
**CITY ADMINISTRATOR, City of Spokane**  
or

\_\_\_\_\_  
**CHAIR, Spokane County Commissioners**

\_\_\_\_\_  
**CHAIR, Spokane City/County Historic Landmarks Commission**



\_\_\_\_\_  
**OFFICER, City/County Historic Preservation Officer**  
City/County Historic Preservation Office  
Third Floor - City Hall, Spokane, WA 99201

## PROPERTY DESCRIPTION

Built in 1888, the Fred J. and Alice Flint House is a fine example of the Tudor Revival style. Prominent Tudor Revival-style features include the home's cross-gable roof, gabled entryway with arched openings, and prominent chimney on the front elevation. The Fred J. Flint House is sited on the south side of West Boone Avenue between North Nettleton and North Cochran Streets in Nettleton's First Addition in the West Central neighborhood in Spokane, Washington. In 2006, the property was listed on the National Register of Historic Places as a contributing historic resource of the Nettleton's Addition National Register Historic District. The house is well-preserved with few exterior alterations and retains excellent exterior architectural integrity in original location, design, materials, workmanship, and association as an early 20<sup>th</sup>-century single-family home built in Spokane.

## CURRENT APPEARANCE & CONDITION

### *Site*

The Flint House is located in the center of Lot 2, Block 10 in Nettleton's First Addition. The lot measures approximately 41 feet wide and 120 feet deep. The home is framed by a manicured lawn and includes poured concrete walkways that lead from the sidewalk on West Boone to the front entry of the home, and from the rear to the single-car detached garage adjacent to the alley. This front gable garage is located at the southwest corner of the property. The garage is clad in horizontal wood clapboard siding with corner boards. Roofed with sheets of corrugated metal, the garage is currently in need of repair and is missing doors and windows. While the garage faces east onto a poured concrete parking slab, the house faces north onto West Boone Avenue and is bordered by a one-and-one-half story single-family home to the west, and a 1997 multi-family duplex to the east. The neighborhood is defined by its suburban development pattern, including a gridiron street pattern, long, narrow lots, and a concentration of single-family homes built at the turn-of-the-century. As stated in the National Register nomination for Nettleton's Addition, "the fact that Nettleton's Addition is uniformly platted; that many of the homes reflect the designs carried by the local pattern book companies; and that it was essentially developed over a ten-to-fifteen year period ensures its cohesiveness. A relative lack of change over the years ensures its integrity as an early twentieth century neighborhood."<sup>1</sup>

### *Garage*

Located on the southwest corner of the property, adjacent to the unpaved alley, is a gabled 10x18 single-car garage which faces east onto a concrete parking pad. The garage, constructed in 1931<sup>2</sup>, is of wood frame construction with wide horizontal wood cladding with corner boards, a corrugated metal roof, fascia boards, and exposed rafter ends. A

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<sup>1</sup> Painter, Diana. *Nettleton's Addition Historic District*. National Register of Historic Places nomination. March 2006.

<sup>2</sup> City of Spokane Building Permit, City Hall, Spokane, Washington, permit no. 38044.

window and door opening face north towards the rear (south) elevation of the home. Currently the garage is missing all doors and windows. Lacking in architectural integrity, the garage is not a contributing feature of the property and is therefore not nominated to the Spokane Register of Historic Places at this time.

### *House Exterior*

The Flint House forms an irregular rectangular footprint which measures approximately 30 feet wide and 44 feet deep. The house is a one and one-half-story building with a simple cross-gable design. The roof is covered with composition/asphalt shingles. The roof has exposed rafters and bead board under the eaves. The house is clad in narrow horizontal wood clapboard siding. A wide band of fine-textured stucco skirts the lower portion of the home, dividing the foundation from the wood clapboard cladding. The front elevation is dominated by a full height tapered brick chimney. Fenestration consists of original 1/1 double-hung and fixed wood-sash units. The foundation is made of black basalt rock covered with coarse poured concrete that is painted gray.

### *North Elevation*

The front (north) elevation features a prominent front gable with a gabled arched entryway set into the ell between the cross gables. The front gable is bisected by a large brick chimney that tapers from top to bottom. Two double-hung 1/1 wood sash windows with wood storms flank either side of the chimney. A pair of 1/1 double-hung windows with wood storms is adjacent to (east of) the arched entryway. One of the fixed panes in this window pair features a modest applied leaded glass or divided light design. Poured concrete steps lead up to the arched entryway and front door, a paneled modern door. Much like the rest of the home, the front elevation is clad in narrow horizontal wood clapboard siding painted yellow, with a fine-textured painted stucco skirting between the top of the foundation and the lower edge of the windows.

### *South Elevation*

The rear (south) elevation features two additions to the original footprint of the home which house a galley-style kitchen (ca. 1930), basement access, and laundry room (ca. 1960s). The shallow-pitched hipped roof addition on the southwest corner of the home was added very early and features a basalt rubble foundation covered with a painted rough-textured concrete on the exterior, much like the main portion of the house. The horizontal wood clapboard siding is slightly larger than the north (front), east and west elevations that makeup the original footprint of the house. A single tripartite fixed wood sash window is located in this addition and looks out onto the backyard and single-car garage. A second addition was added sometime in the 1960s onto an existing poured concrete pad that was probably originally utilized as a patio. Clad in hardiplank, this shed-roof addition on the southeast corner of the rear (south) elevation houses a modest

poured concrete entryway and enclosed laundry room. A single paneled modern door opens out onto the backyard. The rear elevation additionally features short enclosed eaves, corner boards on the southeast corner addition, and an internal brick furnace chimney that is located just beyond the apex of the hipped roof of the (ca. 1930) southwest corner addition. A deteriorated, partially boarded wood sash window is located in the foundation wall below the kitchen window.

#### *West Elevation*

The west elevation or cross-gable retains a simple design. Featuring the same horizontal wood clapboard cladding and fine-textured stucco skirting as the front (north) façade, the west elevation is defined by little more than windows. A pair of double-hung 1/1 windows is set into the gable peak. The 1/1 window to the south is an original wood sash unit, while the 1/1 window to the north is a new vinyl unit. On the main floor, a large plate glass picture window looks out of the living room. Featuring an original wood sash surround, this large window probably originally featured a pair of double-hung 1/1 windows similar to the pair of windows to the south. That particular window pair looks out of the dining room and features two 1/1 double-hung wood sash windows. A smaller 1/1 double-hung window is located on the early southwest corner addition and looks out of the kitchen. Below this window is a partially obscured wood sash window located in the foundation wall that looks into the basement.

#### *East Elevation*

The east elevation is very similar to the west elevation and also retains the original wood clapboard cladding and stucco skirt. However, instead of a single window in the gable peak, there are two smaller windows, including a pair of fixed wood sash windows, and a double-hung multi-paned wood sash window. On the main floor is another pair of double-hung 1/1 wood sash windows and a single 1/1 double-hung unit. These two windows look out from the two main floor bedrooms. A small metal sash sliding window is located in the southeast corner addition that houses the laundry room.

#### *House Interior*

This one-and-one-half story home features a modest interior with 1,190 square feet on the main (first) floor and 460 square feet of unfinished basement. The main entryway opens directly into the living room which features original quarter-inch sawn hardwood floors. The main focal point of the living room is a massive arched brick fireplace. Off the living room to the east is one of two main floor bedrooms. The living and dining rooms are separated by a (recent) built-in lighted buffet. From the dining room to the south is the galley style kitchen. To the east are the narrow stairs leading up to the two upper floor bedrooms. Adjacent to the stairs is the second main floor bedroom and the updated powder room. The upstairs bedrooms are fully carpeted and feature large walk-in closets.

At the rear of the house is the back entryway which leads to the kitchen (up three stairs), to the unfinished basement (accessed down a flight of stairs), and to the main floor 10x12 laundry room. All rooms in the home feature very modest detailing. Perhaps details were never present or were replaced through the years during previous renovations.<sup>3</sup>

### ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

- 1919:* Unspecified repair valued at \$250.<sup>4</sup>
- 1930s:* Addition constructed at southwest corner of home to house a kitchen.<sup>5</sup>
- 1960s:* Shed-roof addition constructed at southeast corner of home to house laundry room.<sup>6</sup>
- 1965:* House re-roofed with composition shingles (permit no. 61871).<sup>7</sup>
- 1971:* Original crawl space dug out to expand unfinished basement; braced beam installed to support the floor joists.<sup>8</sup>
- 2005:* House re-roofed with composition shingles.
- 2006-2007:* Home underwent a large rehabilitation that included the following:
- Exterior wood cladding painted yellow;
  - Exterior stucco painted beige;
  - Exterior poured concrete over foundation painted gray;
  - Exterior of foundation repaired;
  - Upper portion of the furnace chimney repaired;
  - New asphalt/composition roof;
  - New exterior doors;

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<sup>3</sup> The house suffered fire damage in 1982 and again in 2001; the entire electrical system was updated following the 1982 fire, and although charred remnants are visible in the unfinished basement and crawl space, it's unknown how extensive the fire damage from both fires was.

<sup>4</sup> City of Spokane Building Permits, City Hall, Spokane, Washington.

<sup>5</sup> Unspecified repair/construction for \$1,200 is noted on a 1931 building permit (no. 38042; issued to an E.W. Cummings) that additionally indicates the construction of a chimney. This could possibly be the addition of the kitchen which includes a furnace chimney.

<sup>6</sup> Laundry room addition was built atop an existing poured concrete slab that originally was utilized as a rear patio; 1959 Spokane County Assessor's photo doesn't show addition.

<sup>7</sup> Ibid.

<sup>8</sup> Ibid.

- Replaced west elevation upper story 1/1 double-hung window with one vinyl 1/1 unit;
- Installed seamless gutters;
- Entire interior renovated, including uncovering original hardwood floors, carpeting bedrooms and stairway, repairing the existing heating system, new plumbing for kitchen, bathroom updated, all new kitchen cabinets and appliances, uncovered and repaired fireplace, and new light fixtures.



Areas of Significance	Architecture
Period of Significance	1888-1926
Significant Date	1888
Architect	Unknown
Builder	Unknown

### **STATEMENT OF SIGNIFICANCE**

Constructed in 1888, the Fred J. and Alice Flint House was constructed immediately after Nettleton's 1<sup>st</sup> Addition in the West Central neighborhood was platted in 1887. In 2006, the Flint House was designated as a contributing historic resource of the Nettleton's Addition Historic District, Washington state's largest National Register Historic District. The Flint House is a fine early example of the Tudor Revival style. The Flint House was constructed for Fred J. Flint, president of the Flint Investment Company. Flint came to Spokane in 1882 from Seattle and promptly began a lucrative real estate business with partner Fred B. Grinnell. In 1890 Flint married Alice L. Gray, the daughter of a Boxford, Maine ship captain. The Flints occupied this home at 2321 WEST Boone Avenue until Alice's death in 1922, followed four years later by Fred's passing in 1926. At that time, the home sold to William T. Shelton who would occupy the home for the next nearly thirty years. During the property's period of significance from 1888 to 1926, the Flint House achieved historic significance for its association with the architectural development and settlement of Nettleton's 1<sup>st</sup> and 2<sup>nd</sup> Additions in the West Central neighborhood, and is architecturally significant as an example of the Tudor Revival style. Historically and architecturally significant, the Flint House is nominated for listing on the Spokane Register of Historic Places under Category A.

### **HISTORICAL CONTEXT**

#### ***West Central Neighborhood***

The West Central neighborhood was originally homesteaded in 1879 by Colonel David P. Jenkins. The youngest of eight children from a Quaker family in Ohio, Jenkins completed law studies in Cincinnati in 1844. Jenkins began a private law practice in that town and later had an office in Illinois, but his career was interrupted when he was commissioned as a major in the First Illinois Cavalry during the Civil War. Following his military service, Jenkins went west to Seattle, Washington on the suggestion of a military colleague, Indian agent Major General Millroy. Jenkins was drawn east to Spokane in 1879, and according to N.W. Durham, he "settled in Spokane, where he became owner of one hundred fifty-seven acres of valuable land, on which he built a home, thus being established as one of the principle property owners at the beginning of the development of the city."<sup>9</sup> Jenkins' homesite was the first

<sup>9</sup> Durham, N.W. *History of the City of Spokane and Spokane County Washington From Its Earliest Settlement to the Present Time*. Vol. III. Spokane, Washington: The S.J. Clarke Publishing Company, 1912, 207.

on the northwest bank of the Spokane River. At that time, the townsite of Spokane Falls consisted of fifty homes, and Jenkins' only access to the south bank of the Spokane River would have been via a ferry east of what is known today as Division Street, or a crude ford east of Latah Creek, near Peaceful Valley. To reach his office downtown everyday, Jenkins was often paddled by Native Americans across the ford site in a boat or canoe.<sup>10</sup>

Other businessmen soon followed Jenkins' example, and by 1890, most of the area on the northwest bank of the Spokane River had been platted. Some of these businessmen, such as John D. Sherwood and William Pettet, founders of the Washington Water Power Company (WWP), and William and William O. Nettleton, also played a major role in the early development of the West Central neighborhood.

### *Nettleton's Addition*

Nettleton's 1<sup>st</sup> and 2<sup>nd</sup> Additions were platted in 1887 by William Nettleton and his nephew William O. Nettleton. William Nettleton came to Spokane in 1883 at the age of 64 following a distinguished career in the mid-west. Nettleton was born in Ashtabula, Ohio on Lake Superior on April 22, 1822. William worked on the family farm into his late 20s when he began traveling with his brother and sister-in-law, George E. and Julia A. Nettleton. George E. Nettleton, who had previously been working as an Indian trader, traveled with his wife and brother to the Chippewa Indian Agency at Sand Lake, Wisconsin. There the Nettleton brothers worked transporting goods for the Indians. The following year, William opened a farm for the Chippewa on the Gulf River.

Having worked the Chippewa farm for three years, William Nettleton became associated with a land and town company in 1853-54. During this time, William traveled to the head of Lake Superior and competed with another land and town company to establish the townsite of Superior, Wisconsin. By 1854, Nettleton had selected a townsite and with the help of Thomas Clark, a civil engineer, and the Superior Townsite Company, surveyed the area. William's brother George E. soon joined him and set up a trading post and grocery store at Minnesota Point, a freshwater sandbar in the St. Louis River, in the winter of 1854.

By 1855, the Nettleton brothers were again on the move. In 1856, William and George, along with Orin W. Rice, J.B. Culver, and R.E. Jefferson, had surveyed the townsite of Duluth, Minnesota, just across the St. Louis River from Superior. William and George soon acquired title to several hundred acres of land in Duluth and in 1856, George and J.B. Culver had established a sawmill on Lake Avenue in the town. The Nettletons are credited with constructing the first building in Duluth, with William being considered the town's first resident.

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<sup>10</sup> Personal communication, Nancy Compau.

William Nettleton stayed in Duluth for sixteen years, becoming active in civic affairs and railroad investments. George E. and his wife Julia returned to Ohio in 1858, following the area's first railroad boom. William remained in Duluth, becoming involved in the state legislature in 1859 where he was pivotal in the development of railroads across the country. William was married the following year in, 1860, to Helen (Nell) M. Scoville of Ashtabula, Ohio.

By 1871, Nettleton had moved on to St. Paul, Minnesota where he purchased 130 acres of land west of town. Nettleton started a dairy farm there, which he operated for eight years. In 1880, William and his son George O. platted the family farm, calling it Nettleton's Addition. Now known as part of Macalester-Groveland, portions of the area are listed as a National Register Historic District.

In 1883, William and Nell, along with their son George O., uprooted and came to Spokane, following the route of the Northern Pacific Railroad. In 1885, William's nephew William O. Nettleton, George E. Nettleton's son, followed his uncle west to Spokane. In 1886, William Nettleton purchased over 270 acres from the Northern Pacific Railroad and along with his nephew W.O. and son George, platted Nettleton's 1<sup>st</sup> and 2<sup>nd</sup> Addition in 1887.

While both William and William O. Nettleton would go on to become prominent figures in Spokane, lots in both Nettleton's 1<sup>st</sup> and 2<sup>nd</sup> Addition went up for sale the following year, in 1888. A Spokane Falls Review article boasted that the new addition would "in time...be as thickly settled as the original townsite," adding that "for beauty of situation the Nettleton addition is certainly unsurpassed."<sup>11</sup> By 1897, houses began to spring up in Nettleton's Addition:

"...Nettleton's additions have begun to look like new grown western towns. In every direction new roofs are to be seen and the prairie is broken up with homes that have been erected during the past spring."<sup>12</sup>

The neighborhood provided housing for the emerging working-class of this rapidly developing city and represented the first ring of suburban development. Local entrepreneurs utilized promotional mechanisms that proved successful throughout the country at the time, such as providing streetcar service to the new suburbs with the Spokane Cable Railway, developing a recreational area and amusement park that was a

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<sup>11</sup> "New Addition: A Large Tract of Valuable Property Put Upon the Market." The Spokane Falls Review, 28 September 1888.

<sup>12</sup> "Happenings in the Additions: Heath's and Nettleton's Look Like New Grown Towns." The Spokesman-Review, 11 June 1897, 5.

streetcar destination, such as Twickenham Park (later Natatorium Park), providing financing and architectural pattern books to promote home building, such as the Ballard Plannery, and offering development and building services, such as those offered through the Chamberlin Real Estate and Improvement Company. Nettleton's 1<sup>st</sup> and 2<sup>nd</sup> Additions, therefore, proved to be an excellent representation of suburban development trends found throughout the country at the time.

Because Nettleton's 1<sup>st</sup> and 2<sup>nd</sup> Additions were developed so quickly after the turn-of-the-century, both additions embody the distinctive characteristics of an architectural type, period, and method of construction. The additions are distinguishable by their intact collection of early twentieth century bungalow, Folk Victorian, Revival, and Arts and Crafts-inspired homes.

While there is a good representation of Victorian-era Queen Anne and Shingle style homes, Nettleton's 1<sup>st</sup> and 2<sup>nd</sup> Addition, much like the rest of the West Central neighborhood, is essentially a bungalow neighborhood. In addition to the classic one-story front gable or hipped roof bungalow, both additions also include an extensive collection of larger two-story bungalows that reflect influences from the Arts and Crafts Movement and other turn-of-the-century historic revival styles. This is largely reflective of the work done by two local pattern book companies, the Chamberlin Real Estate and Improvement Company and the Ballard Plannery Company, who designed many of the homes found in both additions. The Chamberlin Company also had a development arm that helped finance and construct homes in the neighborhood. Many of the 400 homes they built in Spokane at the time, are represented in Nettleton's 1<sup>st</sup> and 2<sup>nd</sup> Addition. While Ballard Plannery carried a full range of house plans from modest, undistinguished bungalows to historic revival style-inspired estate homes, the Chamberlin Company developed a more singular signature home that is well represented in both additions.<sup>13</sup>

In March 2006, both Nettleton's 1<sup>st</sup> and 2<sup>nd</sup> Additions were listed on the National Register of Historic Places as Washington state's largest historic district, Nettleton's Addition Historic District.

### ***Flint House***

The Fred J. and Alice Flint House is one of less than 40 homes constructed prior to 1900 in Nettleton's 1<sup>st</sup> Addition. Built immediately following the platting of the addition by William and William O. Nettleton, the Flint House was such an early addition to the neighborhood that its first appearance in the 1889 R.L. Polk Directory did not include a

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<sup>13</sup> "Nettleton's Addition" overview partially obtained from the 2004 *Historic Resources Inventory Summary Nettleton's 2<sup>nd</sup> Addition, West Central Neighborhood Spokane* and the 2005 *Historic Resources Inventory Summary Nettleton's 1<sup>st</sup> Addition, West Central Neighborhood Spokane*.

street address, but simply a note indicating that a house owned by Fred J. Flint was located on the south side of Boone Avenue between Nettleton and Cochran Streets. It wasn't long, however, before the Flint House welcomed neighbors on the block, including numerous late Victorian style bungalows. The Flint House was constructed in 1888 for Fred J. Flint, who at the time had only been in Spokane for three years working in real estate. Fred J. Flint was born in Troy, Vermont on May 22, 1856 to parents Fred and Elvira Flint. Fred Flint Sr. was involved in the hotel business in Vermont later engaging in farming. Fred Jr. was educated in New England and by 1877 had moved to California where he secured a position as a clerk with the Kelley Brothers mercantile house in San Francisco. Two years later Fred moved south to San Diego where he quickly was hired as a commissary for the Southern Railway which was then just being built. In 1882, after the Southern Railway had sold to become the Southern Pacific, Fred relocated north again to Seattle, Washington where he opened a real estate office. He moved east to Spokane in 1882 and immediately made a name for himself in the real estate circles. In 1886 he partnered with another real estate magnate, Fred B. Grinnell, but that partnership didn't last long before Flint struck out on his own, forming his own business. One of the few Spokane business men to weather the Panic of 1893 with little loss, by 1908 Flint had incorporated his business under the name the Flint Investment Company. Flint was noted as a particularly savvy real estate investor who purchased and sold property at extreme profits<sup>14</sup>:

“He has made many similar investments throughout the city with a corresponding increase in values and although in the panic of 1893 he was carrying about thirty thousand dollars' worth of property on which was a mortgage of eight thousand dollars, he managed to pass through the troublous times without suffering any loss. He is now president of the Flint Investment Company, Incorporated, and his position as a leading business man and safe investor has long since been demonstrated.”<sup>15</sup>

In 1890, Fred married Alice L. Gray, daughter of ship Captain Mark Gray of Boxport, Maine. Alice and Fred occupied the home together on West Boone Avenue until 1922 when Alice died unexpectedly in Maine following surgery. Fred died four years later at the age of seventy in 1926 after having surgery himself. Prior to his death, Fred was owner and proprietor of the Norland Hotel at 235 West Trent Avenue (currently Spokane Falls Boulevard). Fred had been ill for a year following his surgery, residing during that time at the Mrs. Anna Williams Sanitarium on West Fairview Avenue. Fred was survived by his

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<sup>14</sup> Durham, N.W. *History of the City of Spokane and Spokane County Washington From Its Earliest Settlement to the Present Time*. Vol. II. Spokane, Washington: The S.J. Clarke Publishing Company, 1912, 155-156.

<sup>15</sup> *Ibid*, 156.

brother Frank who worked with him at the investment company, and brother Albert of Vermont.<sup>16</sup>

### ***Subsequent Owners***

By 1930, the Flint House had sold to William T. Shelton. Shelton initially shared the home with another couple, Arthur A. and Minnie F. Pearl. At that time Shelton was a clerk at Pay'n Takit. By 1940 William was living on his own and had become a salesman at Payless Drug Store. William quickly progressed in his career and by 1950 owned his own wholesale novelty store on West First Avenue, Variety Sales, with partner C.R. Cole. Although William had moved out of the house by 1960, he retained ownership of it, and subsequently rented it out to several individuals. By the late 1960s, the home had sold, but was quickly foreclosed on. After that time it was owned and rented out by numerous different people. In 2005 the house was foreclosed on again and in 2006 was purchased by David Issac, who over the next year completely renovated the home. In August 2007 the house sold to Joseph R. Nechanicky, a letter carrier with the U.S. Postal Service and twenty year veteran in the U.S. Navy.

### **ARCHITECTURAL SIGNIFICANCE**

The Flint House is a good example of the Tudor Revival style, and is one of only three identified in the Nettleton's Addition Historic District. According to authors McAlester and McAlester, the Tudor style

is loosely based on a variety of early English building traditions ranging from simple folk houses to Late Medieval palaces. Most houses in this style emphasize high-pitched, gabled roofs and elaborated chimneys of Medieval origin, but decorative detailing may draw from Renaissance or even the modern Craftsman traditions.<sup>17</sup>

The Tudor style was popular between 1890 and 1940. Derived from English Renaissance buildings of the 16<sup>th</sup> and 17<sup>th</sup> centuries, the Tudor Revival style was often typical of "rambling, asymmetrically massed mansions."<sup>18</sup> It was not until the 1920s and 1930s that the "Tudor Revival style was adapted to the middle-class suburban house and eventually became especially popular for the affordable small house."<sup>19</sup> Featuring steeply pitched roofs, often with side-gable roofs, decorative half-timbering is common as are tall, narrow

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<sup>16</sup> Ibid, 156-157.

<sup>17</sup> McAlester, Lee and Virginia McAlester. *A Field Guide to American Houses*. New York: Knopf, 1989, p. 356.

<sup>18</sup> Carley, Rachel. *The Visual Dictionary of American Domestic Architecture*. New York: Henry Holt and Company, 1994, p. 200.

<sup>19</sup> Ibid.

windows often grouped together, multi-pane lights or glazing, and massive brick chimneys. Much like the Queen Anne style, this popular style is known as “historically imprecise” because very few characteristics of the style as represented in North America match that of the early 16<sup>th</sup>-century Tudor style found in England. Early versions of the Tudor Revival style were often architect designed masterpieces that did closely mimic Medieval English Tudor homes. Featuring Renaissance detailing of the Elizabethan and Jacobean eras, these early Tudor structures are sometimes referred to as the Jacobethan type. However, from 1900 to 1920, “less pretentious” Tudor style homes became common, although they often featured wood shingle cladding or stucco applied over lath. As masonry veneering techniques became more accomplished in the 1920s and 30s, Tudor style cottages became much more prolific, resulting in “endless variations in overall shape and roof form...[allowing] even the most modest examples to mimic closely the brick and stone exteriors seen on English prototypes.”<sup>20</sup>

Identifying features of the Tudor Revival style include a steeply pitched roof; multiple cross-gables often with a dominant front facing gable; tall vertical windows often grouped together; an asymmetrical façade; false half-timbering with stucco infill; brick or masonry veneer with decorative elements; multi-pane glazing; and arched entries and doorways.

The Tudor style also had numerous subtypes. The wood frame construction of the Fred J. and Alice Flint House is typical of “earlier American styles based on English Medieval precedents (Gothic Revival, Stick, Queen Anne).”<sup>21</sup> Tudor Revival style features depicted on the Fred J. and Alice Flint House include the home’s cross-gable orientation, prominent front facing gable, grouped windows, prominent full height brick chimney, stucco cladding, and arched openings in the front entryway.<sup>22</sup>

### ***Summary***

The Fred J. and Alice Flint House is well-preserved and maintains good to excellent exterior architectural integrity in original location, design, materials, workmanship, and association as a Tudor Revival style residential home built in 1888 in Spokane, Washington. Achieving historic and architectural significance from 1888 to 1926, the Flint House is nominated for listing on the Spokane Register of Historic Places under Category A.

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<sup>20</sup> McAlester and McAlester, 358.

<sup>21</sup> Ibid, 355.

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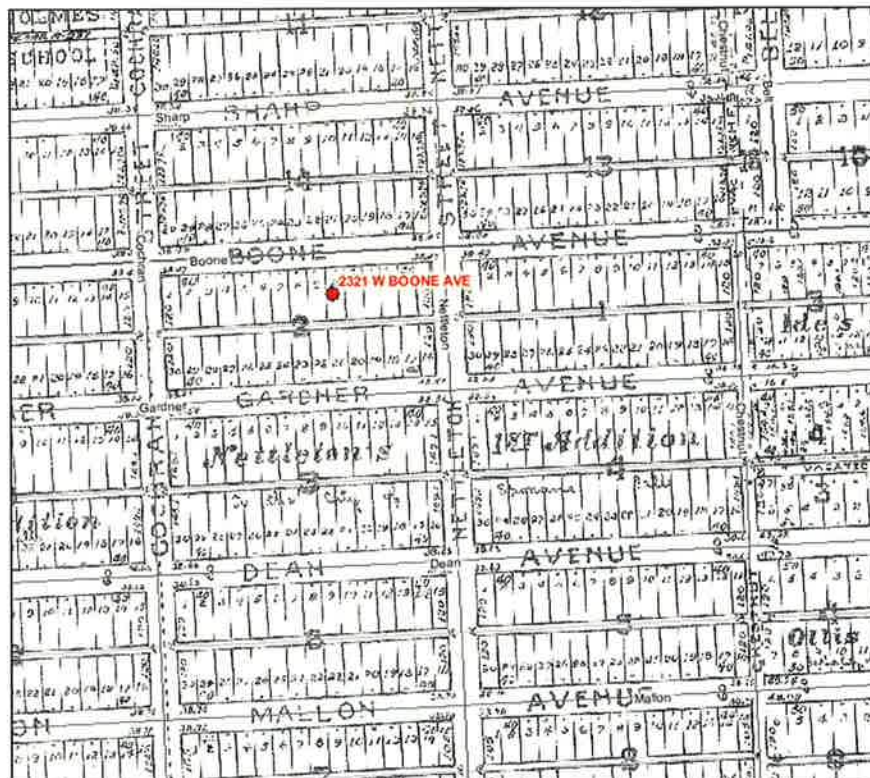
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**Photo Index: Fred J. and Alice Flint House**

1. Aerial photo of Flint House.
2. Half-section plat of Flint House.
3. North (front) and east elevations, view to the southwest.
4. North (front) and west elevations, view to the southeast.
5. South (rear) and east elevation, view to the northwest.
6. North (front) elevation, view to the south.
7. North (front) elevation detail, view to the south.
8. West elevation detail, view to the southeast.
9. North (front) entry detail, view to the south.
10. East elevation detail, view to the northwest.
11. South and east (front) elevations of the detached garage, view to the northwest.
12. East (front) elevation of the detached garage, view to the west.
13. Living room, view to the north.
14. Living room detail, view to the north.
15. Kitchen, view to the south.
16. Dining room, view to the south.



