

# 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 **CHESTER GIBBS HOUSE**  
And/Or Common Name

## 2. Location

Street & Number 308 E. Mission Avenue  
City, State, Zip Code Spokane, Washington 99202  
Parcel Number 35172.0402

## 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	<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 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 Robert C. and Anne M. Joyce  
Street & Number 308 E. Mission Avenue  
City, State, Zip Code Spokane, Washington 99202  
Telephone Number/E-mail (509) 325-3884/ joycefamily@asaccess.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

Sinto 3<sup>rd</sup> First Subdivision P/Block P/Lot 2

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 Slides

Photographs and Slides

**13. Signature of Owner(s)**

\_\_\_\_\_  
\_\_\_\_\_

**14. For Official Use Only:**

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

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

Commission Decision: \_\_\_\_\_ Approved  
as to Form: *Michael A. Puro*

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

### **DESCRIPTION OF PROPERTY**

Built in 1904, the Chester Gibbs House is a good example of the Free Classic Queen Anne style. Identifying features of the Queen Anne style include the home's irregular rectangular form, steeply pitched hip roof, multiple lower cross-gables, unmatched dormers, canted bays, cut-away corners, and extended gable peaks with wood shingle imbrication. Strong Free Classic-style details include the home's pedimented wrap-around front porch, modillions along the enclosed eaves, horizontal wood cladding, 1/1 double-hung wood-sash windows, and small paired or individual multi-pane windows in the gable peak, which additionally features arched cutouts closely mirroring horseshoe-shaped gables. The Gibbs 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 Gibbs 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 Gibbs House is located on Lot 2, Block P in Third Sinto First Subdivision P and faces north 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. A carriage house-turned garage is located at the southwest corner of the property, accessed by the alley that borders the northern boundary of the property. 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 wood frame front-gable carriage house-turned garage constructed in 1904 is located on the southwest corner of the lot, adjacent to the alley. Measuring approximately 24 feet deep and 16 feet wide, the garage retains an original set of hinged carriage doors that open to the east. Wood shingle cladding is featured in the extended gable peaks while the rest of the garage is clad in narrow horizontal wood cladding with corner boards.

#### ***House Exterior***

The Gibbs House forms an irregular rectangular footprint which measures approximately 36 feet wide and 50 feet deep. The house is a two and one-half-story building with a steeply pitched hip roof and lower projecting cross-gables at the east, west and south

elevations. The roof is covered with asphalt/composition shingles. A brick chimney rises from the peak of the roof. The roof has enclosed eaves with a plain cornice and modillions. A new dormer (2005) is located at the west façade and features an extended peak with a cutout that matches the cross-gables. The house is clad in horizontal wood clapboard siding. Fenestration is asymmetrical and each window is an original 1/1 double-hung wood-sash unit with metal storms. The foundation is made of black basalt rock.

*North Elevation*

The front, north, elevation features a prominent lower cross-gable and a hipped roof wrap-around front porch supported by six Ionic columns connected by a spindlework balustrade. The porch is also characterized by wood lattice skirting or infill. The extended front gable peak features a pair of multi-pane fixed wood sash windows and wood shingle imbrication. Slightly inset, a second fixed wood sash window features multi-pane glazing or leaded glass in the upper. Wood modillions line the enclosed eaves of the home and the eaves along the front porch. A pediment is located above the main entryway and is also clad in wood shingle imbrication. Two fixed sash leaded glass windows are located just to the east of the front door, facing east, and one above the front door on the second floor. A brick chimney is located at the peak of the hipped roof.

*West Elevation*

The west elevation features a cross-gable that forms a bay on the upper floor with two wood sash double-hung windows and a canted bay with cut-away corners on the main floor. The canted bay features three 1/1 wood sash double hung windows. A single fixed sash window is located in the extended gable peak of the cross-gable which is additionally clad in wood shingle imbrication. A small gabled dormer with an extended gable peak is located to the north of the cross-gable. Two additional shed-roof dormers are located to the south (rear) of the cross-gable. One of the shed dormers features a single casement window, while the other dormer has a fixed sash window with a flower leaded glass design. A cupola is visible from this elevation as well. Located at the crest of the roof towards the rear, the cupola features two fixed sash windows and a metal weather vane.

*East Elevation*

The east elevation also features a cross-gable. The front porch wraps-around to this elevation, ending at the cross-gable. A through-the-cornice dormer is located to the north of the cross-gable, just above the porch. Similar to the west elevation, the canted bay on the main floor in the cross-gable features three 1/1 double-hung wood sash windows, two 1/1 windows in the box bay on the second floor, and a single fixed pane window in the extended wood shingle gable peak.

*South Elevation*

The rear, south, elevation features another cross-gable with a large extended gable peak clad in wood shingle imbrication. In the gable peak are two six-sided fixed windows. The main floor of the rear elevation has been partially resided with vinyl cladding. Along with the cupola which sits at the crest of the roof, an eyebrow dormer is located to the east of the cross-gable on the roof slope. An internal brick chimney is located at the peak of the roof where all the cross-gables meet. Two 1/1 wood sash double-hung windows are located in the gable.

**ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS**

1999: Roof was replaced with asphalt/composition shingles.<sup>1</sup>

2005: Building permits were issued for the remodel of the second floor and attic space, including the addition of a gable dormer on the west elevation, two shed-roof dormers on the west, rear elevation, and a cupola at the rear elevation that double as a skylight.<sup>2</sup>

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<sup>1</sup> City of Spokane Building Permits.

<sup>2</sup> City of Spokane Building Permits.

Areas of Significance	Architecture
Period of Significance	1904-1923
Significant Date	1904
Architect	Unknown
Builder	Unknown

### STATEMENT OF SIGNIFICANCE

Constructed in 1904, the Chester Gibbs 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 Gibbs House was designated as a contributing historic resource of the Mission Avenue Historic District. The Gibbs House is an excellent example of the Free Classic Queen Anne style. The Gibbs House was constructed for Chester Gibbs, vice-president and manager of MacGillis and Gibbs Lumber Company located in the Empire State Building. During the property's period of significance from 1904 to 1923, the Gibbs House achieved historic significance for its association with the architectural development and settlement of the Logan Neighborhood, specifically along East Mission Avenue, and is architecturally significant as an example of the Free Classic Queen Anne style. Historically and architecturally significant, the Gibbs 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 19<sup>th</sup> century and the first decade of the 20<sup>th</sup>...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.<sup>3</sup>

<sup>3</sup> 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 stationery 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.<sup>4</sup>

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."<sup>5</sup> 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."<sup>6</sup>

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."<sup>7</sup> 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

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<sup>4</sup> Ibid.

<sup>5</sup> Ibid.

<sup>6</sup> Ibid.

<sup>7</sup> Ibid.



middle class business and professional leaders.”<sup>8</sup> 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.<sup>9</sup>

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.

### ***Gibbs House***

The Gibbs House was constructed for Chester D. Gibbs, vice-president and manager of MacGillis and Gibbs Lumber Company located in the Empire State Building, in 1904. The home changed hands a couple of times before it was briefly owned by Thomas Duff in 1914. During the early part of the 1930s, the home was rented to numerous occupants. In 1934, the home sold again to Hugh H. Lewis and his wife Theresa V. Lewis. Hugh was a clerk for the Northern Pacific Railroad. The Lewis’ owned the home for the next nearly forty years.

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<sup>8</sup> Ibid.

<sup>9</sup> Ibid.

The property sold in 1975 to William J. Conley who converted the house into two apartments. Conley, who worked as an employee of the White Elephant store on N. Division Street, along with his wife Kathleen, lived at the home in one of the two apartments. In 1990 the property sold to the current owners, Robert and Anne Joyce. In 2005 the home was remodeled and converted back to a single-family residence.

## **ARCHITECTURAL SIGNIFICANCE**

### ***Category C***

The Gibbs 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.”<sup>10</sup> Although the style was heavily influenced by 19<sup>th</sup>-century English architects, the architectural style in North America actually “borrowed most heavily from late Medieval models of the preceding Elizabethan and Jacobean eras.”<sup>11</sup>

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.<sup>12</sup>

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 [the architectural style known as] 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 “prodigy houses” of Elizabeth I’s reign...but a rural manner that was still more than half medieval.<sup>13</sup>

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<sup>10</sup> McAlester, Lee and Virginia McAlester. *A Field Guide to American Houses*. New York: Knopf, 1989, p. 266.

<sup>11</sup> *Ibid*, 268.

<sup>12</sup> Carley, Rachel. *The Visual Dictionary of American Domestic Architecture*. New York: Henry Holt and Company, 1994, p. 134.

<sup>13</sup> Whiffen, Marcus. *American Architecture Since 1780: A Guide to the Styles*. Cambridge, Massachusetts: The M.I.T. Press, 1969, p. 115.

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.<sup>14</sup>

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.”<sup>15</sup> 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 19<sup>th</sup> century.”<sup>16</sup> 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.<sup>17</sup>

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 devises such as patterned shingles, patterned masonry, contrasting colors, belt and \

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<sup>14</sup> 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.

<sup>15</sup> Poppeliers and Chambers, 73.

<sup>16</sup> McAlester and McAlester, 264.

<sup>17</sup> *Balloon Framed Houses. Fixing Our Historic House*. Website: <http://www.hereandthere.org/oldhouse/balloon-framing.htm>, May 2007.

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.”<sup>18</sup> 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 depicted on the Gibbs House include the home’s hipped roof with lower projecting cross gables, extended cut-away gable peaks clad in wood shingles, the covered wrap-around front porch supported by Ionic columns and featuring a pediment above the main entry, modillions along the roofline of the first and second floors, and canted bays with cut-away corners. The home additionally has asymmetrical fenestration patterns with 1/1 double-hung wood sash windows with leaded glass uppers, enclosed eaves, and lozenge-shaped lights in fixed sash windows.

### ***Summary***

The Gibbs 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 1904 along East Mission Avenue in the Logan Neighborhood of Spokane, Washington. Achieving historic and architectural significance from 1904 to 1923 in the context of “architecture” in Spokane, the Gibbs House is nominated for listing on the Spokane Register of Historic Places under Category C.

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<sup>18</sup> Ibid, p. 264.

**BIBLIOGRAPHY**

*Balloon Framed Houses*. Fixing Our Historic House. Website:

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