

# Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, Sixth Floor  
808 Spokane Falls Boulevard, Spokane, Washington 99201-3337*

## 1. Name of Property

Historic Name Charlotte Graham House  
And/Or Common Name Mack/Frothingham House at 1210 S. Adams

## 2. Location

Street & Number 1210 S. Adams  
City, State, Zip Code Spokane Washington 99204  
Parcel Number 35193.2402

## 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"/> _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 Rebecca Mack  
Street & Number 527 W. 13<sup>th</sup> Avenue  
City, State, Zip Code Spokane Washington 99204  
Telephone Number/E-mail

## 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 City of Spokane Historic Landmarks Survey  
Date Federal\_\_ State\_\_ County\_\_ Local\_\_  
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 < one

Verbal Boundary Description Booges Addition, S55FT of Lots 1-3, Block 12

Verbal Boundary Justification This legal description defines the location of the building and the lot.

## 11. Form Prepared By

Name and Title Stephen Emerson, Director

Organization Archisto Enterprises

Telephone Number/E-mail 466-8654; semerson@mail.ewu.edu

Street and Number W. 212 Dawn

City, State, Zip Code Spokane Washington 99218

Date May 2006

## 12. Additional Documentation

Map

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: \_\_\_\_\_

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  
Sixth Floor - City Hall, Spokane, WA 99201

**7. Narrative Description:** The Charlotte Graham House is a wood frame multiple-unit residence with an east-facing façade. The plan consists of the 2½-story main section with a rectangular footprint, a rectangular 1½-story rear extension, and a partially enclosed full-length front porch. The house bears some resemblance to the Thomas J. Graham House, directly adjacent to the north, in its classic American Four Square form. Elements of that style visible in the Charlotte Graham House include its nearly square plan, semi-pyramidal roof with wide eaves and hipped dormer, and full-width front porch. But departing from the symmetrical appearance displayed by most American Four Square houses, this building also resembles its neighbor to the north in its almost chaotic placement and variety of fenestration. Unlike its neighbor, the Charlotte Graham House exhibits no elements of other architectural styles. It is a more pure version of American Four Square, with moderately pitched roofs, unlike the Victorian-influenced steep roofs the Thomas J. Graham House. Eclectic stylistic embellishment is conspicuously absent.

The primary roofs of the house, including that of the main section, the rear extension, and the front and rear porches, are hipped. They are covered with composition shingles. All eaves are wide, enclosed, and soffited. The house features two massive brick chimneys, both corbelled at the top. An interior chimney emerges from near the crest of the rear extension roof, while a full-height exterior chimney is placed on the south elevation.

Currently the exterior walls of the Charlotte Graham house are clad with asbestos panels. These are not original, and removal of several panels from the southwest corner of the house reveals that the original narrow horizontal clapboard siding is still in place underneath the new covering. The original foundation of the house is basalt rubble. This has been covered with brick veneer on the north side where a basement apartment entry is located. Several wood sash casement windows are placed in the foundation of the south and west sides. The front porch is supported by square brick piers, with asphalt faux brick panels covering the spaces between piers.

The left half the full-width front porch has previously been filled in, probably at a relatively early date. The filled-in portion has a bank of four wood sash double-hung windows with multiple panes to the front, and one normal wood sash double-hung window facing south. The wood front porch deck occupies the right side of the front. The roof canopy is supported at the corner by a siding-clad post. An old wood panel and glass door provides for the front entry. It is flanked by fixed wood sash windows, the one to the left of the door displaying a decorative leaded glass design. Poured concrete steps allow access. These and the porch deck are lined with wrought iron hand rails.

Like the neighboring Thomas J. Graham House, this house features a unique appearance on all elevations, consistent only in their asymmetrical design. Each is described in turn below.

East (front) elevation: Unlike the multiple dormers of the Thomas J. Graham House next door, the Charlotte Graham House has only one dormer, facing to the front. Like other roofs of the building, the dormer roof is hipped with wide eaves. It contains a bank of four horizontally placed rectangular windows. These are multiple pane wood sash casement units. At the second level are three wood sash double-hung windows with multiple-pane upper sections. Below this is the partially-enclosed front porch as described above.

South elevation: The most prominent feature of this side is the exterior brick chimney. At the base of the chimney are two coal chute doors, each bearing these words: "Grand Rapids Foundry Co. Manufacturers, Roenius Coal Chute, Pat. Nov. 1904, Grand Rapids, Wisconsin". The oddest feature is a shallow bay window, canted on the right side and tucked into the crook of the space where the chimney narrows as the second floor level. The roof of the front porch canopy is extended back along the side of the house to support the bottom of the bay. The bay contains two wood sash double-hung windows with multiple-pane uppers. The massive brick chimney is flanked by large fixed wood sash windows with multiple-panes. Other windows of this side are wood sash double-hung units, two placed singly and two placed as a double set. Several wood sash double-hung windows face westward from the main forward section, which the south side of the rear extension contains another south-facing double-hung window. Furthermore, the enclosed back porch is situated at the southwest corner of the house. It is one story high, with a hipped roof, recessed entry, and short concrete steps

West elevation: This side of the house is mostly featureless, with one wood sash double-hung window placed in the enclosed back porch, and four similar units placed asymmetrically on the back wall.

North elevation: Above the basement level, this side contains nine windows, all wood sash double-hung units, some with multiple-pane upper sections. The front two illuminate the base and the top of the interior stair well, four are placed symmetrically at the center of the wall, and the other three are of various sizes and placement position. The central part of the high foundation is covered with brick veneer and contains five wood sash double-hung windows that serve the basement apartment. The newer metal entry door is situated below a gabled wood canopy supported by knee braces.

Behind the house is a non-attached, front gabled, two vehicle garage. The roof is clad with composition shingles and the exterior walls are covered with tongue-and-groove wood siding. As single wood sash casement window occupies each of the secondary walls. Both vehicle doors have been removed. The building is placed on a poured concrete slab.

The interior of the Charlotte Graham House has been divided into separate apartment units for many years and has undergone numerous renovations. The largest apartment is located on the first floor level, two are located at the second level, and one is located in the northern portion of the basement. Among the several intact original features remaining is the interior stairway of the entry foyer, with its banisters, newels, and balusters. Several original components are visible in the first floor apartment. The fireplace, with tile-clad hearth, embellished wood surround and mantel, and metal firebox door, is original. A wide, arched opening separates the living room from the dining area. The French doors of the entry from the front foyer may be original. A small bed room occupies the filled-in portion of the front porch. A door was placed in the wall when this alteration took place. The wood surround of a former window is still visible; it has been filled in and converted to a book shelf.

**Alterations:** Aside from the application of asbestos panel siding, the Thomas J. and Charlotte Graham house retains remarkable integrity of its original exterior features. This cladding material was probably installed in the 1950s. The original wood clapboard siding is intact behind the asbestos, however, and the current owners intend to remove the modern material and restore the original cladding. The next most extensive alteration to the house is the partially enclosed front porch. This change may have occurred in the 1950s, when the asbestos panels were applied, or perhaps even earlier. Only when the asbestos is removed can it be determined when this alteration occurred. If there is no wood clapboard siding beneath the asbestos, then the change probably happened when the original siding was covered. Otherwise the change could have occurred as early as the 1920s. The brick veneer and the windows of the north side are probably an early change, likely taking place in the 1930s, when a fourth apartment unit is first noted in Polk City Directories. Sanborn Fire Insurance Maps (referenced throughout, for various years, and listed in the bibliography) indicate that the non-attached garage was not present until after 1951.

**8. Statement of Significance:** The house at 1210 S. Adams Street was built in 1906, the same year that the owner Thomas J. Graham died. The Polk City Directory of that year replaces his name with that of his wife, Charlotte Graham, who is listed as the widow of Thomas (Note: the Polk City Directory, from various years, is referenced throughout this document and is listed in the bibliography). Oddly enough, when a permit to connect the house to the city water supply was issued in 1907, it was signed by T.J. Graham (All permits referenced are on file at the Spokane City Hall). However, comparison of this signature and others by Mr. and Mrs. Graham, on other permits, reveals that the 1907 signature is almost surely a forgery. This probably was due to legal considerations concerning property ownership.

The history of the Charlotte Graham House, at 1210 S. Adams, is closely intertwined with that of its neighbor to the north, the Thomas and Charlotte Graham House, at 1204 S. Adams. That residence was built in 1896 for the Graham family, who had recently arrived, apparently after building a considerable fortune through mining interests. Thomas Graham and his wife arrived in Spokane at an auspicious time. The city and the

region were recovering from the financial crisis sometimes called the “Panic of 1893.” Among the first to suffer in Spokane was pioneer A.M. Cannon, who had overextended his investments, some of which subsequently failed. When he was denied funding from local banks to recoup, the bank that Cannon had founded, the Bank of Spokane Falls, closed its doors on June 5, 1893, insolvent. Within just days, a chain reaction of panic closed other major banks and people’s savings were snuffed out (Durham 1912:449-450). Before things leveled out, many formerly rich men had lost their fortunes. When the Grahams arrived in 1896, the economy was well on its way to recovering. In that year N.W. Durham wrote: “Spokane stands on the threshold of a new career. It is not a boast to say that the outlook, as we stand in the dawn of a new year, is better than ever for further progress and substantial development. With the planning here of national government interests, the establishment of new productive industries, and the rapid growth of mining interests, Spokane’s future is assured” (Durham 1912:477).

Apparently, it was the later endeavor that brought wealth to Thomas Graham. In the 1899 Polk City Directory, his occupation is listed simply as “mining.” Like other newly flush recipients of the mining bonanza, he used his money to make more money through real estate and other investments. Between 1896 and 1898, he was in a partnership with James A. Odell, whose company (Odell and Graham) dealt in “Bonds, Warrants, and Other Investments.” Their business office was located in the old Rookery Building. In 1902, Graham was dealing in real estate on his own, from an office in the Mohawk Building. During 1905, the last active year of his life, he was a partner in “Livingood and Graham,” trading real estate with John. T. Livingood.

Following Thomas Graham’s death in 1906, the family’s fortunes declined. One of his two sons attempted to carry on the family real estate business, but failed to do so. In 1905, the Polk City Directory lists son Thomas L. Graham as an associate of “Livingood and Graham,” his father’s company. The next year, following the father’s death, Thomas L. Graham and John T. Livingood are named as the proprietors of the “Northwest Bureau of Information,” located at 814½ Riverside Avenue, dealing in “Real Estate, Rentals, Business Chances.” This company, with the optimistic sounding name, evidently blew its business chances. In 1907, Thomas L. Graham has no listed occupation whatsoever, while John T. Livingood had become a carpenter, perhaps reverting to an occupation in which he was engaged before his heady days as a real estate dealer. Mr. Livingood toils as a carpenter until 1908, after which he disappears from the record. Thomas L. Graham continues to be listed in the Polk City Directory until 1911, never with a stated occupation. He appears to have died in 1912, with his younger brother moving into Thomas’s house at 2418 E. Mission Avenue.

John H. Graham, the younger son of Thomas and Charlotte, never had a chance to make a go at the real estate game. He was trained as a tinner (sheet metal worker) by the Brown Brothers Company while still living with his mother Charlotte at the 1204 S. Adams home. The next year, 1907, John had been hired by H-M Hardware. He was still living with his mother at the time, but a year later he had acquired his own house, at 1208 E. Indiana Avenue. John Graham went back to the Brown Brothers Company in 1908. He

remained single for some time, moving from house to house, including his brother Thomas's place in 1912, finally settling at Vera, in the Spokane Valley. He married his wife Leonora in 1918. The next year, the Polk City Directory lists a John H. Graham employed as a window trimmer, a person who sets up store window displays. It is uncertain if this is the same son of Thomas and Charlotte Graham who was a sheet metal worker. There are never two simultaneous listings of the same name, just the shift from 1918 to 1919. The occupation change seems odd. Also, following 1919, the window trimmer John Graham married twice in three years. If these men were one and the same, then John Graham would have married three times in four years. This seems somewhat doubtful for a man who had waited for ten years after leaving home to get married the first time. Whatever the truth is, after 1922 there are no further listings in the Polk City Directory of anyone named John H. Graham.

The Charlotte Graham House was built on the same property as the Grahams pretentious 1896 house next door. The carriage house was apparently removed to make room for the 1906 building. It is uncertain whether Thomas J. Graham was still alive when the latter house was completed. It may have been built as a hedge against declining financial security. It was definitely meant to be less expensive than the original house. This is reflected in its simpler and less ostentatious design. The family did not need another large house, so the new building was probably seen as a source of income. Charlotte owned both houses in 1910, as indicated by permits. In 1912, Charlotte moved to the 1210 S. Adams house. It may have been at that time that the 1204 S. Adams was converted to apartments. Mrs. Graham moved back to the original home in 1918, but for some reason moved back to the other building in 1921, shortly before her death in 1922.

The original Graham House was among the first houses to be converted in a phenomenon that began in the 1920s, that of converting many of the large houses erected in the prosperous earlier years. This occurred as people moved on or fell upon hard times. As the boom years between 1896 and 1910 passed into history, the demographics of Spokane changed, with more of the population being of modest incomes working in commercial or service industries. Sanborn Maps indicate that many of the former mansions of the rich were being divided into apartments. The second Graham House appears to have been designed as a single-family residence, but financial considerations must have led to its division into apartments, probably not many years after construction. It is doubtful that Mrs. Graham lived in the house by herself when she moved there in 1912. Likely it had been converted to apartments by then. By the time she moved back to the original house in 1918, that building had probably also been converted. Charlotte seems to have owned both buildings until her death in 1922. The process of apartment conversion quickened in the 1930s, following the devastating economic effects of the Great Depression.

The first incontrovertible evidence that the house at 1210 S. Adams functioned as an apartment house is found in the 1929 Polk City Directory, which lists the occupants of two apartments. One was occupied by Clyde H. Hord and his wife Eva. Mr. Hord worked as a credit manager at the Johnson-Bungay Company and was the owner of the house, probably living in apartment No. 1 on the main floor. His son Melvin, a student,

lived with them. Another unit was occupied by Oliver Walton, a printer, and his wife Helen. The Hord family first lived in the Charlotte Graham House in 1926, and probably owned it at that time (Polk City Directories do not begin denoting property ownership until 1929). It seems that Mr. Hord purchased the house shortly after the death of Mrs. Graham.

Like the original Graham House, at 1204 S. Adams, the Charlotte Graham House exhibited an astonishing occupancy turn over rate, rarely maintaining the same tenants for more than a year or two. Over the years from 1930 to the present, it easily surpasses the original Graham House (over 185 occupants), with at least 250 separate habitations in the four apartments. A major difference between the two houses is that the original house served as personal home for only the original owners, Mr. and Mrs. Thomas J. Graham, whereas the later house was occupied by owners Charlotte Graham (1906-1922), Clyde Hord (ca. 1923-1933), Jacob Ziemantz (1935), Marietta Matthiesen (1937-1941), Elmer E. Call (1943-1947), Kenneth A. Bell (1949), and John Neswick (1954-1964). Oddly enough, in another example of parallel histories between the two Graham houses, Clyde Hord purchased and moved in the 1204 S. Adams house in 1934, before passing away in about 1937. Marietta Matthiesen, who bought the Charlotte Graham House in 1937, was the widow of Edward D. Matthiesen. She managed the apartments, including the fourth unit she added in the basement, and kept them all occupied until her death in 1941. In 1943 the house was purchased by Elmer Call, listed as treasurer of the Call Investment Company. In 1945, his wife Mamie took on active management of the building, which she called the "Cannon Hill Apartments." Elmer seems to have retired shortly afterward. Following his death in about 1948, Mamie move to another address, selling the house to Kenneth Bell and his wife Lola. Mr. Bell worked as an accountant at the Public Housing Administration.

The tenants of the Charlotte Graham House, other than the owners, tended to belong to a somewhat lesser social status than the original Graham House next door. This may have had something to do with the more ordinary, less elaborate nature of the building. During the earlier years, the more prominent tenants included Oliver Walton, a proof-reader for the *Spokesman-Review*, and Guy S. Andrus, the assistant manager of the Masonic Temple. In 1954, the basement apartment was occupied by John McWilliams, a mining engineer for the U.S. Bureau of Mines, and his wife Mary. For the most part, however, the Charlotte Graham House was home to middle and lower class workers in the service and skilled labor sectors: ranging from salesmen, to railroad workers, mechanics, clerks, and so on. A greater number of independent women lived at the Charlotte Graham House than at the residence next door. These included nurses, secretaries, and book keepers. The house also housed its share of widows. Like the house next door, a number of service men lived in the building following WWII.

In 1950, a barber named John Neswick and his wife Ollie moved into the basement apartment. During the early years of the decade, Mr. Neswick was employed by several barbershops, including Al's and the N&N. He must have done well, because in 1954 he bought the house and he and his wife moved into apartment No. 1, the main floor living

space reserved for owners of the building. The Neswicks let the Cannon Hill Apartments name slide, but managed the units well, keeping them filled with tenants, which supplemented his barbering income, allowing Mr. Neswick to retire in 1964. When they sold the place and moved on, the Neswicks had the distinction of having lived in the house for longer than any other occupant except Charlotte Graham herself.

Following the 1960s, vacancies became more common but remained only occasional. Whoever the absentee landlord (s) must have been, they must have kept the place up. One resident was Ronald Kirkwood, a deputy County Auditor. By the mid-1970s, the Polk City Directories had begun to downsize and become less efficient at providing information. Often no occupations were given for residents; later yet, only last names were mentioned. So the occupants became more and more anonymous.

**Spokane Register Eligibility:** The Charlotte Graham House is eligible for inclusion on the Spokane Register of Historic Places under Criterion A, for its long association with the phenomenon of creating multiple unit apartments out of the houses of formerly wealthy Spokanites, a legacy of the passing of the city's so-called Age of Elegance. This house was converted to apartments at least as early as 1927 and probably earlier. Its history is similar to that of the Thomas J. Graham House, next door, demonstrating the same incredibly high turn over rate that was evidently common in such converted houses of the South Side. Like its neighbor, the list of tenants that have lived in the Charlotte Graham House is representative of the evolving demographic and social makeup of Spokane.

The Charlotte Graham House is also eligible for listing on the Spokane Register of Historic Places under Criterion C, as an excellent example of architecture during the period when newly-achieved affluence was transforming the formerly open land of the upper South Hill into a haven for Spokane's upper class citizens. Although less pretentious than the neighboring Thomas J. Graham House, it is typical of the large, roomy residences preferred by the wealthy, with such accoutrements as the brick and tile fireplace, massive masonry chimneys, and open stairwells. The Charlotte Graham House is also less eclectic in design than its neighbor, utilizing the American Four Square style, which could be adapted to simple farm houses as well as South Hill mansions. It represents, perhaps, a step down in the scale of affluence, but affluent none-the-less.

Like other such houses that have been converted to apartments at an early date, the Charlotte Graham house has underwent necessary alterations, most obviously to the interior, which had to be sub-divided. As with the neighboring house, most of these alterations occurred early in the history of the house. The exterior of the Charlotte Graham House, however, has remained remarkably intact. The most egregious change has been the application of asbestos panel siding. This change itself is perhaps more than 50 years old, but nevertheless is a distraction from the appearance intended by the original builder. Fortunately, whoever applied the asbestos simply covered the underlying wood clapboard with tar paper and tacked on the new material. Removal of the present siding and restoration of the original is something that the current owners are committed to.

## 9. Bibliography:

City of Spokane, permits on file at city hall.

Durham, N.W. *History of the City of Spokane and the Spokane Country, Washington, Vol.1.* S.J. Clarke Publishing Company: Spokane-Chicago-Philadelphia, 1912.

Edwards, Rev. Jonathan. *An Illustrated History of Spokane County, State of Washington.* W.H. Lever.

Polk City Directory, City of Spokane. Various years.

Sanborn Fire Insurance Maps, City of Spokane. Various years.

Spokane County Tax Assessor's Office.

### **Photo Index:** Charlotte Graham House

1. Entry doors to apt. 1, view to the northeast.
2. Apt. 1 fireplace, view to the southwest.
3. Apt. 1, main room and arch detail, view to the west.
4. Apt. 1, shelf at former window, view to the east.
5. Stairwell from entry, view to the southwest.
6. Stairwell at top, view to the southwest.
7. Detached garage, view to the northeast.
8. West and south elevations, view to the northeast.
9. Original siding at SW corner, view to the northeast.
10. Chimney and bay, south elevation, view to the north.
11. East (front) and south elevations, view to the northwest.
12. East (front) elevation, view to the west.
13. East and north elevations, view to the southwest.
14. Front porch, view to the west.
15. N. side apartment entry, view to the southwest.
16. North and south elevations, view to the southeast.
17. 1210 and 1204 S. Adams, view to the northwest.
18. Two houses to the south, view to the southwest.
19. 1201 S. Adams, view to the northeast.