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: James-Ammann House
And/Or Common Name: James-Ammann House

2. Location

Street & Number: 2828 West Sharp Avenue
City, State, Zip Code: Spokane, WA 99201
Parcel Number: 25132.1629

3. Classification

Category of Property	Ownership of Property	Status of Property	Present Use of Property	
X building	__public	X occupied	__agricultural	__museum
__site	X private	__work in progress	__commercial	__park
__structure	__both		__educational	X residential
__object	**Public Acquisition**	**Accessible**	__entertainment	__religious
__district	__in process	__yes, restricted	__government	__scientific
	__being considered	__yes, unrestricted	__industrial	__transportation
		X no	__military	__other

4. Owner of Property

Name: Kevin Brownlee/Christian Lundberg
Street & Number: 2828 West Sharp Avenue
City, State, Zip Code: Spokane, WA 99201
Telephone Number/E-mail: (509) 328-3730

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 Addition	City of Spokane Historic Landmarks Survey
Date 2004	Federal X State X County__ Local ___
Depository for Survey Records	Spokane Historic Preservation Office

7. Description

Architectural Classification	Condition	Check One
(enter categories from instructions)	X excellent	X unaltered
	__good	__altered
	__fair	
	__deteriorated	**Check One**
	__ruins	X original site
	__unexposed	__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:

X_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.

X_ 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: Nettleton's 2nd Addition; Lots 29-30, Block 9
Verbal Boundary Justification: Nominated property includes entire legal parcel

11. Form Prepared By

Name and Title: Kevin Brownlee, homeowner
Organization: N/A
Telephone Number/E-mail: (509) 328-3730/kdbrownlee@comcast.net
Street and Number: 2828 West Sharp Avenue
City, State, Zip Code: Spokane, WA 99201
Date: September 1, 2007

12. Additional Documentation

Map: West Central overview and Sanborn property-specific maps
Photographs and Slides: B/W prints attached; color disk provided

13. Signature of Owner(s)

Name CA Ludhag

Name Kevin Brownlee

14. For Official Use Only

Date Received _____ Attest _____

Date Heard _____ City Clerk _____

Commission Decision _____ Approved as to Form
Assistant City Attorney _____

Council/Board Action 12/17/07

Date _____

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

_____

(Thomas E. Danek, Jr. City Administrator)
or

_____

CHAIR, Spokane County Commissioners

_____

CHAIR, Spokane City/County Historic Landmarks Commission

_____

OFFICER, Spokane City/County Historic Preservation Officer
Spokane City/County Historic Preservation Office
Third Floor, City Hall, W. 808 Spokane Falls Boulevard, Spokane, WA 99201

NARRATIVE DESCRIPTION

Designed by architect Alfred Jones, the 1906 James-Ammann house is an American Foursquare with Colonial Revival influences. A contributing structure in the Nettleton's Addition Historic District, the house represents suburban streetcar expansion during Spokane's great residential boom, 1900-1911, and the work of a recognizable architect.

2007 Appearance and Condition

Site

The James-Ammann house is a two-and-one-half story, nearly square residence, with a shallow-pitched hip roof with flared eaves. It is located in the Nettleton's Addition Historic District at the northeast corner of the intersection of North A Street and West Sharp Avenue, facing Sharp. The house is located slightly toward the front of its lot and toward the east property line. One large spruce tree is located in the front yard, which is open to the street. The rear yard, which is enclosed with a picket fence, is formally landscaped. A hedge is located behind the sidewalk along the west frontage. A double garage is located in the northeast corner of the lot with alley access.

Exterior

The house is wood frame construction with narrow clapboard siding, a stone foundation, and composition shingle roof. It is an American Foursquare with Colonial Revival influences. It was designed by architect Alfred Jones and constructed in 1906.

The house has a deep wrap-around porch that extends across the south entry façade and three-quarters of the west façade. The porch has a very shallow pitched hip roof with a pedimented gable over the entry stair with an incised bulls-eye pattern. The porch is supported by eight tapered octagonal columns with a simple capital and base under a tall frieze. The supports sit on large, battered, brick plinths that extend to the ground.

Another covered porch extends across about three-quarters of the rear (north) façade. It also has a very shallow-pitched hip roof, simple wood balustrade, and is supported by three large octagonal columns. The east façade has a small covered porch with a flat roof that serves as a deck from the second floor, supported by two tapered octagonal columns on square brick plinths. It is accessed via six wood steps with a simple rail that face south.

Additional character-defining features include dormers on all four sides of the house, also with shallow-pitched hip roofs and flared eaves. The boxed eaves are moderate. A large interior chimney is located on the west side of the house near the southwest corner. A simple wood balustrade with vertical wood balusters encloses the porch. The skirting that encloses the area under the porch is of the same design. A wide wood stair with six wood steps leads to the central entry. This is enclosed by a vertical wood rail as well.

The house is largely symmetrical. The front façade features a central entry at the lower level with a beveled glass door with moderate surrounds. To the right of the door is a wide, one-over-one-light window separated by a wide horizontal muntin. The bottom light is roughly three-fifths the height of the upper light. The façade on which the entry door and this window is located projects slightly from the main body of the house. The window to the left is wider. The bottom portion of this one-over-one-light window is about two-thirds the height of the upper light. The lintel for these windows and the transom abut the porch ceiling.

At the second level are two three-part windows on either side, and two smaller, two-part windows in the center. These smaller windows have wide surrounds on the top and sides, a narrow sill, and crown molding. The larger windows feature a horizontally-oriented window in the upper portion and two vertically-oriented windows in the lower portion. This is typical of all three-part windows in the house. They have wide surrounds on the sides and narrow sills. The lintel is incorporated in a string course that extends around the entire building. The dormer features two lights, each with a starburst-patterned muntin.

The west façade, which faces A Street, has a projecting bay that abuts the wrap-around porch at the north side of the first level. This has a shallow-pitched hip roof and one-over-one-light windows on two of its three faces and a secondary door with single light in the upper portion on the south-facing bay wall. Under the porch to the right is a high, horizontally-oriented single light piano window under the porch roof. Toward the front or south end of this façade is a one-over-one-light window similar in proportions to the window to the immediate right on the south-facing façade. Above are two three-light windows at each end of the upper façade with a small, single-light window in the center. The dormer above has paired, one-over-one-light, double-hung windows. The east façade is very similar to this façade, with the exception of the covered entry porch near the center of the lower level.

The rear façade has a slightly offset entry door under the rear porch, with two short windows abutting the ceiling of the porch. To the left on this façade is a narrow, single-light window. The upper portion features three three-part windows, all with lintels incorporated in the stringcourse under the eaves. The two outside windows are similar in height as the other windows on the house; the middle window is shorter. Above, in the dormer, are paired, double-hung windows with a starburst pattern.

Interior

The interior reflects the exterior's Edwardian restraint with an open floor plan and dark woodwork throughout. The main floor consists of four large rooms. Entry through the beveled glass front door leads into a 5' X 7' vestibule with plank wainscoting of heartwood fir to a height of five feet. Passing through a second glass door, one enters the 21' X 23' living room, with paneled wainscoting to five feet and boxed beam ceilings. To the left, an oversized red brick fireplace and heavy wood mantle dominate the room.

To the right, a pocket door allows entrance into a 12' X 12' library with a detailed display shelf encircling the room and a built-in bookcase with leaded glass doors. The 16' X 17' dining room is visible through the living room, framed by double pocket doors, where a large built-in buffet with French glass mirrors and leaded glass doors comprises the rear wall. The dining room is decorated with a more ornate heartwood wainscoting to a height of nearly six feet where it ends at a plate rail. The public rooms have retained their original low radiators.

With a circular floor plan, one can pass through the dining room to the 15' X 22' kitchen in the opposing corner of the house, or pass through the library to a 3' X 13' service hallway that connects to the side-porch and kitchen. The butler's pantry, dumbwaiter and service stairs were removed to enlarge the kitchen. In the center of the house, a few feet into the living room, the main stairs lead to the second floor, rising, then turning 90 degrees to create a landing that hovers above the living room, opposite the fireplace.

The stairs lead to a second landing where an exterior door leads to a small deck above the service porch while an interior door, which originally led to the kitchen via service stairs, now opens into a closet. Doubling back, the stairs end at an 8' X 15' landing on the second floor from which one can enter any of three bedrooms, a full bathroom, or continue to the third floor. The third floor was designed as a single room but was divided into three equal bedrooms under each of the dormers when the house was used a boarding house. The steep stairs consume the fourth corner.

Although the basement had a poured concrete floor when it was constructed, it was a service area with a boiler, coal furnace, fuel bin, oven and dumbwaiter. It has since been finished as a separate apartment.

Garage

Though not being nominated, the property includes a garage constructed in 1983, located in the northeast corner of the lot. It has a shallow-pitched front gable. It is wood frame construction with narrow rounded bevel siding and vertical wood siding under the gables. The moderate eaves are faced with a fascia board. It has a composition shingle roof and perimeter concrete foundation. A door with a single light in the upper portion is located on the north façade, opposite the house. To the left of this door is a horizontally-oriented, fixed, single light sash. There is a horizontally-oriented sliding sash window under the eaves in the center of the west façade. There is a garage door that opens onto the alley on the north façade. An earlier garage built between 1910 and 1950, adjacent to the east, was demolished when the new garage was completed.

Original Appearance and Modifications

James' family photographs as well as photos from the Spokesman-Review reveal the house to have maintained excellent overall integrity. The lower half of second-floor widows have been replaced as well as three second-floor starburst windows but all within the original window surrounds. The back porch has been altered and a bay-window added to the kitchen, but these changes are in the rear of the house and invisible from all

primary views. No photos exist of the rear of the house showing the original configuration. The windows, being the only visible exterior alterations, are cosmetic changes and will be replaced in accordance with the Spokane Register Management Agreement.

STATEMENT OF SIGNIFICANCE

The American Foursquare

The James-Ammann house is an American Foursquare with Colonial Revival influences. The American Foursquare is in the vernacular tradition and is a form-type defined by its room arrangements, rather than a style per se. Sometimes called the "Classic Box," the Foursquare was popular in America from about the 1890s through the 1920s and is found throughout the Pacific Northwest, as well as the Midwest and East Coast.

A Foursquare can essentially be thought of as a 'decorated box.' It took on decorative features of other styles from the eras within which it occurred, including Queen Anne, Colonial Revival and Craftsman or Arts and Crafts era and more rarely, Mission Revival and Tudor Revival. It is also seen with multiple stylistic influences. Craftsman influences are often found in the Foursquare and in fact the Craftsman bungalow has determinants in common with the Foursquare. Both developed in reaction to the stylistic complexities of the late Victorian era, and both display a strong horizontal emphasis, in contrast to the vertical orientation of most Victorians.

The most characteristic feature of the Foursquare is its room arrangement. It is named for the fact that both ground and second stories in a traditional Foursquare feature a room in each corner; hence its 'squarish' footprint and boxy shape. A Foursquare has a shallow-pitched hip roof, whose slope is often echoed in hip roof dormers on the front or front and side facades. One-story, full-width or wrap-around front porches are another character-defining feature. The broad front porch combined with the structure's deep eaves contributes to its horizontal appearance, despite the unrelieved two-story height. In fact many architectural historians consider the Foursquare a variant on the Prairie Style house, with its horizontal orientation and deep eaves.

Fenestration at the second level is symmetrical, while door and window patterns at the first level are often asymmetrical, allowing for a larger living area in one of the ground floor front rooms and a reception hall and service halls and stairways. Larger versions of the Foursquare have a center hall with four rooms on each floor, while smaller versions may feature the stairway in one of the quadrants. Other variations include stairs that extend into a square bay on a side façade, stairs that extend into a ground floor living space. More refined Foursquares are distinguished from simpler Foursquares by their more elaborate architectural detailing, fenestration patterns, porch design, the presence of dormers and other features that articulate the plain box.

The Foursquare was considered a modern, 'convenient' and efficient house, with little space given over to formal halls and circulation. This may in part account for its popularity as a pattern book home, which were typically marketed to the working and

middle classes. Historians Massey and Maxwell call Foursquares – along with bungalows and other vernacular homes - "Builder Style" homes, which includes homes associated with speculative developers, pattern book designers and mail-order houses.

The Foursquare in Spokane and Nettleton's Addition

The character-defining features of the American Foursquare in Spokane include the classic boxy shape on a raised base, shallow-pitched hip roof, and full-width or wrap-around porch. Columns are full height or may extend above an open balustrade or enclosed rail. Porches may additionally be open with no balustrade. Regardless, columns or posts tend to be overscaled and are sometimes tapered. All of these characteristics emphasize the front porch as the most dramatic feature of the house. Eaves are deep and may be boxed or display exposed rafter tails. They may also be flared.

Like all Foursquares, fenestration tends to be symmetrical on the upper level and asymmetrical on the lower level. Simple, straight-forward Foursquares may have just two double-hung windows on the second level and no dormer. Larger, more ornate Foursquares may display wide or paired double-hung windows at the second level and one or more dormers. Central decorative windows like the starburst pattern windows on the James-Ammann house are characteristic of a more highly styled Foursquare.

While popular, the American Foursquare is definitely not a typical style in Nettleton's Addition; less than one percent of the homes in Nettleton's Addition Historic District are American Foursquare.

Historic Context

Nettleton's Addition, now Washington State's largest historic district, was platted in 1887 by William Nettleton as one of Spokane's earliest streetcar suburbs. William Nettleton founded Duluth, Minnesota and Superior, Wisconsin, donated land to anchor the eastern terminus of the Northern Pacific Railroad in Duluth and developed a large tract of land in St. Paul, Minnesota, (now Macalester-Groveland Historic District) before arriving in Spokane with the Northern Pacific in 1883. In Spokane, Nettleton purchased 270 acres, which comprises much of what is now the West Central neighborhood, from the Northern Pacific. Working with adjacent property owners and Washington Water Power co-founders John Sherwood and William Pettet and as a board member of both the Spokane Cable Railway Company and Spokane Street Railway Company, Nettleton developed streetcar lines to serve his property, as he had in St. Paul, to better market his addition to the emerging middle-class. Nettleton's Addition, unlike adjacent tracts, features the typical turn-of-the-century streetcar suburb design of narrower lots and higher density.

Development in Nettleton's Addition was rapid; 70% of the existing housing stock was built prior to 1910. Much of the Nettleton's Addition housing stock consists of plan book homes of the Chamberlin Real Estate and Improvement Company, Spokane's primary builder at the time. Chamberlin built over 400 homes in the Spokane region, the highest concentration in Nettleton's Addition. In addition to Chamberlin and Ballard Plannery plan book homes (Ballard was Chamberlin's son-in-law and former employee),

Nettleton's Addition features the work of Spokane architects popular at the time: L. L. Rand, W. W. Hyslop, Kirtland Cutter and Alfred Jones, among others. Atypical of many turn-of-the-century developments, all of the developers -- Nettleton, Sherwood, Pettet and Chamberlin -- had permanent residences located in the neighborhood they were promoting.

2828 West Sharp Avenue was built for Thomas Francis James in 1906. At that time, James was a Mining Engineer for the Coeur d'Alene Mines and his life reflected the itinerant lifestyle of that profession. Born in 1859 in East Norwegian Township, Schuylkill County, Pennsylvania, James was the son of Welsh immigrants who were drawn to the anthracite coalfields opening in eastern Pennsylvania during the 1850's. Leaving Pennsylvania, James mined in Leadville, Colorado, where he was an organizer for the Knights of Labor, an early, inclusive union founded in Philadelphia in 1869. James then moved to Ashland, Oregon, where he was employed as Superintendent of the Shorty Hope Mine. In Ashland, he met his future wife, Emma Howard, Ashland Postmaster and daughter of Emma Black and Francisco Howard, a Portland, Oregon, judge. They were married on May 9, 1896 and had a son, Howard Thomas James, on December 23rd of that year.

In Spokane, the James family originally appears in the Delaware Precinct, first in the 1900 Census as boarders at 1105 W. Spofford, then in the 1903 Spokane City Directory, as homeowners at 1403 West Boone Avenue. The Spokane Postal Guides during this time show James traveling frequently to the mid-west while his work as the supervisor of a U.S. Government crew surveying for metals often took him to Mexico. Emma's letters during the construction of the James-Ammann house reveal her to be lonely and physically ailing. While the 1907 Spokane City Directory shows the James family at the new house, a 1909 Spokane Postal Guide entry of "Nortonia Hotel, Portland" is followed the next year by "Mt. Tabor, Portland." The James family occupied the home for just three years before returning to Oregon. Emma died shortly thereafter. James remained in Portland through the mid-1920's living at 1724 Stark Street, blocks from the Nortonia Hotel, until he joined his son Howard, then an attorney in Los Angles, where he died in 1926.

In 1909, the house was purchased by Henry A. Ammann. The Ammanns were a pioneer family who arrived in Spokane in 1887. After their father, Arnold, died in Illinois, sons Henry and Charles and daughter Louise, traveled with their mother, Carolina, to Spokane. The family first boarded on Erie in Dennis and Bradley's Addition. Henry quickly became a successful businessman whose primary career consisted of employment by, and eventual ownership of, Spokane Toilet Supply Company, supplier of linens for major Spokane hotels and restaurants. Ammann held the business until 1931 when he sold it to J.W. Burgan, Vice-President of Burgan's Store, still located in the same building. In addition to this business, Henry had other business roles, including President of the Spokane Car Annunciator Company and involvement with the Summit Platt Mine. Ammann lived at the house with his wife Emma, son Earl and two step-children, George and Irene Miller.

Amman and his brother Charles built one of the earliest apartment buildings in Spokane, the 1904 Ammann Building, 1516 W. Riverside, listed on the National Register of Historic Places as a work of architect Albert Held. Amman's sister, Louise, married Spokane attorney W.J.C. Wakefield and with brother Charles, the Ammanns and Wakefields formed the Trust Investment Company with the purpose of handling the family investments and real estate, the primary holding being the Ammann Building.

In the mid-1920's, Ammann purchased Dromore, the 1910 Bayview, Idaho, estate of Joseph Spear, President of Washington Brick, Lime & Sewer Pipe Company. For over a decade, the Ammanns divided their year between the two homes. In the mid-1930's, Ammann sold his Spokane home and retired to Dromore, maintaining a city address at the Spokane Club. Ammann died at Dromore in the mid-1940's. The family sold the estate in 1950. Dromore was added to the National Register of Historic Places in 1997.

Mrs. Sadie R. Brooks, widow of A.L. Brooks, Depot Agent and telegraph operator for Odessa, Washington, purchased the house in 1936. In Odessa, Sadie had been the proprietor of a confectionary shop. In Spokane, Sadie ran a boarding house in her home with her sister, Mary, until 1945.

In 1945, the house sold to Elmer E. Hunt, a Bonneville Power Administrator. The Hunt family lived in the house until 1954. After 1954, the house began a period of brief residencies and often annual sales until the present time.

The James-Ammann House first appears in a "Permit to Build" notice in the July 17, 1906 Spokesman-Review: "TF James, a mining engineer, has employed Alfred Jones, architect, to prepare plans for a $5,000 eight room residence; which will be erected at the northeast corner of Sharp avenue and A street. It will be of semicolonial design." On April 21, 1907, a Spokesman-Review headline and companion article announced the completion of the house: "TF JAMES HAS COLONIAL HOME. OCCUPIES NEW HOUSE COSTING $7500 AT CORNER OF SHARP AND A STREET. ARTISTIC INTERIOR FINISH. Walls Are Wainscotted, and Ceilings Have Heavy Beam Effect – Heated By Hot Water." The nearly full-page article goes on to detail the home and includes two large photos, one of the front exterior and one of the living room and dining room interior.

The architect, Alfred Jones, was born in 1872 in Chicago, Illinois. Jones apprenticed with the architectural firm of W.W. Boyington & Company for six years. In 1899, he came to Spokane and worked as a draftsman for Albert Held before practicing with several other architects. In 1910, he joined with Joseph T. Levesque. They designed the Smith Funeral Home (North Coast Life Building) and the First Baptist Church (later remodeled by Whitehouse and Price). Jones also designed the Kempis, Espanola, Frederick, and Tokyo apartments, the Nagle and Postal Building, the Fairmont Hotel and the Kemp and Hebert Store. The Fairmont, Kempis, Kemp and Hebert Store and Smith Funeral home are listed on the Spokane Register. Three examples of Jones' residential work are listed as well: the 1909 Craftsman-style Alfred Jones House (238 East 13th

Avenue); the 1910 Tudor Revival Franz and Emma Mueller House (1206 South Stevens); and the 1910 Craftsman-style Weaver House (520 West 16th Avenue). In addition to his architectural work, Alfred Jones invested in the Spokane Scenic Theater Company and opened the Scenic Theater in the Oakley Building and the Arcade Theater in the Tidball Block. He also designed the Empress Theater. Jones also shared a long-running Spokesman-Review feature with W. W. Hyslop comparing construction costs in Spokane with costs for the same house on the East Coast. Jones moved to Phoenix, Arizona in 1912 due to ill health.

While examples of Jones' commercial buildings and Craftsman and Tudor Revival residences are documented, the James-Ammann house is the only documented intact example of his Colonial Revival work and the only documented example of this work north of the Spokane River. The other known Alfred Jones Colonial Revival residential work, 1202/1204 West 8th Avenue, has been divided into apartments and severely altered.

JUSTIFICATION FOR CRITERIA A AND C

The James-Ammann house, being a contributing property in the Nettleton's Addition Historic District streetcar suburb from Spokane's most prolific period of growth and the remaining documented example of Alfred Jones Colonial Revival style, today proves itself to be a well-preserved example of both an overall pattern and a singular expression of that pattern.

BIBLIOGRAPHY

Primary Sources

Spokesman-Review; July 17, 1906
Spokesman-Review; April 21, 1907

Spokane Board of Public Works Permission to Connect with City Water Main; 2828 West Sharp Avenue, July 29, 1906

United States Census

Pittsburgh, PA	1860-1880
Spokane, WA	1900-1930
Portland, OR	1920
Odessa, WA	1920
Los Angeles, CA	1930

City Directories

Spokane, WA	1890-1950
Portland, OR	1910-1925

Postal Guides

Spokane, WA	1890-1945

Joan and Kyle Cain Collection

Mrs. T. F. (Emma) James' letters:
- May 10, 1902
- August 4, 1906
- January 27, 1907
- January 3, 1908

Sanborn maps

Secondary Sources

Seventy Years in the Coal Mines; Philip Francis (autobiography by T.F. James' half-brother), 1935

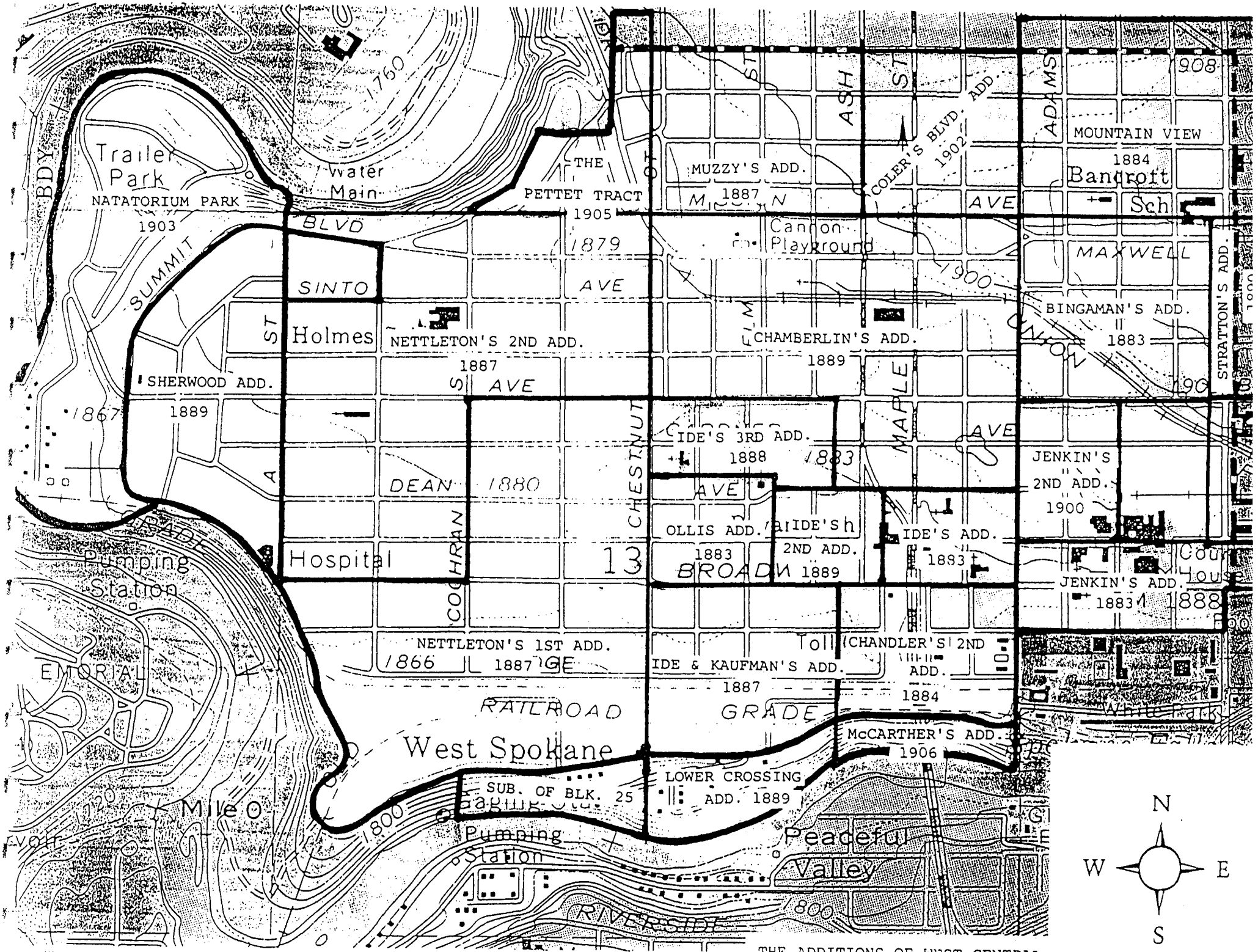
Spokane Skyline: A Century of Architecture, 1889 – 1989; Eastern Washington Historical Society, 1992

House Styles in America; James Massey and Shirley Maxwell, 1996

National Register Nominations:
- Nettleton's Addition Historic District
- Apartment Buildings of Albert Held
- Lake Pend Oreille Lime and Cement Industry Historic District

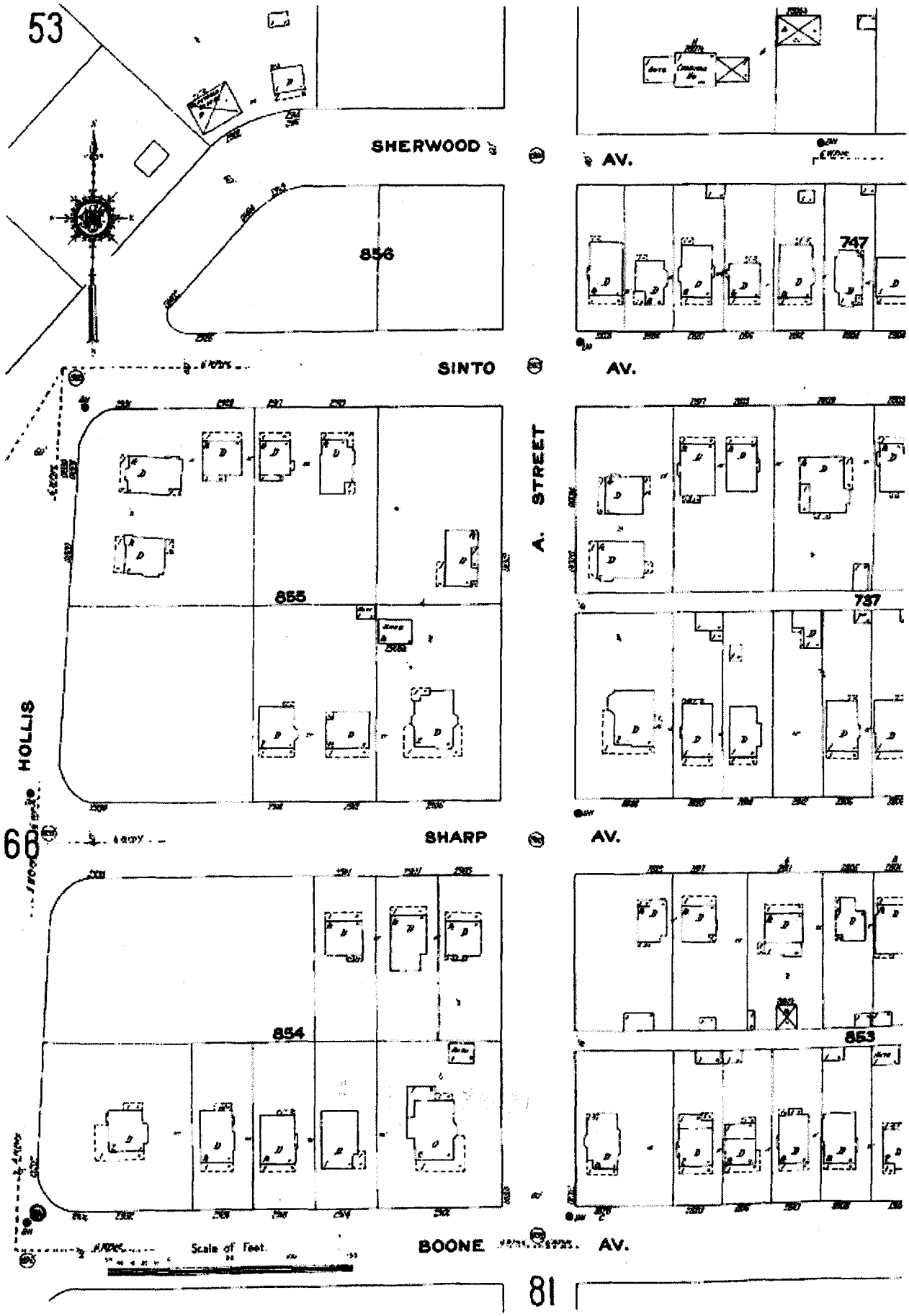
Spokane Register Nominations:

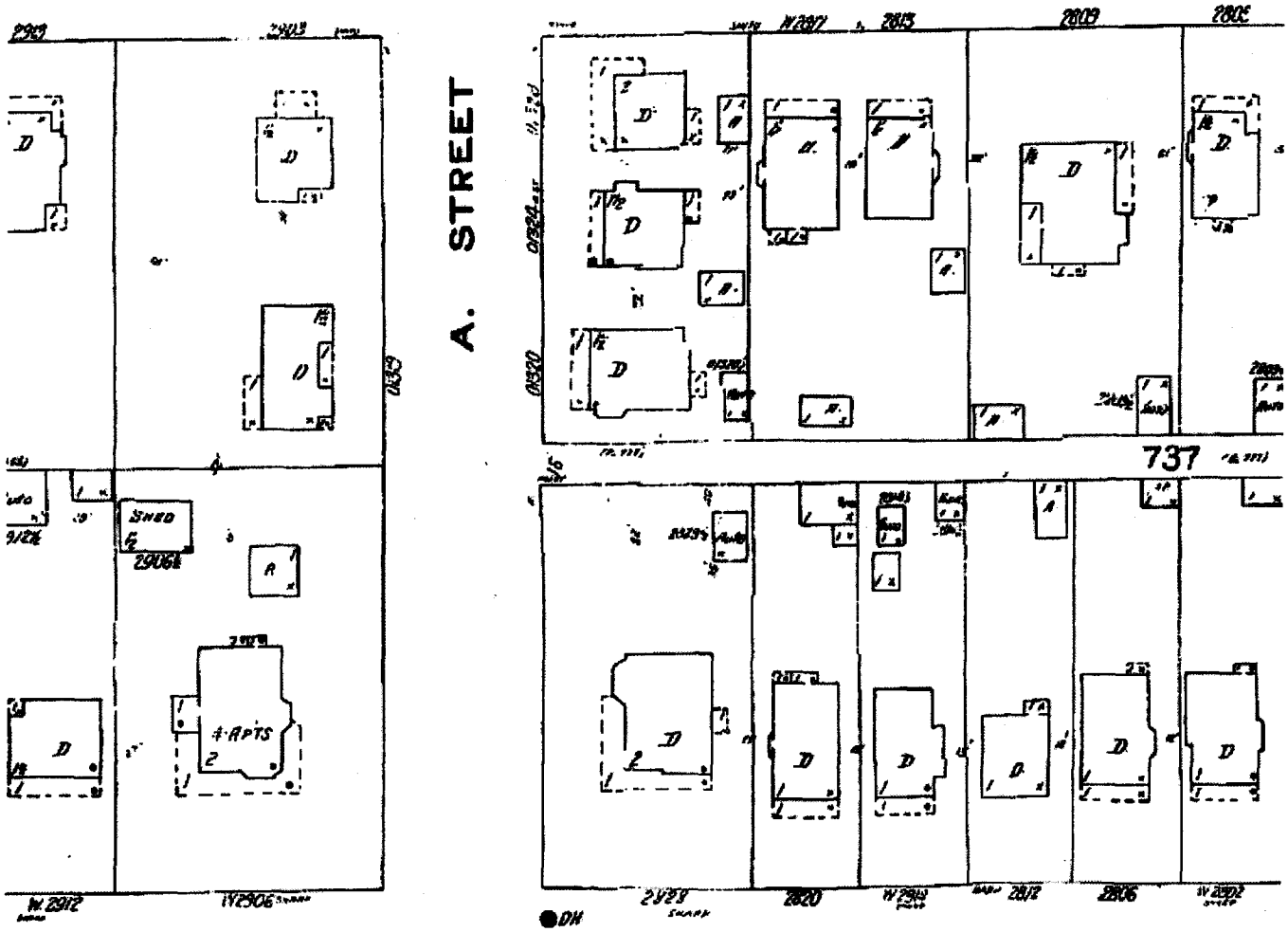
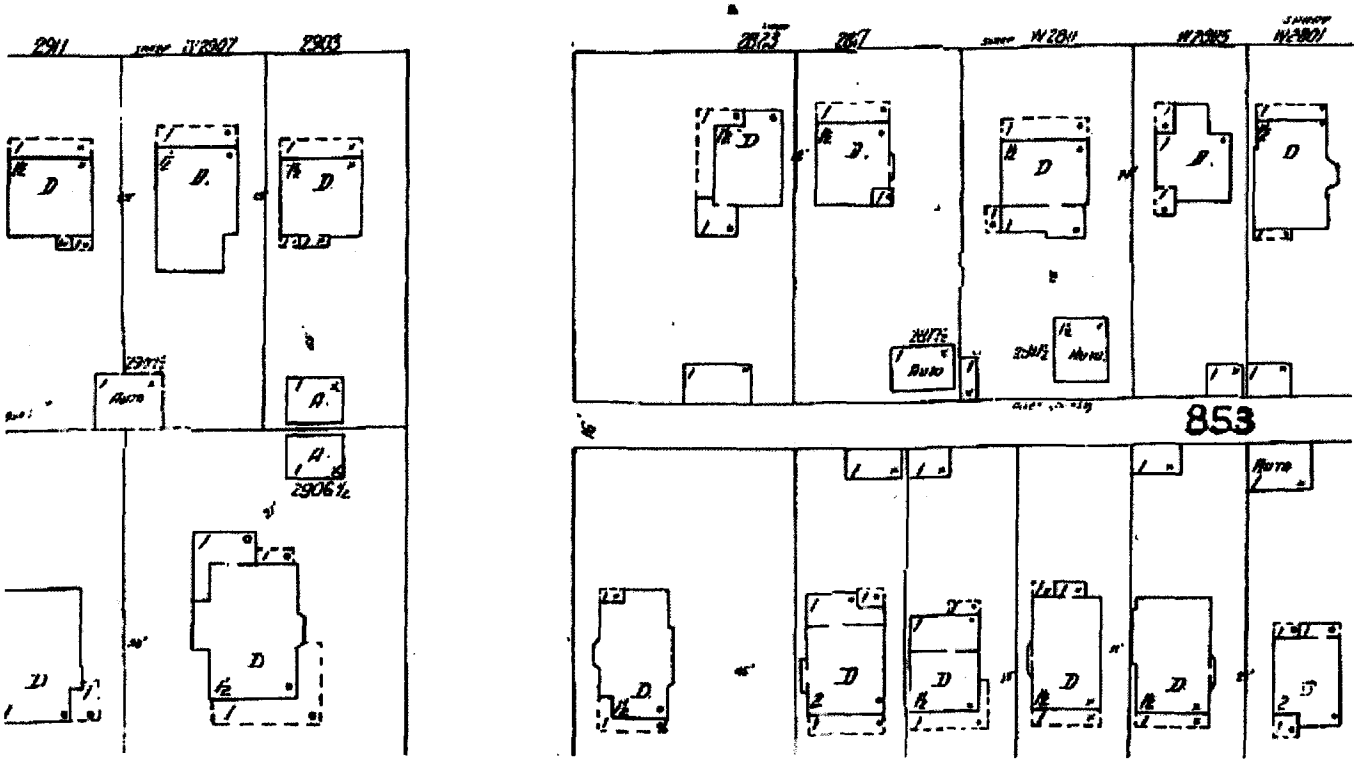
Fairmont Hotel
Kempis Apartments
Kempis and Hebert Store
Smith Funeral Home
Alfred Jones House
Emma Mueller House
Weaver House
Dutton House



THE ADDITIONS OF WEST CENTRAL

1910


53
SHERWOOD
AV.
856
747
SINTO
AV.
A. STREET
855
737
HOLLIS
SHARP
AV.
854
853
BOONE
AV.
Scale of Feet.

81

1910 updated to 1950;
1953 is same