

# Spokane Register of Historic Places Nomination

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

## 1. Name of Property

Historic Name **PAGE-UFFORD HOUSE**

## 2. Location

Street & Number 364 South Coeur d'Alene Street  
City, State, Zip Code Spokane, WA 99201  
Parcel Number 25242.1403

## 3. Classification

Category	Ownership	Status	Present Use	
<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 type="checkbox"/> religious
<input type="checkbox"/> object	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> residential
	<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 Katherine M. Fritchie  
Street & Number 2315 West First Avenue  
City, State, Zip Code Spokane, WA 99201  
Telephone Number/E-mail [fritchie@comcast.net](mailto:fritchie@comcast.net) and 389-2335 and 838-1310

## 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 of Existing Surveys

Title City of Spokane Historic Landmarks Survey  
Date Federal\_\_\_\_ State\_\_\_\_ County\_\_\_\_ Local 1979  
Location of Survey Records Spokane Historic Preservation Office

*Final nomination reviewed by HLC on September 16, 2009*

**7. Description**

<b>Architectural Classification</b> (see nomination, section 8)	<b>Condition</b> <input type="checkbox"/> excellent <input checked="" type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> deteriorated <input type="checkbox"/> ruins <input type="checkbox"/> unexposed	<b>Check One</b> <input type="checkbox"/> unaltered <input checked="" type="checkbox"/> altered  <b>Check One</b> <input checked="" type="checkbox"/> original site <input type="checkbox"/> moved & date _____
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**8. Spokane Register Categories and Statement of Significance**

**Applicable Spokane Register of Historic Places Categories: Mark "x" on one or more for the categories that qualify the property for the 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 or 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	Boulevard Addition, Lot 13 and the south half of Lot 12.
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

**11. Form Prepared By**

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning
Street, City, State, Zip Code	501 West 27 <sup>th</sup> Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	lindayeomans@comcast.net
Date Final Nomination Heard	September 16, 2009

**12. Additional Documentation**

Map	City/County of Spokane current plat map.
Photographs and Slides	CD ROM, black and white prints

13. Signature of Owner(s) \_\_\_\_\_  
Name H. Holt \_\_\_\_\_  
Name \_\_\_\_\_

14. For Official Use Only  
Date Received \_\_\_\_\_ Attest \_\_\_\_\_  
Date Heard \_\_\_\_\_ City Clerk \_\_\_\_\_  
Commission Decision \_\_\_\_\_ Approved as to Form  
Assistant City Attorney Michael P. Smith  
Council/Board Action \_\_\_\_\_  
Date \_\_\_\_\_

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

\_\_\_\_\_  
FOR THE MAYOR, City of Spokane  
or

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

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

Kurt Geyer  
\_\_\_\_\_  
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



*364 S. Coeur d'Alene Street in 2009*

## **DESCRIPTION OF PROPERTY**

### ***Summary Statement***

The Page-Ufford House was built in 1896 as a high-style example of the “Free Classic” Queen Anne tradition. Listed in 1976 on the National Register of Historic Places as a contributing property of the Browne’s Addition National Register Historic District in Spokane, Washington, the Page-Ufford House is sited on South Coeur d’Alene Street, a prominent tree-lined residential lane which follows a curvilinear ridge along a steep west-facing bluff. The rear of the house faces west along the bluff and commands a panoramic view of Latah Creek, Latah Valley, and west Spokane. Queen Anne-style features at the house include an irregular two- and one-half-story form, steeply pitched irregular hip roof with multiple cross gables, non-symmetrical façade design, multiple exterior wall claddings and wall textures, decorative gable peak embellishments, a conspicuous full-width wrap-around front porch, and a prominent three-story circular tower. The tower is the home’s strongest focal point and has original curved double-hung wood-sash windows, a flared conical roof which resembles a witch’s hat, and a metal finial. A subtype of the Queen Anne style, “Free Classic” details on the house include black basalt ashlar (squared building stone) masonry wall cladding and porch walls, round tapered wood porch columns arranged in pairs, cornice modillions, and prominent frieze bands. “Spindlework” influences (another subtype of the Queen Anne style) are also revealed in decorative shaped window surrounds and scalloped lacey cutout bargeboard designs. Interior Queen Anne-style appointments include the home’s multi-room floor plan, ten-foot-high ceilings, formal reception hall staircase, original preserved painted wall-stencil designs, and a prodigious use of the finest quarter-sawn oak woodwork used in floors,

floor and crown molding, window and door surrounds, fireplace mantel, built-in oak furniture, and doors and pocket doors. A unique distinction of the property is illustrated by an unusual variety of window designs: a keyhole window, an ocular window, an oval window, a diamond window, and a large arched Islamic-shaped window with multiple decorative leaded-glass lights. Like many historic homes, the house has sustained some exterior modifications over the years with a partial porch enclosure at the west rear elevation and the south elevation (1920s-1950s). Even with the modifications, the Page-Ufford house retains a high degree of exterior integrity in original location, design, materials, workmanship, and association as a prominent late 20<sup>th</sup>-century high-style single-family home built in Spokane, WA.

### **CURRENT APPEARANCE & CONDITION**

The Page-Ufford House is well-preserved in good condition. It is built in the center of Lot 13 and the south half of Lot 12 in the Boulevard Addition in the Browne's Addition National Register Historic District about one mile west of downtown Spokane. The lots measure 88 feet wide and 220 feet deep, and face east along South Coeur d'Alene Street. The house is framed by a manicured lawn, shrubs, and mature deciduous and evergreen trees. The site is level at the front east facade of the house but descends along a steep downward slope towards the rear of the property at the west elevation. A paved driveway descends down the steep slope from Coeur d'Alene Street to a double-car wood frame garage which is located in the northwest corner of the property behind the house. The Page-Ufford House is located at the west end of Browne's Addition and is bordered by a contemporary apartment building to the north, a historic home to the south, a bluff to the west, and Coeur d'Alene Street to the east. Browne's Addition National Register Historic District contains mostly large high-style mansions and homes which were custom-built during the late 1890s and early 1900s for Spokane's wealthy elite.

#### ***Garage (built in 1924)***

A two-car garage was built in 1924 in the northwest corner of the property at the bottom of a steep driveway that descends downward west to the back of the property from Coeur d'Alene Street.<sup>1</sup> The garage is a wood frame structure which is clad with large wood shingles and has a side-gable roof which is covered with composition roof shingles. The south and north gable ends of the garage each have one multi-paned fixed-sash window at the first floor and one small arched window in the gable peak. The front of the garage faces east and features a small pedestrian entry door at the far south end of the east façade, and an overhead garage door at the north end of the east façade. The overhead door is articulated with multiple recessed panels, and the pedestrian entry is embellished with a round pediment hood. The hood is supported by decorative (false) scroll-sawn wood side brackets. A storage room is located in a daylight basement beneath the garage floor, and is partially exposed at the north and south elevations and fully exposed at the west elevation due to the steep west-facing slope upon which the garage is built. While

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<sup>1</sup> Spokane County Tax Assessor Records. Spokane County Courthouse, Spokane, WA.

its architectural description is included in this historic register nomination, the garage is *not* being nominated to the Spokane Register of Historic Places at this time.

### *House Exterior (built in 1896)*

The Page-Ufford House has an irregular footprint which measures about 45 feet wide and 55 feet deep,<sup>2</sup> and is a tall, complex residential dwelling that extends upward two- and one-half stories with an irregular steeply pitched hip roof, multiple cross-gables, and multiple dormers. The roof is covered with composition shingles, and the exterior walls are clad with black basalt ashlar at the first floor, and wood shingles at the second and third floors. The house has a full-width covered front porch at the first floor and a three-story circular tower at the southeast corner of the house at the east facade. Fenestration is original, asymmetrical, and features paneled oak doors and a combination of 1/1, 2/1, multi-paned, fixed-pane, casement, double-hung wood-sash windows, and a variety of unusually shaped windows (oval, round, square, diamond, keyhole, Islamic). Some tower windows have curved sashes with curved glazing. A red brick chimney with a corbelled chimney cap rises from the center of the roof.

### *East Façade*

The front of the house faces east along South Coeur d'Alene Street and is dominated by an asymmetrical and artful blend of both strong vertical and horizontal lines. Vertical emphasis is most achieved in the home's focal point: a 45-foot-high, three-story circular tower which is located at the southeast corner of the front porch. Accentuating the tallness of the tower is a conical tower roof which ascends up to a pointed peak upon which is attached a metal finial. Another strong vertical design facade feature is a front-facing steeply pitched cross-gable which projects outward from the center of the house at the second and third floors.

In juxtaposition to vertical facade features are strong horizontal lines. These horizontal lines are prominently manifested as a wide covered front porch at the first floor which extends horizontally 45 feet across and beyond the full width of the house. At the northeast corner of the house, the front porch wraps around the corner at right angles and extends west towards the rear for 20 feet. At the southeast corner of the house, the porch wraps around the first-floor corner of the circular tower in a graceful arc and extends west towards the home's rear for 20 feet. The covered front porch has a very shallow hip roof which is articulated with widely overhanging eaves, a wide frieze band, and cornice modillions. Further horizontal emphasis is achieved through a solid porch wall which is made of black basalt ashlar masonry. The porch is supported by round tapered wood porch columns arranged in pairs which are anchored to black basalt piers in the porch wall. The vertical columns help integrate the strong horizontal porch design with the vertical tower and front-facing gable features of the home's façade.

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<sup>2</sup> Spokane City Building Permits. Spokane City Hall, Spokane, WA.

A mixture of original building materials and architectural elements in various shapes and textures help define the east façade of the house as they, by design, interrupt roof eaves and the planar wall surface of the home in numerous locations. The interrupting elements include widely overhanging eaves, decorative scroll-sawn brackets, a prominent frieze band, a combination of straight and curved 1/1 and 2/1 double-hung wood-sash windows with curved glazing, and wood shingle wall cladding at the second and third floors. The front-facing projecting cross-gable above the front porch is embellished with arched windows at the second floor, a gable field at the third floor which overhangs the second floor, and wood shingle siding. The gable field holds a pair of casement windows which are accented with a decorative shaped surround. The gable peak is embellished with a geometric recessed panel design, and the gable's bargeboards are wide and scalloped with decorative lacey cutouts. The first floor is clad with black basalt ashlar masonry and is shaded and sheltered by the covered wrap-around front porch. East façade windows are mostly 1/1 double-hung, wood-sash units: Exceptions are gable peak casement windows and a first-floor curved fixed-pane window with a curved leaded-glass transom light. The front door is made of solid oak with a glazed light in the upper leaf, and two recessed wood panels in the lower leaf. A small transom light is located above the door, and the wood brick mold around the door and transom light is distinguished with an arched lintel over the transom light. The porch deck is made of wood planks and the porch ceiling is made of tongue-in-groove wood paneling.

#### *South Elevation*

The south elevation of the house is dominated by a conglomeration of roof and wall surfaces which are interrupted by multiple cross-gables; dormers; three-story circular corner tower; covered porch; chimney; beveled and round bays; multiple window designs, shapes, and sizes; and black basalt ashlar masonry. The steeply pitched hip roof adjoins the three-story tower at the southeast corner, and supports a projecting cross-gable with a lower cross-gable, two hip roof dormers, and a brick chimney with a corbelled chimney cap which are all located just west of the tower. Eaves are wide and boxed with tongue-in-groove wood paneled soffits. The projecting cross-gables cover a round two-story bay which has 1/1 double-hung wood-sash window at the second floor. A gable field at the third floor overhangs the window pair and features a small casement window and wood shingle siding. A small 1/1 double-hung wood-sash window is located in the gable peak which is clad with recessed wood paneling. The bargeboard in the gable is scalloped with lacey cutout designs which match the front-facing cross-gable at the center front of the house (east façade). The window pair in the round bay at the second floor is flanked by an ocular window to the east and a diamond-shaped window to the west. A recessed beveled bay is located at the first floor at the southwest corner of the house and is partially shaded by a second-story wall which flares outward over the first-floor bay. The flared wall is clad with cedar wood shingles. A smaller half-bay is located adjacent next east of the beveled corner bay. The first floor is made of black basalt ashlar masonry. A portion of the wrap-around porch at the south elevation is

enclosed with windows; the remaining porch at the southeast corner and the east façade of the house remain original and unchanged.

#### *North Elevation*

The north elevation of the house features a cross-gable roof with a projecting full-height square bay and a hip roof dormer. The full-height bay is embellished with a scalloped bargeboard fashioned with lacey cutouts that match the bargeboards at the east and south elevation cross-gables. Matching the other cross-gables, the gable peak is embellished with a geometric recessed panel design and overhangs the wall surface of the second floor. A pair of 1/1 windows are located in the square bay at the second floor. An oval window with divided lights is located east of the bay, and an enclosed sunporch with a row of multi-paned windows is located just west of the bay at the second floor. The second-floor bay has a flared wall and overhangs a beveled bay at the first floor. The first floor is clad with black basalt ashlar masonry. The basement is made of basalt rubblemix and is partially exposed at the north elevation where the grade descends downhill to the back of the house. A section of the front porch wraps around the northeast corner of the house and extends 20 feet along the north elevation of the house.

#### *West Elevation*

The west elevation is located at the back of the house. The basement is fully exposed at this elevation due to a severe drop in grade from Coeur d'Alene Street at the front of the house. In addition to the exposed basement, a dominant feature of the west elevation is a center square three-story box bay. The bay is covered with an extension of the home's hip roof, has widely overhanging enclosed boxed eaves, a wide frieze band, wood shingle wall cladding at the second floor, black basalt ashlar masonry at the first floor, and basalt rubblemix at the basement foundation level. At the second story the exterior wall of the box bay flares outward to form a covering over the first-floor. The first floor of the box bay features a glass-enclosed back porch. A basement door is located under the porch in the exposed foundation wall.

#### *House Interior*

The front door is located just north of center and opens into a formal reception hall. A staircase is built on the north wall and rises with two landings to the second floor—one landing at the foot of the stairs and one towards the top of the stairs. Regarded as a focal point of the reception hall, the staircase is made of fine-quality straight- and quarter-sawn oak with square oak Newel posts, turned oak balusters, and oak treads. The staircase features a closed stringer, a built-in bench seat (inglenook) at the lower landing, and a built-in bench seat below the stair stringer at the first floor. Like the staircase, the bench seats are made of fine-quality oak and feature scroll-sawn curved arms, decorative molding, and recessed panels which reveal Eastlake-style influence.<sup>3</sup> A large 1/1 double-

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<sup>3</sup> Harris, Cyril M. *Dictionary of Architecture & Construction, Third Edition*. New York: McGraw-Hill, 2000. "Eastlake" refers to a style of ornamentation associated with English designer, Charles Locke



hung wood-sash keyhole window with an Islamic-influenced design is located on the north wall above the staircase landing at the foot of the stairs. With an unusual design, the window has a curved cove with a ten-inch-deep reveal made of smooth plaster and features decorative leaded-glass lights in the upper sash.

The reception hall opens south through thick oak-paneled pocket doors to a front parlor (living room) and west to a formal dining room. The living room is large and extends from the front of the house two-thirds of the way to the back of the house along the south wall. It is dominated by two circular bays, one in the southeast corner of the house and one in the center of the south wall. The southeast corner bay is located inside the three-story corner circular tower and features three 1/1 windows and one fixed-pane curved window with curved glazing and a curved leaded-glass transom light. Below the windows is a cast-iron hot water/steam heat radiator which is also curved to match the curve of the wall. The round center bay holds one curved 1/1 window, one straight 1/1 window, and a single door (instead of a window) with a leaded-glass transom. The door opens southeast to a side porch at the south elevation of the house. All of the windows in the front parlor/living room are prominent with an unusual ten-inch-deep curved cove around the window sash. A fireplace is located on the west wall in the front parlor/living room and features an oak mantel with oak brackets, an oak surround with two pairs of engaged pilasters, a dentil course, and a built-in bench seat (inglenook) which is attached to the fireplace at the north. The bench seat features a similar design to the bench seats in the formal reception hall and has recessed panels, a scroll-sawn arm, and is made of fine-quality quarter-sawn oak. The fireplace has a square firebox opening which is surrounded by glazed ceramic tiles that feature a green-gold-brown mottled design. The firebox surround tiles match the tiles used in the hearth. Above the fireplace and encircling the living room is an original stenciled wall frieze with a floral motif which reveals gold and green hues.

A door just south of the fireplace opens west to an office/family room, and a door just north of the fireplace opens into a formal dining room. The dining room has two beveled bay windows which match the coved windows in the front parlor/living room. A built-in china cabinet with leaded-glass doors is located on the west wall, and a built-in serving buffet with leaded-glass doors is located on the east wall. Both built-ins are made of fine-quality oak that matches the rest of the woodwork in the front parlor/living room and the reception hall. Like the front parlor/living room, the dining room also retains original painted wall stencil designs. A door at the west wall in the dining room opens into a kitchen which is located in the northwest corner of the first floor.

The second floor has three bedrooms, two bathrooms, two kitchenettes, and an enclosed sunroom. It appears that the house originally was designed with one bathroom (center south wall) and six bedrooms (northeast corner, southeast corner in circular tower, center

south wall, southwest corner, center west wall, and center north wall). The bathroom is accessed by a center hallway and also from a bedroom on the center south wall. With Eastlake influence, the bathroom design is original with paneled wainscoting, paneled built-in drawers, linen closets and beveled mirrors, and original white porcelain toilet and claw-foot bathtub. The original washbasin is made of white marble with nickel-plated chrome brackets. A narrow interior staircase designed for use by domestic help ascends from the kitchen to the second floor, and then to the third floor. The woodwork on the second floor is painted wood, interior doors are five-paneled painted wood with overhead transoms, and the floor is made of solid maple. A spindlework spandrel in the second-floor hallway separates the three bedrooms at the front east half of the house from the rear west half of the house which was originally designed for use by domestic help.

The third floor is smaller than the second floor because it is built under steeply sloping roof eaves. Windows in multiple dormers illuminate most of the third floor in addition to windows in the circular tower in the southeast corner of the house. The tower windows are curved 1/1 double-hung, wood-sash units with curved glazing and painted-wood surrounds. The walls and ceiling in this room are finished with horizontal tongue-in-groove cedar paneling. The third floor was finished as a private apartment with a bedroom in the tower, a dining room/kitchen in the northeast corner, a small pantry at the center north wall, and a living room in the west half of the third floor. A small bathroom was once located in a dormer on the center south wall (now a storage room) while a closet/storage room is located in a dormer on the opposite center north wall.

### **ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS**

No original or early 1900s photographs of the Page-Ufford House have been found but one 1950s photograph and four Sanborn Fire Insurance maps with pictorial footprints from 1902, 1908, 1910, and 1953 were discovered, and help piece together the home's original plan and design. Along with the photograph and maps, information found on sewer, water, and building permits and a careful observation of existing original designs and materials at the house, an original appearance was derived as described in the following paragraphs.

Two fire insurance maps—one from 1902 and one from 1908—pictured the footprint of the existing Page-Ufford House *without* the side porch on the north elevation of the first floor and *without* the small two-sided beveled half-bay which is located adjacent next east to an original three-sided beveled bay at the rear southwest corner of the house on the first floor. If the side porch and two-sided bay were removed today, the 2008 footprint of the house would match the footprints depicted on the 1902 and 1908 maps.<sup>4</sup>

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<sup>4</sup> No fire insurance maps exist for the Page-Ufford House before 1902 so it is not known what the footprint of the house looked like from 1896 to 1902. Some construction specialists think the two-story bay at the rear west elevation of the house may have been added between 1896 and 1902 due to structural differences that were found when restoration of the property began in 2008.

*Exterior Modifications*

The first known exterior modifications to the house are substantiated through a 1910 fire insurance map which revealed changes to the home's original footprint. The changes include the addition of the small two-sided half-bay on the south elevation, and the addition of the side porch on the north elevation of the house (both additions were built between 1908 and 1910). The back porch at the first floor, and the sunroom (originally an open-air sunporch) at the northwest corner of the second floor were enclosed sometime during the 1920s-1930s. In the middle 1950s, the side porches at the north elevation and south elevation were enclosed<sup>5</sup>. In 2008, a composition roof was removed and a new composition roof was installed. In 2008-09, the side porch at the north elevation was restored to its original *unenclosed* wrap-around design, using original round tapered wood porch columns which were found in storage on the property. In 2009, an original 1/1 double-hung wood-sash window in the dining room (north wall first floor) was remade/restored as well as three windows in the kitchen (rear NW corner of house at first floor) and five windows in the office/family room (rear SW corner of the house at first floor). All of the remade/restored windows are 1/1 double-hung wood-sash units which are exact duplicates of the original deteriorated/demolished/missing windows (exact material, dimensions, reveal depths, glazing, and woodcuts).

*Interior Modifications*

According to an 1896 water permit<sup>6</sup> issued when construction of the house was completed, the interior of the Page-Ufford House originally had five finished rooms on the first floor (reception hall, front parlor, dining room, kitchen, butler's pantry) and eight finished rooms on the second floor (six bedrooms, one bathroom, one sunporch). Beginning in 1913, the interior of the Page-Ufford House was modified several times from 1913 through the 1960s.<sup>7</sup> In 1913, the southwest corner of the first floor (originally part of the kitchen and service hallway) was remodeled for use as a bedroom and bathroom. This allowed for a private apartment on the home's first floor which also included the original living room, dining room, kitchen/butler's pantry and the remodeled bedroom and bathroom in the southwest corner of the house.

In addition to modifications on the first floor in 1913, the *east half* of the *second floor* (at the front of the house) was remodeled for use as a private apartment suite. The bedroom in the northeast corner of the house was reconfigured to accommodate two rooms: a

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<sup>5</sup> A photograph of the house taken in the early 1950s pictures the north and south side porches open and unenclosed (Ellsworth Johnson Collection). Johnson family members remembered the porches were enclosed during the middle 1950s.

<sup>6</sup> Spokane City Building Permits, water permit #1029, dated April 1896. Spokane City Hall, Spokane, WA.

<sup>7</sup> Information was gleaned from Spokane building and water permits, observation and information from construction specialists about the home and its historic design/materials/workmanship, documented history of the use of the house through public records and city directories, and information from the Ellsworth Johnson family who owned the property from 1946 to 2007.

bathroom and a kitchenette. A wide entry arch was constructed at the north wall between the kitchenette and the adjoining next south bedroom in the southeast corner of the house. An interior door was hung on the west wall in the southeast bedroom for access to an adjoining next west bedroom which, together with the bathroom, kitchenette, and southeast corner bedroom, formed a four-room apartment on the second floor. The southeast corner bedroom served as a living room/dining room while the adjoining next west bedroom and closet served as the apartment's single bedroom/closet. Access to this apartment was through the front door of the house and up the front hall stairs to the second floor (interior doors in the reception hall that opened to the living room and the dining room could be closed for privacy for tenants of the first-floor apartment).

In the 1920s-1930s, the *west half* of the *second floor* was remodeled for use as another private apartment. Designed for use by domestic help, this area originally held one bathroom, two servant's bedrooms, and a sunporch. The original open-air sunporch at the northwest corner of the second floor was enclosed and remodeled for use as the apartment's kitchen. An east wall bedroom was used as a living room, and the bathroom and west wall bedroom remained intact. The apartment, then, consisted of four room: bath, bedroom, kitchenette, and living room. The apartment at the west end of the house shared front door and front hall staircase access with the east end apartment on the second floor.

In the 1930s, the attic on the third floor was finished for use as a private one-bedroom apartment. In the 1940s, a fifth apartment was built in the basement with a kitchen, bathroom, bedroom, and living area. On the first floor of the house sometime between 1913 and 2007, the kitchen and butler's pantry were remodeled (perhaps several times), and in 2008-09, the two rooms were reconstructed as a kitchen with built-in cupboards, cabinets, and counters. Located adjacent to the kitchen, the bedroom/bathroom in the southwest corner of the first floor was remodeled in 2008-09 as an office/family room with a small adjoining powder room. The floor in the kitchen and office/family room is made of maple planks.

To summarize, the exterior of the Page-Ufford House retains its original location and single-family use, and nearly all of its original design, materials, and workmanship. The home depicts in good condition its original single-family residential house form and roof shape, asymmetrical design, original windows and doors, original wood shingle wall cladding, original black basalt ashlar masonry, original wrap-around circular porch at the first floor, original three-story circular tower, original square-round-beveled bays, original hip roof dormers, some original curved windows and curved glazing, and original interior appointments such as first and second-floor floor plans, oak flooring-woodwork-built-ins, maple flooring on the second floor, transom lights above second-floor interior doors, fireplace, and bathroom built-ins and fixtures. Except for new roof shingles and window replacements/restorations, and the north side porch restoration, all exterior modifications were done between 1910 and 1950 which was more than 59-99

years ago. The Page-Ufford House readily conveys a high degree of exterior architectural integrity in original location, design, materials, workmanship, and single-family residence association, and illustrates popular building materials and construction practices which were popular in the late 1890s in Spokane when the house was built.

Areas of Significance	Architecture
Period of Significance	1896-1928
Significant Date	1896
Architect	Unknown

## STATEMENT OF SIGNIFICANCE

### *Summary Statement*

Built in 1896, and listed in 1976 on the National Register of Historic Places as a contributing property of the Browne's Addition National Register Historic District, the Page-Ufford House is a high-style example of the "Free Classic" Queen Anne tradition. Queen Anne-style elements include the home's irregular footprint and irregular steeply pitched hipped roof; asymmetrical design, multiple cross-gables, two and one-half-story height, front-facing overhanging gable, numerous dormers and bays, multiple window shapes, a robust mixture of wall claddings/colors/textures, a conspicuous circular wrap-around front porch, and a prominent three-story circular front corner tower with a conical "witch's hat" roof. "Free Classic" details (a subtype of the Queen Anne style) are articulated as cornice-line modillions, wide frieze bands, round tapered porch columns, and black basalt ashlar masonry cladding. Home to two different prominent Spokane businessmen and their families from 1896 to 1928, the house was originally built for Flora R. & Alba J. Page, a wealthy financier and entrepreneur who specialized in loans, investments, and mineral properties, and who owned and operated the Page Land Company followed by the Page Land & Loan Company and the Page & Devlin Investment Company.<sup>8</sup> From 1899 to 1928, the property was owned by Ethel & William Ufford, a well-known lumberman who was a longtime secretary/treasurer/general manager of the Spokane Lumber Company, vice president of the Muskegon Lumber Company, and treasurer of the Washington Mill Company in Spokane. During the Page and Ufford family residencies, the Page-Ufford House gained the distinction as one of the first homes built at the southwest end of Browne's Addition, a socially and architecturally prominent residential neighborhood that was designed as one of Spokane's first suburbs. The property achieved importance during a period of significance from 1896 through 1928, and is architecturally and historically significant in the area of "architecture." The Page-Ufford House is nominated to the Spokane Register of Historic Places under Category C.

## HISTORICAL CONTEXT

### *Browne's Addition National Register Historic District*

In the 1870s and 1880s, Spokane pioneer, financier, entrepreneur, landholder, and banker, J. J. Browne, bought land and acreage in and around Spokane, including 160 acres one mile west of downtown Spokane on a bluff that overlooked the confluence of the Spokane River and Latah Creek. He platted the bluff acreage into 50 and 75-foot-wide lots with depths exceeding 200 feet in some areas, called the plats "Browne's

<sup>8</sup> Polk, R. L. *Spokane City Directories. 1896-1930.*

Addition,” and sold the platted land to developers, architects, builders, and would-be homeowners. Within close proximity to the town’s central business district, Browne’s Addition became one of the city’s most fashionable and prestigious residential “suburbs” in the late 1800s and early 1900s. The Browne’s Addition National Register nomination reported that Browne’s Addition was one of the “most socially correct” addresses in the city and was “home to Spokane’s millionaires” who built grand and grandiose homes on tree-shaded lanes around Coeur d’Alene Park and along the bluff at Coeur d’Alene Street.<sup>9</sup> “No other district in the city compressed so many luxurious and prestigious residences in so small an area.”<sup>10</sup> Some of the city’s wealthiest businessmen and socialites lived in Browne’s Addition where “wealth was a byword of the district.”<sup>11</sup>

According to the National Register nomination, Browne’s Addition National Register Historic District developed in multiple stages with the first two stages (1881-1888 and 1889-1897) representing “essentially one”<sup>12</sup> architectural tradition: the Queen Anne style. The Queen Anne style and its Free Classic subtype extended into Browne’s Addition second development period from 1889 to 1897 when Spokane became a hub for railroad activity and a shipping center for lumber, stock, and agricultural products which were transported to market by rail.

Spokane experienced sudden economic growth which was reflected in the new class of expensive houses in Browne’s Addition. The homes were often architect-designed and invariably represented the Queen Anne style in its [Free] Classic and later phases. A disastrous fire which destroyed Spokane’s business district in 1889 marked an influx of professionally trained architects from the Midwest and the East, and homes...with wrap-around features and comprehensive shingle siding appeared [in the neighborhood.]<sup>13</sup>

One of these homes was the Page-Ufford House, a Queen Anne-style home which was built in 1896 during the second development stage in the Browne’s Addition National Register Historic District.

### ***Alba & Flora Page***

In 1895, Portland real estate investor, Sarah Davenport, sold all of Lot 13 and the south half of Lot 12 in the Boulevard Addition in the Browne’s Addition National Register Historic District for \$900 to Flora R. Page and her husband, Alba J. Page. A wealthy financier and real estate entrepreneur, Alba Page owned the Alba J. Page & Company and

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<sup>9</sup> Compau, Nancy. *Browne’s Addition National Register Historic District Nomination, 1976*. Spokane City/County Office of Historic Preservation, City Hall, Spokane, WA, p. 8:1.

<sup>10</sup> Ibid, p. 8:2.

<sup>11</sup> Ibid, p. 8:2.

<sup>12</sup> Ibid, p. 7:4.

<sup>13</sup> Ibid, p. 7:4.

other investment companies which specialized in real estate, loans, and investments. Page's company offices were located on the third floor in the Rookery Building, a prominent high-rise business block on West Riverside Avenue in downtown Spokane. In 1896, Alba & Flora Page secured a construction mortgage for \$1,800 and commissioned a house built on their Browne's Addition neighborhood property which was identified by the United States Post Office as 364 S. Coeur d'Alene Street. An April Spokane water permit listed the house with a total of 13 rooms: five rooms on the first floor (reception hall, front parlor, dining room, kitchen, butler's pantry) and eight rooms on the second floor (six bedrooms, one bathroom, one sunporch). The Page family's 13-room house with indoor plumbing and lavatory fixtures was considered large and luxurious in comparison to small modest homes with four rooms and no indoor plumbing, the norm in Spokane in 1896. When the Page home was completed, it must have been quite a showplace in the neighborhood. A textbook example of the "Free Classic" Queen Anne style, the house was tall with nearly three stories, a curvilinear asymmetrical design, multiple gables and dormers, unusual windows with at least eight different designs, and an interesting palette of exterior finishes, colors, materials, and textures. The home's architectural focal point was dominant as a three-story-tall circular tower with a conical "witch's hat" roof, and a wide covered front porch at the first floor which wrapped around the southeast corner of the house at the base of the tower in a large curve. The porch's circular arc and graceful design helped distinguish the tower's cylindrical shape and imposing stature which boasted second and third-floor tower rooms that commanded wide panoramic views of the neighborhood and Coeur d'Alene Park.

### ***William & Ethel Ufford***

At the end of 1899, the Page family sold their house for \$8,000 to William & Ethel Ufford. A prominent Spokane businessman and lumberman, William Ufford began employment in Spokane as a clerk and later as an assistant cashier for the Washington National Bank before the Page-Ufford House was erected. When the house was built in 1896, Ufford was secretary/treasurer of the Union Warehouse & Machine Company, and when he and his wife moved into the Page-Ufford House, he was employed as the secretary/treasurer/general manager of the Spokane Lumber Company. He was later employed as treasurer of the Spokane Mill Company and vice-president of the Muskegon Lumber Company. The Uffords owned the property for 29 years until 1928. During their residency, they extended the front porch around the northeast corner of the house, added a small half-bay at the first floor at the rear southwest corner of the house, remodeled the first floor with a bedroom and bathroom in the southwest corner, and modified the second floor to accommodate two private apartment suites. Each suite had four rooms and was accessed by the home's front door and front hall staircase. According to Spokane building permits, the architectural team responsible for some of the first and second-floor modifications was prominent Spokane architect, Albert Held, and Albert's brother, Otto Held, an architectural draftsman. As listed in city directories, the Uffords resided in the Pennington Hotel (a prominent downtown Spokane hostelry) while Albert Held and his wife, Kate Held, lived and worked in the Page-Ufford House



on Coeur d'Alene Street from 1913 through 1921. When the Held family relocated to a neighborhood apartment a few blocks away on West Pacific Avenue, the Ufford family moved back into the house.

### *Subsequent Owners*

In 1928, the Uffords sold the Page-Ufford House to Mary & William Shields, a manager for the Spokane branch of the Mutual Life Insurance Company of New York. The Shields assumed an existing 1924 mortgage worth \$7,500, secured an additional mortgage for \$6,000,<sup>14</sup> and finished the attic for use as a private apartment. In 1933 during the Great Depression, the Shields sold the property to the Investment & Securities Company in Spokane, and in 1934, the investment company leased the house to Kathryn & Ralph Hanson, a Spokane physician. In 1935 when the Hansons lived in the house, one of the apartments was leased to Spokane salesman, Alex Wiseman, and his wife, Eline Wiseman. In 1936, the Hansons bought the home, resided in it, and leased an apartment in the house to J. Merle & Frances Ahlstrom, a clerk with International Harvester Company. Multi-family living arrangements at the Page-Ufford House were not uncommon in Spokane, and were especially prevalent during the early 1900s, the 1930s Great Depression years, World War I, and World War II.

In 1940, the Hansons sold the property for \$6,500 to Elle & Albert Rielly, a miller at Northwest Milling Company in Spokane. During this time, World War II activities helped precipitate a busy influx of military personnel to Spokane, which was a headquarter base for Army, Navy, Air Force, and other military services. Hundreds of thousands of servicemen, servicewomen, and their families needed housing, and residents of large homes like the Page-Ufford House were encouraged to modify their properties for multi-family apartment use. A step ahead of the housing crunch, the Page-Ufford House at this time already had four apartment suites which were occupied by the Rielly family and lessees Ruth & Robert Burke (Coca Cola Bottling Company salesman), Harrison Gillpin (clerk), and James Love (Army serviceman). In 1944, Emery & Rosemary Blevins bought the house. They lived in Apartment A (first floor), rented the remaining four apartments, and by 1945-46, had built an apartment in the basement for a total of five apartments in the Page-Ufford House. During the war, three of the five apartments were leased by Army and Navy servicemen and women.<sup>15</sup>

In 1946, the Blevins sold the property to Lucille & Ellsworth Johnson, president of the E. M. Johnson Company (radios & electronic supplies and later, pianos) with offices/showrooms at 611-15 West First Avenue in downtown Spokane. Throughout the 1950s and 1960s, the Johnson family continued to lease some of the apartments in the house, but by the mid 1960s, only the Johnson family and a single woman (Dorothy Wright) lived in the house. In 2007, the Johnson family sold the property to Katherine

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<sup>14</sup> Public records. Spokane County Courthouse, Spokane, WA.

<sup>15</sup> Spokane city directories.

Fritchie, a successful teacher and Spokane businesswoman who owns and operates the Garland Theatre.

### **ARCHITECTURAL SIGNIFICANCE** (*Category C*)

#### ***Free Classic Queen Anne Style***

The Queen Anne style dominated domestic building in Spokane and the United States from about 1880 to 1910. It was an eclectic interpretation of domestic architecture which was based on 18<sup>th</sup>-century “country house and cottage Elizabethan architecture” in England and on a blend of 19<sup>th</sup>-century Tudor Gothic, English Renaissance, Flemish, and Colonial Revival styles in America.<sup>16</sup>

The style was named and popularized by a group of 19<sup>th</sup>-century English architects led by Richard Norman Shaw. The name is rather inappropriate, for the historical precedents used by Shaw and his followers had little to do with Queen Anne or the formal Renaissance architecture that was dominant during her reign (1702-14). Instead, they borrowed most heavily from late Medieval models of the preceding Elizabethan and Jacobean eras. The half-timbered and patterned masonry American subtypes are most closely related to this work of Shaw and his colleagues in England. The spindlework and Free Classic subtypes are indigenous interpretations...in the 1890s, the Free Classic adaptation became widespread. It was a short step from these to the early, asymmetrical Colonial Revival [style] houses which, along with other competing styles, fully supplanted the Queen Anne style after about 1910.<sup>17</sup>

Identifying features of the American Queen Anne style include a steeply pitched irregular roof, multiple cross-gables, dominant front-facing gable(s), asymmetrical façade design, a conspicuous partial or full-width front porch (sometimes wrapping around corners and extending down sidewalls), and patterned shingles, masonry, bays, and other devices that were used to avoid a smooth-walled exterior appearance. According to architectural historians, Lee & Virginia McAlester, “over half of all Queen Anne houses have a steeply pitched roof with one or more lower cross gables.”<sup>18</sup> They further note that “towers are a common Queen Anne feature...and towers placed at a front façade corner are most often Queen Anne.”<sup>19</sup> The Queen Anne style used anything and everything to avoid plain flat walls. This is achieved through box/bevel/round bays, towers and turrets, insets and overhangs, wall projections and cantilevered floors and gables, a variety of window

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<sup>16</sup> Harris, Cyril M. *Dictionary of Architecture & Construction, Third Edition*. New York: McGraw-Hill, 2000, p. 736-37.

<sup>17</sup> McAlester, Lee & Virginia. *A Field Guide to American Houses*. New York: Knopf Publishing, 1989, p. 268.

<sup>18</sup> *Ibid*, p. 263.

<sup>19</sup> *Ibid*, p. 266.

shapes and sizes, and differing wall materials and textures aligned both vertically and horizontally. The Queen Anne style results in homes that are usually a mixture of two or more traditions, which in high-style examples are most often depicted as robust, fanciful, and ebullient designs.

The “Free Classic” subtype of the Queen Anne style occurs in about 35% of all Queen Anne-style homes across the country and was influenced by Classical architectural styles like Early Colonial Revival and Greek Revival.<sup>20</sup> The Free Classic Queen Anne subtype incorporates classical columns (rather than delicate turned posts with spindlework detailing) which are often grouped together in units of two or three. The columns are either full height or raised on a base to the level of the porch railing. Classic cornice-line details like dentils and modillions, and frieze band embellishments are frequent along with plain 1/1 double-hung wood-sash windows. The Free Classic Queen Anne subtype became common after 1890 as a later interpretation of the Queen Anne style.

#### *Free Classic Queen Anne Style at the Page-Ufford House*

As noted in the Browne’s Addition National Register Historic District nomination, the architectural style of choice in the neighborhood during the late 1890s was Queen Anne which is well depicted at the Page-Ufford House. The property is not just a simple illustration of the style but is a robust, high-style, landmark example of the Free Classic Queen Anne tradition, complete with a prominent three-story front corner tower and full-width curved wrap-around front porch, asymmetrical façade, steeply pitched irregular roof, irregular house form, and a multitude of gables, overhangs, window designs, beveled/box/round bays, and building materials, textures, and colors that interrupt the planar wall surface of the house. Free Classic details incorporated at the Page-Ufford House include round tapered porch columns, cornice-line modillions, prominent frieze bands, and plain 1/1 double-hung wood-sash windows.

The architect responsible for the design of the Page-Ufford House is unknown at this time. It seems likely that the home was architect-designed like the other surrounding architecturally prominent homes in the Browne’s Addition neighborhood. Historical documentation of the Page family revealed that they could afford to hire an architect to design their homes at 364 S. Coeur d’Alene Street and 438 S. Coeur d’Alene Street, which were almost exact duplicates of one another. It is interesting to note that Spokane building permits indicated that in 1913 the Pages commissioned prominent Spokane architect, Albert Held, and his brother Otto Held, to design and build the apartment modifications that were completed to the Page-Ufford House (see Section 7 this document). Perhaps Albert Held was responsible for the initial original 1896 design of the house as well, and was later hired to complete the interior revisions.

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<sup>20</sup> Ibid. p. 264.

***Summary***

The Page-Ufford House gained importance from 1896 to 1928 in the area of significance, “architecture,” as a high-style example of the Free Classic Queen Anne style and as one of the first homes built along South Coeur d’Alene Street in the Browne’s Addition National Register Historic District. The Page-Ufford House is nominated to the Spokane Register of Historic Places under Category C.

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Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**PAGE-UFFORD HOUSE** **Section 10**

Photo 1 East façade of house in 2009.  
Photo 2 NE façade corner of house in 2009 (notice NE corner front porch now restored to unenclosed porch)



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**PAGE-UFFORD HOUSE** **Section 10**

Photo 3 NE façade corner of house in 2009 (NE corner front porch now restored—no longer enclosed)



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**PAGE-UFFORD HOUSE** **Section 10**

Photos 4 and 5 NE corner front porch, first floor, now restored to original design (unenclosed).





Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**PAGE-UFFORD HOUSE** **Section 10**

Photos 6 and 7 South elevation of house in 2009 (notice new roof shingles and SW corner bay window restored).



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**PAGE-UFFORD HOUSE** **Section 10**

Photos 8 and 9  
2009.

SE façade corner of front porch, west elevation at rear of house in



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
PAGE-UFFORD HOUSE

Section 10

Plat Map

Spokane City Plat Map, 2008

