

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

MOSES & NETTA PHELPS HOUSE

2. Location

Street & Number 2118 W. Second Avenue
City, State, Zip Code Spokane, WA 99201
Parcel Number 25242.0108

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	Public Acquisition	Accessible	<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 Joseph R. Poire & Vicki C. Carter
Street & Number 2118 W. Second Avenue
City, State, Zip Code Spokane, WA 99201
Telephone Number/E-mail vicki-carter@sccd.org, 509-939-7976
joepoire@stjohncable.com, 509-879-7998

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 SHLC on Feb. 18, 2009

7. Description

Architectural Classification (see nomination, section 8)	Condition <input checked="" type="checkbox"/> excellent <input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> deteriorated <input type="checkbox"/> ruins <input type="checkbox"/> unexposed	Check One <input type="checkbox"/> unaltered <input checked="" type="checkbox"/> altered Check One <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	Browne's Addition, Block 23, Lot 9
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title	Linda Yeomans, Preservation Consultant
Organization	Historic Preservation Planning & Design
Street, City, State, Zip Code	501 West 27 th Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	lindayeomans@comcast.net
Date Final Nomination Heard	February 18, 2009

12. Additional Documentation

Map	City/County of Spokane current plat map.
Photographs	Black & white prints, CD-ROM color images

13. Signature of Owner(s)

Name Joanne

Name Nicole C. Carter

14. For Official Use Only

Date Received _____ Attest _____

Date Heard _____ City Clerk Lena P. Galt

Commission Decision _____ Approved as to Form

Assistant City Attorney Michael P. Rucob

Council/Board Action Approved

Date 5/18/09



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

Kristen Higgins

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

DESCRIPTION OF PROPERTY

Built in 1901, the Moses & Netta Phelps House is a large historic home located in Spokane, WA in the center of Browne's Addition across the street from Coeur d'Alene Park. Architecturally prominent, the property was listed on the National Register of Historic Places in 1979 as a contributing resource of the Browne's Addition National Register Historic District and is a particularly fine example of the Free Classic style, a subtype of the Queen Anne tradition. Hallmark elements of the Free Classic Queen Anne style are well-illustrated at the Phelps House by distinguishing character-defining details that include an irregular hip roof, a prominent front-facing projecting center cross-gable, wide eaves with modillion courses and dentils, a full-width wrap-around front porch, round tapered porch columns and turned-post balustrade, balconies-bays-oriels, a combination of original multi-paned and leaded-glass wood-sash windows, and prominent exterior masonry finish with black-grouted red brick veneer at the second floor and cut black basalt stone ashlar at the first floor and foundation. A showcase of superior woodworking, the interior of the Phelps House is appointed with the finest quality century-old, quarter-sawn oak woodwork which has been hand-polished to a rich patina. Outstanding woodwork in the house is manifested in various decorative inlaid floor borders and inlaid floor parquetry, deep floor and crown moldings, massive ceiling beams, paneled doors and wainscoting, wide formal staircase, custom-designed radiator covers, and built-ins such as bench seats, linen and medicine cabinets, and a formal dining room serving buffet/china hutch. The Phelps House is remarkably well-preserved and retains excellent exterior and interior architectural integrity in original location, design, materials, workmanship, and association as a single-family house built at the beginning of the 20th century in Browne's Addition in Spokane, WA.

CURRENT APPEARANCE & CONDITION*Site*

The Moses & Netta Phelps House is located in Browne's Addition on Lot 9, Block 23 at 2118 W. Second Avenue on the north side of the street, across from Coeur d'Alene Park. The lot measures 50 feet wide and 150 feet deep, and slopes slightly downhill in a northward direction from the sidewalk and curb at Second Avenue. The house is built in the center of the lot and faces south towards the park. Between the house and the property's west border, a narrow paved driveway extends north from Second Avenue to a single-car garage located in the northwest corner of the property behind the house. A manicured lawn, shrubs, and mature deciduous trees frame the house. A contemporary four-foot-high black wrought-iron fence surrounds the south, west, and east perimeters of the front yard, and a contemporary wood fence encircles the backyard at the property's east, west, and north borders. The Phelps House is located in the center of the Browne's Addition National Register Historic District and is surrounded by a mixture of historic and architecturally prominent single-family homes, infill apartment blocks, wide paved streets oriented to a directionally correct grid, and a public park. Most of the homes in the historic district were built from the late 1880s to 1925, while apartment blocks were constructed mainly from the 1930s to the 1980s. Located at the curb in front of the

Phelps House is an interesting feature which has been preserved from the late 1880s: an iron hitching post and ring which were used for tethering horses.

Garage

According to Spokane County Tax Assessor records, a single-car wood frame garage was built behind the Phelps House in the far northwest corner of the property in 1966.¹ The garage measures 18 feet wide and 22 feet deep for a total of 396 square feet of interior space. The garage is a single-story structure with a low-pitched front-facing gable roof. The roof is covered with composition shingles, the exterior walls of the garage are clad with vertical wood boards, and the gable peak at the south façade is covered with wood shingles. A single-car overhead wood garage door is located in the west half of the south façade and is adjacent to a small multi-paned window which is located in the east half of the south façade. A multi-paned window pair is located at the east elevation. The garage is built on a concrete foundation. With a 1966 built date, the garage is considered a non-historic, non-contributing resource of the property in the Browne's Addition National Register Historic District, and is therefore *not eligible* for listing on the Spokane Register of Historic Places.

House Exterior

The Phelps House is a large 2.5-story home with an irregular rectangular footprint that measures approximately 35 feet wide and 75 feet deep.² The house has an irregular hip roof with a medium pitch, hip dormers, and a prominent front-facing projecting cross-gable at the center of the south façade. The roof is covered with composition shingles and has widely overhanging enclosed eaves which are articulated with modillion courses and a deep cornice. The modillions are made of scroll-sawn wood and along with the eaves and cornice, constitute prominent architectural features of the house. A full-width front porch at the first floor wraps around the southwest and southeast corners of the home's south façade. A flight of seven steps made of cut granite stone rises to the level of the porch deck and is flanked by cut basalt stone porch walls with a stepped design. The Phelps House is clad with cut black basalt stone ashlar at the first floor which is battered and tapers out at the bottom of the wall. The second floor is clad with red brick veneer, and dormers and gable peaks are clad with wood shiplap siding. Along with stone, brick, and shiplap siding, the exterior of the house is further embellished with covered porches, balconies and second-story porch deck, a full-height bay, a two-story oriel, and a combination of original leaded and multi-paned fan, fixed, and 1/1 double-hung wood-sash windows.

South Façade

The south façade of the Phelps House has a symmetrical design and a tall, vertical appearance with 2.5 stories. The façade is dominated by two strong architectural features: a two-story front-facing center cross-gable which extends 12 feet from the

¹ Spokane County Tax Assessor records. Spokane County Courthouse, Spokane, WA.

² Ibid.

planar wall surface of the house, and a full-width wrap-around covered front porch at the first floor. The cross-gable has an enclosed gable peak, widely overhanging eaves, modillions, a deep soffit, and a wide cornice. A center fanlight is located in the gable peak, and is embellished with a multi-paned spider web design and a center keystone. The enclosed gable peak is clad with shiplap siding while the remaining portion of the cross-gable at the second floor is clad with red pressed brick veneer which is accentuated with black grout. A single 1/1 double-hung wood-sash window is located in the center of the south face of the cross-gable at the second floor, and the west and east elevations of the cross-gable also contain one 1/1 window each.

A low-pitched hip roof covers the front porch at the first floor at the south façade and has widely overhanging enclosed eaves, deep soffits, wide cornice, and dentil course. The porch roof is supported at the southwest and southeast corners by massive tapered cut black basalt stone ashlar columns which are anchored to a cut black basalt stone ashlar porch wall. Smaller round tapered wood columns also support the front porch roof, and are anchored to cut black basalt stone ashlar porch piers. A wood balustrade with turned balusters connects the stone porch piers to the wood columns around the porch deck. The porch deck is made of poured concrete. The porch extends out from the center of the house for ten feet and spans 35 feet across the full width of the home. Where it wraps around the southeast and southwest corners of the house, the porch is 20 feet deep. Protected by the covered front porch, a front door is located in the eastern-most section of the south facade. Adjacent west of the door are two original windows: the one closest to the door has a fixed pane with a leaded-glass transom light while the window next to that is a 1/1 double-hung wood-sash unit.

East Elevation

The east elevation of the Phelps House abuts the property's east border and has an asymmetrical design and numerous architectural features that serve to interrupt the planar wall surface of the home. The hip roof is punctuated with two matching hip roof dormers that have widely overhanging enclosed eaves, wide cornices, and prominent modillion courses. Each dormer holds two 3/1 multi-paned double-hung wood-sash windows, all original. The exterior at the first floor is dominated by cut black basalt stone ashlar with round bead joints while the second floor is clad with red pressed brick and black grout. The basalt ashlar extends to grade, forming a veneer over a two-foot-thick basalt stone foundation wall. A two-story beveled oriel at the first and second floor is centered beneath the southern-most dormer and features a combination of leaded-glass and multi-paned windows, exterior paneled cladding, and two small low-pitched pent roofs that separate the first floor from the second floor, and the second floor from the cornice at the roofline. The oriel is supported by massive decorative cut basalt stone brackets. The southern-most end of the east elevation reveals the southeast corner of the front porch as it wraps around the first floor of the house. A dominate feature of the east elevation is fenestration, all original, and the patterns it produces. Windows are located at the level of the basement, the first floor, the second floor, and the third floor dormers. While most of

the windows are 1/1 double-hung wood-sash units, some have multi-paned lights, some leaded. Window sills are made of cut black basalt stone ashlar.

West Elevation

The west elevation, like the east elevation, features an asymmetrical design with asymmetrical fenestration patterns and numerous architectural elements, finishes, and materials that interrupt the planar wall surface of the house. The west elevation has a combination of original windows at the basement, first floor, second floor, and third floor dormer. Most of the windows are variously sized double-hung units in combination with leaded-glass casement windows. The west elevation has a hip roof with widely overhanging enclosed eaves which are embellished with scroll-sawn modillions and a deep cornice. The basement and first floor exterior are clad with cut black basalt stone ashlar, the second floor is clad with red pressed brick and black grout, and a center dormer is clad with shiplap siding. The dormer has a hip roof with wide eaves, deep cornice, and modillions. A small paneled-wood door is located in the center of the dormer and is flanked by 4/1 multi-paned wood-sash double-hung windows, all original. The door opens out to an inset balcony at the base of the dormer. The balcony is protected by a wood balustrade with turned-post balusters. Beneath the dormer and balcony is a full-height, two-story beveled bay which extends from grade to the roof eave under the dormer balcony. Like the rest of the west elevation, the bay is also clad with cut black basalt stone ashlar at the basement and first floor, and with red pressed brick at the second floor. A tapered basalt stone and brick chimney rises next south of the beveled bay and penetrates the roof eave, projecting past the ridge crest of the home's hip roof. The chimney is embellished with a decorative corbelled chimney cap. At the southwest corner of the house, the front porch wraps around the corner at the first floor. At the northwest rear corner of the house, an arched opening in the west elevation reveals a recessed covered back porch with plain wood balustrade. A paved driveway abuts the west elevation.

North Elevation

The north elevation of the house is at the rear and has an asymmetrical design with multiple original windows of various shapes and sizes (mostly 1/1 double-hung wood-sash units), two back porches, and a cellar staircase and entrance door. Like the home's south façade, the north elevation of the house supports a single-story covered porch. In contrast to the deep full-width front porch at the south facade, the back porch at the north elevation is partial-width and extends out from the planar wall surface just five feet. The roof of the porch is flat and forms a porch deck at the second floor. The porch deck is covered with tin and is encircled with a plain wood balustrade. The back porch at the first floor is supported by square wood porch columns which are anchored to a wood porch deck. A plain wood balustrade and plain wood lattice with vertical slats are located around the perimeter of the back porch deck. A paneled wood door capped by a transom light opens from the back porch at the first floor into the home's kitchen.

At the west end of the north elevation is a recessed back porch at the northwest corner of the house. A round arch made of cut black basalt stone ashlar forms an entryway to the recessed porch. Wood stairs rise to the level of the recessed porch deck. A paneled wood door with a light in the upper half opens from the recessed porch into the home's dining room at the first floor.

A cellar door is located at the north elevation between the two back porches. A concrete staircase descends from grade to the cellar door which opens into a basement. A fourth door is located at the level of the second floor at the roof deck on the back porch. Rather than opening inward as most exterior doors do, this unique original door design features a paneled wood door that slides up to the roof eave, allowing a small opening for access from the house onto the porch deck under the bottom of the door. Like the rest of the house, the north elevation features cut black basalt stone ashlar at the foundation and first floor, red pressed brick at the second floor, and shiplap siding on a dormer which is located in the center of a hip roof. The dormer like the rest of the house has wide eaves with scroll-sawn modillions. A red brick chimney with a corbelled chimney cap projects from the roof slope next east of the dormer.

House Interior

First Floor

According to Spokane County Tax Assessor records, the first and second floors each have 1,867 square feet of finished space.³ The third floor is only partially finished with less than 1,000 square feet of finished space. The basement is full but not finished. The first floor of the Phelps House has a vestibule, reception hall and stairwell, front parlor, living room, dining room, den, bathroom, and kitchen. An original oak door with two panels in the lower leaf and a beveled light in the upper leaf opens from the south façade of the house at the front porch into a seven-foot-square vestibule. An operable transom window caps the front door. With finishes and materials unique to the Phelps House, the vestibule has a wood parquet floor with a geometric multiple block design that employs inlaid oak, maple, and mahogany. An inlaid walnut border strip encircles the floor at the perimeter of the vestibule. Vestibule woodwork is original golden-colored quarter-sawn oak with nine-inch-high floor molding, deep crown molding, and an oak chair rail. The walls and ceiling are made of original lathe-and-plaster construction, and the ceiling is ten feet high.

An oak door in the vestibule opens west into a 14-foot-wide by 17-foot-deep formal, interior reception hall with a prominent stairwell, a focal point of the house. Like the floor in the vestibule, the floor in the reception hall features decorative inlaid parquetry and boarder strips made of oak, mahogany, and walnut. The floor molding, window and door surrounds, and crown molding in the reception hall and stairwell are all made of fine-quality quarter-sawn oak. The stairwell's stairs are six feet wide at the first floor but are reduced to three feet wide as they rise to a landing between the first and second floor,

³ Ibid.

where they turn and rise to the second floor, forming a U-shaped staircase. The staircase has an open stringer design and is finished with oak steps, an oak balustrade with plain square balusters (three to a stairstep), and square oak Newel posts. A built-in bench seat is located at the landing between the first and second floors in a beveled bay with three double-hung wood-sash windows. Two of the windows have leaded-glass lights. Paneled oak wainscoting and oak picture rail molding embellish the stairwell. The reception hall leads north to two five-paneled oak doors that open to a den and a powder room. A third five-paneled oak door opens east to a closet under the stairs. Opposite the staircase, the reception hall leads west to a living room and south to a front parlor.

The front parlor is located at the center front of the house at the south wall. The room has a piano/buffet window with leaded-glass lights on the east wall, a stationary picture window with a leaded-glass transom on the south wall, and a double-hung window at the west wall. Two original brass and glass wall sconces flank the piano window, and an original brass chandelier with swirl glass globes hangs from the center of the room. The floor is oak plank, the woodwork is painted oak, the ceiling is ten feet high, and the walls and ceiling are original lathe-and-plaster construction. A door at the north wall in the front parlor opens north into a large living room.

The living room measures 18 feet wide and 15 feet deep, and features massive boxed ceiling beams made of oak, an oak floor, and oak paneled pocket doors at the east wall which slide open to the reception hall. A focal point of the room, a fireplace is centered on the west wall and is flanked by two double-hung wood-sash windows. The fireplace has an oak mantel with oak brackets, a rectangular firebox, a hammered metal frame and glass doors with brass fittings and a Prairie School design, and a hearth and fireplace surround made of dark green glazed and mottled ceramic tiles. Each tile is three inches square and is joined with white grout. Two decorative ceramic tile insets in *bas relief* are located above the firebox and depict a sailing ship with a furled sail and a tree of life image. Between the ship and tree tiles is a long horizontal tile that is inscribed with German words, which translated, say, "I now know what the angels do not know."⁴ Under the windows which flank the fireplace are two original cast iron radiators which are encased with wood radiator covers. An original built-in bench seat is located in the southwest corner of the living room beneath a double-hung window that looks out onto the front porch and the front yard.

Oak paneled pocket doors in the living room slide open at the north wall, allowing entrance to a formal dining room. The dining room has beveled bay windows at the west wall, boxed ceiling beams, oak floor and woodwork, oak wainscoting, and a built-in oak serving buffet and china hutch. The buffet/hutch is flanked by two original brass and glass wall sconces and features original brass hardware drawer pulls, leaded-glass doors, and a beveled mirror backsplash. The north wall of the dining room has two doors—the

⁴ It has been theorized that this saying means the Phelps House was Heaven on earth to the Phelps family, and that their fireplace was the heart of their home.

western-most door opens onto a recessed back porch while the eastern-most door opens into a kitchen at the rear of the house. The kitchen was remodeled sometime during the 1970s-1980s with built-in counters and casework made of wood. A staircase on the south wall of the kitchen was designed for use by domestic help and leads to the basement, second floor, and third floor. The staircase is painted wood while woodwork in the kitchen is finished in a medium golden color to match the home's original golden-hued oak woodwork. The ceiling is ten feet high, and the walls and ceiling feature a combination of original lathe-and-plaster and contemporary sheetrock construction.

Second Floor

The second floor has four bedrooms, two bathrooms, a sewing room, a central hall and stairwell, and nine-foot-high ceilings, oak and maple floors, and original lathe-and-plaster construction. Floor molding measures nine inches high, and except for woodwork at the stairwell and crown molding, all woodwork on the second floor is painted white. The floor in the hallway is made of oak planks and features a decorative parquet medallion made of oak, maple, and walnut in the center of the hall. The master bedroom is located in the southwest corner of the second floor and features a fireplace on the center west wall. The fireplace has a mantel which is supported by two pairs of fluted pilasters, an original cast-iron firebox designed to burn coal, and a surround and hearth made of matching glazed Italian ceramic tile. The fireplace mantel and pilasters are painted white and reflect strong Free Classic-style influence. Two bathrooms are located in the northwest corner of the second floor and feature an original built-in medicine cabinet, linen cabinet, original glazed ceramic tile floor, and original pedestal sink.

The third floor was designed for use by domestic help and features a finished bedroom, closet, bathroom, and an unfinished storage area. The bathroom is finished with tongue-and-groove vertical board wainscoting and retains an original porcelain, oval-shaped clawfoot bathtub. A contemporary laundry center is located in the stair landing between the second and third floor. The basement is unfinished with nine foot ceilings and a concrete floor.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

The original plans and elevations for the Phelps House are stored and archived in the Northwest Museum of Arts & Culture Archive Library in Spokane, WA. The plans and elevations are printed with a preparation date of 1901 which corresponds to the year the house was built. The present exterior appearance, design, and materials of the Phelps House matches specifications and designs pictured on the original 1901 elevation drawings, which is remarkable after more than a century. Original interior plans, however, reveal the present interior with a few changes, especially in bathrooms and kitchen. Fortunately more than 95 percent of the interior of the Phelps House is intact with original floor plan, original materials, original design, and original workmanship.

Modifications to the Phelps House include the following:

1920s Third-floor bathroom remodeled with addition of toilet (wall-mounted wash basin might be original 1901 but appears in design to more closely match those fixtures made in the teens and 1920s).

1950s Interior remodeled slightly to allow for four apartments: one on first floor, two on second floor, and one on third floor. Interior hallway between reception hall and kitchen enclosed and remodeled into a bathroom, built-in bookshelves in den on first floor removed, original butler's pantry and kitchen remodeled as one large kitchen, second-floor bathroom remodeled with additional toilet, and wall between center west bedroom and northwest corner bedroom at second floor removed to make one large room.⁵

1990s Third-floor stairway landing remodeled to accommodate washer and dryer as a laundry center. Kitchen remodeled again. Composition roof installed (original roof was specified on 1901 plans to be covered with "double shingles" which were probably made of wood as was the popular custom in 1901—there may have been subsequent roofing materials installed over the wood shingles in subsequent years up to the 1990s when existing composition roof was installed). A new wood storm door was installed at the front entrance.

2008 Exterior and interior of house repaired and repainted.

To summarize, the exterior of the Phelps House is in excellent condition, remarkably well-preserved, and still matches the original elevations and plans prepared in 1901 when the home was built. The interior has had a few modifications over the years. The home's outstanding oak woodwork, doors, windows, hardware, built-ins, fireplaces, oak parquetry in floors, and most of the original floor plan are all very well preserved. The Phelps House retains excellent exterior and interior architectural integrity in original location, design, materials, workmanship, and associated use as a single-family home built in the early 1900s in Browne's Addition in Spokane, WA.

⁵ The second floor is divided in two parts by a service door in the hallway. The hallway and that part of the second floor that is south of the service door was originally designed for use by the owner and included a sewing room in the southeast corner of the house, a center south bedroom, a master bedroom in the southwest corner, a center west bedroom, a center east bedroom, and the formal stairwell that descends to the first floor reception hall. The area north of the second floor hallway service door was designed for use by domestic help and included a bedroom in the northwest corner of the house, a powder room, a bathroom, and service stairs that lead up to the third floor, down to the kitchen at the first floor, and down to the basement.

Areas of Significance	Architecture
Period of Significance	1901-1953
Built Date & Significant Date	1901
Architect	Albert Held
Builder	David Fotheringham

STATEMENT OF SIGNIFICANCE

Summary Statement

Built in 1901, and listed on the National Register of Historic Places in 1979 as a contributing historic resource of the Browne's Addition National Register Historic District, the Moses & Netta Phelps House is a fine example of the "Free Classic" Queen Anne style. Identifying Queen Anne-style elements of the property include the home's tall 2.5-story vertical form, irregular cross-gable hip roof, multiple exterior wall claddings/materials, fenestration designs/patterns, balconies-bays-oriels, and a full-width wrap-around front porch. Inspired by the Colonial Revival tradition, "Free Classic" details at the Phelps House include a symmetrical façade design, prominent overhanging enclosed eaves, deep soffits, wide cornices, modillion and dentil courses, round tapered porch columns, turned-post balusters, and a prominent gable-peak fanlight. Interior Free Classic Queen Anne-style designs in the Phelps House are found as multiple rooms built on multiple floors, finely crafted and deeply paneled oak woodwork, pocket doors, built-ins, and decorative inlaid wood floor parquetry. As indicated on original 1901 house plans and described in newspaper articles, a book about Spokane history, and an early Spokane promotional publication, the Phelps house was custom-designed by Albert Held, a professional "pioneer architect of Spokane"⁶ who was associated with the late 19th and early 20th century "upbuilding of the city," and whose masterful "evidences of...skill and ability are seen" throughout the region.⁷ For more than 34 years, Albert Held designed numerous residential homes, commercial buildings, railroad depots, and schools in Spokane, "each and every one of them showing originality, taste, and skill."⁸ The Phelps House was built by accomplished Spokane contractor, David Fotheringham, for Netta & Moses Augustus Phelps, a successful Spokane businessman, real estate investor, and "Spokane pioneer lumberman and banker" who helped form and manage the Wadsworth & Phelps Lumber Company, succeeded by the M. A. Phelps Lumber Company. In addition to his lumber companies, Moses Phelps held several active board positions at different times as president, treasurer, and director/financial manager of Spokane banks, security trusts, and a telephone company. Netta Wells Sheldon Phelps, wife to Moses Phelps and a well-known Spokane socialite and civic benefactress, was venerated for her work as a historical book author, a Washington State Regent for the Daughters of the American Revolution, and as a philanthropist during her "long and busy life spent in

⁶ "Albert Held Is Taken by Death." *Spokesman-Review*, 29 June 1924.

⁷ Durham, N. W. *The History of Spokane County and the Spokane Country, Washington, Vol. 111*. Spokane: S. J. Clarke Publishing Company, 1914.

⁸ Murphy, I. I. *Western Progress: Spokane, WA—The Queen of the Inland Empire*. Chicago: 1902, p. 45.

service to others.”⁹ During the Phelps family’s residence, which defines the period of significance for the property from 1901 through 1953, the Phelps House achieved importance in the area of “architecture” as a hallmark example of the Free Classic Queen Anne style and as a fine representation of the work of Spokane architect, Albert Held. Architecturally significant, the Moses & Netta Phelps House is nominated to the Spokane Register of Historic Places under Category C.

HISTORICAL CONTEXT

Browne’s Addition National Register Historic District

In the late 1890s and early 1900s, Browne’s Addition in Spokane enjoyed the reputation as one of the city’s most socially correct addresses. In 1878, early Spokane pioneers John J. Browne and Anthony M. Cannon arrived in the small townsite of Spokane, and in 1883, purchased wooded land one mile west of the city’s downtown central business district. The land extended north and west to a bluff that overlooks the confluence of Latah Creek and the Spokane River, south to Sunset Boulevard and the Northern Pacific Railroad embankment, and east to South Maple Street. Browne platted 155 acres north of West Third Avenue in the area and called it Browne’s Addition while Cannon platted the land south of Third Avenue and called it Cannon’s Addition. Together, the men deeded nearly ten acres of land located in the center of the neighborhood to the City of Spokane for use as community public parkland, now called Coeur d’Alene Park. In 1979, Browne’s Addition was designated a historic landmark district when it was listed on the National Register of Historic Places as the Browne’s Addition National Register Historic District.

In the late 1800s and early 1900s, Browne’s Addition offered many residential suburban amenities, including a public park, a gridwork of paved streets, electric lighting, fresh water, curbside trees, public and private schools, public transportation, and wide panoramic views from the edge of the bluff to prospective buyers. The close proximity to Spokane’s downtown business district, and the availability of platted and improved land appealed to Spokane’s wealthy elite. They bought lots in the neighborhood and hired professional architects and builders to design and construct opulent homes, reflecting their individual personal tastes, social status, and financial success.

Historic Browne’s Addition was developed with homes and buildings built in a variety of high style and vernacular examples that were popular from the late 1890s to about 1945. Queen Anne, “Free Classic” Queen Anne, Colonial Revival, Neoclassical, Mission, Tudor Revival, Craftsman, and mid-century modern traditions are represented in the historic district, but the most widely built and preserved are varieties of the Queen Anne style. Spacious, and sometimes grandiose and pretentious estates were built with no thought to cost by successful Spokane businessmen, including J. J. Browne, Amasa Campbell, John Finch, and Patsy Clark. Most of the historic district’s most lavish

⁹ Phelps, Netta Sheldon. *The Valiant Seven*. Caldwell, ID: Caxton Printers, Ltd, 1942 (book jacket overleaf).

mansions were built along West First, Second, and Pacific Avenues and were reflective of Spokane's affluent residents and their desires for the upscale domestic architecture and neighborhood livability that Browne's Addition promised and offered. Prominently located in the center of the neighborhood a few doors east of the Patsy Clark Mansion and across the street from Coeur d'Alene Park on West Second Avenue, the Moses & Netta Phelps House was one of these high-style residences.

The Phelps House

In 1887, J. J. & Anna Browne, real estate developers of Browne's Addition in Spokane, sold Lot 9, Block 23 in the addition for \$600 to William & Mary Phelps, residents of Massachusetts. One year later in 1888, William & Mary Phelps conveyed the property to their son, Moses A. Phelps, and his young wife, Netta S. Phelps.

Moses Augustus Phelps (1858-1933)

In 1858, Moses Augustus Phelps was born in Franklin County, Massachusetts to socially and financially affluent parents, William Phelps, a lumber baron, and Mary Needham Phelps, an historian and family genealogist. Moses Phelps was educated in both public and private schools, worked in the hay and grain business for a short time in New England, and then traveled west across the country, destination Seattle, WA. As recorded in a written history of the Moses & Netta Phelps family authored by granddaughter, Mary Phelps Engstrom, Moses Phelps arrived in the Pacific Northwest in 1886 and discovered that "there was no transportation past Rathdrum, Idaho." He then "walked from Rathdrum to Spokane where he "fell in love with Spokane Falls, and settled."¹⁰ He formed the M. A. Phelps Lumber Company, a successor to the Phelps & Wadsworth Lumber Company which he helped found, with offices in the Empire State Building on West Riverside Avenue in the center of downtown Spokane.

He had extensive [lumber] plants, owning and operating mills [in northwest Spokane by present-day Country Homes Boulevard and] at Cusick, which had a capacity of 60,000 feet of lumber daily. He was an excellent judge of standing timber as well as...the finished product. His executive ability and careful management of his interests brought him substantial and gratifying returns.¹¹

Among other Spokane buildings and structures for which he supplied material, Moses Phelps and his lumber companies furnished lumber for the construction of the Division Street Bridge (now demolished) and the Spokane County Courthouse. In addition to lumber manufacturing, Moses Phelps was at different times in Spokane a president/treasurer of the Interstate Telephone Company, president of the Security Trust Company, a 20-year director/vice president of the Fidelity National Bank, and was an

¹⁰ Engstrom, Mary Phelps. "Moses Augustus Phelps and Netta Wells Sheldon Phelps." Spokane, WA, circa 1980.

¹¹ Ibid.

active member of the Sons of the American Revolution and the Spokane Athletic Club. His granddaughter, Mary Phelps Engstrom, recalled that “few men were more prominent or more widely known than Mr. Phelps. In him were embraced the characteristics of unbending integrity and unabating energy.”¹² Moses Augustus Phelps died in 1933.

Netta Wells Sheldon Phelps (1861-1953)

Netta Wells Sheldon Phelps was born in 1861 in Deerfield, Massachusetts, grew to be an accomplished pianist and vocalist, and was employed as an instructor of music by the time she was 15 years old. In 1887, Netta married Moses Phelps and moved to Spokane, Washington where they raised one son, Ralph Phelps, and one daughter, Marion Eveline Phelps. Netta Phelps, her promising vocalist career ended by a serious bout of influenza,¹³ redirected her dreams, focused on being her husband’s helpmate,¹⁴ and helped those less fortunate than herself. In Spokane, Netta became a pioneer in the tuberculosis prevention movement in its difficult early years [1920s] and was an active member of the Cultus Club, the Social Service Bureau, the baby clinic and visiting nursing departments, and held many offices in the Daughters of the American Revolution (DAR), including three years as State Regent.¹⁵ In the 1930s after her husband’s death, Netta Phelps “became interested in the pathetic and unique story of the seven Sager orphans [who survived the Whitman Massacre in southeast Washington], and determined to portray this chapter of Western history for a wider audience.”¹⁶ In 1942, she wrote and published *The Valiant Seven*, a historical narrative of the Sager orphans and “the Old Oregon Trail, the Whitman Massacre, and the second emigration to the West by wagon.”¹⁷ After 65 years in Spokane, “Spokane pioneer and book author” Netta Phelps died at the age of 91 in 1953.¹⁸

In 1888, Moses & Netta Phelps were newlyweds and new owners of Lot 9, Block 23 in prestigious Browne’s Addition, one of Spokane’s earliest and most prominent residential neighborhoods. As indicated on an 1890 map, the U.S. post office address assigned to the property was first listed as 1512 W. Second Avenue but was later changed to 2118 W. Second Avenue. In 1889, the Phelps commissioned a single-story wood frame home built on their property, a house which may have displayed lumber manufactured at Moses Phelps’ lumber business. The 1890 map illustrated an aerial view of the footprint of the property with the street address as 1512 W. Second Avenue and the lot improved with a frame house, barn, and shed. The wood frame house had an irregular rectangular footprint with two projecting cross-gables or bays at the east and west elevations, a wrap-around front porch at the southwest corner, and faced south with an uninterrupted view of Coeur d’Alene Park.

¹² Ibid.

¹³ *The Valiant Seven* bookcover overleaf summary.

¹⁴ Engstrom, Mary Phelps. History of Phelps Family.

¹⁵ *The Valiant Seven* bookcover overleaf summary.

¹⁶ Ibid.

¹⁷ *Deerfield Alumni Journal, Volume 10, Number 1, October 1953.* Page 20.

¹⁸ “Resident Here Since ’88 Dies.” *Spokane Daily Chronicle*, 15 June 1953.

Thirteen years later in 1901, Moses & Netta Phelps hired Spokane architect, Albert Held, to design a larger and more fire-resistant home for them. The circa 1888-89 frame dwelling was razed and replaced by the current larger home which is constructed of fire-retardant brick and stone. A *Spokane Daily Chronicle* newspaper article on September 5, 1901 reported the following account:

M. A. Phelps has commenced work on his house on Second Avenue, opposite Coeur d'Alene Park. This will be about a \$10,000 home. The architectural work was done by Albert Held. The house will be a two and a half story building, the lower floor being veneered stone and second floor being of pressed brick.¹⁹

A well-built home, the 1901 Phelps House has survived for more than 108 years as one of the best-preserved historic residences in Browne's Addition.

Subsequent Property Owners

Subsequent to the death of Moses Phelps in 1933, and the death of Netta Phelps in 1953, the Phelps House was sold to Great Western Savings & Loan for \$18,000. At this time, Spokane experienced a post-World War II population increase which precipitated alterations of large homes like the Phelps House from single-family to multi-family apartment use. To wit, a 1954 newspaper article featured a photograph of the Phelps House with a caption that announced a recent "apartment conversion" with up to six apartment suites available for lease in the home. Spokane city building permits indicated the cost of renovations were \$3,500 in 1954 and \$700 in 1955, resulting in four apartment suites in the Phelps House.²⁰ The apartment renovations were led by Multigraph Sales Agency salesman, Robert Gassman, and his wife, Lou Gassman who purchased the property from the savings & loan, lived for a time on the first floor in Suite #1, and managed the apartment house for 13 years.

During the next 40 years, the property changed ownership several times and was continually managed as a multi-family apartment house. In 1967, the Gassmans sold the property to Marguerite & Robert Adams, Spokane County Deputy Assessor. In 1977, the Adams family sold the property for \$48,000 to Julena & Brent Russell, a physical therapist for Greater Spokane Physical Therapy. In 1979, retired Spokane couple, Charles & Irene Pankey, bought the house and lived in Suite #1 and in 1988 sold the home to Edward & Dortha Loosier, who listed the multi-family apartment house as the "Georgian Apartments" in city directories. In 1990, Maurina & Dr. David Ladich-Rogers, a physician at Anesthesia Associates in Spokane, bought the house for \$144,000 and spent the next seven years restoring it to its original use as a single-family residence. In 1997, the Ladich-Rogers family sold the property to Thomas & Gina McCotter for

¹⁹ "Spokane, 60 Years Ago, Sept. 5, 1901." *Spokane Daily Chronicle*, 5 Sept 1961.

²⁰ Spokane city building permits #B21352 and B26999, dated 1954 and 1955 respectively. Spokane City Hall, Spokane, WA.

\$280,000. After eleven years of residency, the McCotters sold the Phelps House for \$570,000 to Vicki Carter and Joseph Poire in 2008. Carter and Poire continue to maintain the property's original 1901 use as a single-family residence.

ARCHITECTURAL SIGNIFICANCE

Category C

As outlined in *National Register Bulletin 15*, registration requirements for Category C of the Spokane Register of Historic Places apply to “properties significant for their physical design or construction, including such elements as architecture, landscape architecture, engineering, and artwork.”²¹ To be eligible for historic register listing under Category C, “a property must meet at least one of the following requirements:”²²

1. Embody distinctive characteristics of a type, period, or method of construction.
2. Represent the work of a master.
3. Possess high artistic value.
4. Represent a significant and distinguishable entity whose components may lack individual distinction.²³

The Phelps House is nominated under above-stated requirement #1 because it “embodies distinctive characteristics of a type, period, or method of construction” and “refers to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history.”²⁴

Distinctive characteristics are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials. They can be general, referring to ideas of design and construction such as basic plan or form, or they can be specific, referring to precise ways of combining particular kinds of materials.²⁵

In Spokane, the Phelps House is a particularly fine example of the Free Classic Queen Anne style because it retains and displays multiple distinctive and stylistic elements and architectural features of the Free Classic Queen Anne tradition which are prominently displayed in the home's well-preserved quality, craftsmanship, and architectural integrity of original location, design, materials, workmanship, and association as an early 20th-

²¹ *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Page 17

²² *Ibid*, p. 17

²³ *Ibid*, p. 17

²⁴ *Ibid*, p. 17

²⁵ *Ibid*, p. 18

century single-family residence.²⁶

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 18th-century “country house and cottage Elizabethan architecture” in England and a blend of 19th-century Tudor Gothic, English Renaissance, Flemish, and Colonial Revival styles in America.²⁷

The style was named and popularized by a group of 19th-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 1910.²⁸

Identifying features of the Queen Anne style in America 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 devices that were used to avoid a smooth-walled exterior appearance. Devices included the construction of box/bevel/round bays, towers and turrets, insets and overhangs, wall projections and cantilevered floors and gables, a variety of window shapes and sizes, and differing wall materials and textures aligned both vertically and horizontally. The Queen Anne style resulted in homes that frequently reflected a mixture of two or more traditions, which in high-style examples, were most often depicted as robust, fanciful, ebullient designs.

According to architectural historians Lee & Virginia McAlester, 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 traditions like Early

²⁶ Ibid, p. 17.

²⁷ Harris, Cyril M. *Dictionary of Architecture & Construction, Third Edition*. New York: McGraw-Hill, 2000, p. 736-37.

²⁸ McAlester, Lee & Virginia. *A Field Guide to American Houses*. New York: Knopf Publishing, 1989, p. 268.

Colonial Revival and Greek Revival.²⁹ 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 embellishment 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.

Prominent, style-defining features of the Free Classic Queen Anne style at the Phelps House include the following:

- Built date between 1880-1910
- Tall, vertical form
- Irregular hip roof with multiple cross-gable
- Front-facing projecting gable
- Eave and cornice modillions and dentils
- Prominent full-width, wrap-around front porch supported by classical round tapered porch columns and turned-wood porch balusters
- Porch columns arranged as a single column and in groups of two
- Multiple bays, balconies, and oriels
- Asymmetrical fenestration patterns
- Combination of 1/1 and multi-paned double-hung, casement, and fanlight windows
- Multiple exterior cladding materials: wood clapboard, wood shingles, red brick, and cut basalt ashlar masonry
- Interior design with multiple rooms, 10-foot-high ceilings, and fine-quality woodwork (floor planks and parquet, wainscoting, floor and crown molding, paneled doors, ceiling beams, built-ins)

In addition to the above-stated style-defining features which are prominently displayed at the Phelps House, the property retains the highest level of architectural integrity. After more than ten decades of continuous use, the Phelps House is remarkably well-preserved as a landmark example of the Free Classic Queen Anne style in Spokane.

Albert Held, Architect (1866-1924)

Designed by prominent Spokane architect, Albert Held, the Phelps House is also nominated under registration requirement #2 because it reflects “the work of a master” which “refers to the technical or aesthetic achievements of an architect or craftsman.”³⁰

²⁹ Ibid. p. 264.

³⁰ *National Register Bulletin #15.*

Albert Held was born in Minnesota in 1866, and in 1889, came to Spokane where he worked for 35 years until his death in 1924.³¹ As told by well-known Spokane historian and newspaper reporter, N. W. Durham, Held completed courses in drafting and architecture at the University of Minnesota, and “when the disastrous Spokane fire occurred in the fall of 1889, he realized that there would be much building in the city and opened an office” in downtown Spokane.³² Another Spokane historian, Rev. Jonathan Edwards, reported in 1900 that “Mr. Held at once began the practice of his profession,” designing public and commercial buildings as well as “designing and superintending the construction of fine residences, a branch of architecture of which he makes a specialty.” During that time Held was in partnership with Spokane architect, Arthur Permain, and together they were touted as the architectural firm responsible for designing “most of the fine residences” built in Spokane in 1899-1900.³³

The applause for Albert Held’s masterful work increased and was described in the early 1900s in numerous publications like the following excerpt from *Western Progress*, a 1902 promotional pamphlet:

Albert Held, Architect
506-08 Hyde Block

In mentioning our architects, we will award this gentleman a very high place and absolutely on his merits, for we are within the mark in stating that there is no more successful or more honorable architect in our city. He has drawn plans for many of our large and important buildings, each and every one of them showing originality, taste, and skill... Mr. Held is thoroughly versed in all that pertains to architectural and building affairs...[with] plans and specifications...for all classes of buildings... Mr. Held is an able, progressive architect and a capable, honorable business man.³⁴

An article in the *Spokesman-Review* in 1903 called Albert Held “one of the best-known architects in the Northwest,” one who was “prominently identified with the building-up of Spokane, having been the architect of many of Spokane’s most beautiful homes, business buildings, schoolhouses, and manufacturing establishments.”³⁵ A 1908 newspaper article described him as a professional with “wide experience in architectural work” and “lasting prestige in his profession” in Spokane.³⁶ In addition to his architectural work, Albert Held was active in city and park planning, served on the

³¹ “Albert Held Is Taken By Death.” *Spokesman-Review*, 29 June 1924, p. A:5.

³² Durham, N. W. *History of Spokane County, WA, Volume 2*. 1912.

³³ Edwards, Rev. Jonathan. *History of Spokane County*. Spokane, 1900, p. 631.

³⁴ Murphy, I. I. *Western Progress: Spokane, WA, The Queen of the Inland Empire*. Chicago, August 1902, p. 45.

³⁵ “Albert Held Weds Mrs. Logan.” *Spokesman-Review*, 15 Oct 1903, p. 5.

³⁶ “Albert Held, Architect.” *Spokesman-Review*, 1908.

Spokane Park Board, and was the first architect in Spokane to join the American Institute of Architects.

In Spokane, Held was responsible for designing a plethora of the city's most prominent structures, schools, buildings, and homes. These include North Central High School and Lincoln School (both demolished), the Holley-Mason Hardware Building, Home Telephone & Telegraph Company Building, Palace Department Store, Kelley Clarke Company Warehouse, Brenham & Griffith Warehouse, Marshall-Wells Hardware Company, Spokane Dry Goods Warehouse, Centennial Mill, Inland Brewing, Spokane Brewing, Spokane Bakery buildings, and several noted apartment buildings, including the Ammann, Breslin, San Marco, and Knickerbocker Apartments. He also designed the Zimmerman House (123 E. Short Court), Armstrong House (1022 W. Ninth Avenue), James Clark House (2308 W. Third Avenue), Robbins House (2425 W. Pacific Avenue), Mrs. R. Weil House (Browne's Addition), James & Corinne Williams House (1225 W. Nineteen Avenue), and the Moses Phelps House (2118 W. Second Avenue). Although it cannot be documented, it appears that Held may have also designed the Page-Ufford House (364 S. Coeur d'Alene Street) and the Globe Hotel (Main & Division Street).

Albert Held was a master architect, one of the best in Spokane. Although many examples were demolished, some of his work has survived as commercial buildings, apartment blocks, and single-family homes. All of his buildings and structures are well-built and well-designed with a permanence and strong appearance that have resulted in a "classic and timeless look."³⁷

Summary

To summarize, the Moses & Netta Phelps House is well-preserved and retains a high degree of architectural integrity in original location, design, materials, workmanship, and association as an early 20th-century single-family home built in the Browne's Addition National Register Historic District. The property is listed on the National Register of Historic Places as a contributing historic resource of the district and is nominated to the Spokane Register of Historic Places under Category C for its architectural significance from 1901-1953 as a fine example of the Free Classic Queen Anne style and as a product of master Spokane architect, Albert Held.

³⁷ Compau, Nancy. *Apartment Buildings Designed by Albert Held National Register Nomination*. Spokane City/County Office of Historic Preservation, Spokane, WA.

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"Albert Held Is Taken by Death." *Spokesman-Review*, June 1924.

"Albert Held Weds Mrs. Logan." *Spokesman-Review*, 15 Oct 1903.

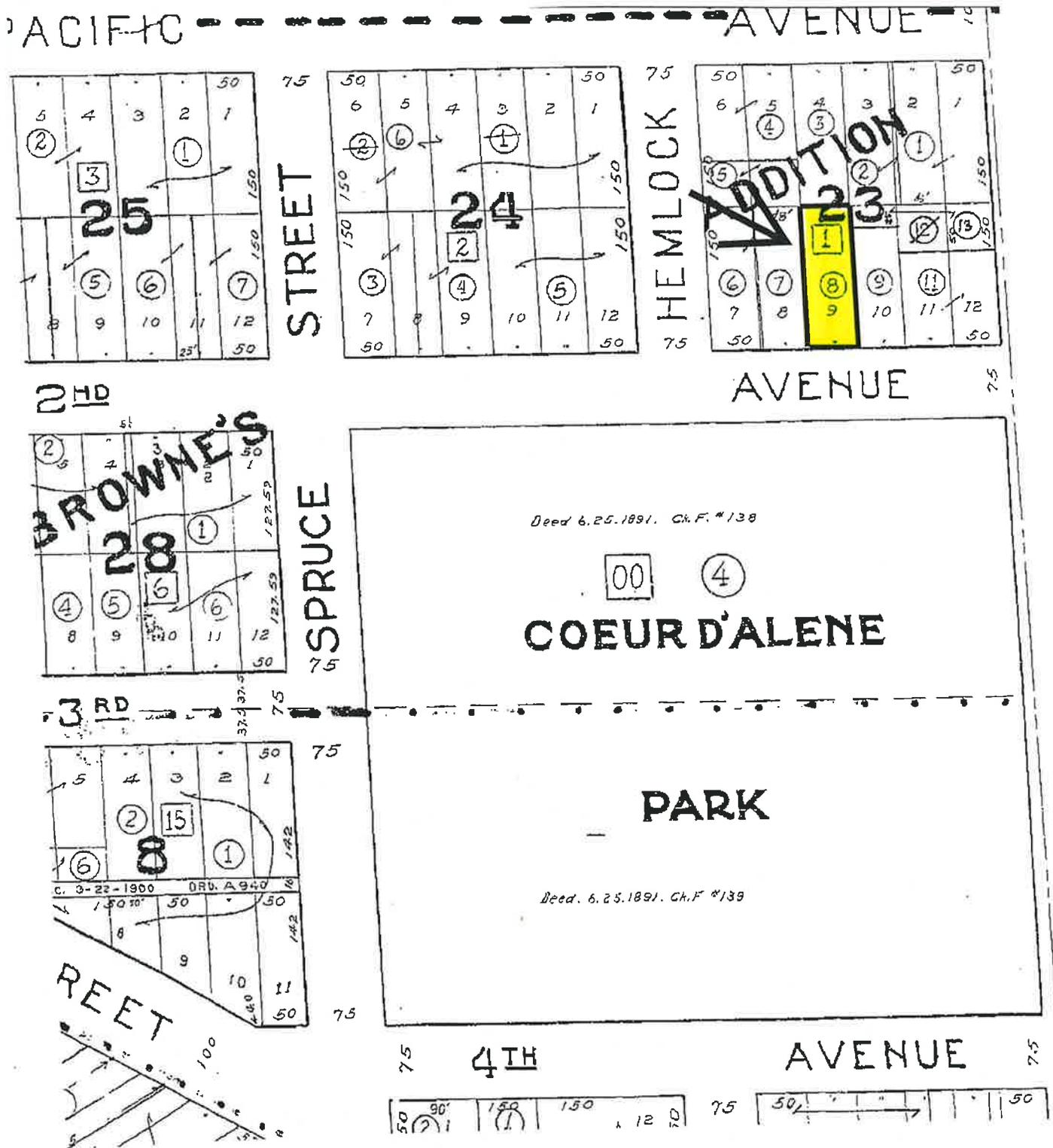
"Phelps Home to Become Apartments." *Spokesman-Review*, 1954.

"Spokane, 60 Years Ago: September 5, 1901." *Spokane Daily Chronicle*, 1961

Spokane City/County Register of Historic Places Nomination Continuation Sheet
 NAME OF PROPERTY - **PHELPS HOUSE** Section 10

PLAT MAP

Spokane County plat map, 2008



Spokane City/County Register of Historic Places Nomination Continuation Sheet
NAME OF PROPERTY - PHELPS HOUSE

ELEVATION

1901 drawing by Albert Held, architect, of south façade.



Front Elevation
(SOUTH)

Residence for Mr.

Scale $\frac{1}{4}'' = 1'$

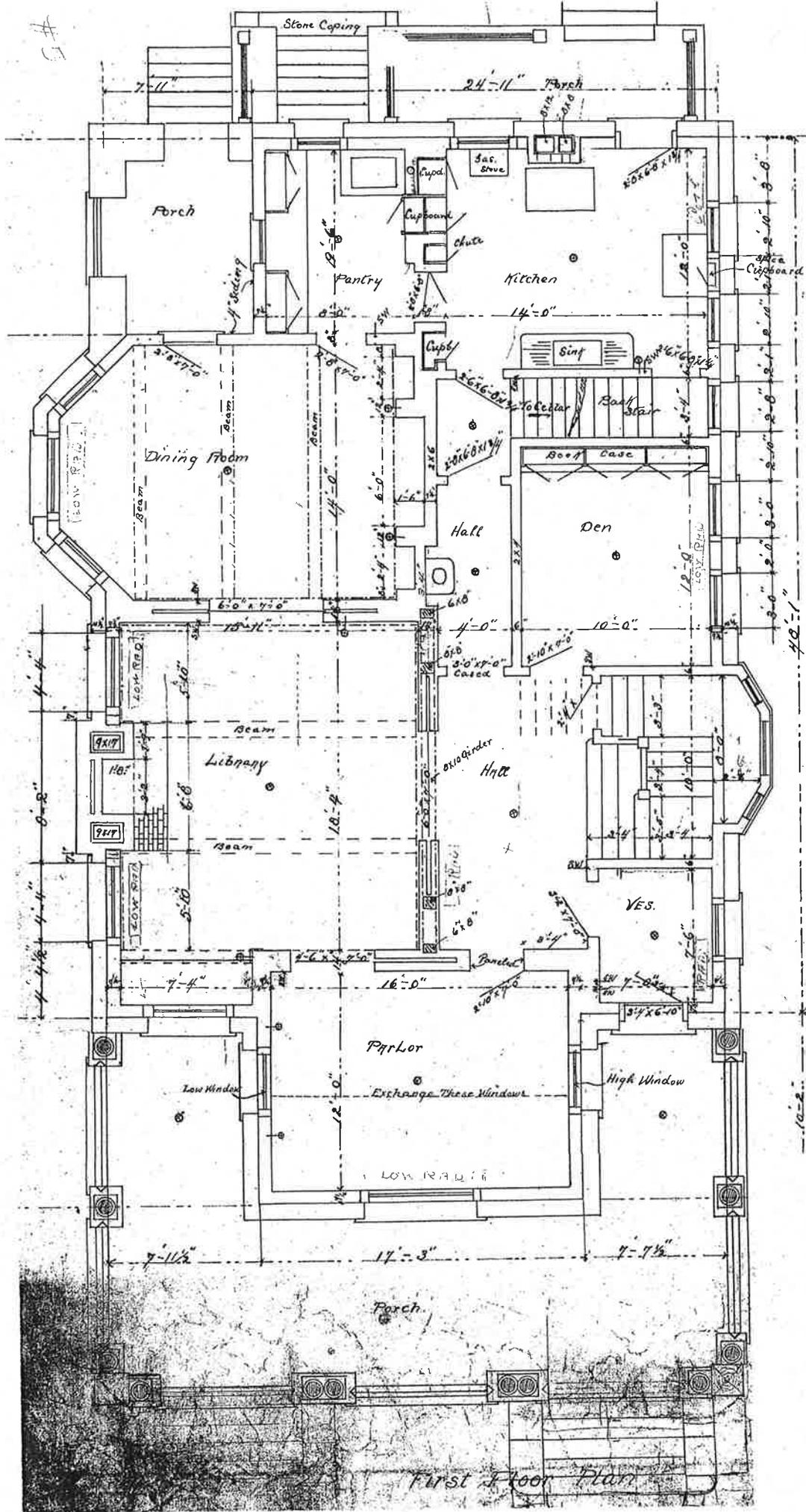
Spokane City/County Register of Historic Places Nomination Continuation Sheet
NAME OF PROPERTY - PHELPS HOUSE

ELEVATION

1901 drawing by Albert Held, architect, of rear elevation.



Rear Elevation
(NORTH)

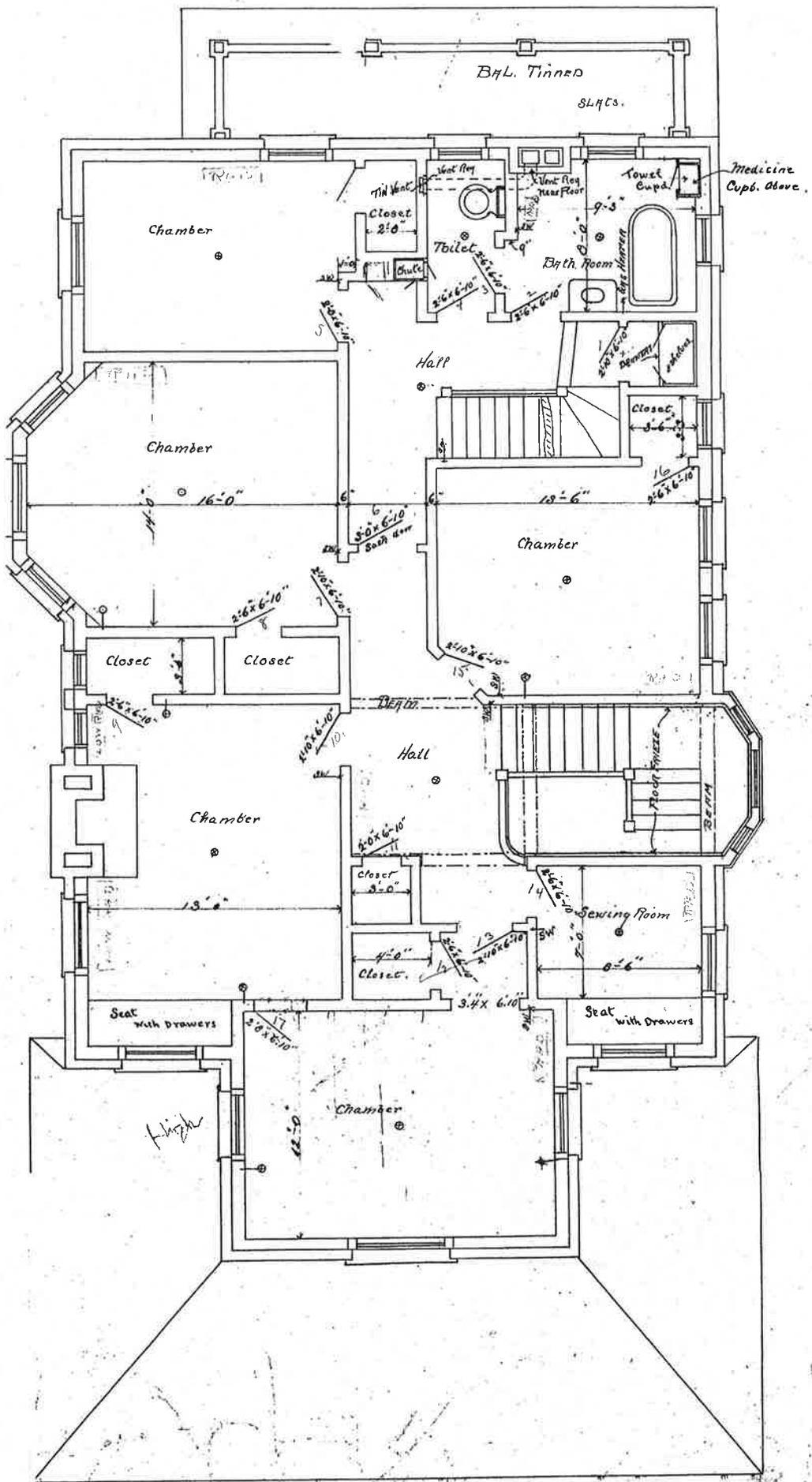


Spokane City/County Register of Historic Places Nomination Continuation Sheet
MOSES & NETTA PHELPS HOUSE

1901 drawing by Albert Held, architect, of first floor.

PLAN

First Floor Plan



Second Floor Plan.

Residence For M. A. Phelps

Spokane City/County Register of Historic Places Nomination Continuation Sheet
MOSES & NETTA PHELPS HOUSE

1901 drawing by Albert Held, architect, of second floor.

PLAN

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
25242.0108
Parent Parcel Number

OWNERSHIP

MCCOTTER THOMAS M & GINA T
5100 S REGAL ST, SPOKANE, WA, 99223-7947, US
SPOKANE, WA 99223-7947
BROWNS ADD L9 B23

TRANSFER OF OWNERSHIP

12/17/1997 LADICH-ROGERS, DAVID G &
03/12/1990 LOOSIER, E V & D L
08/05/1988
05/15/1979
10/12/1977

DOC # : 970017077
\$280000
DOC # : 900003434
\$144000
DOC # : 880009943
\$110000
DOC # : 792005617
\$60000
DOC # : 771066838
\$48000

Property Address
2118 W 2ND AVE, SPOKANE, WA, USA

jurisdiction 011
Area 001
Corporation USA
Routing Number 3

Property Class
512 5- Household, 2-4 units

TAXING DISTRICT INFORMATION

RESIDENTIAL

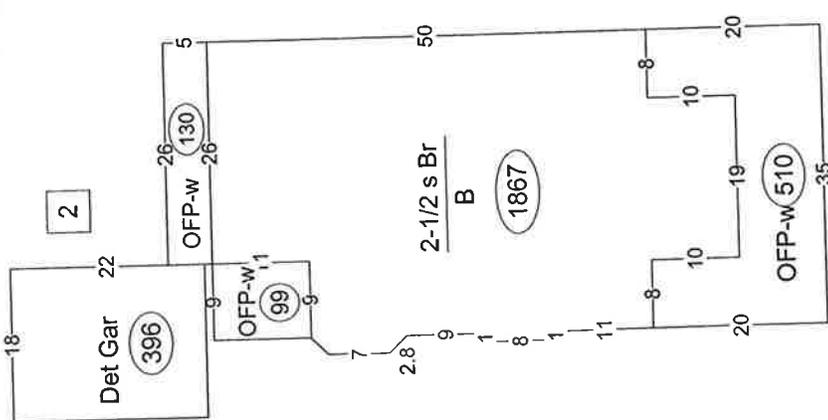
VALUATION RECORD

Assessment Year	01/01/1996	01/01/1997	01/01/1998	05/28/1999	01/01/2000	Worksheet
Reason for Change	Reval	Reval	Reval	Reval	Ascend Asml	
VALUATION	0	0	0	0	22500	26300
True Tax Value B	188500	188500	188500	188500	188500	258800
	188500	188500	188500	188500	211000	285100
VALUATION	22500	22500	22500	22500	22500	0
Assessed Value B	188500	188500	188500	188500	188500	258800
	211000	211000	211000	211000	211000	258800

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence
Soil ID	Acres	Effective	Depth	Rate	Rate	Value	Factor
Actual	Effective	Depth	Square Feet	Rate	Rate	Value	Factor
	7500.00			3.50	3.50	26250	26250
Land Type							
1 Multi-Family Land							

IMPROVEMENT DATA



PHYSICAL CHARACTERISTICS

Style: 85 Multi-family
 Occupancy: 4-6 family
 Story Height: 2.5
 Finished Area: 4668
 Attic: None
 Basement: Full
ROOFING
 Material: Comp sh to 235#
 Type: Gable
 Framing: Std for class
 Pitch: Not available
FLOORING
 Slab allowance 1.0, 2.0, 2.5
EXTERIOR COVER
 Brick veneer 1.0, 2.0, 2.5
INTERIOR FINISH
ACCOMMODATIONS
 Finished Rooms 8

HEATING AND AIR CONDITIONING

Lower Full Part
 /Bsmt 1 Upper Upper

PLUMBING

 3 Fixt. Baths 4 12
 Kit Sink 4 4
 Water Heat 4 4
 TOTAL 20

REMODELING AND MODERNIZATION

Amount Date

SPECIAL FEATURES

Description	Value	ID
D DWELL	2.50	110
01 DETGAR	0.00	1
02 FLATCP	0.00	108

SUMMARY OF IMPROVEMENTS

Year Const	Year Eff Const	Year Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Phys Obsol	Market %	Value	Depr	Adj Comp	Value
1901	1901	G	0.00	N	0.00	7468	291350	20	0	100	100	233,000
1966	1966	AV	18.48	N	18.48	18X 22	7320	30	0	100	100	5100
1966	1966	G	5.19	N	5.19	16X 22	1830	80	0	100	100	400

Data Collector/Date

85 03/14/2001

Appraiser/Date

85 03/22/2001

Neighborhood

Neigh 512520 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE 238600

Spokane City/County Register of Historic Places Nomination Continuation Sheet
NAME OF PROPERTY - PHELPS HOUSE **Section 10**

PHOTOGRAPHS

Photo 1

South façade of property in 2008.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
NAME OF PROPERTY - PHELPS HOUSE **Section 10**

PHOTOGRAPHS

Photo 2

West elevation of property in 2008.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
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PHOTOGRAPHS

Photo 3

East elevation of property in 2008.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
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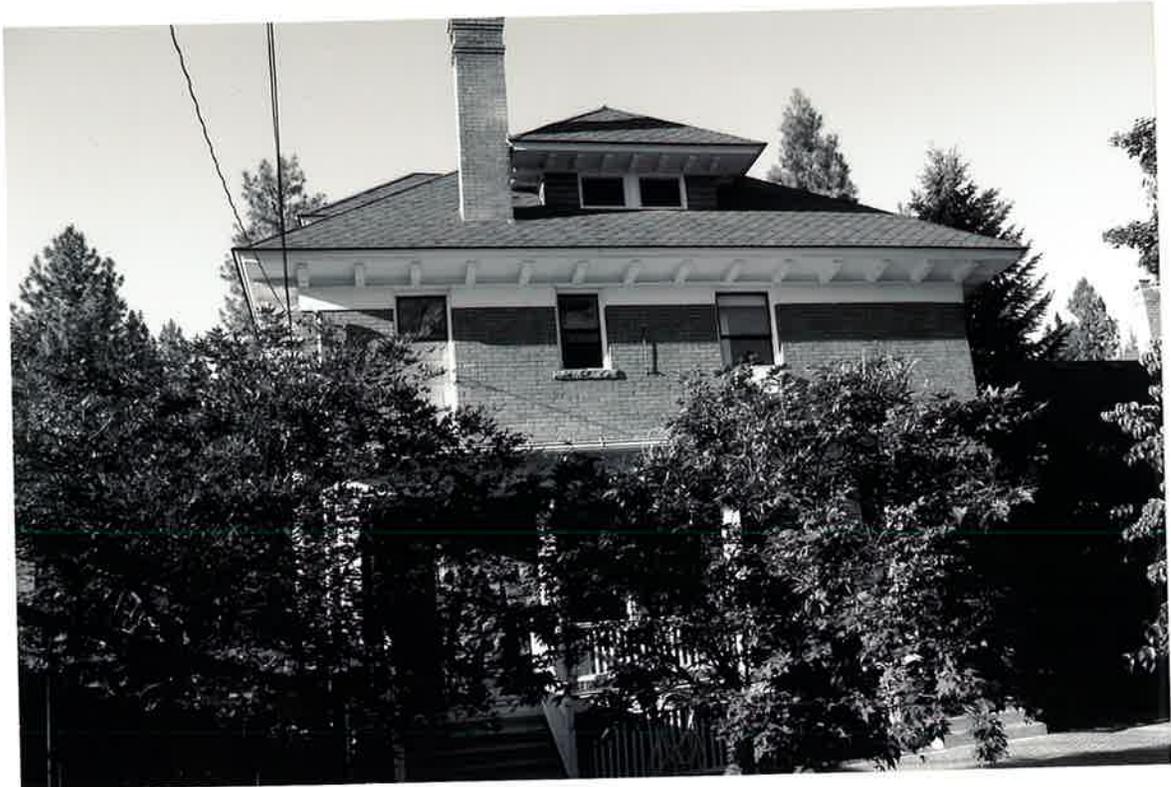
PHOTOGRAPHS

Photo 4

North, rear elevation of property in 2008

Photo 5

South façade of garage in 2008.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
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PHOTOGRAPHS

Photo 6

North, rear elevation of property in 2008.



PHOTOGRAPHS

Photo 7 and 8

Interior first-floor foyer and second-floor parquetry in 2008.



PHOTOGRAPHS

Photo 9
Photo 10

Fireplace in living room, looking west in 2008.
Built-in buffet/hutch in dining room in 2008.

