

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 **PHILLIPS-MITCHEM HOUSE**

2. Location

Street & Number 458 West 15th Avenue
 City, State, Zip Code Spokane, WA 99203
 Parcel Number 35301.0325

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 Ronald D. LaBar and Elizabeth A. LaBar
 Street & Number 458 West 15th Avenue
 City, State, Zip Code Spokane, WA 99203
 Telephone Number/E-mail 509-363-0240, LABARarch@aol.com

5. Location of Legal Description

Courthouse, Registry of Deeds Spokane County Courthouse
 Street Number 1116 West Broadway
 City, State, Zip Code Spokane, WA 99260
 County Spokane

6. Representation 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 recommended by SHLC on October 17, 2007

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.

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	South Side Cable Addition, Lot 13, west 19 feet of Lot 14, and that part of the east half of Stevens Street (now vacated) adjoining said Lot 13 on the west, Block 3.
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 th Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	lindayeomans@comcast.net
Date Final Nomination Heard	17 October 2007

12. Additional Documentation

Map	City/County of Spokane current plat map.
Photographs and Slides	B&W prints, color images on CD-ROM

13. Signature of Owner(s)

Name _____

Name _____

14. For Official Use Only

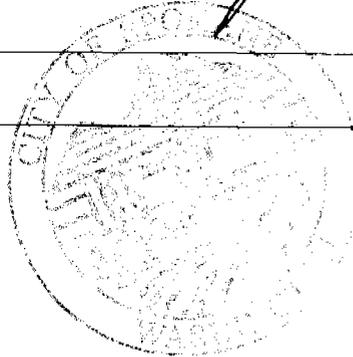
Date Received _____ Attest _____

Date Heard _____ City Clerk *Sen H. [Signature]*

Commission Decision _____ Approved as to Form
Assistant City Attorney *[Signature]*

Council/Board Action *12/17/07*

Date _____



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

[Signature]

(Thomas E. Danek, Jr. City Administrator)

or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

[Signature]

OFFICER, Spokane City/County Historic Preservation Officer

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

NARRATIVE DESCRIPTION OF PROPERTY

Built in 1911, the Phillips-Mitchem House is a fine example of eclectic Arts & Crafts styling with strong influence from the Tudor Revival and Craftsman traditions. Tudor Revival elements are manifested in the property's two-and-one-half-story form, steeply pitched roof, prominent front-facing gables, and false half-timbering with stucco infill. Craftsman-style influence is represented by prominent bargeboards, knee-brace brackets, wide eaves with exposed rafter tails, front porch pergola, massive tapered porch columns, natural building materials in wood-stucco-basalt rock combinations, and an exposed black basalt rock foundation wall. Interior appointments representative of the Tudor Revival style include rich ebony-finished fir woodwork, hardwood floors, boxed ceiling beams, and a wainscot- and bookcase-lined "gentlemen's" library with a fireplace. Craftsman-style features include the prominent use of unpainted woodwork and floors, thick tapered spandrel piers, various built-ins (linen closets, bookcases, china cupboard buffet/hutch), mottled matte-glazed ceramic tile hearth and fireplace surround, and a spacious 35-foot-long open space in the living/dining room. The property is located in the South Side Cable Addition in the greater Cannon Hill Park-Manito Park area on the South Hill, an architecturally and historically prominent early 20th-century residential neighborhood in Spokane, Washington. The Phillips-Mitchem House is uniquely sited on top of a high rocky basalt outcropping and is reached by a front walkway which winds around a basalt haystack rock to the front porch. The property is in excellent condition and retains good to excellent exterior architectural integrity in original location, design, materials, workmanship, and association as a single-family house built in the early 1900s in Spokane, Washington.

CURRENT APPEARANCE & CONDITION*Site*

The Phillips-Mitchem House is located on all of Lot 13, the west 19 feet of adjacent next east Lot 14, and the east half of adjacent next west vacated Stevens Streets on Block 3 in the South Side Cable Addition. The house was built on top of a rocky basalt outcropping on the north side of West Fifteenth Avenue and is framed by basalt rock, a manicured lawn, and deciduous and evergreen trees. The building site measures 104 feet wide and 130 feet deep, and is marked by a steep 15-foot-high basalt rock face at the southwest corner of the property. The base of the rock face is level with West Fifteenth Avenue which slopes downhill to the west. Built in 1998, a non-historic non-contributing single-story double-car garage is located behind the house in the northwest corner of the property, and is accessed by a graveled alley at the north elevation of the garage. The exterior design of the garage matches the design, cladding, and architectural details of the house, including wide eaves, knee-brace brackets, clapboard siding, false half-timbering, stucco infill, and multi-paned double-hung windows. The Phillips-Mitchem house is located in the center of the Cannon Hill Park-Manito Park neighborhood and is surrounded by a directionally correct grid work of tree-lined paved city streets and mostly single-family homes which were built between 1905 and 1950 (other buildings in the area

include at least one historic multi-family apartment house and a few churches, schools, and commercial buildings).

House Exterior

Built in 1911, the Phillips-Mitchem House is a tall two-and-one-half-story dwelling with a steeply pitched side gable roof and prominent steeply pitched front-facing lower cross gables at the south façade. The roof is covered with composition shingles and has widely overhanging eaves with deep bargeboards, exposed rafter tails, and knee-brace brackets. The home is clad with narrow-width horizontal wood clapboard siding at the first floor, wood shingles at the second floor, and false half-timbering with stucco infill at the third floor and in gable peaks. A four-foot-high exposed foundation wall is made of black basalt rock rubble mix. A full-width front porch extends across the south face of the house at the first floor and is partially covered with a flat roof and a pergola. Original fenestration is asymmetrical and includes a combination of fixed, casement, and double-hung multi-paned 6/1, 9/1, and 12/1 windows arranged as single units and/or in twos or threes.¹

South Facade

The front of the Phillips-Mitchem House faces south onto West Fifteenth Avenue from a high perch on top of basalt rock, which emphasizes the height and vertical form of the two-and-one-half-story home. Two design features dominate the south façade of the house: three front-facing steeply pitched lower cross gables and a full-width front porch. The porch measures 36 feet wide and has a deck made of painted wood planks (fir). Fourteen feet across the southwest corner of the 36-foot-wide front porch extend south for six feet, forming an “L” shaped front porch footprint. The porch extension (wing of the “L”) is covered with a flat roof at the first floor and is supported by thick tapered porch columns which are anchored to thick square porch piers and an enclosed porch wall. The columns are clad with wood shingles while the porch piers and porch wall are clad with a continuation of the narrow-width horizontal wood clapboard siding which covers the first floor of the house. Following a break for a stair entrance in the porch wall in the ell formed by the porch extension, the porch wall continues around the remaining section of the front porch which is east of the extension. A wood pergola covers this portion of the porch deck and is supported by thick square porch piers and thick tapered porch columns that match those on the porch extension in the southwest corner. The pergola is constructed of heavy wood timbers with scroll-sawn ends which extend past the footprint of the porch. Concrete steps rise from a concrete walkway in front of the house to the porch deck. A ten-inch-deep water table course separates the porch wall from the foundation. The foundation is made of black basalt rubble mix with exposed mortar joints.

¹ Contemporary multi-paned windows are located in a dormer which was added to the rear of the house in 1998.

The Phillips-Mitchem House has a side gable roof with three front-facing steeply pitched lower cross gables that articulate the home's south façade. Two of the lower cross gables were constructed as wall dormers (positioned at the roof-wall juncture) and overhang the planar wall surface of the house; the third and lowest cross gable forms a box bay at the second floor on the south face of the western-most dormer. Each of the three gables has wide eaves with prominent bargeboards and tapered keystone pendant drops, tongue-in-groove soffits, and prominent knee-brace brackets in the gable peaks. The overhanging gables are supported by decorative scroll-sawn modillion brackets and are clad with false half-timbering and stucco infill. Fenestration is original and includes a combination of multi-paned casement, fixed, and double-hung windows. The second floor is clad with square-cut wood shingles and the first floor is clad with narrow-width horizontal wood clapboard siding. The first floor is separated from the second floor by a ten-inch-deep horizontal wood band. Six-inch wide corner boards define the outside corners of the first floor. A front door is located in the southwest corner of the front porch. Two tripartite windows are located east of the front door (they illuminate a living room and a dining room). In the tripartite windows, the center windows are fixed plate-glass glazing with transom lights and are flanked by 9/1 multi-paned double-hung wood-sash units.

East Elevation

The east elevation of the house features the gable end of the home's side gable roof, asymmetrical fenestration patterns with original multi-paned wood-sash windows, and a combination of basalt, clapboard, wood shingle, and stucco cladding. The roof has widely overhanging eaves with a prominent bargeboard, knee-brace brackets, and tongue-in-groove soffit. The gable peak at the third floor is clad with false half-timbering and stucco infill, the second floor is clad with square-cut wood shingles, the first floor is clad with narrow-width horizontal wood clapboard siding, and the foundation wall is exposed and is constructed of black basalt rubble mix. A wood water table course separates the foundation from the first floor, a wide horizontal wood band separates the first floor from the second floor, another horizontal wood band separates the second floor from the third floor, and a fourth horizontal wood band separates the third floor in the gable field from the gable peak. A 12-foot-wide square box bay at the first floor projects 12 inches from the planar wall surface at the southeast corner of the east elevation and has a shed roof with exposed rafter tails. A tripartite window that matches those at the façade is located in the box bay. A small solarium window box is located in a kitchen window towards the north rear of the house at the east elevation on the first floor (installed in the 1970s-1980s).

West Elevation

The cladding and horizontal banding between floors at the west elevation matches the cladding and banding featured at the east elevation. Like the east elevation, fenestration is original (except for a circa 1998 casement window in the third-floor gable peak) and consists of a combination of multi-paned fixed, casement, and double-hung wood-sash windows. The roof has widely overhanging eaves with tongue-in-groove soffits, deep

bargeboards, and knee-brace brackets. A small box bay measures five feet deep and 11 feet wide and projects from the rear northwest corner of the west elevation. It is supported by a continuation of the home's basalt foundation wall and is covered with a shed roof. The roof of the bay has widely overhanging eaves with exposed rafter tails. Corner boards accentuate the outside corners of the bay and also the house at the west elevation at the first floor. A tall, tapered clinker brick chimney with a stepped design at the taper is located next south of the box bay and projects through the overhanging roof eave in the gable peak. The chimney is embellished with a corbelled brick chimney pot.

North Elevation

The north elevation of the house features widely overhanging eaves with exposed rafter tails, a wood deck at the first floor (built in 1995), a shed roof which covers a center back door and below-grade cellar door, and a shed-roof dormer at the third floor. The dormer (built in 1998) has widely overhanging eaves with exposed rafter tails and knee-brace brackets. It is clad with false half-timbering and stucco infill and has a combination of multi-paned casement and double-hung windows. The second floor is clad with wood shingles and has symmetrical fenestration patterns with original multi-paned casement and double-hung wood-sash windows. The first floor is clad with narrow-width horizontal wood clapboard and is accented at the outside corners with wood corner boards. At the first floor, a center back door opens from the deck and is flanked by two original multi-paned double-hung wood-sash windows. The black basalt rock foundation wall is covered by the deck extension. A clinker brick chimney rises from the roof slope at the west end of the north elevation.

Interior of House

According to Spokane County Tax Assessor records,² the Phillips-Mitchem House is 36 feet wide and 37 feet deep. It is a large home with more than 3,200 square feet of finished space: 1,294 square feet on the first floor, 1,229 square feet on the second floor, and 700 square feet in the attic (third floor). The basement has 1,227 square feet which is mostly unfinished.

An original front door opens from the west end of the south face of the house. The door is made of solid tiger-striped oak panels and has a trio of windows in the upper half of the upper leaf. One window retains original opaque yellow-green stained-glass while the other two windows have transparent glazing (original stained-glass lost or destroyed). A prominent meeting rail is located under the windows and is supported by scroll-sawn brackets. The door retains an original brass door handle and brass hardware. The door opens into a small vestibule which has a small multi-paned window on the west wall. The floor is oak hardwood, the woodwork is ebony-finished fir, and a fir paneled door opens from the vestibule into a large living room.

² Spokane County Tax Assessor Records. Spokane County Courthouse, Spokane, WA.

The west half of the first floor of the house comprises a formal living room and formal dining room which together form a 35-foot-long open space from east to west across the width of the house. A wide spandrel, which is flanked by five-foot-high built-in bookcases, partially separates the two rooms. Thick tapered piers support the spandrel from the top of the built-in bookcases to which they are anchored to the bottom edge of a boxed ceiling beam. The living room is in the southwest corner of the house while the dining room is in the southeast corner, and together the two rooms display a prominent use of ebony-finished woodwork. The woodwork has generous proportions and features boxed ceiling beams, deep floor and crown molding, window and door surrounds, built-in bookcases, and a built-in china buffet/hutch. The floor is made of solid oak planks and is embellished with a three-strip inlaid ebony-finished walnut border. The living room has a fireplace on the west wall, and the dining room has a built-in china cupboard with a serving buffet and hutch on the north wall. The buffet has a beveled mirror backsplash and the hutch has glass cabinet doors. Original buffet/hutch hardware includes brass pyramid-shaped knobs and brass drawer pulls. Similar to the plain square block appearance and blackened finish of “Mission”³ woodwork and furniture, a partially open interior staircase is located on the north wall of the living room and has a plain stepped balustrade with thick square balusters. A thick tapered pier is anchored to the top baluster step of the stepped staircase and rises to the ceiling where it supports a boxed ceiling beam.

The living room leads north to a “gentlemen’s library” or den which is located in the rear northwest corner of the house on the first floor. A dark room due to the prominent use of black-colored ebony-finished woodwork and built-ins, a dark green-tiled fireplace, and small stained-glass windows, the library/den is adorned in original vertical-grain paneled fir wainscoting and plate rail, boxed ceiling beams, and oak hardwood floor. A fireplace is located on the north wall and is flanked by two small multi-paned leaded-glass windows. Like the stained-glass in the front door, the glazing is yellow-green cathedral glass. The fireplace has a square firebox and a hearth covered with dark mottled red-brown-colored matte-glazed ceramic tile. A green-colored ceramic tile surround frames the fire box up to an ebony-finished mantel. The mantel is made of fir and like the balustrade design for the staircase, features chunky proportions with a plain design. Curved wood brackets support the mantle. An over-mantel further embellishes the fireplace with a continuation of the same mottled-green matte-glazed ceramic tile as the fireplace surround and is embellished with a center niche at the mantel. The joints between the ceramic tiles on the hearth and fireplace surround are pointed with black grout, and the tiles are similar to and may have been manufactured by Grueby or Rookwood, prominent ceramic companies of the early 1900s. Rich ebony-finished built-

³ The term “Mission” is sometimes used to describe interior woodwork and furniture which were found in historic California missions. Usually finished in a deep brown or ebony color, the wood was often times made of oak or fir and was plain, chunky or boxy, and had square edges and corners. Gustave Stickley rose to prominence in the early 1900s when he manufactured furniture that emphasized the plain “Mission” style, which is commonly known as the Craftsman style.

in bookcases with glass doors flank the fireplace. A door on the east wall of the den leads east to a kitchen which is located in the rear northeast corner of the house. The kitchen was last remodeled in the 1990s with built-in cupboards, cabinets, and counters. A small powder room is located between the kitchen and den. From the hallway by the powder room, two stair steps rise southward on the south wall to the interior stair landing of the partially open staircase in the living room. The landing with north and south steps provides a pass-through from the service area by the kitchen to the formal living spaces in the living/dining room, a plan created for stairs which were designed for use by domestic help (and in lieu of and sometimes in addition to a secondary interior utilitarian staircase called “servants’ stairs”).

The staircase at the first floor leads up to a wide center hall on the second floor. The hall opens to a full bathroom on the east wall, two bedrooms on the north wall, two bedrooms on the south wall, and a sleeping porch on the west wall. The hallway is four feet wide and has built-in utility closets and linen cupboards/drawers. The woodwork matches the woodwork on the first floor in design and proportion but is painted white. The floor is made of oak. The sleeping porch is enclosed with multi-paned windows (circa 1930s-40s) and has tongue-in-groove soffits and an original wrought-iron/opalescent glass pendant light fixture. The first and second floors feature original lathe-and-plaster wall and ceiling construction and original cast iron radiators which transport steam heat throughout the house.

The third floor in the attic was finished in 1998 as a master bedroom suite with office/sitting room, bedroom, and bathroom. The basement is partially finished with mainly storage, laundry, and mechanical rooms. Additional basement stairs rise to an exterior cellar door at grade on the north wall.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

As pictured on Sanborn fire insurance maps and recorded in Spokane County Tax Assessor records, the original design and craftsmanship for the Phillip-Mitchem House appears to be mostly intact. Modifications to the house include:⁴

1930s-1950s: Second-floor sleeping porch (west elevation) enclosed. First-floor porch (west elevation) enclosed and interior remodeled as extension of library/den.

1960s-70s: Living room fireplace was remodeled and painted.

1970s-1980s: Kitchen was remodeled; solarium window box installed in window opening on east wall. Shed roof overhang at east edge of front porch removed (see tax assessor’s photo from 1959 in HPO file).

⁴ Curiously, no building permits at the Spokane City Hall could be found to establish when remodels and modifications were made. Previous owners’ recollections and Spokane County Tax Assessor field books, photograph, and site plan indicate dates when some of the modifications were made.

1995: Kitchen was remodeled again, wood deck was built onto north elevation of house (Spokane County Tax Assessor records).

1998: Third-floor attic was finished with a dormer at the north elevation of house which holds a master bedroom/bathroom suite. Second-floor bathroom remodeled. Composition shingles installed on roof (roof may have been replaced several times after the original 1911 roof failed), and exterior of house repainted.

With no significant exterior alterations⁵ visible from the public right-of-way at West Fifteenth Avenue, the Phillips-Mitchem House retains good to excellent exterior integrity in original location, design, materials, workmanship, and association as a single-family home built in the early 1900s in Spokane, Washington, and readily conveys early 20th-century building practices, materials, and workmanship.

⁵ A tax assessor photo taken in 1959 (see HPO file) pictures a small shed roof extension over the front step at the east edge of the covered front porch. The shed roof was removed sometime after 1952. Its removal, however, does not constitute a significant modification to the exterior south façade of the house.

Areas of Significance	Architecture, Community Planning & Development
Period of Significance	1911-1920
Built Date	1911
Architect	Unknown
Builder	Kiernan Land Company, Inc. (South Side Cable Addition developer)

STATEMENT OF SIGNIFICANCE

Summary Statement

The Phillips-Mitchem House was built in 1911 by the Kiernan Land Company and Maxwell Phillips, a real estate agent employed by the Western Trust & Investment Company, the real estate branch of the land company. As the Kiernan Land Company developed the South Side Cable Addition on Spokane's South Hill, Phillips invested in property in the Addition as an independent investor and real estate speculator. After construction of the Phillips-Mitchem House was complete, Maxwell Phillips and his wife, Ethel Phillips, lived at the residence until they sold it for \$12,000 a few months later to Henry & Clarissa Mitchem. Henry Coate Mitchem was an early 1870s Spokane pioneer and achieved success in various business ventures. As reported in the *Spokesman-Review*, Mitchem worked in Spokane for more than "a half century,"⁶ became "prominently identified in mining circles,"⁷ and was noted as a "well-known" meat packer "in the Inland Empire"⁸ who supplied "much of the fresh meat for construction crews of the Great Northern Railroad..."⁹ The Phillips-Mitchem House is an outstanding eclectic example of Arts & Crafts-period styling with strong influence from the Tudor Revival and Craftsman traditions. During a period of significance from 1911 to 1920, which reflects the time the Phillips and Mitchem families owned the property, the house gained importance in the context of "architecture" as a fine depiction of the Tudor Revival and Craftsman styles, and as a reflection of the type, "modern style of architecture," and quality of single-family homes specifically prescribed through subdivision covenants initiated by the Kiernan Land Company, the neighborhood's developer, in 1910.¹⁰ A result of the developer's intentions for the South Side Cable Addition, the Phillips-Mitchem House is a tangible expression of the trends and patterns which led to the adoption of subdivision regulations and covenants in residential neighborhoods throughout the South Side Cable Addition and in Spokane. Architecturally significant, the Phillips-Mitchem House is nominated to the Spokane Register of Historic Places under Category C.

⁶ Henry Coate Mitchem Obituary. *Spokesman-Review*, 20 July 1937.

⁷ Ibid.

⁸ William F. Mitchem Obituary. *Spokesman-Review*, 9 March 1942.

⁹ "Pioneer Spokane Got Hangman Creek Meat." *Spokesman-Review*, 6 Aug 1939.

¹⁰ Spokane County warranty deed #288678, book 268, page 26, July 1910. Spokane County Courthouse, Spokane, WA.

HISTORICAL CONTEXT***The South Side Cable Addition***

Before it was platted in 1891, the South Side Cable Addition was undeveloped land located on the Manito Plateau above a high basalt bluff that overlooks the city. The Manito Plateau was characterized by an irregular rocky landscape, scattered stands of scented pine and fir trees, scrub brush, wildflowers, and native grasses. Rocky basalt outcroppings dotted the landscape and provided interesting and challenging topography within areas on the plateau.

Beginning in 1906, 1907, and 1908, Spokane real estate developers William Kiernan, Harl Cook with the Cook-Clarke Company, Jay P. Graves, and Arthur Jones turned their eyes to the Manito Plateau and began investing hundreds of thousands of dollars towards developing the land for residential neighborhood use. Water and sewer lines were laid, electric service was installed, street trees were planted, sidewalks were paved, and roads were graded. Following an all-city design delivered by the nationally famous Olmsted Brothers Landscape Architectural firm, the City of Spokane built a system of public parks, boulevards, and green spaces in the area, including Cliff Park, Cannon Hill Park, Manito Park, Twenty-first Avenue Boulevard, Manito Boulevard, and Lincoln Park (located east of the Rockwood National Register Historic District). Elementary schools and churches were eventually erected, and electric street car lines were installed and traversed the neighborhoods, efficiently connecting residential suburbs on the Manito Plateau to downtown Spokane. Graves developed the neighborhood around Manito Park and the Rockwood National Register Historic District, Arthur Jones developed the Cannon Hill Park Addition, Harl Cook developed the Cliff Park neighborhood, and William H. Kiernan developed the South Side Cable Addition which lies between Cannon Hill Park and Manito Park.

The South Side Cable Addition is roughly bounded by West Fourteenth Avenue to the north, West Nineteenth Avenue and Manito Park to the south, South Wall Street to the west, and South Division Street to the east. William Kiernan's real estate company, the Western Trust & Investment Company, placed ads in the *Spokesman-Review* like this one in 1910 that read:

***More Business and Professional Men Have Bought Lots in
SOUTH SIDE CABLE ADDITION
Than in Any Other Addition in the City***

*Business men and professional men are discriminating buyers. An addition must have the attractive features, must be on sale at right prices, and must be improved with substantial improvements or such will not buy.
The Western Trust & Investment Company¹¹*

¹¹ South Side Cable Addition advertisement. *Spokesman-Review*, 26 June 1910.

Such tantalizing advertisements and the area's natural and built amenities beckoned bankers and businessmen, lawyers and lumbermen, merchants and miners, and others who eventually bought lots in the South Side Cable Addition and surrounding neighborhoods on the Manito Plateau. Local architects and builders designed and built homes for the new property owners with forms and styles that ranged from large and small bungalows and boxy foursquares designed in Craftsman and Prairie styles to a variety of revival styles (Tudor, Colonial, Mission, Spanish Eclectic, Italian Renaissance, Swiss Chalet). One of these was the Phillips-Mitchem House at 458 West Fifteenth Avenue.

Maxwell & Ethel Phillips

On July 6, 1910, Maxwell E. Phillips, and his wife, Ethel Phillips, purchased Lot 13 on Block 3 in the South Side Cable Addition for \$350 from the Kiernan Land Company. The development company was owned by William Kiernan, who also owned the Western Trust & Investment Company, the real estate branch of the Kiernan Land Company. Maxwell Phillips worked for Kiernan at the real estate branch as a sales agent. Independently delving into the risky world of real estate speculation, Maxwell Phillips, who lived down the street west at 634 W. Fifteenth Avenue, bought the property at 458 W. Fifteenth Avenue and built a house through the Kiernan Development Company. He financed part of the construction of the home through a \$4,000 mortgage which he secured for five years at 8% per annum. When construction of the home was complete, Phillips and his wife moved into the house at 458 W. Fifteenth as listed in city directories.

The Phillips-Mitchem House is associated with broad-scale trends and patterns in Spokane which resulted in the adoption of restrictive subdivision regulations in residential neighborhoods built throughout Spokane during the early 1900s. In the South Side Cable Addition where the Phillips-Mitchem House is located, subdivision regulations were created as early land use planning tools to control and contain architectural compatibility within the context of residential housing in the Addition. The Kiernan Land Company, the developer of the South Side Cable Addition, executed restrictive covenants, conditions, and restrictions in 1910, with said covenants, restrictions, and conditions running with the land in perpetuity. The covenants strove to assure the quality and style of homes built in the Addition and specifically stated that each residence must cost at least \$2,500 when it was built and be of "modern style of architecture" for that time. The covenants made a condition that "no outhouse or barn" could be "erected and used as a dwelling before the construction of the main dwelling house," and further restricted the construction of any structure intended for "business purposes of any kind."¹²

The developer's restrictive covenants proved to be a good motivation for Maxwell Phillips, who with the Kiernan Land Company, built the Phillips-Mitchem House for

¹² Spokane County public records. Spokane County Courthouse, Spokane, WA.

nearly twice the minimum requirement mandated by the covenants. Although the minimum construction expenditure requirement in 1910 was stated at \$2,500, the Phillips-Mitchem House was built with a construction mortgage valued to at least \$4,000, and was sold just after it was erected in 1911 for \$12,000. The style of architecture for the Phillips-Mitchem House reflected Arts & Crafts styling which was new and modern in 1911 when it was built, and the property's single-family residential use complies with the covenants as a domestic use instead of commercial.

Henry Coate Mitchem & Clarissa Mitchem

In 1911, Henry C. Mitchem and his wife, Clarissa Mitchem, bought the house for \$12,000, and also purchased the west 35 feet of Lot 14, adjacent next east, for \$1,150. Born in 1862 in Wisconsin, Henry Coate Mitchem came west on the Union Pacific Railroad in 1877 with his father, a rancher and "extensive cattle owner."¹³ As reported in his obituary in 1937, Henry Mitchem was an early Spokane pioneer, doing business in the city for more than 50 years. "During his long residence in Spokane, Mr. Mitchem became prominently identified in mining circles, his interest lying principally in Idaho mines."¹⁴ With his brother and business partner, William F. Mitchem, Henry Mitchem also gained local attention as a successful meat packer. At different times, Mitchem Brothers & Company had a retail shop called the Fulton Market in the Union Park neighborhood at 907 E. Sprague Avenue, another market at 925 E Second Avenue, a slaughter house on Hangman Creek, and a large meat packing plant called the Empire Packing Company at East Broadway & Regal Street. It was reported that in the 1890s, Mitchem Brothers & Company "supplied much of the fresh meat for construction crews of the Great Northern Railroad...which was being built into Spokane" at that time.¹⁵ A prominent advertisement in the *1914 Spokane City Directory* was designed by Mitchem Brothers & Company to catch the eye of potential customers and wholesale meat buyers. The ad was printed on fancy gold paper with bold typeface, and read:

Demand and Eat
Apex and Regal Brands
Hams, Bacon and Lard
EMPIRE PACKING COMPANY
Spokane
Fresh Beef, Mutton and Pork
*Ask Your Grocer or Butcher*¹⁶

After more than a half century of successful business as retail meat merchants and wholesale meat packers in Spokane, and after gaining a reputation as "well-known

¹³ William Coate Mitchem Obituary. *Spokesman-Review*, 20 July 1937.

¹⁴ Ibid.

¹⁵ "Pioneer Spokane got Hangman Creek Meat." *Spokesman-Review*, 6 Aug 1939.

¹⁶ Polk, R. L. *Spokane City Directory, 1914*. p. 3.

packers in the Inland Empire,” Mitchem Brothers & Company retired and sold their business in 1916 to the Carstens Packing Company.

Subsequent Owners

In 1920, Charles Raymond Guyer and his wife, Elena Guyer, bought the Phillips-Mitchem House. C. Raymond Guyer was associated with the mining profession and had offices in the Symons Block in downtown Spokane. In 1931, Charles & Chloe Worman bought the property. Charles Worman was employed as a salesman and district representative for the California Packing Sales Company, distributors of canned fruits with a facility at 314 W. Pacific Avenue. In 1954, Lee & Helene Maxwell bought the house. They owned a paint shop called “The Paint Post” at 1721 N. Monroe; later Lee Maxwell was a salesman at different times for Buchanan Chevrolet and Appleway Chevrolet.

In 1976, Susan & Paul Rosenau, a music teacher, purchased the property. They sold it the next year to Judith & Richard Murphy, a counselor at Gonzaga University. The Murphys sold the house to Steven & Kimberly Jones in 1987 for \$82,500. Steven Jones was a partner and attorney with the Spokane law firm of Feltman, Gebhart, Eymann & Jones. In August 2000, Joseph & Kathleen Herzog purchased the property for \$284,000. After six years, they sold it to Spokane architect, Ron LaBar, and his wife, Elizabeth LaBar, a landscape architect, for \$465,000.

ARCHITECTURAL SIGNIFICANCE

Category C

The Phillips-Mitchem House is architecturally significant in the context of “architecture” as a fine example of a well-balanced eclectic blend of the Tudor Revival and Craftsman styles. Both styles were popular during the early 1900s in Spokane and as evidenced by Spokane’s historic built environment, became two of the most dominant styles used in early 20th-century residential development throughout the city.

Tudor Revival Style Features

Identifying features of the Tudor Revival style include a one, two, or three-story house with a steeply pitched roof, dominant steeply pitched cross gables at the façade, decorative false half-timbering with stucco or brick masonry infill, tall narrow windows usually arranged in multiple groups with multi-pane glazing, massive chimneys commonly crowned with decorative chimney pots, front stoops or recessed front porches, and the use of darkened or blackened walnut or ebony-finished interior woodwork. Interior appointments reminiscent of English baronial halls were conceived in Tudor Revival-style examples as prominent fireplaces, spacious formal dining rooms, and “gentlemen’s libraries” designed with rich wood wainscoting and woodwork.

Craftsman Style Features

Identifying elements of the Craftsman style reflect a “back to nature” theme and include the use of organic, natural materials such as indigenous rock, heavily textured clinker brick and cobbled clinker brick, coarsely textured stucco, unpainted wood (siding, shingles, woodwork), wrought iron (leaded-glass, lighting fixtures, fireplace andirons), and brass. Horizontal lines were emphasized with widely overhanging eaves, exposed rafter tails, decorative brackets, prominent bargeboards, tapered porch piers and columns, and the use of more than one exterior cladding material which could be separated horizontally by water table courses, belt courses (usually masonry or stucco), and horizontal banding (wood). Interior Craftsman-style features included the use of unpainted woodwork, wood floors, mottled matte-glazed ceramic tile (floors, fireplaces, backsplashes), built-in furniture (bookcases, china cupboard/buffet/hutch, linen cupboards, medicine cabinets, inglenooks), and open-space floor plans such as one large living-dining room combination. Another strong Craftsman element was found in front porches, usually covered, which were designed to be used as outdoor living areas—an extension of interior living rooms.

Phillips-Mitchem House

Built as an aesthetic eclectic fusion of architectural elements, the Phillips-Mitchem House is a well-appointed excellent example of the Tudor Revival and Craftsman styles. Identifying Tudor Revival-style elements found on the Phillips-Mitchem House include a vertical emphasis achieved by the home’s two-and-one-half-story form, steeply pitched side gable roof, multiple prominent steeply pitched front-facing cross gables, false half-timbering and stucco infill, multi-paned windows, gable peak pendant drops, tall tapered clinker brick chimney, rich blackened interior woodwork (ebony finished fir), wood floors, a “gentlemen’s library” with wainscoting and built-in bookcases, prominent fireplaces, and stained-glass windows.

Identifying Craftsman-style elements found on the Phillips-Mitchem House include a horizontal emphasis demonstrated by a single-story front porch which extends the full width of the house, flat roof on front porch, pergola extension at front porch, thick tapered porch columns, solid porch wall, widely overhanging eaves with exposed rafter tails, knee-brace brackets and prominent bargeboards (also associated with the Tudor Revival style), indigenous “natural” building materials (basalt rock, clinker brick, stucco, wood, wrought iron, brass), horizontal cladding patterns at the exterior planar wall surface (basalt foundation, first-floor clapboard siding, second-floor wood shingle siding, third-floor false half-timbering & stucco infill), and horizontal bands and courses that separate the horizontal cladding patterns. The interior of the house also features strong Craftsman-style elements such as a prominent use of unpainted natural woodwork (fir), hardwood floor, boxed ceiling beams, deep floor and crown molding, spacious living/dining room area, tapered spandrel piers, and various built-ins (bookcases, china cabinet/buffet/hutch, linen cupboards).

Ciphers

Although the architect for the Phillips-Mitchem House remains unknown, it is interesting to note that the home contains an architectural design element or special feature that was used repeatedly in homes designed by Spokane architect, William Ballard, and his architectural firm, the Ballard Plannary. Ciphers or special features which indicated the architect were popular during the early 1900s when the Phillips-Mitchem House was built in 1911. Spokane architect Joseph T. Levesque used an initialed shield-shaped emblem. Designed by Levesque, the Levesque-Majer House at 1708 S. Maple Boulevard (built in 1912) contains his cipher in multiple gable peaks around the exterior of the house. Another Spokane architect, W. W. Hyslop, used a specific bracket design, usually found in porches, which identified him as the designer. A good example is the Merrill-Edmunds House at 1105 N. Evergreen (built in 1904) which reveals Hyslop's signature bracket design. William Ballard used an inlaid walnut border design in some of his residential commissions. The border design included one, two, or three straight strips of walnut inlaid in oak floors around the perimeters of the most public rooms in a house: reception hall, living room, dining room, and library. At the corners, the inlaid walnut strips formed intersecting squares before continuing around the perimeter of the room.

The Phillips-Mitchem House is finished with inlaid walnut strips around the perimeter of the living room, dining room, and library floors just like homes designed by Ballard. These include but aren't limited to the Anderson-Webster House at 1217 S. Wall (built in 1912), the Warner House at 2627 S. Manito Boulevard (built in 1917), and the Nelson House in Tekoa, WA (built in 1917). Perhaps the Phillips-Mitchem House is an undocumented Ballard Plannary design.

Conclusion

The Phillips-Mitchem House is architecturally significant as an example of eclectic Tudor Revival and Craftsman styling, and retains good to excellent exterior architectural integrity in original location, design, materials, craftsmanship, and association as an early 20th-century single-family home built in Spokane, WA. In the context of "architecture" the property is further significant for its association with city-wide historic trends and patterns that saw the adoption and execution of restrictive subdivision regulations and covenants throughout residential neighborhoods in Spokane, especially on the South Hill. The Phillips-Mitchem House is a tangible illustration of architectural covenants initiated in the South Side Cable Addition in Spokane, and demonstrates the developer's intentions for homes built in the neighborhood. Architecturally significant, the Phillips-Mitchem House is nominated to the Spokane Register of Historic Places under Category C.

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“Pioneer Spokane Got Hangman Creek Meat.” *Spokesman-Review*, 6 Aug 1939.

South Side Cable Addition Advertisement. *Spokesman-Review*, 26 June 1910.

William F. Mitchem Obituary. *Spokesman-Review*, 9 March 1942.

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

Site Plan

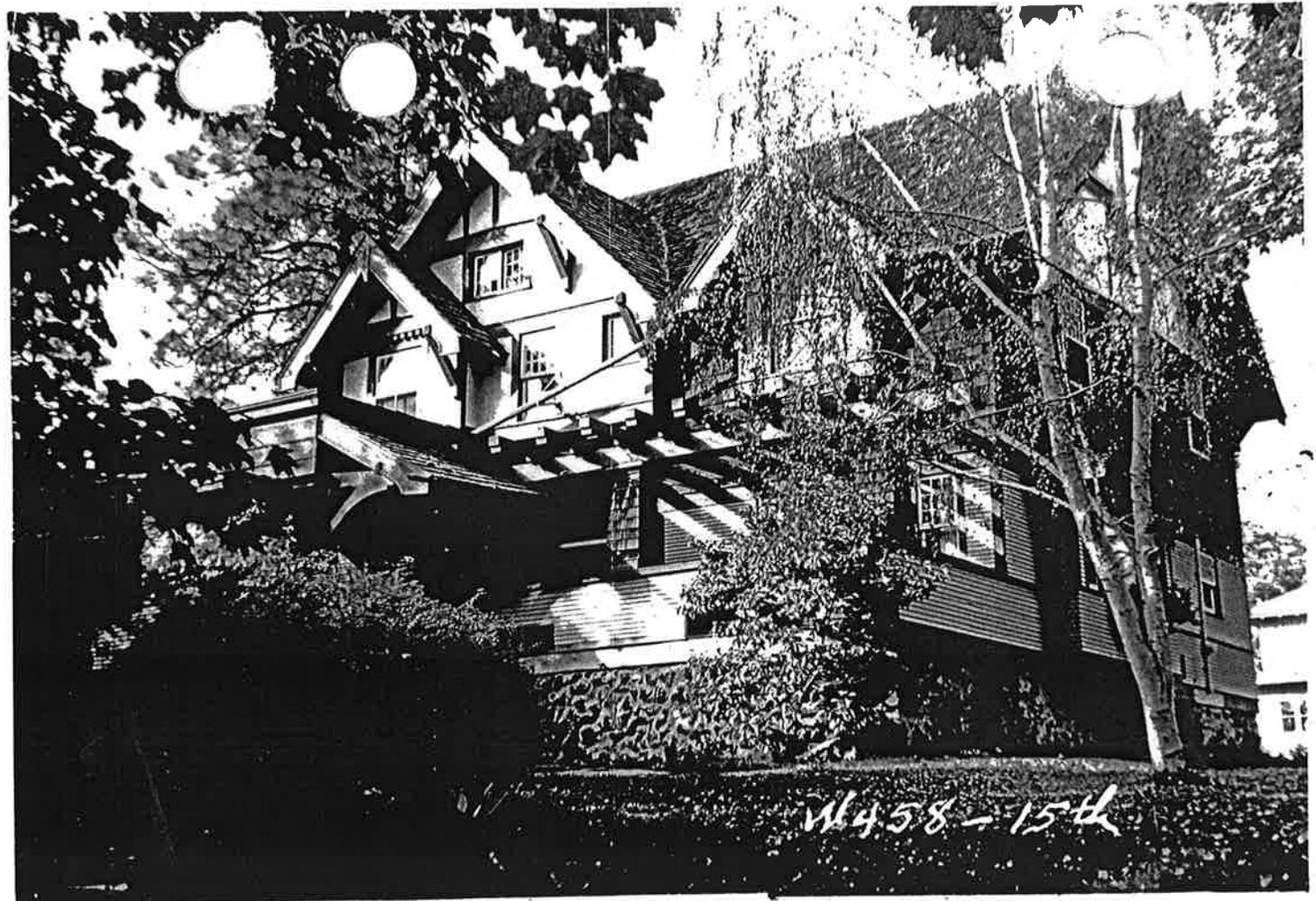
Spokane County Tax Assessor site plan.



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

Photo 1

Spokane County Tax Assessor photo from 1959.



Public Display
Property Type: **Residential**



List Price: \$285,000			List #: 2018413
Sale Price: \$284,000			Status: SCLO
Address: 458 W 15TH Unit#:			Sub-Prop Type: RS
Area: 220	Town/Lk/Riv: SPOKANE	County: SPOKANE	Zip: 99203-
Grid: 42	Parcel #: 35301.0325	Location #Blks E/W: 4	#Blks N/S: 15
Legal:			
Schools Elem: ROOSEVELT	JrH: SAC	SrH: LC	District: DIST 81
Apx Lot Size: 13520	Lot Dimen: 104X130		Year Blt: 1908
Waterfront Prop:			Year Rem: 1995
Home Design: CRAFTSMAN	Site Imprv: PUB SEWER, SWR CONN, PUB WTR,*		Taxes: 2170
Const Style: 3 STORY	Roof: WOOD SHK		Ext: WOOD

	Bedrooms	Bathrooms	Fireplaces	Family Rm	Apx Sq Ft	Room Dimensions
Basement:		0.00			1,200	Master Br: x
1st Level:		0.50	2		1,294	Living Rm: x
2nd Level:	4	1.00		1	1,294	Dining Rm: x
3rd Level:	1	1.00			700	
Total:	5	3		1	4,488	Assessed SqFt: 1,294

Amenities: **CABLE, DECK, ALARM, GAS HW**

Spec Feat: **WOOD FLR, NAT WDWK, SKYLIGHT, WOOD WN *** Heat: **GAS, FRCD AIR, HOTWTR, REMAR**

Family Rm: Mstr Br: **WLKIN CLST, FULL BATH, 3RD F**

Kitchen: **BLT IN R/O, D/W, REF, DISP, MICRO, PANTRY** Din Rm: **FORMAL**

Garage: **2 CAR GAR, DET, OPNR, ALLEY ACCESS, SHARED DRV** Bsm: **FULL, PRT FIN, LNDRY 95%**

Lot Inf: **FNCD BY, SPR SYS, TREED,*** Fplc: **MASONRY, INSERT, WOOD** Stove:

Condo/PUD: Monthly Assessment:

Manufactured Homes Fdn:

Serial #: Mfg Size: Width: Length:

Remarks: FABULOUS RESOTRED CRAFTSMAN/BOX BEAM CEILINGS/HARDWOOD FLOR WITH INLAYS/INCREDIBLE LITE FIXTURES/BEAUTIFUL MASTER STE ON 3RD FLR/4 BDRMS ON 2ND CLR/THIS IS A SPECTACULAR HOME NOT TO BE MISSED!

Information deemed reliable but not guaranteed

Spokane City/County Register of Historic Places Nomination Continuation Sheet
PHILLIPS-MITCHEM HOUSE

Section 10

Photos 2 and 3 South façade of house in 2007.



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

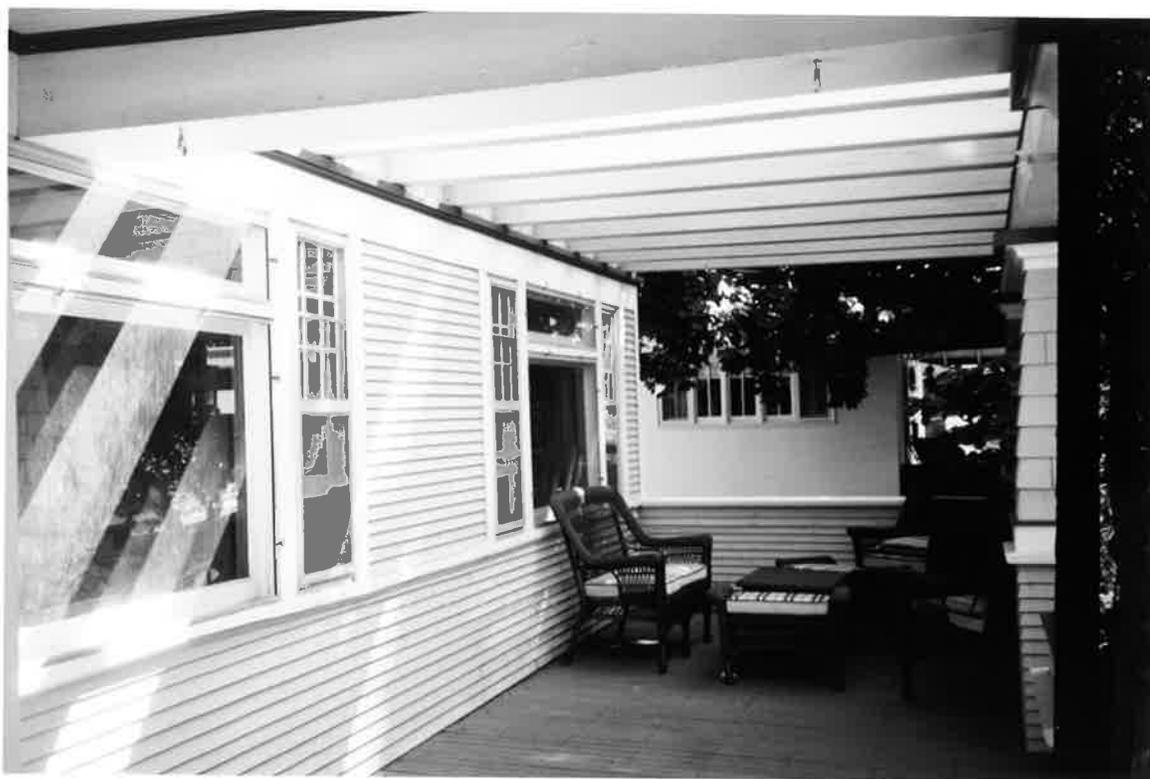
Photos 4 and 5 SE corner of front of house and porch in 2007.



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

Photo 6

Front porch in 2007, looking east.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
PHILLIPS-MITCHEM HOUSE Section 10

Photos 7 and 8

Front porch in 2007, looking southeast and southwest.



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

Photo 9

East elevation of house in 2007.



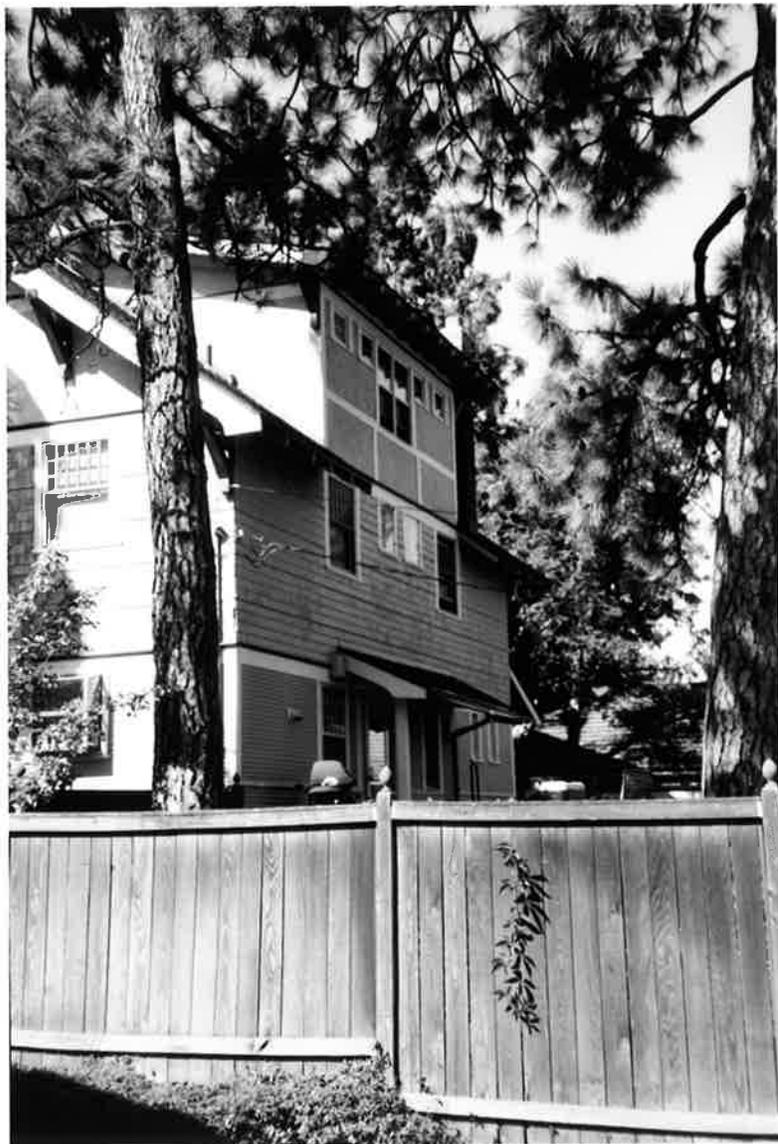
Spokane City/County Register of Historic Places Nomination Continuation Sheet
PHILLIPS-MITCHEM HOUSE **Section 10**

Photos 10 and 11 West elevation of house in 2007.



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

Photos 12 and 13 North, rear elevation of house in 2007.



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

Photos 1 and 2 South façade of house in 2009 after repainted.



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

Photos 3 and 4 South façade and east elevation in 2009 after repainted.



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

Photos 5 and 6 North elevation in 2009 after addition completed.

