

Spokane Register of Historic Places Nomination

Spokane City/County Historic Preservation Office, City Hall, 3rd Floor
808 W. Spokane Falls Boulevard, Spokane, WA 99201

1. HISTORIC NAME

Historic Name **WALDO & LOUISE PAINE HOUSE**
Common Name McBride House

2. LOCATION

Street & Number 2509 W. Summit Boulevard
City, State, Zip Code Spokane, WA 99201
Parcel Number 25132.1001

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
Site	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> original		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other
<input type="checkbox"/> moved				

4. OWNER OF PROPERTY

Name Donald McBride & Vicki McBride
Street & Number 2509 W. Summit Boulevard
City, State, Zip Code Spokane, WA 99201
Telephone Number/E-mail 208-484-0059, boise.mcbrides@gmail.com

5. LOCATION OF LEGAL DESCRIPTION

Courthouse, Registry of Deeds Spokane County Courthouse
Street Number 1116 West Broadway
City, State, Zip Code Spokane, WA 99201
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

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7. DESCRIPTION

(continuation sheets attached)

Architectural Classification

Condition

- excellent
- good
- fair
- deteriorated
- ruins
- unexposed

Check One

- unaltered
- altered

Check One

- original site
- moved & date

8. SPOKANE REGISTER CATEGORIES & STATEMENT OF SIGNIFICANCE

(continuation sheets attached)

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. DIGITAL PHOTOS, MAPS, SITE PLANS, ARTICLES, ETC.

Items are found on one or more continuation sheets.

11. GEOGRAPHICAL DATA

Acreage of Property	Less than one acre.
Verbal Boundary Description	Nettleton's Second Addition, Lot 1, Block 2.
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

12. FORM PREPARED BY

Name and Title	Linda Yeomans, 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	August 16, 2017

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13. SIGNATURE(S) OF OWNER(S)

Q. Bernice McBride
Walter McBride

14. FOR OFFICIAL USE ONLY

Date nomination application filed: 7/14/17

Date of Landmarks Commission Hearing: 8/16/17

Landmarks Commission decision: approved

Date of City Council/Board of County Commissioners' hearing: 9/18/2017

City Council/Board of County Commissioners' decision: Approved

I hereby certify that this property has been listed in the Spokane Register of Historic Places based upon the action of either the City Council or the Board of County Commissioners as set forth above.

Megan Duvall 8/18/17
Megan Duvall Date
City/County Historic Preservation Officer
City/County Historic Preservation Office
Third Floor—City Hall
808 W. Spokane Falls Blvd.
Spokane, WA 99201

Attest:

Approved as to form:

Lynn L. Hyde
City Clerk

Michael J. Puccio
Assistant City Attorney

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*Paine House in 1908
South Facade*

SECTION 7: DESCRIPTION OF PROPERTY

Summary Statement

Listed in 2006 on the National Register of Historic Places in Nettleton's Historic District, the Waldo & Louise Paine House, built in 1905, is an excellent example of the Arts & Crafts tradition in Spokane, Washington. The property is located in the West Central neighborhood northwest of downtown Spokane on Summit Boulevard, one of the city's most admired residential streets. As its name implies, Summit Boulevard follows a high, curvilinear ridge at the summit of a wooded basalt bluff that overlooks the Spokane River as it flows northwest. With a stupendous view of the river, forested hillsides, and distant mountain peaks, the well-preserved Paine House is prominently sited on Summit Boulevard and retains excellent integrity in original location, design, materials, workmanship, and association.

CURRENT CONDITION & APPEARANCE

Site

The Paine House is located on Lot 1, Block 2 in Nettleton's Second Addition on a triangular-shaped portion of land bounded by Summit Boulevard to the north, Maxwell Avenue to the south, and Cochran Street to the east. The junction of Maxwell Avenue

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and Summit Boulevard form the western point of the triangular-shaped land. With a slightly irregular footprint, Lot 1 is located in the eastern half of Block 2, and is roughly 166 feet wide and 190 feet deep. The Paine House is sited in the center of Lot 1, which has a level grade. A circular driveway covered with crushed basalt stone gravel forms a semi-circle in front of the Paine House from Summit Boulevard. A west leg of the driveway continues south along the west side of the house through the home's rear grounds to Maxwell Avenue at the southern border of the property. The Paine House is surrounded on three sides to the west, east, and south by residential neighborhoods with paved tree-lined streets and historic single-family homes built from the early 1900s to the 1940s (World War II). With panoramic views to the north and west, the Paine House and homes built along Summit Boulevard at the bluff's edge are larger architecturally prominent homes while properties located southeast and east of Summit Boulevard reflect mostly smaller, modest dwellings.

House Exterior

The Paine House has an irregular footprint and fronts north along Summit Boulevard. The home is 51 feet wide and 45 feet deep with 1.5 stories, a composition asphalt shingle-covered side-gable roof, and a basalt rubblemix stone foundation. The house is clad with basalt stone cobbled clinker brick at the first floor, and split-cedar wood shingle siding at the second floor and gable peaks. Original windows include multi-paned casement, 1/1 double-hung, and fixed-pane units. Wood window/door frames and wood bargeboards reveal wide, generous frame proportions, and the split-cedar wood shingles are longer and wider than usual.

The primary north face of the Paine House features an asymmetrical design with a massive, broad low-pitched side-gable roof with widely overhanging eaves and exposed rafter tails. A wide shed dormer is located in the center of the home's north-facing roof slope. A small gable-peaked inset dormer is adjacent to the west end of the wide shed dormer and projects forward two feet. The shed dormer has three symmetrically placed windows—two windows are 1/1 double-hung wood-sash units and one window is a multi-paned wood casement window. The gable dormer has a single 1/1 window, which is shaded by a large, 20-inch-deep bargeboard at the dormer's gable roof. The face of the deep bargeboard is embellished with clipped ends and unusual applied black iron ornamental washers, formed in cross designs. The second story is clad in oversized split-cedar wood shingles, which compliment the gabled dormer's oversized bargeboard and wide window/door frames. A single-story, nine-foot-wide covered front entry bay (vestibule inside) projects eight feet from the north face of the house at the first floor. The projecting front entry features a front-facing gable roof, wide bargeboards with decorative washers, a pair of multi-paned casement windows, and cobbled clinker brick cladding. Located in the ell formed by the home's north face and the projecting bay at the first floor is a front door on the bay's east elevation. The wood front door features a vertical-wood-board design and supports a multi-paned window in the upper leaf. The home has a partial-width 28-foot-wide concrete front porch covered by an eight-foot-deep wood pergola from the porch's northeast corner west to the projecting entry bay, just west of center. In 1934, the northeast corner of the front porch/pergola was enclosed

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as a bedroom 13-feet-wide and eight-feet-deep. The enclosed porch exterior walls are made of clinker brick, the pergola was covered with a flat roof, and two windows and an exterior door were installed. An interior door opens to the dining room at the home's first floor. Located between the enclosed northeast corner of the front porch and the center projecting front entry bay is an original tripartite window with a fixed center pane and two flanking multi-paned casement windows (the window looks into the home's dining room at the first floor).

The east elevation of the house is considered a secondary façade of the home as it faces east onto Cochran Street, and features a view of the home's massive low-pitched side-gable roof. The roof has exaggerated widely overhanging eaves with exposed rafters that terminate at 20-inch-deep bargeboards, which match the bargeboards on the north façade of the home. The thick and wide east-elevation bargeboards have clipped ends and are embellished with a continuation of decorative black iron washers. The east elevation's first story is clad with cobbled clinker brick, and the second story and gable peak are clad with oversized split-cedar wood shingles. The gable peak has a center pair of small multi-paned casement windows, the second floor has three symmetrically placed windows, and the first floor has four asymmetrically placed windows. Windows on the east elevation of the house include a mixture of 1/1 double-hung units, casement units, fixed-pane units, and one tripartite window with a center fixed pane flanked by two multi-paned casement windows. As viewed from Cochran Street at the east border of the property, a side view of the principal roof includes its broad, rear extension porch cover over a back porch built on the first floor at the southeast corner of the house. The rear corner porch has a high clinker brick porch wall that supports plain wood balusters that extend to the porch roof.

The west elevation of the house is partially obscured by large mature deciduous trees and an adjacent single-family home. Like all four sides of the home, the west elevation is clad with exposed basalt stone at the foundation, cobbled clinker brick at the first floor, and oversized split-wood cedar shingles at the second floor and gable peak. A prominent cobbled clinker brick chimney rises from grade through the roof gable in the center of the west elevation. An original tripartite window is located north of the chimney at the first floor. An original square box window bay with multi-paned windows is located south of the chimney; plain wood brackets support the box bay. Two original 1/1 double-hung wood-sash windows flank the center chimney at the second floor. All of the windows on the west face have wide wood window frames. The side-gable roof is visible at the west elevation and has widely overhanging eaves, exposed rafters, and 20-inch-wide bargeboards distinguished with decorative black iron washers.

The south rear elevation of the house features a partial extension of the principal roof as its large broad slope covers a partial-width back patio and two back porches. Two sets of concrete steps ascend from two separate exterior back porch doors to the concrete patio. The roof features a full-width shed dormer at the second floor with four symmetrically placed windows. Two gabled "eyebrow" attic dormers with deep bargeboards punctuate the shed dormer. In 1957, a covered wood car port was built onto the southern eave of

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the back porch roof, and extended over a large added concrete patio space. A small shed was attached to the south rear of the carport the same year.¹

House Interior

The Paine House has 5,278 square feet of useable floor space. The first floor has 1,728 square feet, the second floor has 1,590 square feet, the finished portion of the attic has 400 square feet, and the basement has 1,560 square feet.² Ceilings on the first floor are nine-and-a-half-feet high and ceilings on the second floor are eight-and-a-half-feet high. Woodwork in the vestibule/living room/dining room/back entry hall is ebony-finished vertical grain curly fir, and woodwork in the kitchen and powder room are painted pine. Walls and ceilings are a mixture of original lathe-and-plaster construction and newer drywall. Whether painted or ebony-finished, all of the woodwork on the first floor follows the Craftsman-style and is wide and plain without embellishment.

An exterior front door made of vertical wood boards opens to a vestibule, which measures seven feet wide and seven feet deep. A plain built-in bench seat made of ebony-finished fir is located on the vestibule's west wall. An original Craftsman-style burnished brass and opaque glass ceiling light fixture hangs from the center of the vestibule. A door made of ebony-finished vertical board fir opens into an eight-foot-wide reception hall, which opens west to a 28-foot-deep by 15-foot-wide living room that extends the depth of the house from the home's front north wall to the south rear wall. The front reception hall also opens east to a large formal dining room 15 feet wide by 17 feet deep. A leaded-glass multi-paned fixed window with yellow/gold colored cathedral glass located in the upper leaf is located in the ebony-finished vertical board vestibule door and in two duplicate-designed doors located on the south wall of the reception hall between the living room and dining room (south wall doors open to a center back hall). In the vestibule, living room, reception hall, and dining room, floors are golden-hued oak plank, woodwork is ebony-finished fir, and walls and ceilings are painted or wall-papered plaster. Ebony-finished fir boxed ceiling beams embellish the living room and dining room ceilings. At the junctures between ceiling beams and living room walls, the ceiling beams extend down the walls to the floor. Plain ebony-finished fir brackets support the ceiling beams.³ A focal point of the living room is a center fireplace on the west wall. The mantle is made of ebony-finished fir, the fireplace surround is made of basalt stone rubblemix, the hearth is made of mottled matte-glazed ceramic tiles, and the firebox is rectangular. Ebony-finished built-in bookshelves surround a row of multi-paned windows on the living room's south wall. The living room opens east into the center reception hall and to the dining room with an extension of oak hardwood floors and boxed ceiling beams. The dining room features ebony-finished fir woodwork featured as wide door and window surrounds, boxed ceiling beams, vertical board wainscoting and

¹ Spokane building permits and Spokane County tax assessor data. Spokane County Courthouse, Spokane, WA.

² Ibid.

³ The design for the brackets is attributed to the home's architect, W. W. Hyslop (see the "Architectural Significance" section of this nomination).

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plate rail, and a south-wall built-in china cupboard. A focal point of the dining room is a fireplace built adjacent west of the built-in china cabinet on the south wall. The fireplace mantle is made of ebony-finished fir, the hearth is made of glazed matte ceramic tiles, the firebox is rectangular, and the fireplace surround is clad with clinker brick. A door on the east wall opens to a kitchen (remodeled in 2016) with a wide-plank engineered wood floor, built-in casework/appliances/fixtures, and a center island. A door on the south wall in the kitchen opens to a covered back porch. From the back hall next to the kitchen, another back door opens to concrete steps and a covered back porch. A staircase in the back hall rises to a landing, turns and rises to the second floor. The staircase is made of ebony-finished fir with plain balusters and a plain handrail. Staircase newel posts are mostly square and plain but are modestly embellished with cut-out oak leaf-shaped motifs. The back hall floor is covered with stone tile (2017 remodel).

The second floor has a center hall that leads to five bedrooms, two bathrooms, a powder room, and a fireplace. The east end of the hall opens to a hall bathroom with a ceramic tile floor and shower stall (remodeled in 2016). A door in the adjacent northeast bedroom opens into the hall bathroom. To the west, the master bedroom is located at the opposite end of the hall and features a 28-foot-deep room built over the living room with a brick fireplace and a remodeled (2017) *en suite* bathroom with bathtub, separate shower stall, washbasins, toilet, and built-in vanities. The southeast bedroom opens *en suite* to a small powder room. The remaining two north-wall bedrooms are smaller without adjoining bathrooms. A door on the south wall in the hall opens to an interior staircase that leads to an attic. The attic is partially finished with rooms under roof eaves. The hall stairway at the first floor descends to a partially finished basement with bedroom/bathroom and storage room, mechanical room, and laundry room.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

An initial set of plans were drawn in 1904-1905 for the Paine House.⁴ However, the plans were quickly changed in 1905 before construction was completed. A 1908 photograph of the home shows the exterior of the house similar to how it appears in 2017. One significant change was to the northeast corner of the front porch when the porch corner was enclosed to produce a small main-floor bedroom. In the northwest corner living room of the house, multi-paned casement windows were replaced with fixed pane windows. A carport and shed were attached to the covered back porch of the house, and the kitchen and interior bathrooms were remodeled. Alterations include:

- | | |
|------|--|
| 1934 | The northeast corner of the front porch was enclosed to form a bedroom and a fireplace, which was built in the northeast corner of the bedroom (Spokane building permit #42680). |
| 1957 | The original garage was demolished and replaced by a one-story wood frame carport addition attached to the roof of the original back porch, and |

⁴ Hyslop, W. W. *Paine House Plans, 1904-05*. Northwest Museum of Arts & Culture Archive Library. Spokane, WA.

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a wood frame shed was attached to the south rear wall of the carport (Spokane building permit B37769). The original concrete patio under the porch roof was enlarged to support the carport and shed.

- 1958 A gas forced-air furnace was installed (Spokane building permit B42118).
- 1970s Composition asphalt shingles were installed over the original 1905 wood shingle roof in 1980.⁵ Another layer of composition asphalt shingles was installed over the 1980 roof in the late 1990s⁶.
- 2015-17 The kitchen was remodeled with oak floors, built-in casework, built-in center island, built-in range and dishwasher, new plumbing and sink, electrical services and lighting. The second floor hall bathroom was remodeled with a built-in shower enclosure, vanity with washbasin, toilet, and ceramic tile floor and ceramic tile-clad shower walls. The powder room in the southeast bedroom was remodeled with new fixtures and new ceramic tile floor. The master bedroom's south closet was enlarged, and the *en suite* bathroom was remodeled in 2017 with new fixtures and updated plumbing and wiring. The powder room on the main floor was remodeled in 2017 with a washbasin, toilet, and shower stall.

⁵ The current owner installed the composition roof shingles in 1980 for his parents who, at that time, owned and resided at the property.

⁶ Personal interview in 2017 with Paine House homeowners, Bernie & Vicki McBride.

SECTION 8: STATEMENT OF SIGNIFICANCE

<i>Areas of Significance</i>	<i>Architecture</i>
<i>Period of Significance</i>	<i>1905-1948</i>
<i>Built Date</i>	<i>1905</i>
<i>Architect</i>	<i>W. W. Hyslop, Architect</i>

STATEMENT OF SIGNIFICANCE

Listed on the National Register of Historic Places in 2006 as a contributing historic resource of Nettleton’s Historic District, the Paine House was custom-designed and constructed for Waldo & Louise Paine in 1905. Architecturally significant, the property is eligible for listing on the Spokane Register of Historic Places under Category C in the area of significance, “architecture.” The property is further significant and eligible for listing under Category B for its association with Waldo Paine, a Spokane civic, business, and railway transportation leader during the zenith of his career and most-productive period of his life. Waldo Paine was instrumental in consolidating some of the first electric railways in the Spokane region, including the Spokane & Coeur d’Alene Railroad, the Spokane & Inland Railroad, the Spokane Traction Company, and the Spokane Terminal Company into the Spokane & Inland Empire Railroad Company. At the height of his career, Paine served as the vice president and general manager for the consolidated railroad company, director of the Spokane Interstate Fair Association, and vice president of the Spokane Chamber of Commerce. As reported by N.W. Durham, noted Spokane historian/newspaper reporter, Waldo Paine was regarded and regaled as “one of the most prominent railroad men” in the Spokane region.⁷ The period of significance for the Paine House is 1905-1948, a span of 43 consecutive years, during which time the property was home to the Paine family. Waldo Paine’s wife, Louise Nettleton Paine, was the daughter of William Nettleton, who planned, platted and developed Nettleton’s First & Second Additions in West Central Spokane—an area which included a portion of Summit Boulevard where the Paine House is located. Architecturally significant, the Paine House is a hallmark example of the American Arts & Crafts style embellished in the Craftsman style. It retains excellent exterior and interior architectural integrity and possesses high artistic values. The Paine House is prominently located along Summit Boulevard at the crest of a high basalt bluff, and commands a spectacular view of the meandering Spokane River to the northwest. A fine product of his architectural expertise, the house was designed by celebrated Spokane historic master architect, W. W. Hyslop. The home was featured in the May 7, 1905 edition of the *Spokesman-Review* newspaper with floor plan drawings and headlines that announced:

ATTRACTIVE HOME OF WALDO PAINE
Occupies Triangular Plot...Overlooking the Spokane River
Cost Complete Was \$6,800
Living and Dining Room Connect Into One Very Large Room

⁷ Durham, N.W.

The newspaper article touted the property as “one of the most attractive homes recently completed in Spokane” with a plan that showed a “convenient arrangement” and an exterior that is as “unusual as it is pleasing.”⁸ A copy of a professional archival photograph of the Paine House (see page 4 of this nomination) was featured in the September 1908 trade publication, *The Western Architect, Volume 12, Number 3*, as one of the showcased properties in a select group of buildings and homes built in Spokane at the turn of the 20th century.⁹

HISTORICAL CONTEXT

Nettleton’s First & Second Additions

Named for early Spokane developer William Nettleton, Nettleton’s First & Second Additions were platted in 1887 and 1888. Prior to platting, the land was characterized by rocky basalt outcroppings, native grasses and trees, and wide panoramic vistas of the Spokane River seen from the high bluff along Summit Boulevard. Located about 1.5 miles northwest of downtown Spokane and the Spokane River, the area was remote and sheltered from the city’s relentless noise, dust, and dirt by verdant stands of virgin pine and fir trees. At that time, there were few roads, no electricity, no water, and the land was sparsely populated. After it was platted, the residential additions offered 40- and 50-foot-wide lots for sale with a “country estate” kind of appeal, and sparked an interest in potential landowners. A *Spokane Falls Review* newspaper article dated September 28, 1887 enticed buyers with a description of the area that included a “new tract of land which in many ways is superior to anything that has yet been offered...several hundred acres commanding a view which for picturesqueness and beauty is unsurpassed...”¹⁰ Roads were graded, Holmes Public School was built, and buyers began purchasing lots on which to erect their homes.

On May 12, 1889, William Nettleton and his wife, Nell Nettleton, conveyed to their daughter, Louise N. Paine, all of Block 2, various lots on Block 1 and Block 8 in Nettleton’s Second Addition, and multiple lots on Block 18 in Nettleton’s First Addition in West Central Spokane. The cost of the generous transaction was \$3,000 and included Lot 1 of Block 2 on which the Paine House was erected.¹¹

Panoramic view lots along Summit Boulevard were offered and quickly purchased by successful doctors, lawyers, miners, engineers, railroad men, bankers, and businessmen who commissioned architects and builders to build large custom-designed homes. A few examples of prominent Summit Boulevard neighbors and homes near the Paine House include the Spokane Monroe Street bridge-designer and engineer John Ralston and his wife Mary Ralston, who erected in 1900 a tall Queen Anne/Stick-style home, located next east across Cochran Street from the Paine House. Real estate developer John

⁸ *Spokesman-Review*, 7 May 1905

⁹ See photograph of the house, page 4, of this nomination.

¹⁰ *Spokane Falls Review*, 1887

¹¹ Spokane Warranty Deed 30735, July 1889

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Sherwood and his wife, Josephine Sherwood, lived in a sprawling 1898 mansion southwest of the Paine House on Summit Boulevard. Located at the southern end of Summit Boulevard is the Richardson House, a fine example of the American Foursquare style, built in 1906 for lawyer and mining entrepreneur/real estate manager Charles Richardson and his wife, Frances G. Richardson. Built adjacent south of the Richardson House is the large Mission Revival-style Thomas House, which was constructed in 1907 for prominent St. Luke's Hospital physician and surgeon, Dr. Charles Thomas, and his wife, Elsie Thomas.

Waldo Paine died in 1926, leaving his widowed wife, Louise Paine, to care for the property. One year later in 1927, she granted and conveyed the Paine House to her son Alan G. Paine, and his wife Clara A. Paine. Son Alan Paine, like his father, was a successful Spokane business leader. He practiced law at different times in Spokane as a partner in the law firms Post, Russell & Paine, and its successor Paine, Lowe, Coffin & Herman from 1925 to his death in 1958. He was a first lieutenant in World War I, served as director for several Spokane corporations, and was "one of the first members of the Board of Governors of the Washington State Bar Association."¹²

Before Alan Paine's death in 1958, the Paine family sold the Paine House to Spokane physician Dr. Samuel Thatcher Hubbard Jr. and his wife, Norma Dean Hubbard in 1948. In 1964, the Hubbards sold the property to Donald B. & Barbara A. McBride. Donald McBride worked as a Washington State Highway engineer until his retirement in the early 1990s. In 2015, the property was transferred to the ownership of the McBride's son, Donald B. "Bernie" McBride, and his wife, Vicki McBride. Bernie McBride is a retired engineer and Vicki McBride is an elementary school teacher.

HISTORICAL SIGNIFICANCE

Category B

Category B applies to properties associated with individuals whose contributions can be identified and documented, and who are individually significant in Spokane.¹³ The Paine House is eligible for listing on the Spokane Register of Historic Places for its association with the property's first homeowners, Waldo Grant Paine and his wife, Louise Nettleton Paine.

Waldo Grant Paine (1863-1926) & Louise Nettleton Paine (1862-1948)

The historic Paine House is most particularly associated with the productive lives of Waldo & Louise Paine, and her father, W. Nettleton, the developer of Nettleton's Second Addition where the Paine House was erected. Waldo Grant Paine was born in 1863 in St. Paul, Minnesota, educated in public schools, and arrived in Spokane in 1889. He began employment for his father-in-law, William Nettleton, a real estate developer of West Central Spokane. At that time, Paine purchased a wholesale retail and grocers' mercantile company and re-organized it as the Sloan-Paine Company. In 1903, he sold

¹² *Spokane Daily Chronicle*, 1958

¹³ *National Register Bulletin* 15.

his interest in the mercantile company and began working in the railroad transportation business, a significant catalyst that ignited the “development of the northwest” and specifically helped Spokane grow as an important railroad hub and transportation division center.¹⁴ In 1905, he commissioned the construction of the Paine House, a custom-designed and custom-built home erected at 2509 N. Summit Boulevard. As described by historian N.W. Durham in *The History of the City of Spokane and Spokane Country (1912)*, Waldo Paine began building an electric railway company called the Spokane & Coeur d’Alene Railway around the same time the Paine House was built. His railway business was successful and broadened “his worth of service,” increasingly regarded by many as a “public benefit” to Spokane.¹⁵ During the 21 years he lived in the Paine House, Waldo Paine reached the pinnacle of his career when he was successful in consolidating four major Spokane railway transportation enterprises—the Spokane & Coeur d’Alene Railroad, the Spokane & Inland Railroad, the Spokane Traction Company, and the Spokane Terminal Company—into the Spokane & Inland Empire Railway Company. Appointed as the consolidated company’s vice president and general traffic manager, Paine oversaw the successful operation of hundreds of miles of expanding railroad systems. As noted in his February 21, 1926 obituary, “the electric interurban [railroad] properties have shown improved returns” and a bright “outlook under the direction of Mr. Paine.”¹⁶ In addition to his railroad transportation duties, Waldo Paine was active in civic affairs in the city, including membership with executive and trustee positions in the Spokane Chamber of Commerce, the Elks Club, the Spokane Amateur Athletic Club, the American Association of Passenger Traffic Officers, the Exchange National Bank, and the Spokane Transportation Club. As remembered in his obituary, Waldo Paine was praised for his friendship along with his “optimistic and cheerful disposition and keen interest in life.”¹⁷

ARCHITECTURAL SIGNIFICANCE

Category C

“Distinctive characteristics are the physical features or traits that commonly occur in individual types, periods, or methods of construction. A property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.”¹⁸ Applicable characteristics are expressed as “form, proportion, structure, plan, style, and materials.”¹⁹ To be eligible for listing on the Spokane Register of Historic Places under Category C for its architectural significance, a property must meet at least *one* of the following requirements:

- 1) embody distinctive characteristics of a type, period, or method or construction
- 2) represent the work of a master
- 3) possess high artistic value

¹⁴ Durham, N.W.

¹⁵ Ibid.

¹⁶ *Spokane Daily Chronicle*, 1926

¹⁷ Durham, N.W.

¹⁸ *National Register Bulletin 15*.

¹⁹ Ibid.

The Paine House meets *all three* of the above-referenced historic register listing requirements. It is a fine American Arts & Crafts rendition of the Craftsman style, represents the work of a master architect, and possesses high artistic values.

The American Arts & Crafts Tradition

The American Arts & Crafts tradition can be described as an early 1900s movement, which espoused simple, clean lines, handcraftsmanship, and turned its back on pretentious, over-decorated structures of the Victorian age. The Arts & Crafts aesthetic rejected the appearance of mass-produced products, and espoused a reverence for all things handcrafted—or that appeared handcrafted. In this context, *appeared* described architectural millwork and many construction materials that were mass-produced in factories in such a way that they looked handmade. Either truly handmade singly or machine-milled in multiple lots, structural architectural features used in the design and construction of homes often included exposed beams, joists, rafters, and supporting braces and brackets, all implying honesty and true handcraftsmanship. Sometimes these architectural elements were structural while other times they were made to look structural but in fact were purely decorative. The *Craftsman style* was perhaps the most prolific residential style to emerge from the American Arts & Crafts movement followed by other styles, including the Prairie School and various eclectic revivals of traditional architecture such as Tudor and Colonial Revival, Italian Renaissance, French Eclectic, Spanish Eclectic, and Mission styles.²⁰

The Craftsman Style

The Craftsman architectural style became one of the most popular and fashionable small house designs in America, and reigned from about 1900 to 1930.²¹ Three of the most successful American house designers to promote the Craftsman style were Gustav Stickley in the eastern United States, and Charles Greene & Henry Greene (Greene & Greene Brothers Architects) from the southwestern United States in Pasadena, California. Stickley produced a national magazine called *The Craftsman* that offered designs for house plans and ideals revered by the Arts & Crafts movement. Stickley's magazine was distributed throughout the United States between 1901 and 1916, and sparked a flood of builder's pattern books, pre-cut house packages, and a plethora of both good and bad affordable bungalow designs. On the west coast, the Greene Brothers developed a type and style for domestic homes and buildings based entirely on craftsmanship principles promulgated by the Arts & Crafts movement. The brothers used mortise-and-dowel treatment in their house frames, fabricated most of their hardware, designed their own leaded-glass windows, cast decorative tile, and designed and constructed moveable and built-in furniture. The Greene Brothers are best known for their "ultimate bungalows"—landmark examples like the large, expansive Pasadena-famed 1908 Gamble House (of

²⁰ Schweitzer, Robert and Michael W. R. Davis. *America's Favorite Homes*. Detroit: Wayne State University Press, 1990.

²¹ McAlester, Virginia and Lee, 1989.

Proctor & Gamble) in addition to smaller more modest homes that line the streets and neighborhoods in Pasadena and other towns and cities throughout Southern California.²²

Craftsman-style homes were designed to harmonize with nature and the environment. Traditional handcraftsmanship and “natural” materials such as native field stone or basalt rock, brick masonry, irregular textured clinker brick masonry sometimes with large projecting cobbles, coarsely textured stucco, hand-split wood shingles, and hand-rubbed natural woodwork were revered and used. Identifying features of the Craftsman style included a broad house form with a strong horizontal orientation and design emphasis achieved by a low to medium-pitched roof, widely overhanging eaves, decorative eave brackets, exposed rafter tails or purlins, wide and deep bargeboards, horizontal bands that separated different wall claddings, a deep front porch, and massive square or tapered porch piers, posts, and columns.

Merging indoor and outdoor living was important to the Craftsman style where open floor plans utilized deep front and rear porches as outdoor entry halls and living spaces. Indoors, the Craftsman style promoted wide, open interior spaces with large windows that allowed the admittance of natural sunlight—the opposite of darkened, smaller individual rooms so popular in preceding Queen Anne architecture. The Craftsman style emphasized the interior use of wood structural members, interior woodwork, and wood floors. Wood could be treated as coarse and rough with a hand-hewn appearance or smooth and finished with deep patinas. Craftsman-style woodwork was cut to look handmade with plain, simple, unembellished wide proportions and pristine square-cut corners and edges. Popular wooden features included unembellished wide window/door frames and woodwork, bargeboards, brackets, sleeping porches, fireplace mantels, inglenooks, alcoves, wainscoting, staircases, and built-in furniture (bench seats, window seats, bookcases, drop-leaf desks, beds, china buffets/hutches, linen cabinets/closets, kitchen tables/counters/cabinets). Colored finishes such as paint, stain, and/or linseed oil were used to preserve interior and exterior wood features. Heavily influenced by mid-18th and mid-19th century English and European aesthetics, the Craftsman-style ideal espoused the use of black ebony-finished curly and vertical-grain fir for woodwork and built-in wood furniture. Finished wood appeared very dark and nearly black, giving the age-old appearance of wood darkened from decades of oil polish and preservative applications made darker by coal smoke and soot pollution during England’s machine age in the 1850s. In addition, black wrought-iron balustrades, brackets, balconies, windows, doors, hardware, light fixtures/lanterns, heat register grilles, window and “speak-easy” door grilles, and other applied decorative iron work were popular features of the Craftsman style.

Craftsman-style Features of the Paine House

The following Craftsman-style features characterize the Paine House:

²² Interview with Paul Duchscherer in 1997.

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- Correct built date: the Paine House (built 1905) was constructed during the Craftsman-style period from 1900-1930
- Broad, wide house with horizontal orientation and emphasis
- Asymmetrical exterior design
- Low-pitched side-gable roof
- Low-pitched wide shed dormers, gabled dormer, and eyebrow dormers
- Very widely overhanging open eaves
- Exposed rafters in open eaves
- Bargeboards prominently wide and deep with clipped ends
- Over-sized split-cedar wood shingle cladding
- Irregular textured clinker brick with large protruding basalt stone cobbles
- Basalt stone rubblemix foundation
- Porch pergola (exposed structural members)
- Boxed bay with multi-paned windows
- Horizontal windows (combination of rows of windows, tripartite windows, and window pairs)
- Multi-paned windows and fixed picture-pane windows
- Black wrought-iron bargeboard washers (unique artistic decorative embellishment applied to the home's bargeboards)
- Original Craftsman-style interior vestibule pendant light fixture
- Ebony-finished vertical-grain and curly fir plain square-cut woodwork seen in wide door and window surrounds, boxed ceiling beams and brackets, crown molding, floor molding, interior doors, staircase, built-ins (bench seats, bookshelves, china cupboard, plate rail, vertical board wainscoting, staircase, cut-out designs in staircase newel posts)
- Hardwood oak plank floors
- Multi-paned stained cathedral-glass and leaded-glass windows in walls and doors
- Original five-panel interior doors
- Original Craftsman-style brass door knobs and hardware
- Basalt rubblemix stone fireplace surround
- Mottled matte-finished glazed ceramic tile fireplace hearths
- Natural building materials and colors (materials and colors from brick, basalt, ebony-finished fir woodwork, black iron, oak)

The above-referenced list of Craftsman-style features at the Paine House render the property a prominent representative of the Craftsman style. The very broad, low-pitched side-gable roof of the house is made more prominent by the extension of the principal roof over two back porches, exaggerated widely overhanging eaves, and deep thick bargeboards. The clipped ends of the bargeboards along with numerous black iron cross-shaped washers applied to bargeboard faces contribute to artistic values of the Craftsman style of the house. Exposed structural members are found in the front porch pergola and as interior boxed ceiling beams. Natural materials that clad the house include over-sized split-cedar wood shingle siding, textured and cobbled clinker brick cladding, and a basalt

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stone rubblemix foundation. The ebony-finished vertical-board and curly fir interior woodwork is an example of pristine Craftsman-style articulation with plain, unembellished square-cut corners/edges and plain built-in furniture (bench seats, china cupboard, bookshelves, staircase). The home's open floor plan, featuring a living room/reception hall/dining room, forms one large great room and is a hallmark feature of the Craftsman style. Open floor plans of the Craftsman style were in direct rebellion to small, individual rooms designed for multiple uses as seen in the preceding Queen Anne style. With wide windows, an open floor plan, natural building materials and colors, and the home's broad roof and ground-hugging horizontal orientation, the Paine House seems "at one with nature" and easily harmonizes with its natural environment—a Craftsman-style tenet.

W. W. Hyslop, Architect (1867-1917)

William Wallace Hyslop was born in 1867 and raised on a farm in Minnesota. He was educated as an architect at Columbia University in New York and came to Spokane, beginning his architectural practice in 1901. He practiced for 16 years until his untimely death in 1917 at age 50. Hyslop's designs are comparable to those rendered by Spokane's most noted architects and are particularly innovative in style, quality, and durability. Like many architects during the early 1900s, Hyslop developed a particular design feature that became recognizable as a "Hyslop design," a kind of cipher or "calling card" attributed to W.W. Hyslop. He developed a simple wood diagonal bracket design with plain square-cut edges, which he used with interior woodwork and for many covered porches. His diagonal bracket design is evident in the Paine House, and supports the ends of boxed ceiling beams in the home's living room.

Hyslop's designs for domestic architecture span a wide spectrum of styles and sizes from large, rambling mansions to luxury apartment houses, to small affordable bungalows. In addition to the Craftsman-style Paine House, a few exceptional examples of his work include some architecturally prominent homes such as the American Foursquare-detailed Charles & Frances Richardson House (1226 N. Summit Boulevard), the Neoclassical-style Odell House (508 E. Rockwood Boulevard), the Tudor Revival-style Frank Gibbs House (821 E. Rockwood Boulevard), the Mission-style J. J. Kaiser House (1115 S. Grand—demolished), and the contemporary-looking A. E. Grant House (605 E. Rockwood Boulevard). Apartment houses in Spokane include the Marlboro, Avenida, and Elm Apartments, all located in Browne's Addition. Hyslop was very productive with more than 80 residential and commercial designs built in Spokane, Hawaii, Montana, and other towns around the Pacific Northwest. To lower office costs and share resources, W.W. Hyslop shared brief partnerships with C. Harvey Smith in 1901-1904, and with C. Ferris White in 1905-1906.²³ Each architect had his own set of clients and worked on his

²³ *Notes from Robert Hyslop, 1997.* Robert Hyslop, W.W. Hyslop's son, remembered that his father's brief partnerships with architects C. Harvey Smith (1903-1904) and C. Ferris White (1905-1906) were a "sharing of office space and resources. The architects did little collaboration but worked as individuals for different clients."

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own individual projects. In 1912, Hyslop formed a professional partnership and worked in tandem with Fred Westcot.

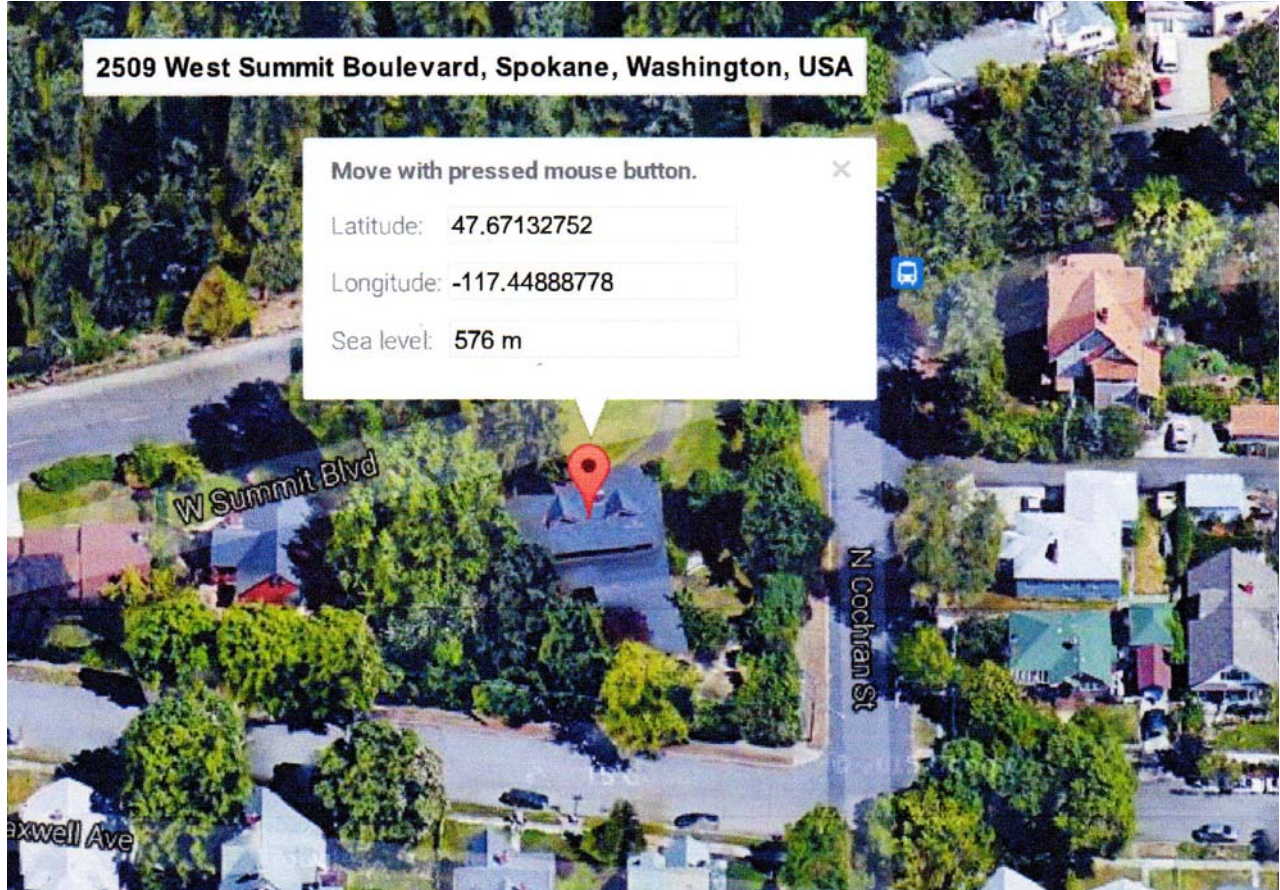
The exterior of the Paine House does not resemble other homes designed by Hyslop but the Summit Boulevard location and interior of the Paine House, however, are similar to the Richardson House (1226 N. Summit Boulevard, built in 1906). Both homes were built on Summit Boulevard, and both homes were articulated with the same plain and wide, square-cut, ebony-finished fir woodwork when the majority of Craftsman-style homes were finished with golden oak-hued woodwork. Both homes have a large great room with a living room/reception hall/dining room, and both homes feature fireplaces with irregular textured clinker brick cladding. After more than a century, W. W. Hyslop's designs have proved to be some of the finest in Spokane, possessing high artistic values and representing the work of an accomplished professional architect.

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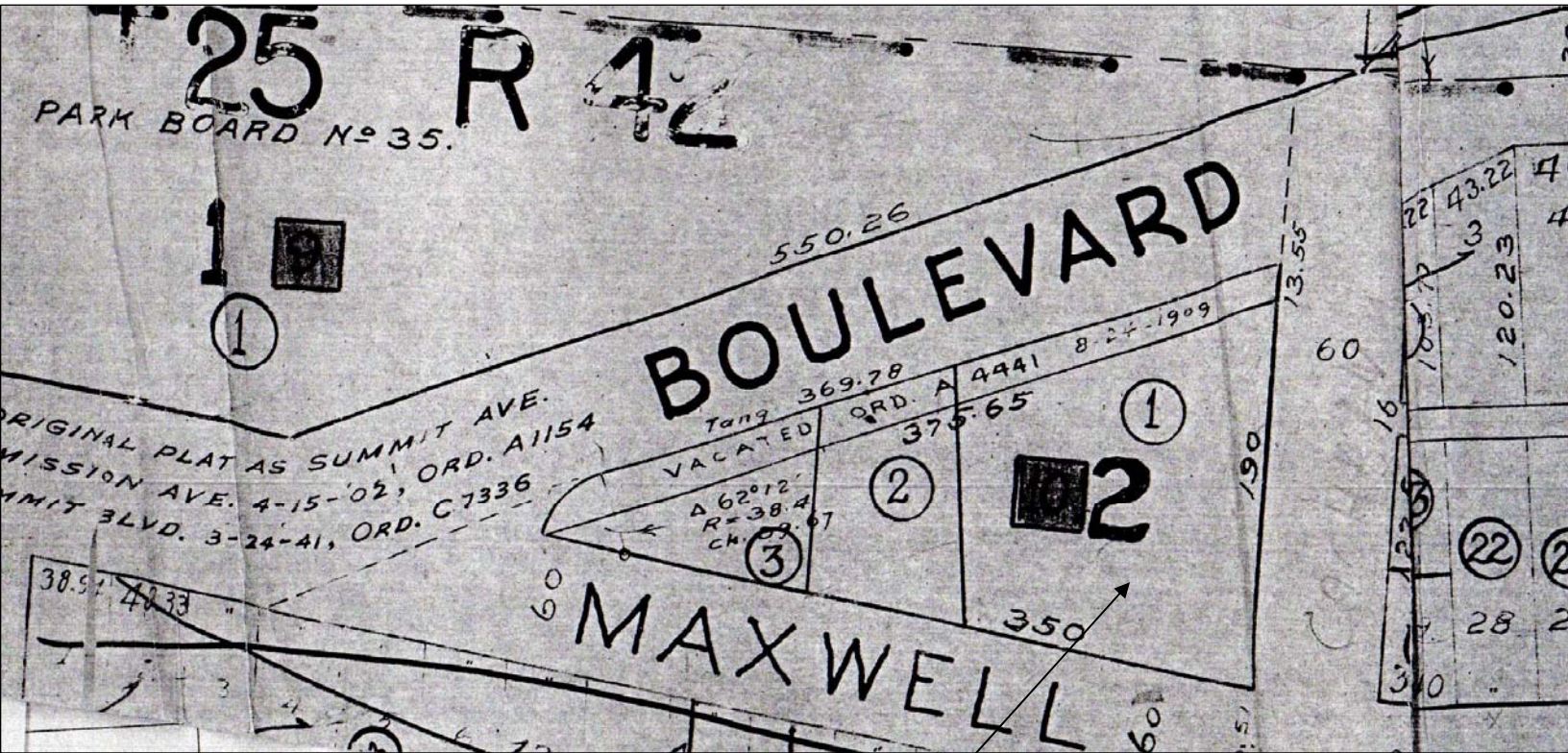


PAINE HOUSE
2509 W. Summit Boulevard
Spokane, WA 99201



AERIAL MAP
Source: Google Maps 2017

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PAINÉ HOUSE PROPERTY
Nettleton's Addition Block 2 Lot 1

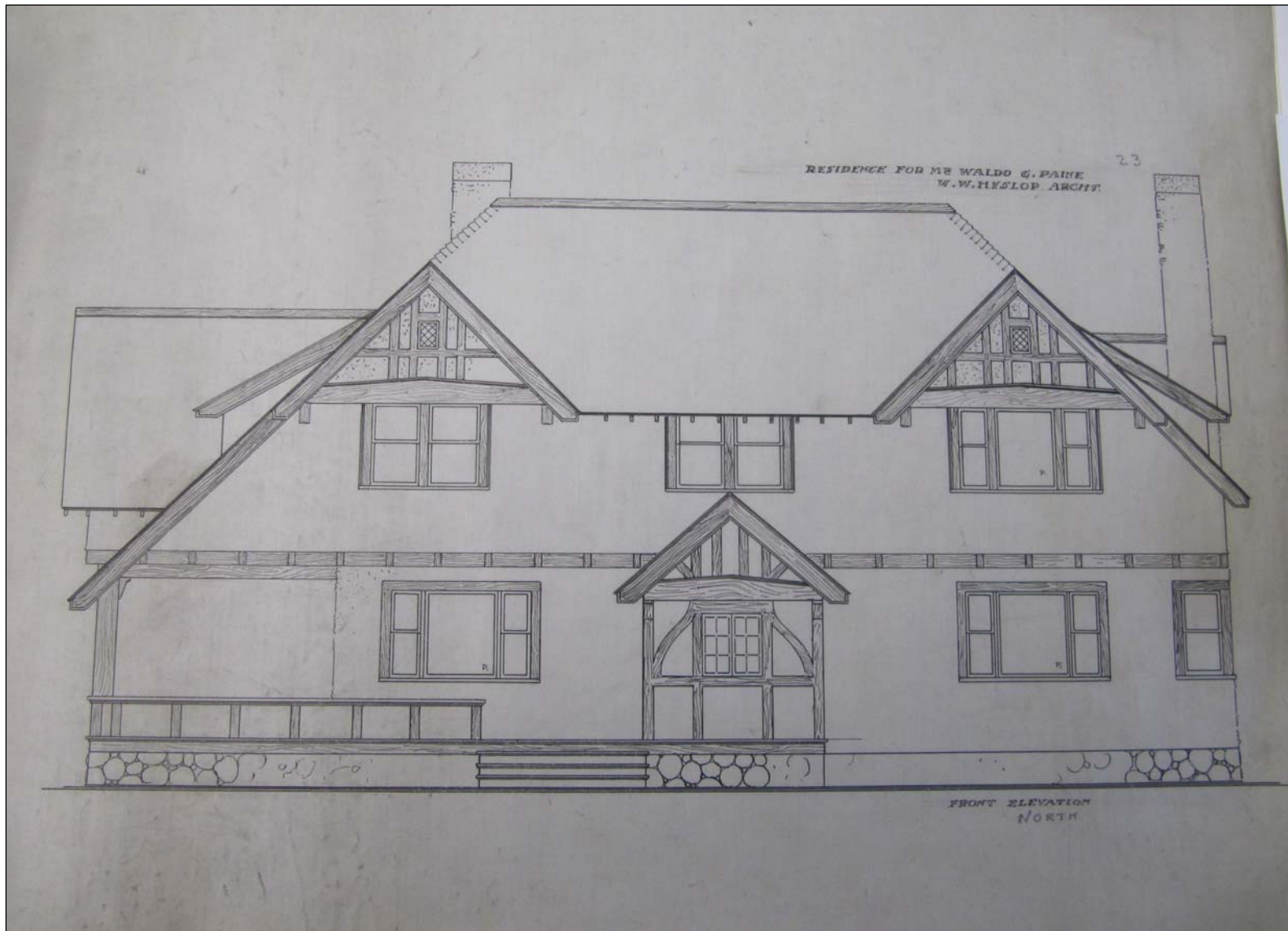
2509 W. Summit Boulevard
Spokane, WA



PLAT MAP

Source: Spokane County Maps & Assessor Records 2017

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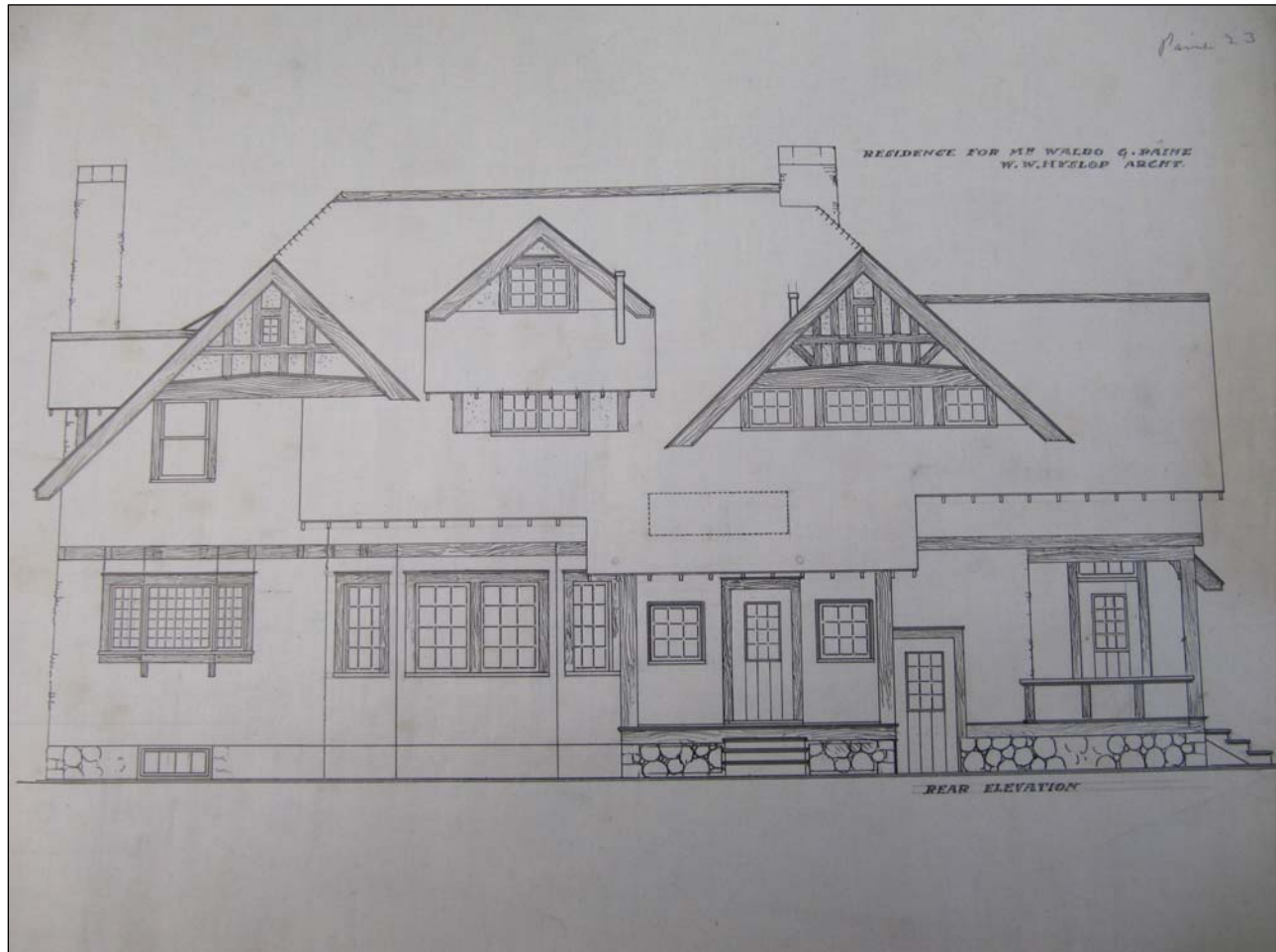


PAINE HOUSE
1905 South Façade Drawing
W. W. Hyslop, Architect

Note: 2nd floor roof and dormer design were changed in 1905

*Source: MAC Archive Library
Spokane, WA*

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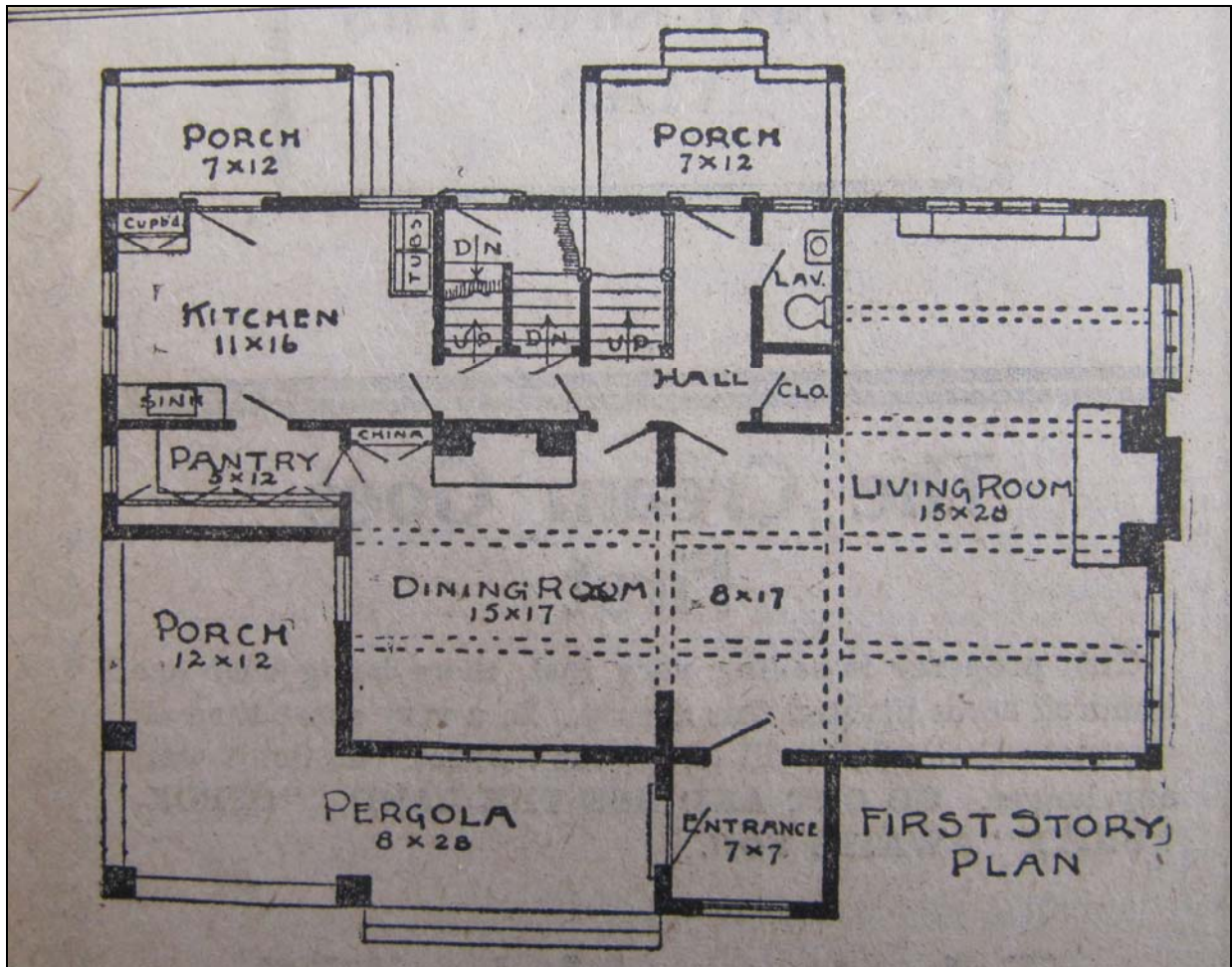


PAINE HOUSE

***1905 North Rear Elevation Drawing
W. W. Hyslop, Architect***

*Source: MAC Archive Library
Spokane, WA*

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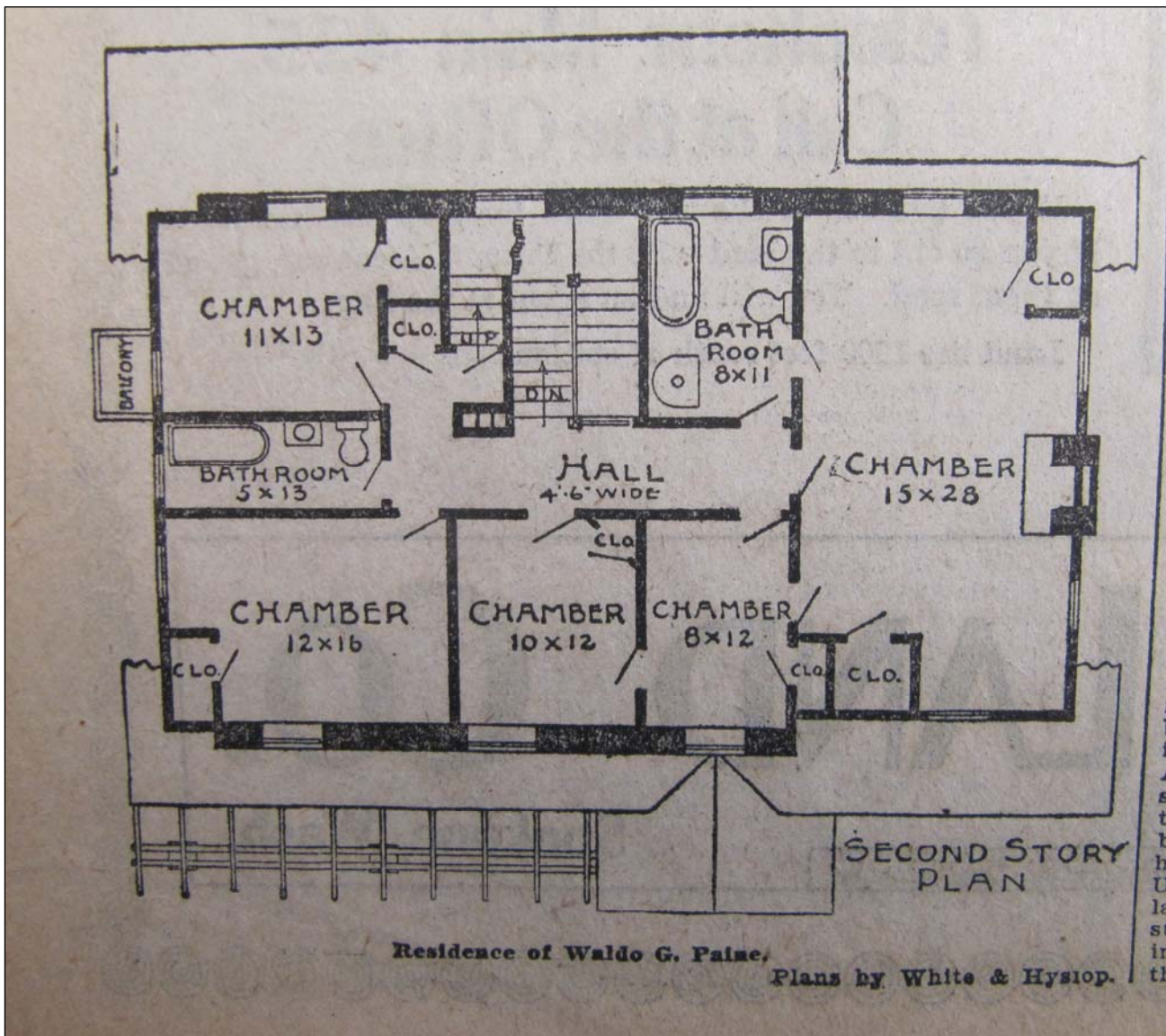


*1905 ARCHITECTURAL 1st FLOOR PLAN
PAINE HOUSE*

W. W. Hyslop, Architect

Source: Spokesman-Review Newspaper, May 7, 1905

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**1905 ARCHITECTURAL 2nd FLOOR PLAN
PAINE HOUSE**

It is interesting to note that the above-pictured newspaper drawing lists architects for the home as both Hyslop and White. According to public records, plans were drawn for the Paine House by W.W. Hyslop while he shared office space with associate architect C. Ferris White. As told by Hyslop's son, Robert Hyslop, C.F. White and W.W. Hyslop did not share clients or collaborate on work. The above-pictured newspaper drawing appears to be incorrect in listing both Hyslop and White as the architects of the Paine House.

Source: Spokesman-Review Newspaper, May 7, 1905

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PAINE HOUSE in 1908
North Facade

2509 W. Summit Boulevard
Spokane, WA

Source: The Western Architect, Vol 12, No 3. September 1908
Spokane Public Library Northwest Room
Spokane, WA

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P A I N E H O U S E in 1921
2509 W. Summit Boulevard

Source: MAC Archive Library, Spokane, WA
L87-1.20412-21

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PAINE HOUSE in 1952
2509 W. Summit Boulevard

Source: MAC Archive Library, Spokane, WA
L87-1.20412-21

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WALDO & LOUISE PAINE HOUSE



North façade of Paine House in 2017



Northwest façade corner in 2017

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North rear elevation in 2017



North rear elevation in 2017

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West elevation in 2017



East elevation in 2017

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Front door in 2017, looking west



Vestibule, looking northwest in 2017

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Living room in 2017, looking southwest



Living room in 2017, looking northwest

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Fireplace in living room, looking west in 2017



Library in living room, looking south in 2017

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*Living room, looking east into dining room in 2017
Notice ceiling beam with brackets—a signature design by architect W. W. Hyslop*



1905 ceiling beam bracket

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Dining room, looking east in 2017



Kitchen, remodeled in 2016, looking southeast

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Remodeled kitchen in 2016

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Interior door from living room to vestibule, looking north



Stairway located in center of 1st floor, rising to 2nd floor landing in 2017, looking south

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Master bedroom, west end of house, 2nd floor, looking northwest in 2017



Master bedroom, looking north in 2017

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Northeast bedroom in 2016

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En suite powder room in southeast bedroom in 2016



Attic in 2016