

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 **MULLIGAN-BRAZEAU HOUSE**
Common Name

2. LOCATION

Street & Number 511 West 13th Avenue
City, State, Zip Code Spokane, WA 99204
Parcel Number 35194.0607

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 Thomas D. & Patricia A. Stice
Street & Number 511 West 13th Avenue
City, State, Zip Code Spokane, WA 99204
Telephone Number/E-mail 425-677-4599, patti.burns.stice@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___
Location of Survey Records Spokane Historic Preservation Office

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 Cliff Park Addition Resurvey Lot 7, Block 15.
- 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 27th Avenue, Spokane, WA 99203
- Telephone Number 509-456-3828
- Email Address lindayeomans@comcast.net
- Date Final Nomination Heard June 19, 2024

13. SIGNATURE(S) OF OWNER(S)

Patti Stice
Thomas D. Stice

14. FOR OFFICIAL USE ONLY

Date nomination application filed: 5/20/24

Date of Landmarks Commission Hearing: 6/20/24

Landmarks Commission decision: approved

Date of City Council/Board of County Commissioners' hearing: _____

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 6/25/24

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:
Laurie Lewis
City Clerk **Acting**

Approved as to form:
M. Houghton
Assistant City Attorney



The Mulligan-Brazeau House

SECTION 7: DESCRIPTION OF PROPERTY

Summary Statement

Addressed as 511 West 13th Avenue in the Resurveyed Cliff Park Addition, the Mulligan-Brazeau House/Garage is a contributing property in the 1979 Marycliff/Cliff Park National Register Historic District. The house was built in 1911 and is a fine example of a one-and-a-half-story residence with strong stylistic influence from the

Craftsman and Tudor Revival styles. The property faces north towards Cliff Park and is covered by a prominent low-pitched gable-front roof with widely unenclosed overhanging eaves, exposed rafter tails, and deep bargeboards with triangular knee-brace brackets. The gable-front roof extends over the first floor to provide a full-width covered front porch supported by thick wood porch piers and a solid porch wall. The exterior of the Craftsman-styled house is clad with multiple horizontal bands, including a basalt stone foundation, horizontal bands of 3-inch-thick and 6-inch-thick clapboard siding, a horizontal band of stucco with false half-timbering under the roof, and multiple belt courses that separate the aforementioned bands. The home's interior floor plan is open with amber-colored oak hardwood flooring and original double-hung and casement windows with multiple window panes. A single-car garage was built behind the house in 1920, and well-illustrates Craftsman-style features with its low-slung front-gable roof, widely unenclosed overhanging eaves with exposed rafter tails, deep bargeboards with knee-brace brackets, and horizontal bands of clapboard siding that all match designs and materials used for the house. Well-preserved in excellent condition, the Mulligan-Brazeau House/Garage possesses a high degree of all five aspects of historic integrity in original location, design, workmanship, materials, and association, and is eligible for listing on the Spokane Register of Historic Places.

CURRENT APPEARANCE

Site

The Mulligan-Brazeau House/Garage is located on a nearly level parcel in the Resurveyed Cliff Park Addition on Lot 7, Block 15. Built one block south of Cliff Park, the home faces north along West 13th Avenue, a paved city street in a single-family residential neighborhood. As noted on a Spokane City/County plat map, Lot 7 is 50 feet wide along 13th Avenue, and 110 feet deep.¹ Manicured grounds with lawn, trees, shrubs, and flowers surround and frame the Mulligan-Brazeau House/Garage. A detached single-car garage built in 1920 is located behind the house in the rear southeast corner of the lot and is accessed by a paved concrete driveway along the east border of the property.² A paved concrete public sidewalk fronts the Mulligan-Brazeau House/Garage and is parallel to the street at 13th Avenue. A smaller private concrete walkway extends from the home's façade in a northerly direction to the public sidewalk. The Cliff Park neighborhood is one of the finest residential areas in Spokane and features a kaleidoscope of modest to grand single-family homes built from the early 1900s to the late 1960s, including the Mulligan-Brazeau House/Garage.

House Exterior

The Mulligan-Brazeau House measures 28 feet wide and 36 feet deep. A full-width front porch is covered by an extension of the home's second floor as it overhangs the porch deck. The extensive covered front porch measures 28 feet wide and 9 feet deep across the north façade of the house.³ The house measures one-and-a-half-stories in height, and

¹ City of Spokane Assessor Records. Spokane Courthouse, Spokane, WA.

² The driveway is shared by owners of the Mulligan-Brazeau House and by owners of the adjacent next door east house at 507 West 13th Avenue.

³ City of Spokane Assessor Records. Spokane Courthouse, Spokane, WA.

is covered with a Craftsman-style, low-pitched, front-gable roof. The roof is covered with composition shingles and supports two brick chimneys—a small interior furnace chimney that rises from the middle of the roof's eastern slope, and a tall exterior fireplace chimney located on the home's west elevation. The roof's wide eaves along horizontal edges at the east and west elevations overhang the house by three feet, and are unenclosed and supported by exposed roof rafter tails. The home's north and south gable peaks formed by the gable-front roof are outlined by deep wooden bargeboards. Thick triangular wooden knee-brace brackets pierce the bargeboards. The house is clad with large expanses of painted horizontal wood clapboard siding at the first floor, and horizontal bands of stucco with false half-timbering designs above the clapboard siding. A basalt stone foundation wall surrounds the house below the siding.

The north façade of the house features the home's low-slung gable-front roof design accentuated with deep bargeboards and knee-brace brackets under three-foot-deep roof eaves. The second floor of the house overhangs the first-floor porch deck providing a full-width covered front porch. Large square porch piers made of wood support the second-floor overhang, and are anchored onto a solid clapboard-clad porch wall that surrounds the first-floor porch deck. A basalt stone foundation supports the wood deck, which is covered with fir floor planks. The second-floor gable peak is clad with stucco and features false half-timbering designs. An enclosed 10-foot-wide and one-foot-deep box bay with a row of multi-paned windows surrounded by stucco and false half-timbering designs protrudes from the center of the gable peak. The box bay features four carved support brackets. Two small windows from the house flank the box bay. The covered front porch has a finished ceiling clad with narrow tongue-in-groove wood planks. The exterior north wall of the front porch is clad with horizontal bands of stucco and clapboard cladding. The home's formal front door opens from the east end of the porch's north façade. The circa-1911 front door is made of medium-stained solid oak, and is embellished with 12 beveled lights in the upper half of the door. A wooden screen door protects the north face of the front door. West of the front door, a large tripartite window is centered in the north façade. A wide stationary glass pane is located in the center of the window, and is flanked on the east and west sides by two tall, narrow 9/1 multi-paned sidelight windows.

The east elevation of the house features a low-slung sloped roof with 3-foot deep, unenclosed overhanging eaves and exposed rafters. A dormer with a gable-peak roof is located in the center of the home's east-facing roof slope. The roof over the dormer is unenclosed and accented by a wide bargeboard with a 3-foot-deep overhang and knee-brace support brackets. Unenclosed roof eaves with exposed rafters shade the north and south sides of the dormer. Facing east, a large multi-paned double-hung window opens from the center of the east dormer. The east wall of the house is clad with four horizontal bands—one at basement-level made of basalt, two horizontal bands of clapboard siding across the center of the house, and a fourth horizontal band of stucco with false half-timbering designs above the two center bands. The horizontal bands are separated by horizontal belt courses. A ribbon of three multi-paned casement windows is located at the

north end of the east elevation at the first floor. A pair of multi-paned windows is located at the south end of the east elevation at the first floor.

The west elevation of the house features a gable-front dormer in the center of the roof expanse that matches the east-elevation's center dormer. Like the east dormer, the west dormer is accentuated with a wide bargeboard and knee-brace brackets, widely overhanging unenclosed eaves with exposed rafter tails on the north and south horizontal sides of the dormer, and multi-paned windows on the dormer's west facade. The west elevation of the house is covered with three horizontal bands that match those on the east elevation. The west elevation supports a brick chimney that rises from ground and extends 10 feet above the roof. Two small windows flank the chimney. South of the chimney, a 14-foot-wide box bay projects 2 feet outward from the house. A tripartite window is centered in the box bay, and features a large stationary window flanked by two narrow multi-paned sidelight windows. Two pairs of multi-paned casement windows are located next south of the box bay at the south end of the west elevation.

The south, rear elevation of the house is covered with a low-pitched gable-front roof that matches the low-pitched gable-front roof at the home's north facade. The south rear gable-front roof features widely overhanging eaves with deep bargeboards and knee-brace brackets. The gable peak at the south elevation is covered with stucco which is embellished with false half-timbering designs. A multi-paned window pair is located in the center of the gable peak. A basalt foundation wall supports the house at ground-level. Two horizontal bands of 6-inch-deep and 3-inch-deep clapboard cover a portion of the exterior wall above a basalt base. Three pairs of multi-paned casement windows are located on the west half of the home's south rear elevation. The east end of the rear elevation features an exterior door that opens into the house. A wood deck is located at the southeast corner of the rear elevation of the house.

Garage

A single-story, single-car garage was built in 1920 in the rear southeast corner of the property behind the house. The garage is 12 feet wide and 18 feet deep, and is covered with a low-slung front-gable roof covered with composition shingles. A thick bargeboard with a three-foot-overhang and knee-brace brackets accentuates the north façade of the garage. Stucco with false half-timbering covers the gable peak. Unenclosed roof eaves overhang the east and west elevations of the garage with exposed rafter tails. The east and west elevations of the garage are clad with horizontal rows of clapboard cladding that match cladding on the house. One 6/1 multi-paned window is located in the center of the west elevation. Garage doors are original with three unusual vertical sections that can open and close the south façade of the garage as needed. The tall doors follow a track along the ceiling. The building is clad with very narrow-width vertical clapboard that matches that is used on the house.



A 2024 photo of the living room, looking northwest



A 2024 photo of a staircase in the southeast corner of the living room



A 2024 photo of the dining room, looking south through French doors that open to a library/den



A 2024 photo, looking southwest into the library/den



A 2024 photo of the kitchen, looking north



A 2024 photo of the kitchen, looking southwest

House Interior

The interior of the house is large and spacious with a solid oak floor, white-painted original woodwork, original multi-paned double-hung windows and multi-paned casement windows, a second floor with three bedrooms, and an unfinished full basement. The home's front door opens into a large, spacious reception area/living room that measures 26 feet wide across the width of the house from the east wall to the west wall, and 15 feet deep from the north wall south to an interior wall in the center of the home. The room's 9-foot-plus-high ceiling features a boxed-beam design with white-painted wood beams. A large center fireplace and flanking built-in bookcases extend the entire 15-foot width of the west wall, and are capped with a full-width wood mantel. Two original multi-paned wood casement windows are located above the built-in bookcases. The center fireplace is fitted with a contemporary black wrought-iron fireplace insert. The fireplace surround is clad with contemporary matte-finish ceramic tile, and the hearth is covered with original 1911 matte-finish subway tile with black grout.

The living room opens south to a 14-foot-square formal dining room located in the center of the house along the west wall. A full-length box bay on the west wall extends outward two feet and supports a built-in bench seat located below the bay's large multi-paned tripartite window. Boxed ceiling beams that match those in the living room clad the dining room's ceiling. Two original multi-paned French doors open from the southeast and southwest corners of the dining room into a library/den, located in the rear southwest corner of the house. Two rows of original multi-paned casement windows line the south and west walls of the library. Designed as the "public" rooms of the house, the living room, dining room, and library/den are each covered with solid oak hardwood flooring accentuated with strips of inlaid mahogany that encircle the perimeter of each room. The inlaid designs are one-inch-thick and intertwine at each room corner, forming an inlaid Greek Key design.

An interior doorway in the south end of the east wall of the dining room opens into a kitchen located in the rear southeast corner of the house. A second interior door at the north end of the east wall in the dining room opens to a narrow interior staircase that descends to an unfinished basement.

The original kitchen was remodeled in 2017 with white painted-wood casework, quartz countertops, a center island with a built-in stovetop, and various built-in appliances including two ovens, microwave, and dishwasher. A door opens to a small powder room in the southwest corner of the kitchen. Another door opens outward from the center of the kitchen's south wall to an exterior wood deck.

The northeast corner of the kitchen opens to two steps that rise to a stairway landing. The southeast corner of the living room also features two stair steps that rise to the same landing reached by the kitchen steps. The landing opens west to an interior staircase that ascends to the home's second floor. The staircase was constructed with solid oak treads, and features a partially open balustrade along the northeast perimeter of the staircase at the first floor. A distinctive focal point of the living room, the stair's partially open

balustrade is built on a closed stringer secured by a square newel post and a series of closely spaced square balusters, all made of wood and painted white to match the painted woodwork throughout the house.

The second floor of the house features a large master bedroom on the north wall. An original multi-paned exterior door with a window opens north from the master bedroom into a box bay that holds a sleeping porch. The box bay is located in the center of the home's north façade gable peak above the front porch. The sleeping porch is illuminated with a long row of multi-paned casement windows at the north facade. Two original 12/1 multi-paned double-hung *interior* windows flank the center *interior* door that opens into the sleeping porch from the master bedroom.

Another smaller bedroom is located at the center of the second floor's west wall. Two multi-paned windows illuminate the room. A third bedroom is located along the south rear wall of the house. A large multi-paned window pair features a south view of the backyard. A second-floor three-piece bathroom is located in the center of the east wall.

The home's full unfinished basement includes a concrete floor, basalt rock foundation walls, an exposed wood-beamed ceiling, furnace area, laundry area, workshop, and an under-the-front-porch storage room. A door in the basement opens from the south wall to exterior concrete steps that rise to the level of the backyard. Before the 1990s, a house fire burned and charred the basement's ceiling beams. The damaged beams were "sistered" to new supportive wood ceiling beams installed throughout the basement.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

The exterior and interior of the Mulligan-Brazeau House/Garage retains nearly all of its original design and materials. Original and subsequent modifications include:

- 1910 Spokane city water connected to house (Spokane building permit #6513).
Spokane wiring and fixtures installed (#18942, 24076, 55176, 38907).
- 1914 Spokane city water meter installed (#9634).
- 1920 Spokane building permit granted for construction of new private one-story garage, estimated cost \$200 (#12315).
- 1923 Building permit to install kitchen range and wiring granted (#55188, 55256, 77278).
- 1927 A fire began in the basement and burned nearly all of the ceiling beams supporting the home's first floor. New wood beams were "sistered" to the burnt and damaged beams, reversing all fire damage, however, burned beams are still visible
- 1927-40 Permits for wiring and heating (#78521, A16598, A26341, A16478).

- 1954 Side sewer permit (#1797).
- 1955 Plumbing permit (#7661).
- 1967-68 Heating system/gas furnace permit (#35,282 and C12890, 36,992).
- 1980 Updated wiring installed (#41873).
- c. 2005 Multi-paned windows installed in 2nd-floor bathroom and sleeping porch.
- 2012 House and garage re-roofed with composition shingles in 2012 (other roof dates unknown except for 1911 when the house was constructed).
- 2017 Kitchen and powder room remodeled with new multi-paned windows, Marmoleum floor, wood casework, quartz countertops, electric wiring, plumbing, and built-in appliances (stove top, ovens, microwave, dishwasher).
- 2022 House and garage re-painted

<i>Area of Significance</i>	<i>Category C: Architecture</i>
<i>Period of Significance</i>	<i>1911</i>
<i>Built Date</i>	<i>1911</i>
<i>Architect</i>	<i>Unknown, but possibly William J. Ballard</i>
<i>Architectural Firm</i>	<i>Unknown, but possibly Ballard Plannery Company</i>
<i>Builder</i>	<i>Patrick R. Barrington</i>

SUMMARY STATEMENT

Architecturally significant as an excellent example of the Craftsman tradition with Tudor Revival-style influence, the Mulligan-Brazeau House/Garage is eligible for listing on the Spokane Register of Historic Places under Category C. The house was built in 1911, the property's period of significance.⁴ Patrick R. Barrington, a Spokane builder, constructed the property for William G. & Margaret Mulligan, the first owners of the Mulligan-Brazeau House, although it was never lived in by the Mulligans. William Mulligan was employed at different times in Spokane as a contractor for the Northern Pacific Railroad, a proprietor of the National Feed & Mill Company, and a president of the Citizens' Investment Company. The house was used as a rental for several years until well-known Spokane banker, William A. Brazeau, purchased the property in 1920 and built a one-story private garage for \$200 to match the Craftsman style of the Mulligan-Brazeau House.⁵ Admired as one of the finest residential communities in Spokane, the Resurveyed Cliff Park neighborhood was officially recognized in 1979 as the Marycliff/Cliff Park National Register Historic District. The 1911-built Mulligan-Brazeau House and its 1920-built garage were listed as contributing properties of the historic district.

HISTORIC CONTEXT

The Marycliff/Cliff Park National Register Historic District

In 1880, the residential neighborhood known as the Cliff Park Addition was an undeveloped, thickly wooded hillside located one mile south of Spokane's central business district. The hillside area was a tangle of indigenous trees, shrubs, and vines that grew south to jagged basalt bluffs and cliffs which rose to a high plateau (Manito plateau) that overlooks the city. The neighborhood begins at the base of the bluff along West Sixth, Seventh, and Eighth Avenues, follows the bluff's north face to the top of the Manito plateau, and advances south to Fourteenth Avenue. It is contained between Ben Garnett Way and Grove Street to the east, and Cliff Drive and Wall Street to the west.

During the 1880s and 1890s the acreage and city lots at the base of the bluff along Sixth, Seventh, and Eighth Avenues were developed as mostly elite properties. Grand mansions were built for some of Spokane's early millionaire pioneers, including James N. Glover, F. Rockwood Moore, F. Lewis Clark, D. C. Corbin, and his son Austin Corbin II. By 1905, development along Sixth, Seventh, and Eighth Avenues had spread south up and

⁴ City/County of Spokane Tax Assessor. Spokane, WA.

⁵ City of Spokane Building Permit #12315, June 17, 1920.

over the top of the basalt bluff to the flat Manito plateau. The area was characterized with panoramic views along the bluff's edge and rocky basalt outcroppings, including a basalt butte. Thrusting upward from 75 to 100 feet in height,⁶ the rocky basalt butte dominated the landscape in the center of the neighborhood as one of the highest points of elevation in Spokane. The butte, surrounded by evergreen trees and wild native shrubbery, was included in Spokane's first all-city park plan proposed by the famed Olmsted Brothers Landscape Architects of Brookline, Massachusetts. Concerning the natural butte, the Olmsted Brothers suggested "the aim should be to preserve most of it in as natural a condition as possible. Vines may be planted...and a narrow rustic [basalt] stone stairway may be made to wind up the summit of the little butte where a terrace-like concourse with a rustic [basalt] stone parapet may be designed to accentuate the cliff..."⁷ The Olmsted's plan was adopted, and the area was called Cliff Park, which has become a beloved Spokane public park and community focal point.

Today, the city's Resurveyed Cliff Park Addition is recognized as the Marycliff-Cliff Park National Register Historic District, officially listed in 1979. It includes a prominent eclectic mix of single-family residences built for the middle class, upper middle class, and the wealthiest elite social classes of Spokane during the late 19th and early 20th centuries.⁸ As stated in the National Register nomination, "the Marycliff-Cliff Park National Register Historic District developed in two distinct stages: the first between 1889 and 1908 which centered along Sixth, Seventh, and Eighth Avenues below the cliff, and the latter between 1910 and 1940 above the cliff." The area was collectively described as a "cohesive and beautiful historic district" with a "high architectural quality of homes."⁹

Above the cliff on the Manito plateau, residences were built along Thirteenth Avenue, Sound and Cotta Streets, and around Cliff Park as more modest dwellings for middle and upper-middle class residents. Although smaller and less pretentious than the extravagant homes built on Sumner Avenue at the bluff's crest and below, the houses around Cliff Park remain well-preserved with excellent architectural integrity—including the Mulligan-Brazeau House/Garage at 511 West 13th Avenue.

The Mulligan-Brazeau House/Garage

The Mulligan-Brazeau House/Garage is located in the Resurveyed Cliff Park Addition on West 13th Avenue across from Cliff Park on block 15, lot 7. Planned at the beginning of the 20th century by Harl J. Cook, founder and president of the Cook-Clarke Development Company in Spokane, the area was platted with 50-foot-wide lots and was intended for upscale residential development in 1906. Restrictive neighborhood covenants were written and adopted, which acted as early land use controls, protecting the use and architectural compatibility of the residential area. Initiated in 1904-1907, neighborhood

⁶ Olmsted Brothers Landscape Architects. *1909 Report to Spokane Park Board*. Brookline, Mass, p. 87.

⁷ Ibid.

⁸ Compau, Nancy. *Marycliff-Cliff Park National Register Historic District Nomination, 1978*. Spokane Office of Historic Preservation, Spokane, WA. p. 7:5.

⁹ Ibid, p. 8:1.

covenants specified that dwellings must cost at least \$2,500 (*a cost two-and-a-half-times higher than the average single-family home at that time*); must be set back at least 25 feet from the street; and outbuildings on the property must conform to the “exterior architecture and finish” of the main house.¹⁰ Promotional advertisements intended to entice prospective buyers were printed by the Cook-Clarke Development Company on flyers and in Spokane newspapers, including the following 1905 advertisement in the *Spokesman-Review* newspaper:

CLIFF PARK

Scenic Addition of Spokane

*We have petitioned the city to grade every street in the addition. It is our intention to have all improvements made at the earliest possible date so that those contemplating building in the early spring will find the streets graded, walks down, and water in front of their houses as soon as they are completed. If you want a choice lot in the choicest addition to Spokane, select it now and get the benefit of the advance in values which are sure to come.*¹¹

Four years later on September 28, 1909, a *Spokesman-Review* article described the successful and brisk development realized in the neighborhood:

*Housing for investment is practically a thing of the past in Cliff Park Addition, one of the most exclusive sections of Spokane where there are more than 30 homes built or being built... Development has been rapid in the last year, and with neither apartment houses nor stores, the addition is beginning to loom up as a strictly fine residence section of the city.*¹²

William G. Mulligan & Margaret A. Mulligan

William G. Mulligan worked various jobs as a Northern Pacific Railroad conductor, a proprietor of the National Feed & Mill Company, and as a president of the Citizens Investment Company of Spokane. Previous to coming to Spokane, Mulligan was a street commissioner and railroad contractor in St. Paul, Minnesota. On December 21, 1909, W. G. Mulligan and his wife Margaret A. Mulligan purchased Lot 7 on Block 15 in the Resurveyed Cliff Park Addition for \$1,260 from WW Parr.¹³ The lot was 50 feet wide, 110 feet deep, and faced north towards Cliff Park. At the time of the purchase by the Mulligans, the lot was vacant. It appears that the Mulligans may have hired contractor Patrick R. Barrington to build the house at 511 W 13th which was completed in January/February of 1911. In turn, the Mulligans purchased a newly built house on the corner lot (lot 9, block 15) of the block that had been designed by architect Alfred Jones and was also built by contractor, Barrington in April of 1911. It is possible that the Mulligans watched the progress of the house on lot 9 (now addressed as 503 W 13th) and

¹⁰ “Cliff Park.” *Spokesman-Review*, 17 December 1905.

¹¹ *Ibid.*

¹² “50,000 for New Cliff Park Homes.” *Spokesman-Review*, 28 September 1909.

¹³ Spokane County Warranty Deed #264890, filed 29 December 1909.

decided to buy that house as well. It does not appear that the Mulligans (according to the City Directories in 1910, 1911 or 1912) ever lived in either property on 13th Avenue.

Mr. & Mrs. John O. Dalzell & Family

After the Mulligan-Brazeau House was built in 1911, the Mulligans leased it to Mr. & Mrs. John O. Dalzell and their two children. John Dalzell worked as a general agent for the Northern Pacific Railroad and had very recently relocated to Spokane from St. Paul, Minnesota (February of 1911). It is quite possible that Dalzell and Mulligan knew each other from their railroad employment in St. Paul. The house at 511 W 13th had probably just been completed when the Dalzells moved into it in early February. Tragically, Mr. & Mrs. Dalzell were both overcome by natural gas poisoning in the home's second floor bathroom and died on April 19, 1911. Their two young children, a boy and a girl, survived.

**DALZELL CHILDREN
GET \$5000 EACH**

Filing a quiet judgment with papers in Judge J. Stanley Webster's court in the case of John Dalzell, 10 years old and Florence Dalzell, 5 years o'd, through their guardian, J. W. Owen, suing the Spokane Gas company for \$25,000, the company's representatives yesterday afternoon agreed to pay each of the children \$5000. The suit was not brought to trial.

The suit was brought for damages for the death of Mr. and Mrs. J. O. Dalzell in their home at 511 Thirteenth avenue on April 18, 1911. It was alleged that the company was careless in not installing a vent-pipe to carry away fumes from an instantaneous heater. The father and mother of the children entered the bath room and were overcome by the fumes.

**"Dalzell Children Get \$5,000 Each."
The Spokane Press, 30 January 1912**

**N. P. AGENT
AND WIFE ARE
FOUND DEAD**

Jack Dalzell, aged 10, son of John O. Dalzell, general agent of the Northern Pacific, arrived from a visit at St. Paul, rushed up the steps at their home, 511 Thirteenth avenue, at 8 o'clock this morning, expecting to find his father with open arms to greet him.

Instead, after forcing his way into the house, he found his father and mother both dead in the bath room upstairs, suffocated by fumes from a patent gas heater.

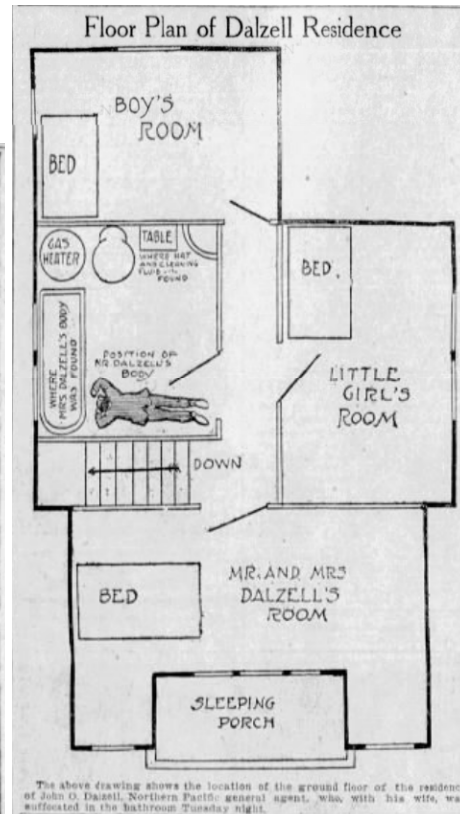
"Oh, Mrs. Lowell," said the boy to the next door neighbor west, "come quick; papa and mamma are in the bath room and they won't speak to me." Mrs. Lowell hurried to the Dalzell home and learned the terrible truth.

The wonder is that the little daughter, Florence, aged 5, did not meet the same fate. Last night after 9 o'clock she went into the bath room to get a drink of water.

"I found papa and mamma asleep and did not want to wake them," said she this morning, in her childish innocence. She does not yet realize the terrible truth that she is today an orphan.

**"N. P. Agent and Wife Are Found Dead."
The Spokane Press, 19 April 1911**

Spokesman-Review, April 20, 1911



Successive Homeowners

From 1912 to 1914 Walter E. & Annie Frederick leased the house at 511 W. 13th Avenue. W. G. Mulligan sold both of his properties on W. 13th Avenue to J. A. Yeomans in June of 1914 (*in 1917, Yeomans quit claimed the two properties back to Mulligan, who in turn, gave the properties to Old National Bank – Warranty Deed 507487*).

The property was rented from 1914 to 1920 by Frances McCarthy and her husband, Dr. H. H. McCarthy, a Spokane physician and surgeon.

In May 1920, William A. Brazeau, a Wisconsin manufacturer who relocated to Spokane, purchased the house at 511 W. 13th Avenue from the Old National Bank of Spokane. In 1920, he applied for and received a Spokane building permit to erect a \$200 single-story private garage behind the house. The garage was designed and built to match the house, including a low-pitched front-gable roof, widely overhanging eaves, house-matching building materials and paint colors. Initially employed in Spokane as a banker and businessman, Brazeau later worked as a secretary and sales manager for the Spokane Inland Empire Paper Company in Millwood, and was soon elected as Millwood, Washington's first mayor. The Brazeaus only lived in the house for one year as they were building a house in Otis Orchards nearer the Millwood plant.

Walter H. & Jennie John bought the Mulligan-Brazeau House/Garage in July 1921 from William Brazeau. Walter John worked as an accountant and cashier for the Crowley Company in Spokane.

Viletta Gritman & Harry E. Gritman, Ritzville, Washington’s first druggist in 1907 and later a successful banker in Ritzville and Lind, purchased the Mulligan-Brazeau House/Garage in 1926, and owned the property for 13 years.¹⁴ Edwin M. Wolfe and his wife Doris Thompson Wolfe bought the property in 1939. Edwin Wolfe was employed as assistant manager for Prudential Insurance Company of America in Spokane.

HOUSE SCORCHED — An early morning fire at the home of A. G. Gregman, W511 Thirteenth avenue, destroyed a portion of the first floor of the residence. The blaze is believed to have started from sparks from the furnace. Damage is estimated at \$500.

Spokane Chronicle, January 12, 1927

Louis & Virginia August bought the property from the Wolfe family on July 15, 1946, and sold it the next day on July 16th to Ivan L. & Ernestine Conner. Ivan Conner worked as the president/treasurer for Spokane Sporting Goods & Cycle Distribution, Inc. The successful business

was advertised as “retail bicycles, sporting goods, toys and toy vehicles, industrial casters, wheel chairs,” and was located at 217 North Post Street in downtown Spokane. By 1953, the sporting goods outlet had relocated to 1206 North Howard Street. Ernestine Conner worked for Lloyd’s Food Store in Spokane.

John Robert & Virginia Henderson purchased the Mulligan-Brazeau House/Garage in 1955. J. R. Henderson worked as a real estate broker for Home Locaters in Spokane until 1964, when he was employed by the Washington State Department of Highways. He retired in 1987. Dean & Katherine Wiles bought the property on March 2, 1987 for \$72,900. Dean Wiles worked as a software engineer for Olivetti ‘n America. Eastern Washington State University professors Robert Werckle & Kathryn Loste bought the house from the Wiles in 2002 for \$187,500.

On October 12, 2015, Thomas & Patricia Stice purchased the historic Mulligan-Brazeau House/Garage for \$342,000. Thomas is employed as a principal agent in a telecommunication agency, and Patti is a retired casualty adjuster for an insurance company.

ARCHITECTURAL SIGNIFICANCE—CATEGORY C
Architecture and Design, Architect, High Artistic Values

Category C of the Spokane Register of Historic Places applies to “properties significant for their physical design or construction, including such elements as architecture, landscape architecture, engineering, and artwork.”¹⁵ To be eligible for historic register

¹⁴ *Ritzville, WA Journal-Times*. May 8, 1941.

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

listing under Category C, “a property must meet at least one of the following requirements:

1. *Embody distinctive characteristics of a type, period, or method of construction.*
2. *Represent the work of a master.*
3. *Possess high artistic value.*

A fine example of the Craftsman style with Tudor Revival detailing, the Mulligan-Brazeau House is nominated under Requirement #1.¹⁶ In addition, the property meets Requirement #3 because it “fully articulates” the Craftsman tradition, which is a “particular concept of design that expresses an aesthetic ideal.”¹⁷

The Bungalow House Form

In her book, *Bungalow: American Restoration Style*, architectural historian Jan Cigliano defines *bungalow* as a “form of house—a type of structure designed in a number of architectural styles.”¹⁸ She also explains that “*style*, by contrast, is a particular period and genre of design.” The *Old House Dictionary* further defines the term bungalow as a low-slung house form characterized by overall simplicity and broad gables that usually face the street.¹⁹ Bungalow designs vary greatly according to geographic location, climate, and architectural vernacular, but all bungalows are usually limited to a house with one story or one-and-a-half stories with a partial or full-width front porch covered by an extension of the principal roof. The bungalow form emerged as an independent movement in American architecture and became popular as an affordable home in reaction to the more elaborate Victorian styles that preceded it.

The Craftsman Style

Author Rachel Carley states in her book *The Visual Dictionary of American Domestic Architecture* that the “Craftsman style represented an independent western movement in American architecture” and explained that its “guiding force was the English Arts & Crafts movement, which rejected the mass reproduction and mediocre design associated with the Industrial Revolution in favor of the beauty and honesty of traditional handcraftsmanship and natural finishes.”²⁰ Traditional handcraftsmanship and “natural” building materials such as native field stone or basalt rock, cut granite or other rock, irregular clinker brick, coarsely textured stucco, hand-split wood shingles, and smooth-finish hand-rubbed natural woodwork were revered and used. Identifying features of the Craftsman style include a broad house form with a strong horizontal design emphasis achieved by a low-pitched roof, widely overhanging eaves, covered front porch, horizontal bands that separate different wall claddings, decorative roof eave brackets, exposed rafter tails and beams, massive square or tapered porch piers-posts-columns,

¹⁶ Ibid.

¹⁷ Ibid.

¹⁸ Cigliano, Jan. *Bungalow: American Restoration Style*. Salt Lake City: Gibbs-Smith, 1998.

¹⁹ Carley, Rachel. *The Dictionary of American Domestic Architecture*. New York: Henry Holt Publishing, 1994.

²⁰ Carley, Rachel. *The Dictionary of American Domestic Architecture*. New York: Henry Holt Publ, 1994.

battered walls, and “back to nature” natural building materials. The Craftsman style quickly spread throughout the United States by builder’s pattern books, pre-cut house packages, and home design magazines, including Gustav Stickley’s magazine called *The Craftsman (1901-1916)*. Hundreds of thousands of Craftsman-style bungalows were built in American cities from 1905 to 1930. The Craftsman architectural style was acclaimed to be one of the most popular and fashionable small house designs in America. By 1930, however, its popularity had faded.²¹

Craftsman-Style Elements & Features of the Mulligan-Brazeau House/Garage

The Mulligan-Brazeau House/Garage is an artistic expression of the above-described bungalow house form and Craftsman-style. Bungalow-form elements and Craftsman-style features of the Mulligan-Brazeau House/Garage include the following:

- House built in 1911 during the Craftsman-style period, 1900-1930
- Garage built in 1920 during the Craftsman-style period, 1900-1930
- Low-slung horizontal *house* form with low-pitched front-gable roof
- Low-slung horizontal *garage* form with low-pitched front-gable roof
- Full-width covered front porch
- Thick square porch piers
- Unenclosed widely overhanging roof eaves
- Exposed roof rafters and rafter tails
- Deep bargeboards
- Knee-brace brackets under bargeboards
- Three exterior horizontal bands of basalt, clapboard, and stucco cladding that emphasize the house and the garage’s broad ground-hugging design—all tenants of the bungalow house form and the Craftsman architectural style
- Horizontal belt courses between horizontal cladding courses of basalt, stucco, and clapboard,
- Natural building materials (wood, stucco, brick, basalt stone, nickel chrome, brass, wrought iron)
- Horizontal rows or “ribbons” of multiple windows (home’s library/den and sleeping porch)
- Multi-paned double-hung windows
- Multi-paned casement windows in horizontal rows
- Solid oak front door with multiple lights, circa 1911
- Original 5-panel wood interior doors, circa 1911
- Original Craftsman-style woodwork, 5-paneled wood (horizontal) interior doors, boxed ceiling beams, staircase newel post and balustrade all plain and square-cut, built-in bookcases; and bookcase/fireplace wood mantel plain and square-cut
- Expansive interior at home’s first floor with reception-living-dining rooms as one open living space—popular design feature of the Craftsman-style

²¹ McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Knopf Publishing, 1989.

- Sleeping porch on home’s second floor—popular during Craftsman bungalow period from 1900-1930
- Concrete steps descend from the backyard to the basement entrance
- Small one-story detached garage with original form, horizontal siding, and wood-paneled garage doors
- Tudor Revival design elements at home exterior—horizontal bands of stucco with false half-timbering

Patrick R. Barrington, Building Contractor

Patrick R. Barrington worked as a building contractor in Spokane during the early 1900s. He was especially active in the Resurveyed Cliff Park neighborhood. During this time, Barrington and his wife, Catherine Barrington, lived in at least two homes at different times in the Cliff Park neighborhood, including their home at 724 W. 14th Avenue in 1909, and later the house at 608 W. 13th Avenue in 1911. Hired by railroad contractor William G. Mulligan, Patrick Barrington built the Mulligan/Brazeau House at 511 West 13th Avenue which was completed in early 1911. Another home Barrington built was the house at 503 West 13th Avenue, two homes east of the Mulligan-Brazeau House on the corner which was also purchased by Mulligan and had been designed for Barrington by architect Alfred Jones. The architect of the house at 511 W 13th cannot be confirmed at this time, although the design is similar to House Plan #149—of *The Modern Bungalow*, a book written and published in 1910 by the Ballard Plannery Company in Spokane.



Plan #149 in the Ballard Plannery, *The Modern Bungalow* (left) and the Mulligan/Brazeau House (right) Spokane County Assessor’s Office 2023

No specific newspaper articles, magazine articles, letters and/or other correspondence, licenses or certificates, photographs, pictures/prints, artists’ renderings, or any proof has to date been discovered to corroborate the theory that perhaps William James Ballard and/or his Ballard Plannery Company in Spokane was responsible for designing the Mulligan/Brazeau House at 511 West 13th Avenue. The mystery remains unsolved.²²

²² Ballard, William James. *The Modern Bungalow, House Plan #149*. Spokane: Ballard Plannery Company, 1910. Page 29.

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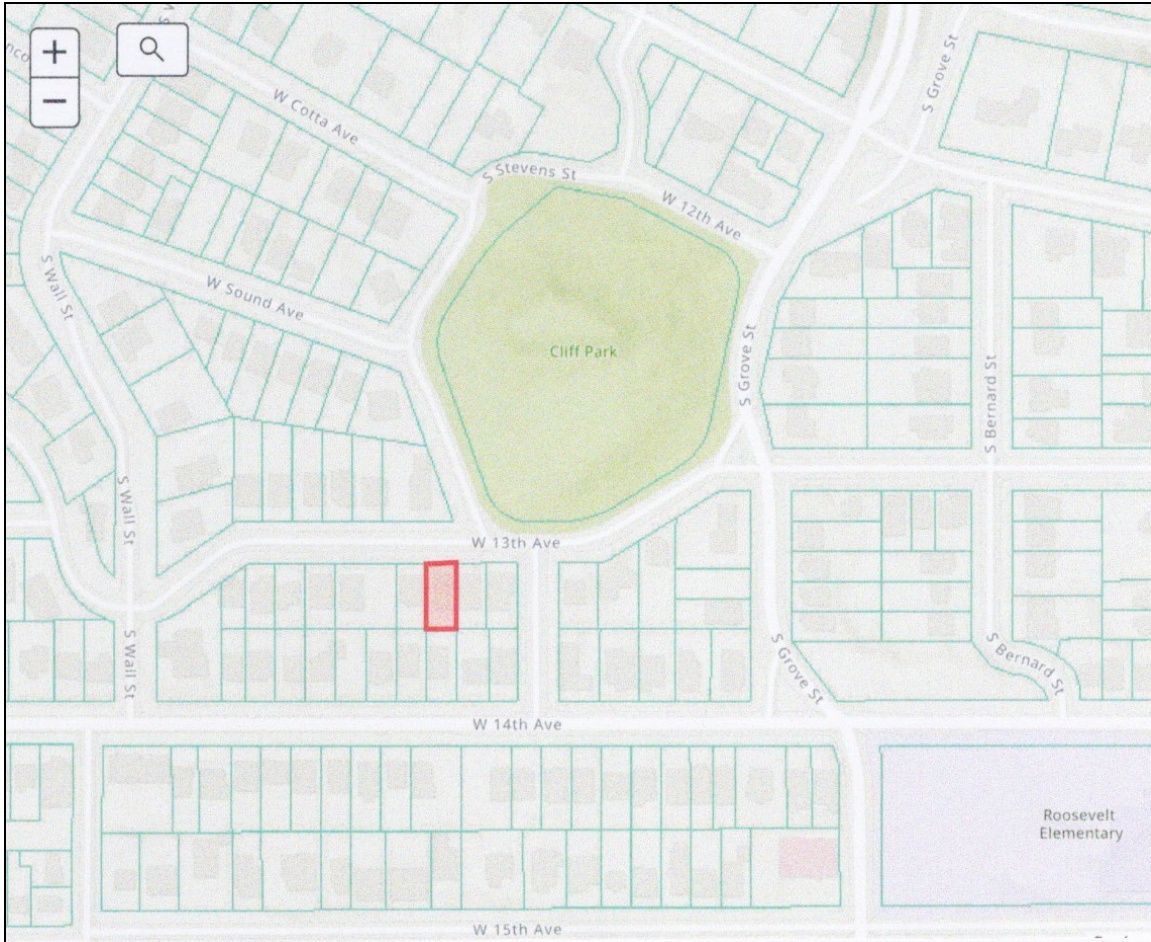
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- “John W. Dalzell and Residence with Floor Plan.” *Spokesman-Review*, 20 April 1911
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- “Dalzell Children Get \$5000 Each.” *Spokane Press*, 30 January 1912
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“University Will Aid Local Girls.” *SDC*, 19 Aug 1913
“Mrs. W. A. Brazeau Succumbs.” *SR*, 4 Oct 1914
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“Mrs. Kelley Honored at Valentine Tea.” *SDC*, 13 Feb 1919
“Hostess to Club.” *SDC*, 30 June 1921
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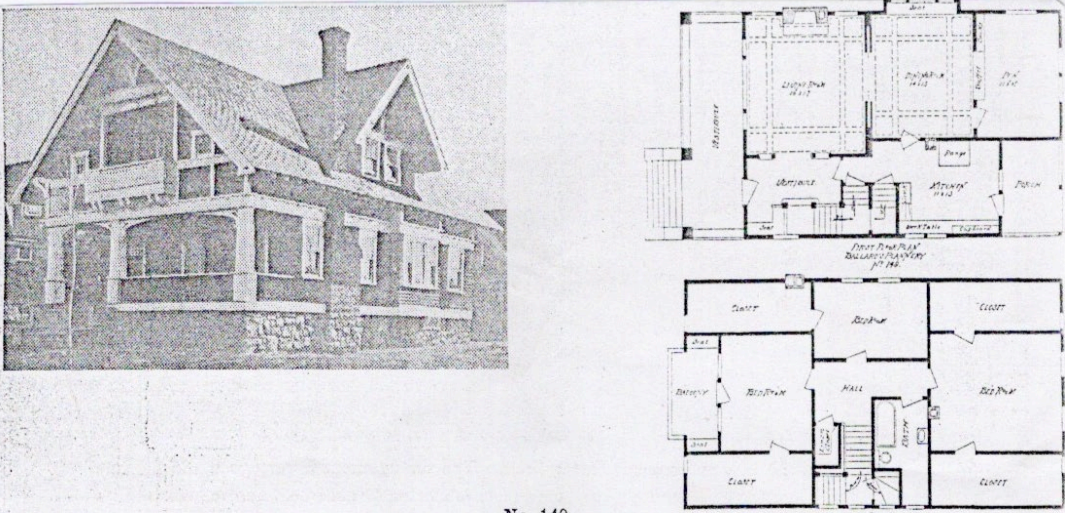
north



2024
SPOKANE PLAT MAP
Resurveyed Cliff Park Addition

MULLIGAN-BRAZEAU HOUSE
511 West 13th Avenue
Spokane, WA 99204

Source: City of Spokane



No. 149.

This style of residence is becoming more popular every day. People are beginning to realize that in order to get their money out of a building it must be attractive, and in order to be attractive, it must be well arranged and well proportioned throughout. This building costs from \$4,000 to \$5,000, with furnace heat.

Two sets of Plans, Specifications, Material List and Blank Contract, \$25.00.
One set of Plans and Specifications, \$20.00.

THE BALLARD PLANNERY CO., Inc.
29

The image contains a perspective drawing of a two-story bungalow with a prominent front porch and a gabled roof. To the right are two floor plans. The upper plan is labeled 'FIRST FLOOR PLAN' and shows a living room, dining room, kitchen, and bathroom. The lower plan is labeled 'SECOND FLOOR PLAN' and shows a bedroom, a bathroom, and a closet. The text 'THE BALLARD PLANNERY CO. INC. BULLHORN PLANNING NO. 149' is visible at the bottom of the floor plans.

**Ballard, William J. *The Modern Bungalow*. Spokane: Ballard
Plannery, 1910, page 29.**

The above photocopy is of Plan #149 from the *The Modern Bungalow*, a book of architectural house plans designed by Spokane architect, William J. Ballard. It is possible that the above-noted architectural plan was reversed and used to build the Mulligan-Brazeau House at 511 West 13th Avenue but cannot be confirmed.



“John O. Dalzell and Residence”
Spokesman-Review
20 April 1911

The Mulligan-Brazeau House is pictured above at 511 West 13th Avenue with a photograph of Mr. Dalzell

**W. A. BRAZEAU
TAKEN BY DEATH**

By Associated Press

SEATTLE, Feb. 6.—Funeral services for William A. Brazeau, 72, Seattle apartment house owner and retired former Spokane district business man and banker, will be held here tomorrow.

Brazeau, who retired in 1936 as secretary and sales manager of the Inland Empire Paper company,



died at his home Thursday after a long illness. Services will be held at 11 a. m. Monday at Forkner's chapel.

He entered the paper business in Spokane in 1909, coming from his home at Wisconsin Rapids, Wis., to join the company at Millwood, where he was the first mayor and was one of the founders and first president of the Spokane Valley State bank.

He was a member of Rotary, the Masons, Spokane City club and was active in church work. Besides the widow, his son, Wendell P. Brazeau of Seattle, survives.

“W. A. Brazeau Taken by Death.”

Seattle Times
6 February 1944



Photo 1
2024 photograph of the north façade of the Mulligan-Brazeau House



Photo 2
2024 photograph of the Mulligan-Brazeau House and its garage behind house



Photo 3
2024 photo of east elevation of house and garage behind house



Photo 4
2024 photograph of south rear elevation of house



Photo 5
2024 photo of west elevation of the house



Photo 6
2024 photo of the north face of the garage in southeast corner of property



Photo 7
2024 photo of front porch, looking west



Photo 8
2024 photo of living room, looking west



Photo 9
2024 photo looking south at stairway, and southwest into dining room



Photo 10
2024 photo looking south into dining room



Photo 11
2024 photo of library, looking southwest at back yard



Photo 12
2024 photo, looking south from library into dining room



Photo 13
2024 photo of kitchen, looking north



Photo 14
2024 photo of kitchen, looking southeast



Photo 15
2024 photo of kitchen, looking southwest



Photo 16
2024 photo of master bedroom and sleeping porch, looking north



Photo 17
2024 photo of sleeping porch, looking east



Photo 18
2024 photo of sleeping porch, looking west



Photo 19

2024 photo, showing fire damage to ceiling beams in basement