

# Nettleton's Addition Historic District

News from Washington State's Largest Historic District.

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## Nettleton's Addition Historic District

Following nearly four years of work, Nettleton's Addition was officially listed on the National Register of Historic Places in March 2006. Numerous volunteer, consultant, and City staff hours were put into the project which resulted in historic property information for every structure in the platted additions known as Nettleton's 1<sup>st</sup> and Nettleton's 2<sup>nd</sup>; nearly 1,500 homes, apartment buildings, duplexes, and garages. The origin of the designation of Nettleton's Addition to the National Register of Historic Places dates back to 2002 when the West Central neighborhood council set aside community funds for the preparation of a National Register District nomination. A survey of Nettleton's 2<sup>nd</sup> Addition, north of W. Boone, began in 2003, as was the National Register nomination form. By May 2004, it was decided to include Nettleton's 1<sup>st</sup> Addition. Through the summer and fall of 2004, survey information for both additions was entered into an electronic database that was then utilized to complete the nomination form for the entire district, called simply Nettleton's Addition Historic District.

To learn more about what it means to be located in a National Register Historic District, visit: [http://www.historyspokane.org/NettletonsAddition/Nettletons\\_faqs.htm](http://www.historyspokane.org/NettletonsAddition/Nettletons_faqs.htm).



### *Take a tour of Nettleton's right from home!*

The Nettleton's Addition website offers a Virtual Tour of several homes in the district with more added often.

To take the tour, visit

[http://www.historyspokane.org/NettletonsAddition/Nettletons\\_tour.htm](http://www.historyspokane.org/NettletonsAddition/Nettletons_tour.htm).

To learn more about Nettleton's Addition Historic District, check out the Nettleton's website at

[www.historyspokane.org/NettletonsAddition/Nettletons\\_homepage.htm](http://www.historyspokane.org/NettletonsAddition/Nettletons_homepage.htm)



Have you recently purchased or sold a home in Nettleton's Addition? Are you currently trying to sell a home in the district and want to know more about its history? Call 509.625.6985 to

find out how you can get a Nettleton's Flyer with a current photo of your home and historic information about who lived there and who built it.



[http://www.historyspokane.org/NettletonsAddition/Nettletons\\_flyer.htm](http://www.historyspokane.org/NettletonsAddition/Nettletons_flyer.htm)

## Federal Investment Tax Credit (ITC)

A Federal income tax credit (ITC) may be granted to income-producing properties (commercial or rental) that are listed on the [National Register of Historic Places](#), or listed as contributing properties in a National Register Historic District, and on which "substantial rehabilitation" is performed. Applications for the Federal income tax credit are reviewed and approved by the [Washington State Department of Archaeology and Historic Preservation](#) and the [National Park Service](#). Rehabilitation must comply with Federal standards for preservation of historic properties.

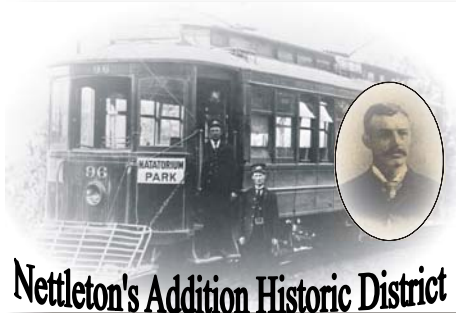
**What it does:** Dollar-for dollar Federal income tax credit equal to 20% of the construction costs for rehabilitating an income-producing building; the credit may be used by the building owner or "sold" to a tax credit investor.

**Minimum investment:** 100% of the building's "adjusted basis"; that is, the purchase price

minus the land cost and depreciation, plus prior improvements.

For non-contributing, income-producing properties in a National Register Historic District constructed prior to 1936, a 10% Federal rehabilitation tax credit is also available. This tax credit functions in the same way as the 20% Investment Tax Credit and is a dollar-for-dollar Federal income tax credit equal to 10% of the construction costs for rehabilitation.

To learn more about the Federal ITC, visit: <http://www.cr.nps.gov/hps/tps/tax/brochure1.htm>



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## Nettleton's in the News



**July 2006-** Nettleton's Addition is the cover story for the Summer 2006 *Trust News* published by the Washington Trust for Historic Preservation. The story follows Nettleton's rise to become the state's largest historic district. To read the full story, visit the [Nettleton's website](#).

**July 5, 2006-** The *Spokesman-Review* ran a story detailing the neighborhood's increased real estate value, noting that "the newly dubbed Nettleton's Addition Historic District...is particularly popular."

**June 2006-** The first historic district sign for Nettleton's is nearing completion. Created from found objects and designed and manufactured by Nettleton's resident and artist Steffan Wachholtz, the sign will be approximately 12 feet tall and will be located in Dutch Jake's Mini Park at the corner of W. Broadway and N. Chestnut.

## Did you know?

Dave Steele knew when he purchased his home at 2511 W. Maxwell in Nettleton's Addition, that it had been moved across the street from its original location around 1900. What Steele didn't know was that his home was designed by the architectural firm of Cutter & Poetz. Built around 1891, this two-story Victorian home was one of the earliest residential homes designed by the pair of local architects. Listed as demolished by author Henry C. Matthews in his book on Kirtland Cutter, *Architect in the Land of Promise*, the home was actually moved to its current location and utilized as a temporary residence for homeowners Waldo and Louise Paine. Originally constructed at 2509 W. Summit Boulevard for Waldo G. Paine, a railroad manager, and his wife Louise Nettleton Paine, the home was rolled on logs across the street to 2511 W. Maxwell around 1900, a residential lot immediately behind the home's original location. There Waldo and Louise lived until a new house was constructed for them on the old site on Summit. Designed by local prominent architect W.W. Hyslop, the Paines moved into their new abode in 1906 and sold the old home in that same year to a dentist, A. Starke Oliver.



Steele learned of his home's association with architects Kirtland Cutter and John C. Poetz after reading about the current [Paine House](#) on W. Summit on the [Nettleton's Addition website](#). A quick cross-check with the [Northwest Museum of Arts & Culture](#) turned up original house plans of his home on W. Maxwell, signed by Cutter & Poetz.

**Interested in joining the Nettleton's mailing list or the Nettleton's Addition Preservation Committee? Email [aflinn@spokanecity.org](mailto:aflinn@spokanecity.org), or call 509.625.6985**

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