

Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, Third Floor
808 Spokane Falls Boulevard, Spokane, Washington 99201-3337*

1. Name of Property

Historic Name: Browne's Addition Historic District

And/Or Common Name: Enter common name of property

2. Location

Street & Number: Various

City, State, Zip Code: Spokane, Washington 97351

Parcel Number: Various

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> building	<input type="checkbox"/> public <input checked="" type="checkbox"/> both	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input checked="" type="checkbox"/> museum
<input type="checkbox"/> site	<input type="checkbox"/> private	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> commercial	<input checked="" type="checkbox"/> park
<input type="checkbox"/> structure			<input type="checkbox"/> educational	<input checked="" type="checkbox"/> residential
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input checked="" type="checkbox"/> district	<input type="checkbox"/> in process	<input type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" 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: Enter property owner's name

Street & Number: Enter property owner's street address

City, State, Zip Code: Enter property owner's city, state and zip code

Telephone Number/E-mail: Enter property owner's telephone number and email

5. Location of Legal Description

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

6. Representation in Existing Surveys

Title: Historic Resources Inventory of Browne's Addition Historic District

Date: 2001-2002 ☐ Federal ☐ State ☒ County ☒ Local

Depository for Survey Records: Spokane Historic Preservation Office

Title: Browne's Addition Historic District

Date: 1976 ☒ Federal ☐ State ☐ County ☐ Local

Depository for Survey Records: Spokane Historic Preservation Office

7. Description

Architectural Classification

Condition

- ☐ excellent
- ☒ good
- ☐ fair
- ☐ deteriorated
- ☐ ruins
- ☐ unexposed

Check One

- ☐ unaltered
- ☒ altered

Check One

- ☒ original site
- ☐ moved & date _____

Narrative statement of description is found on one or more continuation sheets.

8. Spokane Register Criteria and Statement of Significance

Applicable Spokane Register of Historic Places criteria: 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 of 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.
- ☐ E Property represents the culture and heritage of the city of Spokane in ways not adequately addressed in the other criteria, as in its visual prominence, reference to intangible heritage, or any range of cultural practices.

Narrative statement of significance is found on one or more continuation sheets.

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

Acreage of Property:

Approx. 114

Verbal Boundary Description:

The boundary is based upon the City of Spokane's boundary for the Browne's Addition Neighborhood. The historic district is roughly bound by the north side of West Riverside Avenue to the north, South Maple Street to the east, West Sunset Boulevard to the southeast, and the west side of South Coeur d'Alene Street to the west. (See Section 7, Pg. 9).

Verbal Boundary Justification:

The City-provided boundary for the Browne's Addition Neighborhood has been tightened to create the Browne's Addition Historic District and exclude buildings that were constructed outside of its period of significance around the outer edges of the neighborhood in order to reduce non-contributing resources.

11. Form Prepared By

Name and Title: Holly Borth, M.S., and Betsy H. Bradley, PhD.

Organization: Borth Preservation Consultant LLC

Street, City, State, Zip Code: 800 Yauger Way SW, Apt. B201, Olympia, WA 98502

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Date Final Nomination Heard:

12. Additional Documentation

Additional documentation is found on one or more continuation sheets.

13. Signature of Owner(s)

14. For Official Use Only:

Date nomination application filed: _____

Date of Landmarks Commission Hearing: _____

Landmarks Commission decision: _____

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

I hereby certify that this historic district 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
City/County Historic Preservation Officer
City/County Historic Preservation Office
Third Floor – City Hall
808 W. Spokane Falls Blvd.
Spokane, WA 99201

Date

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

SUMMARY STATEMENT

The Browne's Addition neighborhood is located west of downtown Spokane, Washington, roughly bound by the cliffsides or bluffs overlooking the Spokane River to the north, Walnut Street to the east, the Northern Pacific, now BNSF, railroad lines to the south, and the cliffsides or bluffs overlooking Latah Creek to the west. The neighborhood is primarily residential, composed of a mixture of single- and multi-family residences throughout its approximately 114 acres. Browne's Addition also includes a small number of historic commercial buildings with storefronts, a modern-era church, the Northwest Museum of Art and Culture complex, and a city park. The neighborhood is laid out in a grid pattern, and the north and west edges become steep cliffsides that lead to the Peaceful Valley neighborhood to the north and Latah Creek to the west.

The Browne's Addition neighborhood presents a rich tapestry of Queen Anne and various Revival style residential architecture inter-mixed with mid- to late-twentieth century apartment buildings. A small commercial corner at the intersection of West Pacific Avenue and South Cannon Street, consists of historic buildings but includes the sole round-about in the neighborhood, the one variation from how traffic moves through the historic street grid. Some of the streets in the district retain exposed brick paving, which adds to the historic character of the district. Some historic granite sidewalk paving also remains.

The buildings within the neighborhood represent architectural styles from the late-nineteenth century into the present day. The first building was constructed in 1884 in the Queen Anne style; this style proved to be popular in Browne's Addition for some 20 years. Large and substantial residences similar in scale show the influence of the Stick, Craftsman, Colonial Revival influences and eclectic borrowings. Building permits indicate the architects for some designs; in other cases, developers and builders are identified as responsible for the projects. Nearly all residential designs are individual representations of their architectural styles within the district. Among the noted exceptions to this pattern are the pair of gable-front houses at 1701 and 1703 West First Avenue that appear to have been nearly identical when constructed. Another pair is the substantial Queen Anne style houses at 2005 and 2011 West Second Avenue built in 1894, both with identical forms and complex roofs. Later, builder Clarence Roberts erected four bungalows that have the same plan and massing on adjacent lots at the northwest corner of West Fourth Avenue and South Chestnut Street in 1909, which probably initially appeared quite similar.

Beginning in 1910, many of the single-family residences in Browne's Addition were converted to multi-family residences. These apartments accommodated a variety of small households, increasing to an initial peak during the 1940s. While conversions quickly subsided in the 1950s, the apartments remained even as new multi-family housing was constructed. The changes to single-family residences converted into apartments include exterior staircases to upper floor units, the installation of low-maintenance exterior siding, changes to porches and the addition of entrances.

The multi-family buildings, ranging from duplexes, to flats, and to apartment buildings, comprise the other component of historic buildings in Browne's Addition. Such buildings erected by 1950, during the period when both single-family and multi-family residences were built in the neighborhood, are within the historic period of significance.

All of the apartment buildings erected after 1950 were infill construction and contribute to the varying scales of multi-family buildings in the district. Some are larger in footprint than earlier ones, and others are smaller apartment buildings similar in scale to larger single-family residences. They are non-contributing due to being constructed outside of the period of significance.

Browne's Addition Historic District presents a collection of single- and multi-family residences in an older urban neighborhood which has remained predominantly residential in character and use. This residential architecture that establishes the character of the district is remarkably undiluted with commercial and industrial buildings and other uses, an aspect of the Browne's Addition neighborhood that has been appreciated for a long time.

DESCRIPTION OF PROPERTY TYPES IN THE DISTRICT

Most of the earliest buildings erected in the Browne's Addition neighborhood represent its history as a highly desirable area of Spokane and a popular location for the most successful of its residents to build their family homes. Profits from the gold rush in California, lumber, and mining industry in Idaho were used in Browne's Addition to construct some of the most elaborate and high-style houses in Spokane at the time. After the turn of the century, property owners began to see the potential their massive-scale homes held in providing rental housing to Spokane's rapidly growing population, as they moved on to live in newer desirable neighborhoods.

After the turn of the century, substantial houses – if not quite at the scale of the earlier ones – were erected in the neighborhood. Then during the 1920s and later, smaller single-family homes in the popular bungalow and period-revival cottage forms were built. A group of attached townhouses constructed in 1890 initiated the multi-family building construction in Browne's Addition and several apartment buildings were erected by 1910. Construction in the neighborhood consistently mixed both forms of residential building types until 1950, at which time the last single-family residence was constructed; a single-family residence would not be constructed in Browne's Addition again until 1992.

The shift from constructing a mixture of single- and multi-family housing to only constructing multi-family housing from the mid-twentieth century into the present day is highly visible in the streetscape of Browne's Addition. Numerous Mid-20th Century and Late-20th Century apartment buildings are intermixed with the large older homes and, in fact, many share a similar scale and three-story height. The character of the neighborhood is also shaped by the pattern that many of the smaller single-family dwellings were built on the north/south running streets and on the southern blocks of the neighborhood.

The Browne's Addition Historic District is composed of 302 resources; these resources are primarily residential architecture, with one church, one park, four residential auxiliary buildings – individual garage or outbuildings, two museum buildings, and five commercial buildings.

Single-family Residences

Single-family residences – defined by function in 2018, rather than by original construction – comprise 26% (80) of all resources within the Browne's Addition Historic District. Single-family residences exhibit architectural styles that span the 1880s through the 1940s, and the 1990s.

Most of the single-family dwellings built prior to 1910 are in the substantial house and mansion categories. Houses are typically two-stories or more tall and meant to be occupied by a middle- to upper-middle class family during the late 19th Century; they were substantial – large and carefully detailed – but not palatial. Some houses had side yards that consisted of a second tax lot, although many of these side yards were built on during the 1950s. The mansions are the largest houses that often-provided rooms for servants and certainly would have required a staff to operate. They typically have larger grounds surrounding them. Nine mansions were built east of Coeur d'Alene Street where The Ridge development stands; a small number of additional residences of this type remain standing in the district, including the Patsy Clark and James Clark mansions.

The cottage became a more common house type in Browne's Addition after 1900. The cottage is one- or one-and-one-half stories in height and, like the similar bungalow type, was intended to be occupied by a family without a live-in domestic staff. The most modest of these buildings were in some ways an expanded simple dwelling – a rectangular building with several rooms, long or short side to the street, gable roofed, with a porch. Others, nearly square in footprint, might have a pyramidal roof and some have an L-shaped plan with a porch sheltered by both wings. Cottages could be erected by builders from readily available materials and simple plans. Some express the influence of popular styles such as Queen Anne and Colonial Revival through the addition of a porch or other elements.

The bungalow is another smaller house form that was most often only a single story, although the addition of a partial second story – or half story under the eaves – was popular as well. A local house plan brochure issued by the Ballard Planary, *The Modern Bungalow*, describes some of the houses by the number of rooms – a small, five-room house, for example. Some descriptions referred to California design – a nod to the popularity of bungalows in that state.¹ The bungalow form very often included a front porch that spanned the façade. Bungalows with gable roofs typically have some craftsman details, including exposed rafter ends and purlins, bracing at the roofline, and a porch on the façade.

¹ *The Modern Bungalow*. Spokane: Ballard Planary, ca. 1908. Unpaginated.

Of the residential architecture in Browne's Addition, single-family residences that remain in that use are the smallest grouping. These resources, as well as houses and mansions converted into apartments, have played a significant role in the development of and image of the neighborhood over time, as the construction of large, elaborate single-family homes was an intrinsic factor in the popularity and growth of the neighborhood. Their presence also represents how significantly the neighborhood changed, as single-family residences originally represented 90% of buildings in Browne's Addition in 1910 (175 out of 195).

Pre-1950 residential architectural styles in Browne's Addition include nearly all that were popular during the time between the 1880s and 1950. With over 76 examples, the most common style is Queen Anne, followed by Colonial Revival with 46 examples.² There are approximately 11 examples each of Tudor Revival and the Shingle style, built during the earlier period. The Craftsman aesthetic, used for both houses and bungalows, is represented by 24 buildings. The five Dutch Colonial Revival examples and ten Period Revival houses add to the eclectic appearance of the streetscapes, as well as a few examples of additional picturesque styles. The influence of both modern styles and the plainer Minimal Traditional styles is seen in several houses – as well as some duplexes and apartment buildings – during the 1940s. An eclectic mix, rather than a sense of cohesive use of style or construction within a short period of time, characterizes both the building types and architectural styles present in the district.

Converted Single-family Residences

Single-family residences that have been converted to a multi-family use, and operate as apartments during the late 2010s, as a group, are 42% (127) of all the resources within the Browne's Addition Historic District. These buildings are the majority, or highest percentage, of resources in Browne's Addition, and also represent one of the historic district's most significant historical associations: housing for small households and returning war veterans. These buildings were all constructed by 1950, but conversions to multi-family residences have occurred as late as 1990. The trend peaked in 1943, when 12 (6% of 200) single-family residences were converted to apartments; many of these conversions were performed with funds provided by a government lease program that is likely associated with providing housing for returning war veterans.³

All types and styles of single-family dwellings were converted into apartment use – from the grandest mansions to cottages and bungalows. The evidence of these conversions varies considerably, from no significant exterior changes to the existence of exterior staircases, replacement siding material, enclosed porches, and additions to the side and rear elevations. These changes represent a significant aspect of residential living in Browne's Addition; while they are noted as reducing the historic integrity of the original

² The dominance of the Queen Anne style is noted in the *Historic Browne's Addition Walking Tour* (n.d.).

³ Theresa Tsalaky, "Browne's Addition: A Matter of Change, *Spokane Chronicle* 13 January 1983, p 17. "New Homes from Old" *Spokesman Review* 3 October 1943; Apartments clipping file, Spokane Public Library Barnes Room.

designs, those very changes are an important part of Browne's Addition's residential history. The inclusion of converted rental properties with less than the best historic integrity as "contributing elements" to the district are an important part of the story of Browne's Addition (See Integrity discussion, Section 7, page 12).

Multi-family Residences

Multi-family residences that were built as such comprise 28% (85) of all the resources within the Browne's Addition Historic District. Multi-family residences have been constructed within the Browne's Addition Historic District throughout all eras of construction, beginning in 1890 and extending into the present day. The earlier apartments had either formal appearances due to Classical Revival styling or picturesque presences due to period revival influences. Through subsequent decades of construction in Browne's Addition, popular styles of the time were used for apartment buildings. This building type also represents all residential construction that occurred between 1951 and 1991 in the neighborhood.

Duplexes were built in Browne's Addition during the first years of development and then again, along with triplexes, during the 20th Century as the density of the neighborhood increased and the size of households may have decreased. These residential forms typically have an exterior door for each unit within.

Apartment buildings erected prior to 1950 typically had a central entrance and the access to apartments is through interior hallways. After 1950, the provision of exterior access to each unit became common. Many of the later buildings, as did some of the pre-1950 buildings, provided private exterior space with balconies. These elements, as well as the scale of the buildings, provided functional and visual links between the single-family dwellings and multi-family ones.

Other Property Types

Non-residential resources, such as commercial buildings, Coeur d'Alene Park, and the All Saints Lutheran Church, comprise 5% (14) of the resources within the Browne's Addition Historic District.

ARCHITECTURAL STYLES

Virginia and Lee McAlester⁴ defined an eclectic period for residential design that extends from 1890 through 1940, much of the period of significance for Browne's Addition. Both the design of each building and ensembles of buildings were diverse during that time as variety was provided easily by mass-produced milled lumber elements, brick, and stone as building materials, as well as the blending of elements from various sources. The

⁴ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A Knopf, 1984), 319. McAlester's style names are used as the basis for most style assignments in this nomination.

variety of the era is seen in Browne's Addition in both the styles of buildings and in streetscapes of dwellings in which variety rather than unity was the overall effect.

In assigning styles to the buildings in Browne's Addition, the goal was to avoid the catch-all "eclectic style" and point to the dominant style expressed by the building. Also, in some cases a style appears only in some features; this less than full expression of a style is noted as an influence, such as Queen Anne influence. Vernacular has been limited to the most plain buildings where no stylistic references are discernable.⁵ When a building has been so remodeled that the original style cannot be determined, or the style expressed in the remodeling is not among those used when the building was constructed, "remodeled" is used instead of a style name.

The greatest diversity and eclectic character in Browne's Addition is seen in the buildings erected from the early 1880s through the mid-1920s. During that time, residences with elements associated with the Queen Anne, Stick, Shingle, Colonial Revival and Classical styles were blended for both variety and picturesque effect. The overall practice of combining many elements seemed more important than reflecting any one style, and certainly what may seem to be Colonial Revival porches were placed on buildings with irregular Queen Anne forms, known as the Free Classic variant of the Queen Anne style. Several characteristics are displayed throughout many of the designs for the dwellings: variety in massing, details, windows, and materials. All but the plainest



Distinctive radial muntin patterns found in Browne's Addition.

⁵ McAlester uses the term Folk Victorian for this expression, although in *America's Historic Neighborhoods and Museum Houses: The Western States*, (New York: Alfred A Knopf, 1998) p. xxi, she notes that folk houses were constructed of inexpensive lumber shipped via railroads in the form of national folk houses that spread west. Folk Victorian is not used as it implies some type of deep tradition or personal choice in expression. The plain houses in Browne's Addition were built with mass-produced materials shipped by railroads and from patternbook or lumber yard provided designs. Virginia McAlester, *America's Historic Neighborhoods and Museum Houses: The Western States*.

Another note on styles: some of these houses have been documented by others and may have been assigned other style names and buildings types. The attempt in this document is to be internally consistent with the use of building types and styles, more than reconciling others' terminology. Any variations in style names are not serious and primarily reflect what the architectural historian finds dominant in the design.

gable-front houses were articulated with projecting forms and bay windows, as asymmetry in forms seemed to be desired.

Exterior porches were placed across all or part of the façade, at upper levels as small balconies, on second stories for sleeping, and at side and rear facades for more private exterior spaces. Porches featured various materials and forms for posts supporting enriched entablatures sheltered by roofs. Windows were single and grouped, often had decorative upper sash, and were numerous. Local basalt stone was used for porch piers and foundations, and occasionally for sheathing the first story of a building. This mixing of stylistic elements was modeled by building plan books and milled lumber catalogs. The architect-designed houses in the district display a similar eclectic character on a grander scale.

Some of the important conditions that made the eclectic nature of residential architecture in Browne's Addition possible are the mass production and distribution of milled lumber and manufactured window sash and other elements. Surely there was a local source for the window sash with a radiant muntin pattern that appears in many houses in the district. The nearly endless combinations of these materials were found in pattern book designs that appeared in newspapers, in brochures at lumber yards, and in published pattern books. The Ballard Planary's *The Modern Bungalow* (ca.1908), is such a publication. It depicts some four-square houses and cottages, as well as many bungalows and suggests all were being built at the time. Several of the drawings feature the radiant window sash, suggesting popularity at that time. As many lumber and sash firms advertised in the publication, though, any one of them could have been the wholesaler or source of the sash.

As smaller houses became popular in general, Period Revival style residences and bungalows became popular. Both types of expression had endless variations, as did the other popular styles of the era. The Period Revival style is a collective term for buildings with picturesque qualities that might refer to small British buildings, often with steep roofs and asymmetry that are not as easily categorized as Mission or Spanish Colonial Revival and Colonial Revival styles. Bungalows might be rather plain or a presentation of many materials that required craftsmanship to use in building. The low one-and-one-half story form and front porch united them as bungalows.

The Art Moderne style appears in six buildings, all but one built as an apartment building in Browne's Addition, erected near the end of the period of significance. These modernistic buildings have smooth walls, flat roofs, some horizontal emphasis and corner windows.





Minimal Traditional houses are distinguished through their intentional plainness and use of familiar architectural elements. Their plainness was in contrast to the more ornate earlier dwellings and no doubt seemed up-to-date when built. In addition, they were easy and relatively inexpensive to build using manufactured components. An entrance hood and stoop often substituted for a porch on a minimal traditional house. As windows got





larger, the gridded picture window appeared. Windows might be pushed towards corners for a well-lit interior room. Common siding materials included wood shingles, vertical boarding in gable faces, stucco, and after World War II, aluminum and pressed board siding. Two groups of small houses on W 1st Avenue and South Elm Street were remodeled into Minimal Traditional style houses during the 1950s and 1960s, likely to make them appear more up-to-date and appealing to tenants.

The stylistic expressions grouped together as Mid-Century Modern appeared in Browne's Addition after 1950 in apartment buildings. These buildings are noted as being Mid-20th Century Modern as a collective term; as they are outside the period of significance, they were not categorized into various modes of expression or described in detail. During this period of apartment building construction, many of the buildings provide access to each unit through exterior stairs and narrow balconies. Many apartment buildings provided private exterior space with balconies. These elements, as well as the scale of the buildings, continued to provide functional and visual links between the single-family dwellings and multi-family ones. Perhaps in the future, the 1951-1970 period could be considered for an extension of the period of significance based on this apartment building development. Several apartment buildings may be eligible for listing in the Spokane Register of Historic Places as individual historic resources as well.

COMMON STYLES FOUND IN BROWNE’S ADDITION

Queen Anne		The Queen Anne style is applied to single-family residences in the Browne's Addition Historic District. It is identified through steeply-pitched and complex rooflines, variegated shingles, bay windows, turrets, an asymmetrical façade, and full-width or wrap-around porches with elaborate spindlework.
Queen Anne Free Classic		This variation of Queen Anne style combines the complex massing and rooflines with the use of classical columns, rather than turned posts, on porches. Often the columns are paired.

<p>Tudor Revival</p>		<p>The Tudor Revival style is applied to both single- and multi-family residences throughout Browne's Addition. It is identified through steeply-pitched gables, grouped windows, massive chimneys, and decorative half-timber siding.</p>
<p>Shingle</p>		<p>The Shingle style is primarily found on single-family residences in Browne's Addition. It is identified through wood shingle siding, an asymmetrical, broad façade, cross-gable roofs with multi-level eaves, and extensive porches.</p>
<p>Colonial Revival</p>		<p>The Colonial Revival style is primarily found on single-family residences in Browne's Addition. It is identified through an accentuated front door, a symmetrical façade and fenestration pattern, paired windows, and hip roofs with boxed eaves and modillions. A subset of the Colonial Revival style is the Dutch Colonial Revival, which is identified by the gambrel roofline.</p>
<p>Dutch Colonial Revival</p>		<p>This version of the broader Colonial Revival style has the two-pitch gambrel roofs</p>

<p>Craftsman</p>		<p>Craftsman styling is primarily found on single-family residences in Browne's Addition. It is identified through low-pitched gable roofs, projecting eaves with exposed rafter tails and knee brackets, and detailed porches, often with tapered square porch columns.</p>
<p>Period Revival</p>		<p>Period Revival styling includes several types of expression that create a picturesque effect and refer to historic or place-based styles. Steeply-pitched roofs, arches, small sheltered porches and other picturesque forms are common.</p>
<p>Minimal Traditional</p>		<p>Minimal Traditional styling can be found on both single- and multi-family residences in Browne's Addition. It is identified through side-gable roofs with minimal to no eaves, sheltered entrances, wood horizontal-paned and gridded picture windows, and an overall lack of style or detailing.</p>
<p>Art Moderne</p>		<p>Entrance styling and corner windows distinguish most Art Moderne buildings in Browne's Addition. Other common features are plain walls, flat roofs, glass block inserts, and a lack of ornament.</p>

BUILDING TYPES

Mansions

Mansions are the largest of dwellings in any locale and use scale, architectural style, highest-quality materials and often location to convey social prominence and financial means. They often include enough land to be small estates with yards, gardens, and other residential amenities.

Substantial Houses

Substantial houses are typically two or more stories tall but do not have the physical presence of what is generally understood to be a mansion. Their footprints are large, and their mass dominates the tax lot on which it was constructed.

Bungalow

Bungalows are typically one or one-and-one-half stories tall and feature a full-width front porch. The roof is typically a front- or side-gable with wide, low-pitches. Their simple, rectangular footprints vary in size on the scale of modest to large.

Cottage

Cottages are no more than one-and-one-half stories tall and typically features an offset entry porch. Their footprints are smaller and are often built on smaller lots and convey modest means.

Duplex

A duplex is a single building that may have the appearance of a single-family residence on the outside, or mirror images of a design, that is divided vertically at the middle to create two separate dwelling units. The exterior will have two separate entrances that create a visual division to indicate the duplex footprint inside. A *triplex* has the same features for three units.

Flats

Flats was a term to suggest a more limited type of apartment house. In flats, each floor, or each half of a floor is only one dwelling unit.

Attached Townhouses

Townhouses are a series of three or more vertical units that are connected; each individual unit has its own separate façade and entry.

Apartment Building

Apartment buildings in Browne's Addition take on two forms: a converted single-family residence and purpose-built ones. Converted residences are distinguished typically by the addition of exterior staircases, altered façade entries to accommodate multiple doors, and porch enclosures. Purpose-built apartment buildings are typically rectangular in plan, rise two or more stories tall, and provide several living units.

PERIOD OF SIGNIFICANCE

The Browne's Addition Historic District's period of significance begins at 1881 and ends at 1950. The year 1881 represents the year in which Browne's Addition was first platted as Browne's and Cannon's Additions. 1950 represents the last year during which a single-family residence was constructed until 1992. The 1950 date also represents the last year in which both single- and multi-family residences were built. After 1950, building patterns shifted solely to the construction of multi-family housing.

BOUNDARY

The boundary of the Browne's Addition Historic District echoes that of the neighborhood provided by the City of Spokane. It differs from the neighborhood boundary in order to exclude resources that would not contribute to the eligibility of the historic district due to their age or integrity.

The district is roughly bound by the north side of West Riverside Avenue to the north, South Walnut Street to the east, the BNSF right-of-way to the south, and the Latah Creek bluffs to the west. This boundary is further refined for the historic district to exclude resources that were constructed after 1950 and are located on the outer edges of the City-defined boundary. In particular, the boundary along the north of West Riverside Avenue (north), South Maple Street (east), West Sunset Boulevard (south), and South Coeur d'Alene Street (west) is drawn to exclude out-of-period resources.

INTEGRITY AND EVALUATIONS

Integrity

The City of Spokane Municipal Code 17D.100.020 states that a property within a historic district must possess integrity of location, design, materials, workmanship, and association in order to "contribute" to the district. The National Park Service defines these aspects of integrity as follows:

- *Location*: The place where the historic property was constructed or the place where the historic event occurred.
- *Design*: The combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting*: The physical environment of a historic property.
- *Materials*: The physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property.

- *Workmanship*: The physical evidence of the crafts of a particular culture or people during any given period in history.
- *Association*: The direct link between an important historic event or person and a historic property. This aspect is also used to assess the degree to which the property can convey its association with patterns of development of a neighborhood and historic uses. For instance, a school still used as a school has a higher degree of association integrity than one that has been converted to housing.

Many resources within the Browne's Addition Historic District have experienced modifications over time. The most common modifications include the replacement of the original siding or windows of a building, or the construction of an exterior staircase, addition or enclosure of a porch – changes made to modify the building for multi-family use. Modifications such as these, even though they may have been made during the period of significance, somewhat reduce a building's integrity of design and materials. The severity of the reduction of these aspects of integrity depends upon the extent of the modification compared to the overall form, mass, and design of the resource. These changes were carefully assessed during 2018.

Contributing and Non-Contributing

Each resource within the Browne's Addition Historic District was evaluated for its ability to contribute to the significance and eligibility of the historic district based upon its modifications to three key features: plan, siding, and windows. Modifications to the plan include changes made to the footprint of the building, as in additions and partial demolition, as well as changes often made to footprint and enclosure of porches. Modifications to siding include the partial or complete replacement of historic siding materials. Replacement materials were sometimes limited to the first or first and second stories, leaving the historic materials on the highest portions of the walls exposed. The modifications to windows range from replacing some or all of the sash in existing window openings to the creation of larger or additional window openings and the use of metal or vinyl sash. As with siding, the use of replacement materials varies. Storm windows are somewhat common in Browne's Addition. They sometimes hide the materials of the windows they protect.

The descriptions of the buildings address these key features primarily, although there are additional character-defining features that are noted. Also, replacement elements of porches are noted, as well as decorative elements associated with a style of architecture. When present, exterior staircases are noted; as they are needed for multi-residential use of large residences, they are not considered in the assessment of integrity.

Modifications to these features were categorized into four options:

- Intact (no on only slight modifications)
- Slight (less than half of a feature has been modified)
- Moderate (more than half of a feature has been modified, but not completely)
- Extensive (completely modified)

The resources were then determined to have retained one of four levels in historical integrity:

- Excellent
- Good
- Fair
- Poor

Any visible modification to a key feature that could be seen from the street of a resource automatically reduced its historical integrity and could not be qualified as having excellent historical integrity. Although modifications do reduce a resource's historical integrity, many buildings are still able to contribute to the history and significance of the Browne's Addition Historic District as a long-occupied residential neighborhood. If several changes have been made, the consideration of the massing, if important to the style, and presence of decorative elements associated with a style are brought into the analysis.

Modifications that occurred within the district's period of significance are considered to be part of the history of the property and some acquire significance in their own right. Converting a single-family residence to a multi-family residence also does not necessarily reduce its historical integrity to the point of it being non-contributing, as those activities are a part of the district's significant historical associations. In fact, these conversions document the long-term overwhelmingly residential use of the buildings in the district.

These changes are documented and assessed, but accommodated into the historic integrity of Browne's Addition. Properties assessed to have "fair" integrity are still able to contribute to the historic streetscapes of the district. The ultimate test is whether they can convey the type and style of building that they were originally built to convey, or are as altered prior to 1950.

The following table outlines the possible combinations of feature modifications and resulting determination of historical integrity:

PLAN	SIDING	WINDOWS	INTEGRITY
Intact	Intact	Intact	Excellent
Intact	Intact	Slight	Good
Intact	Intact	Moderate	Good
Intact	Intact	Extensive	Good
Intact	Slight	Slight	Good
Intact	Slight	Moderate	Good
Intact	Slight	Extensive	Good
Intact	Moderate	Moderate	Good
Intact	Moderate	Extensive	Fair
Intact	Extensive	Extensive	Fair
Slight	Slight	Slight	Good
Slight	Slight	Moderate	Good
Slight	Slight	Extensive	Good
Slight	Moderate	Moderate	Good
Slight	Moderate	Extensive	Fair
Slight	Extensive	Extensive	Poor
Moderate	Moderate	Moderate	Fair
Moderate	Moderate	Extensive	Fair
Moderate	Extensive	Extensive	Poor
Extensive	Extensive	Extensive	Poor

In order to contribute to the Browne's Addition Historic District, a resource must meet the following criteria:

- Located within its boundary
- Constructed between 1881 and 1950
- Retain excellent, good, or fair historical integrity

The tabulation of the resources within the Browne's Addition Historic District are as follows:

Integrity of Resources in Browne's Addition Historic District (302)			
Excellent	Good	Fair	Poor
74	167	32	29

Integrity of Resources Built by 1950 (258)			
Excellent	Good	Fair	Poor
43	155	31	29

Contributing Resources of the Browne's Addition Historic District		
Contributing	Non-Contributing	Out of Period
229 (76%)	29 (10%)	44 (14%)

RESIDENTIAL OUTBUILDINGS: CARRIAGE HOUSES, URBAN BARNS AND GARAGES

These outbuildings on urban residential properties served similar purposes related to transportation but varied considerably in design and materials, form and function, and date of construction.

Many of the larger, earlier houses were built with a carriage house or urban barn. Both buildings likely housed a horse and some type of buggy, as well as storage space for hay, oats and tack. A carriage house combined these functions with a second story that provided quarters for the family's employees: often drivers and gardeners. An urban barn was devoted to storage and transportation. A half-story loft above the ground level provided storage for hay and often had a door at that level. Wide openings with sliding or swing doors were wide enough for adaptation to garage use.

Many of the first purpose-built garages were small wood-framed and clad one-car size buildings with gable roofs. Slightly wider one-car garages, and multi-car units were also built prior to 1950, the end of the period of significance. One pattern in the district was a series of small garages at the rear of lots that appeared after the conversion of large dwellings into multi-unit buildings.

Several of all types of these outbuildings stand in the district, although many of them are not very visible due to their locations at the rear of lots. Post-1950 two-car garages are also common. A few of the more ornate carriage houses have been converted into dwellings and are the primary building on the lot. All three types of buildings that are visible from the street are noted in property descriptions. They are further noted as contributing to the district or contributing to it in a secondary way.

RESOURCES

A form has been prepared for each resource located within the boundary of the Browne's Addition Historic District. These forms are appended at the end of this nomination.

USING THE RESOURCE FORMS

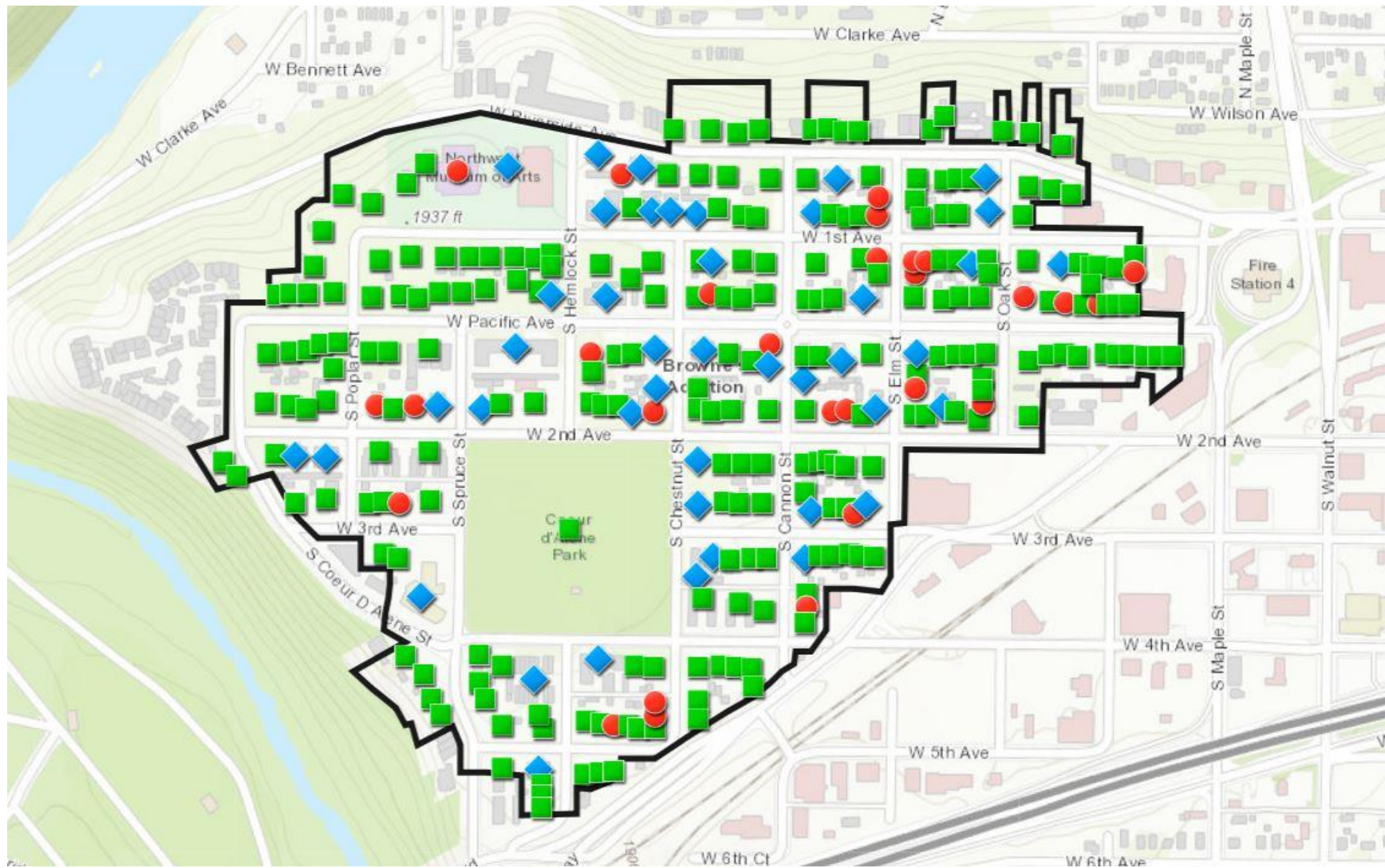
These forms have information on building permits if they are available for the property, including date of the permit, as well as architect, builder, and owner, if known.

The top of the form also provides an architectural style for the building.

The historic integrity of the plan, siding and windows is ranked as described above.

The descriptions of the building have two purposes: to point out features that support the style assigned to the building, and to indicate how integrity has been reduced with changes to the plan, siding, and windows. The descriptions are not intended to mention all character features of a building; instead they provide a starting point for understanding each building.

The statement of significance provides additional information from building permits. It also states why a property contributes or does not contribute to the historic district.





■ Contributing ● Non-Contributing ▲ Out of Period



■ Contributing ● Non-Contributing ▲ Out of Period



■ Contributing ● Non-Contributing ▲ Out of Period

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 Browne's Addition Historic District

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BROWNE'S ADDITION HISTORIC DISTRICT									
ID	ADDRESS	DATE	ORIGINAL USE	USE IN 1950	CURRENT USE	DATE CONVERTED	STYLE	INTEGRITY	STATUS
1	2036 W Riverside Avenue	1899	Single-family	Multi-family	Multi-family	1944	Queen Anne	Good	Contributing
2	2018-2030-1/2 W Riverside Avenue	1890	Multi-family	Multi-family	Multi-family		Queen Anne	Fair	Contributing
3	2014 W Riverside Avenue	1899	Single-family	Multi-family	Multi-family	1949	Vernacular	Poor	Non-Contributing
4	2008 W Riverside Avenue	1927	Single-family	Single-family	Single-family		Craftsman	Fair	Contributing
5	1926 W Riverside Avenue	1899	Single-family	Multi-family	Multi-family	1946	Queen Anne	Good	Contributing
6	1920 W Riverside Avenue	1905	Single-family	Multi-family	Multi-family	1943	Queen Anne	Good	Contributing
7	1916 W Riverside Avenue	1906	Multi-family	Multi-family	Multi-family		Mission Revival	Good	Contributing
8	1910 W Riverside Avenue	1946	Multi-family	Multi-family	Multi-family		Minimal Traditional	Good	Contributing
9	1824 W Riverside Avenue	1941	Multi-family	Multi-family	Multi-family		Minimal Traditional	Good	Contributing
10	1818 W Riverside Avenue	1924	Multi-family	Multi-family	Multi-family		Mediterranean Revival	Good	Contributing
11	1740 W Riverside Avenue	1946	Multi-family	Multi-family	Multi-family		Minimal Traditional	Good	Contributing
12	1730 W Riverside Avenue	1903	Single-family	Multi-family	Multi-family	1940	English Cottage	Good	Contributing
13	1722 W Riverside Avenue	1900	Single-family	Multi-family	Multi-family	1942	Colonial Revival	Good	Contributing
14	2123 W Riverside Avenue	1978	Multi-family	N/A	Multi-family		Late-20th Century	Excellent	Out of Period
15	2117 W Riverside Avenue	1900	Single-family	Single-family	Multi-family	1960	Neo-Tudor Revival	Poor	Non-Contributing
16	2115 W Riverside Avenue	1951	Multi-family	N/A	Multi-family		Minimal Traditional	Excellent	Out of Period
17	2103 W Riverside Avenue	1948	Multi-family	Multi-family	Multi-family		Minimal Traditional	Good	Contributing

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BROWNE'S ADDITION HISTORIC DISTRICT									
ID	ADDRESS	DATE	ORIGINAL USE	USE IN 1950	CURRENT USE	DATE CONVERTED	STYLE	INTEGRITY	STATUS
18	2027 W Riverside Avenue	1898	Single-family	Multi-family	Single-family	1938, 1990	Queen Anne Free Classic	Good	Contributing
19	2019 W Riverside Avenue	1893	Single-family	Multi-family	Single-family	1943, 1998	Queen Anne	Good	Contributing
20	2003 W Riverside Avenue	1887	Single-family	Single-family	Single-family		Queen Anne	Excellent	Contributing
21	1927 W Riverside Avenue	1900	Multi-family	Multi-family	Multi-family	1915	Queen Anne	Poor	Non-Contributing
22	1917 W Riverside Avenue	1967	Multi-family	N/A	Multi-family		Mid-20th Century Modern	Fair	Out of Period
23	1907 W Riverside Avenue	1947	Multi-family	Multi-family	Multi-family		Minimal Traditional	Fair	Contributing
24	1827 W Riverside Avenue	1885	Single-family	Single-family	Multi-family	1951	Queen Anne	Good	Contributing
25	1819 W Riverside Avenue	1892	Single-family	Multi-family	Multi-family	1928	Colonial Revival	Fair	Contributing
26	1811 W Riverside Avenue	1885	Single-family	Single-family	Single-family		Queen Anne	Good	Contributing
27	1807 W Riverside Avenue	1948	Single-family	Single-family	Single-family		Minimal Traditional	Excellent	Contributing
28	6 S Oak Street	1953	Multi-family	N/A	Multi-family		Minimal Traditional	Excellent	Out of Period
29	1721 W Riverside Avenue	1903	Single-family	Multi-family	Multi-family	1930	Queen Anne Free Classic	Good	Contributing
30	1719 W Riverside Avenue	1899	Single-family	Multi-family	Multi-family	1948	Colonial Revival	Good	Contributing
31	1715 W Riverside Avenue	1899	Single-family	Single-family	Single-family		Queen Anne	Good	Contributing
32	104 S Poplar Street	1897	Auxiliary	Multi-family	Multi-family	1929	Neoclassical	Good	Contributing
33	2340 W First Avenue	1897	Single-family	Multi-family	Multi-family	1927	Neoclassical	Good	Contributing
34	2336 W First Avenue	1916	Auxiliary	Unknown	Multi-family	Unknown	Mission Revival	Excellent	Contributing
35	2328 W First Avenue	1896	Single-family	Multi-family	Multi-family	1928	Mission Revival	Good	Contributing

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BROWNE'S ADDITION HISTORIC DISTRICT									
ID	ADDRESS	DATE	ORIGINAL USE	USE IN 1950	CURRENT USE	DATE CONVERTED	STYLE	INTEGRITY	STATUS
36	2316 W First Avenue	1889	Single-family	Single-family	Single-family		Tudor Revival	Excellent	Contributing
37	2321 W Riverside Avenue	1898	Auxiliary	Auxiliary	Auxiliary		Tudor Revival	Good	Contributing
38	2232 W First Avenue	1950	Museum	Museum	Museum		Early-21st Century	Poor	Non-Contributing
39	2216-2230 W First Avenue	2001	Museum	N/A	Museum		Early 21st Century	Excellent	Out of Period
40	2124 W First Avenue	1963	Multi-family	N/A	Multi-family		Mid-20th Century Modern	Good	Out of Period
41	2114 W First Avenue	1896	Single-family	Single-family	Single-family		Colonial Revival	Excellent	Contributing
42	2102 W First Avenue	1965	Multi-family	N/A	Multi-family		Mid-20th Century Modern	Excellent	Out of Period
43	2106 W First Avenue	1965	Multi-family	N/A	Multi-family		Mid-20th Century Modern	Excellent	Out of Period
44	2028 W First Avenue	1964	Multi-family	N/A	Multi-family		Mid-20th Century Modern	Excellent	Out of Period
45	2022 W First Avenue	1890	Single-family	Multi-family	Multi-family		Queen Anne	Excellent	Contributing
46	2014 W First Avenue	1889	Single-family	Single-family	Single-family		Stick	Good	Contributing
47	2006 W First Avenue	1896	Single-family	Multi-family	Multi-family	1940	Queen Anne Free Classic	Good	Contributing
48	1922 W First Avenue	1968	Multi-family	N/A	Multi-family		Mid-20th Century Modern	Excellent	Out of Period
49	1920 W First Avenue	1900	Single-family	Multi-family	Multi-family	1922	Queen Anne Free Classic	Fair	Contributing
50	1914 W First Avenue	1900	Single-family	Single-family	Multi-family	1970s	Colonial Revival	Good	Contributing
51	1910 W First Avenue	1890	Single-family	Multi-family	Multi-family	1941	Stick	Good	Contributing
52	1904 W First Avenue	1889	Single-family	Single-family	Single-family		Remodeled as Minimal Traditional	Poor	Non-Contributing

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 Browne's Addition Historic District

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BROWNE'S ADDITION HISTORIC DISTRICT									
ID	ADDRESS	DATE	ORIGINAL USE	USE IN 1950	CURRENT USE	DATE CONVERTED	STYLE	INTEGRITY	STATUS
53	12 S Elm Street	1895	Single-family	Single-family	Single-family		Remodeled as Minimal Traditional	Poor	Non-Contributing
54	11 S Elm Street	1911	Single-family	Single-family	Single-family		Craftsman	Excellent	Contributing
55	1824-1828 W First Avenue	1908	Multi-family	Multi-family	Multi-family		Tudor Revival	Excellent	Contributing
56	1818 W First Avenue	1908	Multi-family	Multi-family	Multi-family		Craftsman	Good	Contributing
57	1814 W First Avenue	1909	Multi-family	Multi-family	Multi-family		Craftsman	Good	Contributing
58	14 S Oak Street	1998	Single-family	N/A	Single-family		Late-20th Century Modern	Excellent	Out of Period
59	1728 W First Avenue	1899	Single-family	Single-family	Multi-family	1954	Queen Anne Free Classic	Excellent	Contributing
60	2325 W First Avenue	1899	Single-family	Multi-family	Multi-family	1922	Queen Anne Free Classic	Good	Contributing
61	2315 W First Avenue	1900	Single-family	Single-family	Single-family		Tudor Revival	Excellent	Contributing
62	2303 W First Avenue	1905	Single-family	Single-family	Multi-family	1970	Craftsman	Good	Contributing
63	2231 W First Avenue	1900	Single-family	Single-family	Single-family		Tudor Revival	Good	Contributing
64	2225 W First Avenue	1901	Single-family	Multi-family	Multi-family	1936	Colonial Revival	Good	Contributing
65	2221 W First Avenue	1898	Single-family	Multi-family	Multi-family	1943	Queen Anne Free Classic	Good	Contributing
66	2205 W First Avenue	1931	Single-family	Single-family	Single-family		Period Revival	Good	Contributing
67	2201-2203 E First Avenue	1940	Multi-family	Multi-family	Multi-family		Minimal Traditional	Excellent	Contributing
68	108-110 S Hemlock Street	1940	Multi-family	Multi-family	Multi-family		Minimal Traditional	Excellent	Contributing
69	2123 W First Avenue	1900	Single-family	Multi-family	Multi-family	1920	Colonial Revival	Good	Contributing
70	2115 W First Avenue	1900	Auxiliary	Multi-family	Multi-family	1940	Colonial Revival	Good	Contributing

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 Browne's Addition Historic District

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BROWNE'S ADDITION HISTORIC DISTRICT									
ID	ADDRESS	DATE	ORIGINAL USE	USE IN 1950	CURRENT USE	DATE CONVERTED	STYLE	INTEGRITY	STATUS
71	2101 W First Avenue	1897	Single-family	Multi-family	Multi-family	1945	Queen Anne Free Classic	Good	Contributing
72	2027 W First Avenue	1885	Single-family	Single-family	Single-family		Queen Anne	Good	Contributing
73	2025 W First Avenue	1958	Multi-family	N/A	Multi-family		Mid-20th Century Modern	Excellent	Out of Period
74	2011 W First Avenue	1889	Single-family	Single-family	Single-family		Queen Anne Free Classic	Good	Contributing
75	2003 W First Avenue	1900	Single-family	Multi-family	Multi-family	1940	Queen Anne	Good	Contributing
76	1923 W First Avenue	1889	Single-family	Single-family	Multi-family	1968	Queen Anne	Excellent	Contributing
77	1909 W First Avenue	1892	Single-family	Single-family	Multi-family	1958	Classical Revival	Good	Contributing
78	1901 W First Avenue	1889	Single-family	Multi-family	Multi-family	1948	Remodeled	Poor	Non-Contributing
79	108 S Elm Street	1889	Single-family	Single-family	Single-family		Vernacular	Good	Contributing
80	107 S Elm Street	1890	Single-family	Single-family	Single-family		Remodeled as Minimal Traditional	Poor	Non-Contributing
81	1829 W First Avenue	1890	Single-family	Single-family	Single-family		Remodeled as Minimal Traditional	Poor	Non-Contributing
82	1823 W First Avenue	1890	Single-family	Single-family	Single-family		Remodeled as Ranch	Poor	Non-Contributing
83	1819 W First Avenue	1890	Single-family	Multi-family	Multi-family	1931	Queen Anne	Fair	Contributing
84	1813 W First Avenue	1893	Single-family	Single-family	Single-family		Queen Anne	Fair	Contributing
85	1803-1805 W First Avenue	1994	Multi-family	N/A	Multi-family		Late-20th Century Modern	Excellent	Out of Period
86	104 S Oak Street	1939	Multi-family	Multi-family	Multi-family		Minimal Traditional	Excellent	Contributing
87	108-110 S Oak Street	1940	Multi-family	Multi-family	Multi-family		Minimal Traditional	Excellent	Contributing
88	1725 W First Avenue	1881	Single-family	Multi-family	Multi-family	1943	Queen Anne	Good	Contributing

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BROWNE'S ADDITION HISTORIC DISTRICT									
ID	ADDRESS	DATE	ORIGINAL USE	USE IN 1950	CURRENT USE	DATE CONVERTED	STYLE	INTEGRITY	STATUS
89	1717 W First Avenue	1967	Multi-family	N/A	Multi-family		Mid-20th Century Modern	Fair	Out of Period
90	1705 W First Avenue	1903	Single-family	Single-family	Multi-family	1967	Colonial Revival	Excellent	Contributing
91	1703 W First Avenue	1885	Single-family	Multi-family	Multi-family	1930	Vernacular	Good	Contributing
92	1701 W First Avenue	1885	Single-family	Multi-family	Multi-family	1931	Vernacular	Good	Contributing
93	1631 W First Avenue	1887	Single-family	Single-family	Single-family	1954	Stick	Good	Contributing
94	1623-1625 W First Avenue	1941	Multi-family	Multi-family	Multi-family		Minimal Traditional	Poor	Non-Contributing
95	1629 W First Avenue	1929	Commercial	Commercial	Single-family	1950s	Period Revival	Fair	Contributing
96	2424 W Pacific Avenue	1923	Single-family	Single-family	Single-family		Colonial Revival	Good	Contributing
97	2418 W Pacific Avenue	1928	Single-family	Single-family	Single-family		Period Revival	Good	Contributing
98	2414 W Pacific Avenue	1922	Single-family	Single-family	Single-family		Colonial Revival	Excellent	Contributing
99	2404 W Pacific Avenue	1893	Single-family	Single-family	Single-family		Queen Anne	Good	Contributing
100	2328 W Pacific Avenue	1921	Single-family	Single-family	Single-family		Colonial Revival	Good	Contributing
101	2318-2320 W Pacific Avenue	1918	Single-family	Multi-family	Multi-family	1924	Tudor Revival	Fair	Contributing
102	2312 W Pacific Avenue	1904	Single-family	Multi-family	Multi-family	1939	Queen Anne	Good	Contributing
103	2306 W Pacific Avenue	1908	Multi-family	Multi-family	Multi-family		Italian Renaissance	Good	Contributing
104	2236 W Pacific Avenue	1901	Single-family	Multi-family	Multi-family	1937	Tudor Revival	Good	Contributing
105	2230 W Pacific Avenue	1926	Multi-family	Multi-family	Multi-family		Renaissance Revival	Good	Contributing

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BROWNE'S ADDITION HISTORIC DISTRICT									
ID	ADDRESS	DATE	ORIGINAL USE	USE IN 1950	CURRENT USE	DATE CONVERTED	STYLE	INTEGRITY	STATUS
106	2220 W Pacific Avenue	1912	Auxiliary	Garage	Garage		Utilitarian	Good	Contributing
107	2208 W Pacific Avenue	1901	Single-family	Multi-family	Multi-family	1910	Queen Anne	Good	Contributing
108	2204 W Pacific Avenue	1957	Multi-family	N/A	Multi-family		Mid-20th Century Modern	Excellent	Out of Period
109	2116-2126 W Pacific Avenue	1960	Multi-family	N/A	Multi-family		Mid-20th Century Modern	Good	Out of Period
110	2108 W Pacific Avenue	1901	Single-family	Multi-family	Multi-family	1928	Tudor Revival	Good	Contributing
111	2028 W Pacific Avenue	1897	Single-family	Multi-family	Multi-family	1928, 1943	Remodeled	Fair	Contributing
112	2024 W Pacific Avenue	1904	Single-family	Multi-family	Multi-family	1943	Colonial Revival	Poor	Non-Contributing
113	2020 W Pacific Avenue	1894	Single-family	Multi-family	Multi-family	1926	Period Revival	Good	Contributing
114	2012 W Pacific Avenue	1895	Single-family	Single-family	Single-family		Colonial Revival	Good	Contributing
115	2004 W Pacific Avenue	1891	Multi-family	Multi-family	Multi-family	1917	Queen Anne	Fair	Contributing
116	1928 W Pacific Avenue	1901	Single-family	Single-family	Commercial	1959	Colonial Revival	Good	Contributing
117	1924 W Pacific Avenue	1890	Single-family	Single-family	Multi-family	1951	Colonial Revival	Good	Contributing
118	1920 W Pacific Avenue	1887	Single-family	Single-family	Single-family		Craftsman	Good	Contributing
119	1906 W Pacific Avenue	1960	Multi-family	N/A	Multi-family		Mid-20th Century Modern	Excellent	Out of Period
120	1830 W Pacific Avenue	1889	Single-family	Multi-family	Single-family	1946	Stick	Good	Contributing
121	1820-1822 W Pacific Avenue	1939	Multi-family	Multi-family	Multi-family		Art Moderne	Good	Contributing
122	1812 W Pacific Avenue	1895	Single-family	Multi-family	Multi-family	1922	Period Revival	Good	Contributing

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BROWNE'S ADDITION HISTORIC DISTRICT									
ID	ADDRESS	DATE	ORIGINAL USE	USE IN 1950	CURRENT USE	DATE CONVERTED	STYLE	INTEGRITY	STATUS
123	1806 W Pacific Avenue	1940	Multi-family	Multi-family	Multi-family		Art Moderne	Good	Contributing
124	1730 W Pacific Avenue	1897	Multi-family	Multi-family	Multi-family	1957	Remodeled	Poor	Non-Contributing
125	1718 W Pacific Avenue	1899	Single-family	Multi-family	Multi-family	1945	Colonial Revival	Good	Contributing
126	1714 W Pacific Avenue	1887	Single-family	Multi-family	Multi-family	1926	Remodeled	Poor	Non-Contributing
127	1710 W Pacific Avenue	1939	Multi-family	Multi-family	Multi-family		Spanish Revival	Excellent	Contributing
128	1702 W Pacific Avenue	1939	Single-family	Single-family	Single-family		Minimal Traditional	Good	Contributing
129	1636 W Pacific Avenue	1899	Single-family	Single-family	Single-family		Remodeled	Poor	Non-Contributing
130	1634 W Pacific Avenue	1899	Single-family	Single-family	Single-family		Colonial Revival	Good	Contributing
131	1632 W Pacific Avenue	1895	Single-family	Multi-family	Multi-family	1937	Queen Anne	Good	Contributing
132	1630 W Pacific Avenue	1900	Single-family	Single-family	Multi-family	1965	Queen Anne	Good	Contributing
133	2425 W Pacific Avenue	1898	Single-family	Single-family	Multi-family	1954	Colonial Revival	Good	Contributing
134	2417 W Pacific Avenue	1900	Single-family	Multi-family	Multi-family	1930	Colonial Revival	Good	Contributing
135	2413 W Pacific Avenue	1898	Single-family	Multi-family	Multi-family	1943	Queen Anne	Good	Contributing
136	2407 W Pacific Avenue	1931	Multi-family	Multi-family	Multi-family		Craftsman	Excellent	Contributing
137	2403 W Pacific Avenue	1931	Multi-family	Multi-family	Multi-family		Craftsman	Excellent	Contributing
138	142-144 S Poplar Street	1930	Multi-family	Multi-family	Multi-family		Craftsman	Excellent	Contributing
139	2327 W Pacific Avenue	1896	Single-family	Multi-family	Multi-family	1947	Colonial Revival	Good	Contributing

BROWNE'S ADDITION HISTORIC DISTRICT									
ID	ADDRESS	DATE	ORIGINAL USE	USE IN 1950	CURRENT USE	DATE CONVERTED	STYLE	INTEGRITY	STATUS
140	2319 W Pacific Avenue	1900	Single-family	Multi-family	Multi-family	1940	Colonial Revival	Good	Contributing
141	2301 W Pacific Avenue	1905	Multi-family	Multi-family	Multi-family		Tudor Revival	Excellent	Contributing
142	2217 W Pacific Avenue	1975	Multi-family	N/A	Multi-family		Mid-20th Century Modern	Excellent	Out of Period
143	145 S Hemlock Street	1905	Single-family	Single-family	Multi-family	1970	Craftsman	Good	Contributing
144	2127 W Pacific Avenue	1895	Single-family	Multi-family	Multi-family	1915	Queen Anne	Poor	Non-Contributing
145	2117 W Pacific Avenue	1903	Single-family	Multi-family	Multi-family	1947	Craftsman	Good	Contributing
146	2109 W Pacific Avenue	1909	Single-family	Single-family	Single-family		Colonial Revival	Good	Contributing
147	2103-2107 W Pacific Avenue	1973	Commercial	N/A	Commercial		Mid-20th Century Modern	Excellent	Out of Period
148	2025 W Pacific Avenue	1968	Multi-family	N/A	Multi-family		Mid-20th Century Modern	Good	Out of Period
149	2017 W Pacific Avenue	1927	Single-family	Single-family	Single-family		Period Revival	Excellent	Contributing
150	2009 W Pacific Avenue	1909	Multi-family	Multi-family	Multi-family		Neoclassical	Excellent	Contributing
151	2001 W Pacific Avenue	1911	Commercial	Commercial	Commercial		Commercial	Poor	Non-Contributing
152	144 S Cannon Street	1958	Commercial	N/A	Commercial		Commercial	Good	Out of Period
153	145 S Cannon Street	2009	Multi-family	N/A	Multi-family		Neo-Second Empire	Excellent	Out of Period
154	1931 W Pacific Avenue	1940	Commercial	Commercial	Commercial		Commercial	Good	Contributing
155	1925 W Pacific Avenue	1900	Single-family	Single-family	Single-family		Colonial Revival	Good	Contributing
156	1919-1921 W Pacific Avenue	1969	Multi-family	N/A	Multi-family		Mid-20th Century Modern	Excellent	Out of Period

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 Browne's Addition Historic District

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BROWNE'S ADDITION HISTORIC DISTRICT									
ID	ADDRESS	DATE	ORIGINAL USE	USE IN 1950	CURRENT USE	DATE CONVERTED	STYLE	INTEGRITY	STATUS
157	1905 W Pacific Avenue	1884	Single-family	Single-family	Single-family		Queen Anne	Good	Contributing
158	145 S Elm Street	1903	Single-family	Multi-family	Multi-family	1943	Vernacular	Fair	Contributing
159	1825 W Pacific Avenue	1967	Multi-family	N/A	Multi-family		Mid-20th Century Modern	Good	Out of Period
160	1819 W Pacific Avenue	1893	Single-family	Multi-family	Multi-family	1925	Queen Anne	Fair	Contributing
161	1813 W Pacific Avenue	1898	Single-family	Multi-family	Multi-family	1945	Queen Anne	Good	Contributing
162	1807 W Pacific Avenue	1888	Single-family	Single-family	Single-family		Queen Anne	Good	Contributing
163	1803 W Pacific Avenue	1888	Single-family	Multi-family	Multi-family	1931	Queen Anne	Good	Contributing
164	144 S Oak Street	1898	Single-family	Single-family	Single-family		Queen Anne	Excellent	Contributing
165	1725 W Pacific Avenue	1895	Single-family	Multi-family	Single-family	1950, 2001	Queen Anne	Good	Contributing
166	1717 W Pacific Avenue	1889	Single-family	Single-family	Single-family		Queen Anne	Good	Contributing
167	1715 W Pacific Avenue	1900	Single-family	Multi-family	Multi-family	1920	Queen Anne Free Classic	Fair	Contributing
168	1707 W Pacific Avenue	1900	Single-family	Multi-family	Multi-family	1920s	Colonial Revival	Good	Contributing
169	1635 W Pacific Avenue	1904	Single-family	Multi-family	Multi-family	1938, 1941	Colonial Revival	Good	Contributing
170	1631 W Pacific Avenue	1900	Single-family	Multi-family	Multi-family	1941	Queen Anne	Fair	Contributing
171	1629 W Pacific Avenue	1906	Single-family	Multi-family	Multi-family	1937	Shingle	Good	Contributing
172	1623 W Pacific Avenue	1908	Single-family	Multi-family	Multi-family	1949	Tudor Revival	Good	Contributing
173	1617 W Pacific Avenue	1903	Multi-family	Multi-family	Multi-family		Queen Anne Free Classic	Good	Contributing
174	1613 W Pacific Avenue	1902	Single-family	Multi-family	Multi-family	1946	Queen Anne Free Classic	Good	Contributing

BROWNE'S ADDITION HISTORIC DISTRICT									
ID	ADDRESS	DATE	ORIGINAL USE	USE IN 1950	CURRENT USE	DATE CONVERTED	STYLE	INTEGRITY	STATUS
175	202-214 S Coeur d'Alene Street	1907	Single-family	Single-family	Single-family		Craftsman	Good	Contributing
176	218 S Coeur d'Alene Street	1907	Single-family	Single-family	Single-family		Period Revival	Good	Contributing
177	2424 W Second Avenue	1883	Single-family	Single-family	Single-family		Period Revival	Good	Contributing
178	2418 W Second Avenue	1912	Single-family	Multi-family	Multi-family	1925	Prairie School	Excellent	Contributing
179	2414 W Second Avenue	1909	Single-family	Single-family	Single-family		Dutch Colonial Revival	Excellent	Contributing
180	2404 W Second Avenue	1905	Single-family	Multi-family	Multi-family	1922	Prairie School	Good	Contributing
181	2328 W Second Avenue	1898	Single-family	Single-family	Multi-family	1953	Remodeled	Poor	Non-Contributing
182	2320 W Second Avenue	1905	Single-family	Multi-family	Multi-family	1949	Colonial Revival	Good	Contributing
183	2314 W Second Avenue	1897	Single-family	Multi-family	Multi-family	1924	Colonial Revival	Poor	Non-Contributing
184	2304-2308 W Second Avenue	1985	Multi-family	N/A	Multi-family		Late-20th Century Modern	Excellent	Out of Period
185	151 S Spruce Street	1958	Multi-family	N/A	Multi-family		Mid-20th Century Modern	Excellent	Out of Period
186	2222 W Second Avenue	1889	Single-family	Multi-family	Multi-family	1937	Colonial Revival	Good	Contributing
187	2208 W Second Avenue	1897	Single-family	Multi-family	Commercial	1949	Eclectic	Excellent	Contributing
188	2128 W Second Avenue	1891	Single-family	Multi-family	Multi-family	1926	Queen Anne	Good	Contributing
189	2124 W Second Avenue	1889	Single-family	Single-family	Single-family		Queen Anne	Excellent	Contributing
190	2118 W Second Avenue	1901	Single-family	Single-family	Single-family		Queen Anne Free Classic	Good	Contributing
191	2114 W Second Avenue	1955	Multi-family	N/A	Multi-family		Minimal Traditional	Good	Out of Period

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BROWNE'S ADDITION HISTORIC DISTRICT									
ID	ADDRESS	DATE	ORIGINAL USE	USE IN 1950	CURRENT USE	DATE CONVERTED	STYLE	INTEGRITY	STATUS
192	176 S Chestnut Street	1889	Single-family	Multi-family	Multi-family	1926	Queen Anne	Poor	Non-Contributing
193	148 S Chestnut Street	1954	Multi-family	N/A	Multi-family		Ranch	Excellent	Out of Period
194	151 S Chestnut Street	1941	Single-family	Single-family	Single-family		Minimal Traditional	Excellent	Contributing
195	2028 W Second Avenue	1941	Single-family	Single-family	Single-family		Minimal Traditional	Excellent	Contributing
196	2022-2024 W Second Avenue	1890	Single-family	Multi-family	Multi-family	1931	Colonial Revival	Good	Contributing
197	2016 W Second Avenue	1900	Single-family	Multi-family	Multi-family	1928	Queen Anne	Fair	Contributing
198	180 S Cannon Street	1908	Multi-family	Multi-family	Multi-family		Renaissance Revival	Excellent	Contributing
199	1928 W Second Avenue	1906	Single-family	Single-family	Multi-family	1962	Queen Anne	Fair	Contributing
200	1916 W Second Avenue	1888	Single-family	Multi-family	Multi-family	1917	Remodeled	Poor	Non-Contributing
201	1914 W Second Avenue	1895	Single-family	Multi-family	Multi-family	1930	Queen Anne	Poor	Non-Contributing
202	1908 W Second Avenue	1953	Multi-family	N/A	Multi-family		Minimal Traditional	Good	Out of Period
203	1904 W Second Avenue	1967	Multi-family	N/A	Multi-family		Mid-20th Century Modern	Excellent	Out of Period
204	147 S Elm Street	1899	Single-family	Single-family	Single-family		Colonial Revival	Good	Contributing
205	157-159 S Elm Street	1906	Single-family	Multi-family	Multi-family	1929	Dutch Colonial Revival	Fair	Contributing
206	1824 W Second Avenue	1903	Single-family	Multi-family	Multi-family	1943	Colonial Revival	Excellent	Contributing
207	1818 W Second Avenue	1967	Multi-family	N/A	Multi-family		Mid-20th Century Modern	Good	Out of Period
208	1814 W Second Avenue	1941	Single-family	Single-family	Single-family		Minimal Traditional	Excellent	Contributing
209	1804-1808 W Second Avenue	1945	Multi-family	Multi-family	Multi-family		Minimal Traditional	Good	Contributing

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BROWNE'S ADDITION HISTORIC DISTRICT									
ID	ADDRESS	DATE	ORIGINAL USE	USE IN 1950	CURRENT USE	DATE CONVERTED	STYLE	INTEGRITY	STATUS
210	152 S Oak Street	1905	Single-family	Multi-family	Multi-family	1940	Colonial Revival	Poor	Non-Contributing
211	146 S Oak Street	1905	Single-family	Single-family	Multi-family	1951	Craftsman	Good	Contributing
212	155 S Oak Street	1907	Multi-family	Multi-family	Multi-family		Mission Revival	Good	Contributing
213	2421 W Second Avenue	1889	Single-family	Single-family	Single-family		Queen Anne	Good	Contributing
214	2411 W Second Avenue	1966	Multi-family	N/A	Multi-family		Mid-20th Century Modern	Good	Out of Period
215	2405 W Second Avenue	1966	Multi-family	N/A	Multi-family		Mid-20th Century Modern	Good	Out of Period
216	2319-2325 W Second Avenue	1948	Multi-family	Multi-family	Multi-family		Art Moderne	Good	Contributing
217	2307-2317 W Second Avenue	1948	Multi-family	Multi-family	Multi-family		Art Moderne	Good	Contributing
218	2111 W Second Avenue	1883	Landscape - Park	Landscape - Park	Landscape - Park		N/A	Good	Contributing
219	213 S Chestnut Street	2017	Multi-family	N/A	Multi-family		21st Century	Excellent	Out of Period
220	2019 W Second Avenue	1906	Single-family	Single-family	Single-family		Queen Anne Free Classic	Good	Contributing
221	2011 W Second Avenue	1894	Single-family	Multi-family	Multi-family	1943	Queen Anne	Fair	Contributing
222	2005 W Second Avenue	1894	Single-family	Multi-family	Multi-family	1943	Queen Anne	Good	Contributing
223	1927 W Second Avenue	1899	Single-family	Multi-family	Multi-family	1939	Queen Anne	Good	Contributing
224	1923 W Second Avenue	1893	Single-family	Single-family	Single-family		Queen Anne Free Classic	Fair	Contributing
225	1919 W Second Avenue	1895	Single-family	Commercial	Multi-family	1936, 1990	Queen Anne	Good	Contributing
226	1915 W Second Avenue	1895	Single-family	Multi-family	Multi-family	1936	Queen Anne	Good	Contributing
227	1911 W Second Avenue	1900	Single-family	Multi-family	Multi-family	1944	Queen Anne	Fair	Contributing

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BROWNE'S ADDITION HISTORIC DISTRICT									
ID	ADDRESS	DATE	ORIGINAL USE	USE IN 1950	CURRENT USE	DATE CONVERTED	STYLE	INTEGRITY	STATUS
228	1905 W Second Avenue	1907	Multi-family	Multi-family	Multi-family		Renaissance Revival	Excellent	Contributing
229	221-223 S Coeur d'Alene Street	1940	Single-family	Multi-family	Multi-family	1950	Art Moderne	Good	Contributing
230	2406 W Third Avenue	1943	Multi-family	Multi-family	Multi-family		Minimal Traditional	Good	Contributing
231	2328 W Third Avenue	1906	Single-family	Multi-family	Multi-family	1943	Tudor Revival	Good	Contributing
232	2324 W Third Avenue	1905	Single-family	Single-family	Multi-family	1956	Queen Anne	Fair	Contributing
233	2318 W Third Avenue	1889	Single-family	Single-family	Single-family		Remodeled	Poor	Non-Contributing
234	2308-2310 W Third Avenue	1900	Single-family	Multi-family	Multi-family	1921, 1979	Neoclassical	Good	Contributing
235	215 S Chestnut Street	2009	Multi-family	N/A	Multi-family		21st Century	Excellent	Out of Period
236	2020 W Third Avenue	1902	Single-family	Multi-family	Multi-family	1920s	Colonial Revival	Good	Contributing
237	2012 W Third Avenue	1897	Single-family	Multi-family	Multi-family	1930	Queen Anne Free Classic	Good	Contributing
238	2006 W Third Avenue	1905	Single-family	Multi-family	Multi-family	1941	Colonial Revival	Good	Contributing
239	215 S Cannon Street	1922	Single-family	Single-family	Single-family		Dutch Colonial Revival	Good	Contributing
240	1926 W Third Avenue	1967	Multi-family	N/A	Multi-family		Mid-20th Century Modern	Excellent	Out of Period
241	1918 W Third Avenue	1902	Single-family	Multi-family	Multi-family	1940	Queen Anne	Fair	Contributing
242	1914 W Third Avenue	1889	Single-family	Single-family	Single-family		Vernacular	Good	Contributing
243	1908 W Third Avenue	1887	Single-family	Multi-family	Multi-family	1948	Remodeled	Poor	Non-Contributing
244	220 S Elm Street	1953	Multi-family	N/A	Multi-family		Minimal Traditional	Good	Out of Period
245	2319 W Third Avenue	1889	Single-family	Multi-family	Multi-family	1938	Queen Anne	Fair	Contributing

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BROWNE'S ADDITION HISTORIC DISTRICT									
ID	ADDRESS	DATE	ORIGINAL USE	USE IN 1950	CURRENT USE	DATE CONVERTED	STYLE	INTEGRITY	STATUS
246	2317 W Third Avenue	1892	Single-family	Multi-family	Multi-family	1943	Queen Anne Free Classic	Good	Contributing
247	301 S Chestnut Street	1965	Multi-family	N/A	Multi-family		Mid-20th Century Modern	Excellent	Out of Period
248	2023 W Third Avenue	1961	Multi-family	N/A	Multi-family		Mid-20th Century Modern	Excellent	Out of Period
249	2015 W Third Avenue	1910	Multi-family	Multi-family	Multi-family		Craftsman	Good	Contributing
250	2007 W Third Avenue	1900	Single-family	Multi-family	Multi-family	1937	Queen Anne	Good	Contributing
251	2003 W Third Avenue	1900	Single-family	Multi-family	Multi-family	1945	Queen Anne	Good	Contributing
252	307 S Cannon Street	1993	Multi-family	N/A	Multi-family		Late-20th Century	Excellent	Out of Period
253	1921 W Third Avenue	1901	Single-family	Single-family	Single-family		Queen Anne	Good	Contributing
254	1917 W Third Avenue	1933	Single-family	Single-family	Single-family		Craftsman	Excellent	Contributing
255	1913 W Third Avenue	1901	Single-family	Single-family	Single-family		Queen Anne	Good	Contributing
256	1907 W Third Avenue	1901	Single-family	Multi-family	Multi-family	1944	Queen Anne	Good	Contributing
257	1903 W Third Avenue	1927	Single-family	Single-family	Multi-family	1952	Craftsman	Good	Contributing
258	314 S Spruce Street	1959	Church	N/A	Church		Mid-20th Century Modern	Excellent	Out of Period
259	2022-2028 W Fourth Avenue	1948	Multi-family	Multi-family	Multi-family		Minimal Traditional	Good	Contributing
260	2012-2018 W Fourth Avenue	1948	Multi-family	Multi-family	Multi-family		Minimal Traditional	Good	Contributing
261	320 S Cannon Street	1946	Multi-family	Multi-family	Multi-family		Colonial Revival	Fair	Contributing
262	317 S Cannon Street	1905	Single-family	Single-family	Single-family		Colonial Revival	Excellent	Contributing

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BROWNE'S ADDITION HISTORIC DISTRICT									
ID	ADDRESS	DATE	ORIGINAL USE	USE IN 1950	CURRENT USE	DATE CONVERTED	STYLE	INTEGRITY	STATUS
263	321 S Cannon Street	1905	Single-family	Single-family	Multi-family	1955	Remodeled	Poor	Non-Contributing
264	1926 W Fourth Avenue	1938	Single-family	Single-family	Single-family		Period Revival	Good	Contributing
265	364 S Coeur d'Alene Street	1896	Single-family	Single-family	Single-family	1945, 1990	Queen Anne Free Classic	Good	Contributing
266	406 S Coeur d'Alene Street	1900	Single-family	Multi-family	Multi-family	1946	Colonial Revival	Good	Contributing
267	416 S Coeur d'Alene Street	1898	Single-family	Single-family	Single-family		Colonial Revival	Good	Contributing
268	420 S Coeur d'Alene Street	1905	Single-family	Single-family	Multi-family	1958	Dutch Colonial Revival	Good	Contributing
269	2227 W Fourth Avenue	1950	Multi-family	Multi-family	Multi-family		Minimal Traditional	Good	Contributing
270	2215-2217 W Fourth Avenue	1924	Single-family	Single-family	Multi-family	1950s	Dutch Colonial Revival	Excellent	Contributing
271	2205-2213 W Fourth Avenue	2007	Multi-family	N/A	Multi-family		Neo-Tudor Revival	Excellent	Out of Period
272	2121 W Fourth Avenue	1969	Multi-family	N/A	Multi-family		Mid-20th Century Modern	Excellent	Out of Period
273	2109 W Fourth Avenue	1898	Single-family	Single-family	Multi-family	1953	Colonial Revival	Good	Contributing
274	2103 W Fourth Avenue	1898	Single-family	Multi-family	Multi-family	1925	Queen Anne	Good	Contributing
275	2025 W Fourth Avenue	1902	Single-family	Multi-family	Multi-family	1936	Classical Revival	Good	Contributing
276	2015-2017 W Fourth Avenue	1901	Single-family	Multi-family	Multi-family	1920	Queen Anne	Good	Contributing
277	2013 W Fourth Avenue	1901	Single-family	Multi-family	Multi-family	1950	Colonial Revival	Excellent	Contributing
278	2005 W Fourth Avenue	1899	Single-family	Multi-family	Multi-family	1940s	Queen Anne Free Classic	Good	Contributing
279	2008 W Sunset Boulevard	1940	Multi-family	Multi-family	Multi-family		Art Moderne	Good	Contributing

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BROWNE'S ADDITION HISTORIC DISTRICT									
ID	ADDRESS	DATE	ORIGINAL USE	USE IN 1950	CURRENT USE	DATE CONVERTED	STYLE	INTEGRITY	STATUS
280	409-411 S Coeur d'Alene Street	1950	Multi-family	Multi-family	Multi-family		Minimal Traditional	Excellent	Contributing
281	415-417 S Coeur d'Alene Street	1946	Multi-family	Multi-family	Multi-family		Minimal Traditional	Excellent	Contributing
282	2218-2222 W Fifth Avenue	1894	Single-family	Multi-family	Multi-family	1940s	Queen Anne	Good	Contributing
283	428 S Hemlock Street	1905	Single-family	Multi-family	Multi-family	1939	Shingle	Good	Contributing
284	424 S Hemlock Street	1945	Multi-family	Multi-family	Multi-family		Minimal Traditional	Good	Contributing
285	2128 W Fifth Avenue	1900	Single-family	Single-family	Multi-family	1952	Colonial Revival	Fair	Contributing
286	2124 W Fifth Avenue	1899	Single-family	Single-family	Single-family		Colonial Revival	Good	Contributing
287	2118 W Fifth Avenue	1890	Single-family	Single-family	Multi-family	1953	Remodeled	Poor	Non-Contributing
288	2112 W Fifth Avenue	1912	Single-family	Multi-family	Multi-family	1950	Colonial Revival	Good	Contributing
289	2110 W Fifth Avenue	1909	Single-family	Single-family	Single-family		Craftsman	Fair	Contributing
290	428 S Chestnut Street	1909	Single-family	Single-family	Single-family		Craftsman	Fair	Contributing
291	424 S Chestnut Street	1909	Single-family	Single-family	Single-family		Craftsman	Poor	Non-Contributing
292	420 S Chestnut Street	1909	Single-family	Single-family	Single-family		Craftsman	Poor	Non-Contributing
293	415 S Chestnut Street	1905	Single-family	Multi-family	Multi-family	1947	Colonial Revival	Good	Contributing
294	421 S Chestnut Street	1897	Single-family	Multi-family	Multi-family	1945	Colonial Revival	Good	Contributing
295	2217 W Fifth Avenue	1891	Single-family	Multi-family	Single-family	1943	Queen Anne	Good	Contributing
296	2203 W Fifth Avenue	2007	Multi-family	N/A	Multi-family		21st Century	Excellent	Out of Period

BROWNE'S ADDITION HISTORIC DISTRICT									
ID	ADDRESS	DATE	ORIGINAL USE	USE IN 1950	CURRENT USE	DATE CONVERTED	STYLE	INTEGRITY	STATUS
297	512 S Hemlock Street	1928	Single-family	Single-family	Single-family		Craftsman	Good	Contributing
298	2121 W Fifth Avenue	1921	Single-family	Single-family	Single-family		Craftsman	Excellent	Contributing
299	2117 W Fifth Avenue	1921	Single-family	Single-family	Single-family		Craftsman	Excellent	Contributing
300	2103 W Fifth Avenue	1904	Single-family	Single-family	Single-family		Queen Anne	Fair	Contributing
301	518 S Hemlock Street	1949	Single-family	Single-family	Single-family		Minimal Traditional	Good	Contributing
302	514 S Hemlock Street	1933	Single-family	Single-family	Single-family		Craftsman	Fair	Contributing

SUMMARY STATEMENT

The Browne's Addition Historic District is eligible for the Spokane Historic Register under Criteria 1 and 3. It is eligible under Criterion 1 due to its long history as a residential neighborhood in the historic core of the city, located just west of the central business district where it has been the home of a large range and number of Spokane residents over time. It is eligible under Criterion 3 due to the distinctiveness of some of its buildings and the wide array of residential building types and styles present in the district.

HISTORIC CONTEXT: BROWNE'S ADDITION NEIGHBORHOOD: A PLACE TO LIVE IN SPOKANE

On the Plain West of Downtown

The Browne's Addition neighborhood occupies a mostly flat area at the edge of the bluff overlooking Latah Creek and the Spokane River. It is technically composed of several plats: parts of Browne's Addition (from Third Avenue northward) and a portion of Cannon's Addition (from Third Avenue southward) constitute most of the neighborhood, which also includes parts of Browne's Second Addition, the Boulevard Addition on the west side of Coeur d'Alene Street and the West Riverside Addition on the north side of Riverside Avenue. Both Browne and Cannon contributed land to create Coeur D'Alene Park, which is located centrally within Browne's Addition and is an important neighborhood amenity. The park, established in 1883, was donated to the City of Spokane in 1891. Browne and Cannon were prominent businessmen who recognized the potential of the residential neighborhood, and as members of the Board of the Spokane Street Railway



*Riverfront Apartments, ca. 1890
2018-2030 W Riverside Avenue*



*Ralph Dillingham House, 1898
2027 W Riverside Avenue*



*Queen Anne Cottage, circa 1885
1811 W Riverside Avenue*

company, no doubt ensured that one of the first street car lines opened in April 1888 served Browne's Addition.⁶

Living Well in Browne's Addition (1881-1910)

The first period of residential development in Browne's Addition, which mostly consisted of the construction of quite large single-family dwellings, reflects the early economy and growth of Spokane. An earlier study of the neighborhood, the Browne's Addition National Register Nomination, identifies three eras of residential and apartment building construction. These periods corresponded to the platting and first construction in the neighborhood; the rapid period of growth of Spokane as a railroad hub during the 1890s; and the construction of even grander residences that reflected the mineral wealth extracted from northern Idaho through the first years of the 20th Century.⁷ Construction continued in Browne's Addition during these years without significant breaks. In a longer view of the development of the Browne's Addition neighborhood, this first period of development extends to 1910. By that time, a group of over a dozen upper middle-class apartment houses stood among the large dwellings, creating the mix of single-family homes and apartment buildings that characterizes the district today.

LIVING WELL IN BROWNE'S ADDITION (1881-1910) STATISTICS

First single-family residence: 1883
at 2424 W Second Avenue

First multi-family residence: 1890
at 2018-2030 W Riverside Avenue

64% of all buildings* constructed
(195 of 302)

86% of all single-family residences
constructed
(175 of 203)

19% of all multi-family residences
constructed
(16 of 85)

First conversion of a single-family residence to a multi-family residence occurred in 1910 at 2208 W Pacific Ave

*these totals throughout refer to buildings still standing in Browne's Addition in 2018.

Approximately two-thirds of the buildings standing in the district in 2018 were built by 1910.⁸ The 1902 Sanborn Fire Insurance (Sanborn) Maps⁹ document that most of the single-family dwellings built during the first period existed by that time. The maps also

⁶ Charles V. Mutschler, Clyde L. Parent and Wilmer H. Siegert, *Spokane's Street Railways: An Illustrated History* (Spokane, WA: 1987) pp. 12, 27.

⁷ Patsy M. Garrett and Elizabeth Walton Potter, *Browne's Addition Historic District Nomination to the National Register of Historic Places*, 1976.

⁸ Unless otherwise noted, the dates of construction and other details about buildings are documented in the building permits in the City of Spokane on-line access point for building permits, <https://my.spokanecity.org/permits/archive/>, accessed throughout 2018; and the collection of Sanborn Fire Insurance and other maps of the City of Spokane held by the Spokane Public Library.

⁹ Sanborn Fire Insurance Company, Maps of Spokane, WA, Vol. 3, Plates 274-279, 291-295, 301-302.

demonstrate that the neighborhood was unevenly developed with quite large properties, the mansions; what appear on the maps to be undeveloped parcels; and blocks extensively developed with substantial houses. The Washington grade school opened in 1896. The multi-story brick school stood prominently at 1617 West Riverside Avenue, near the eastern edge of the neighborhood.¹⁰

By 1902, St. Mary's Hall, the Protestant Boarding & Day School for Girls on West Pacific Avenue at South Maple Street had been renamed by the Episcopal Church as Brunot Hall.¹¹

West Riverside Avenue parallels the north edge of the bluff on the northern or northeastern portion of the neighborhood, and then descends the bluff. There are building sites on the bluff side of Riverside of various depths. Steep topographic changes limited construction on the north side of the street as it descends towards Peaceful Valley. West Riverside Avenue was as sparsely developed as any of the streets in Browne's Addition during the early 20th Century. An exception is the apartment building designed to appear as a group of attached townhouses built in 1890, one of the earliest projects on the bluff side of the Avenue.

In general, the northern and eastern portions of the neighborhood were more consistently developed during the first decades with substantial houses. The range of blocks between South Chestnut and South Oak Streets between Riverside Avenue on the north to the south side of



James G. Webb House, 1898
144 S Oak Street



Espanola Apartments, 1907
155 S Oak Street



Westgate Apartments, 1908
2306 W Pacific Avenue

¹⁰ Hugh Davis, ed. *First Class for 100 Years: Spokane Public Schools, School District No. 81, 1889-1989* (Spokane Public Schools, 1989), p. 122.

¹¹ Zachary Wnek, Brunot Hall, Browne's Addition Tour, Story 9, Spokane Historical website, <http://spokanehistorical.org/items/show/311>, accessed September 9, 2018.

West Third Avenue, were mostly developed with a mix of both substantial houses and a few mansions. Substantial houses were built on both West Second and West Fourth Avenues, facing the north and south sides of Coeur d'Alene Park and there were clusters of residences west of the park.

Four of the remaining mansions were built before the end of the 19th Century. The Roberts Mansion, originally the Bernard Loewenberg House, was built in 1897. The James Clark Mansion was designed by architect Albert Held circa 1900. Both the Patsy Clark Mansion and Finch Mansion were built in 1897 and designed by Kurtland Cutter.

The Queen Anne style dominated in the single-family dwellings erected during this first period with endless variations that could be created using common elements of the style. Both the spindlework variant – where porches have turned wood posts and perhaps turned balusters – and the Free Classic variant, where classical columns, sometimes in pairs, support porch roofs. Of the 79 Queen Anne style buildings that stand in the district, approximately 20 percent are Free Classic variants of the style. Most of the Queen Anne dwellings that are not covered in replacement siding materials display the common combinations of narrow lap siding on the ground story, shingles on the second story, and patterned shingles cladding the gable faces of complex rooflines. Another common feature was the use of porches across the entire façade. The use of multi-pane Queen Anne windows, including typical versions with borders of colored glass, were common as well.

Smaller numbers of other popular styles of the time remain – Classical Revival and Stick. These houses also feature porches. The first Colonial Revival houses that survive were built during this period, in 1889 and 1890 and more were built during the 1890s. The turn of the 20th Century in 1900 was accompanied by the use of more stylistic influences and the Colonial Revival style began to compete with the Queen Anne in popularity. During 1900, of the 22 houses erected that still stand and that have not been remodeled, nine were Colonial Revival, eight Queen Anne, two Queen Anne Free Classic, one Neoclassical, and one Tudor Revival style houses demonstration the eclectic period of architectural design. Fewer Queen Anne houses were built after that year, and none remain standing that were built after 1906.

The 46 Colonial Revival style houses shared many of the characteristics of those in the Queen Anne style – particularly the broad front porch. The house form tended to be more rectangular and less complex, and windows were likely to be more regularly placed. But as many of the porches on Queen Anne style houses were like those on Colonial Revival houses, the difference in the expression of the two styles was not significant. Shingle style houses also had simpler forms and often a wide gable facing the street; this style appeared in the Pacific Northwest where shingles were plentiful. Two buildings in the district are Shingle style. The formality of the classical orders was expressed on the few Classical Revival and Neo-Classical style houses, while picturesque half-timbering distinguished the eleven Tudor Revival style ones.

Housing construction remained steady from 1905 to 1909, with 1907 being a light year with only four houses erected. During these years the range of styles used was extensive. Newer expressions include Dutch Colonial Revival, and Craftsman styles. The Colonial Revival, Tudor Revival and various types of Classical Revival styles remained in use. If there were any single-family dwellings built in 1910, none remain standing.

During the building boom of the late 1890s and early 1900s, the density of the neighborhood was increased subtly with the appearance of multiple-family residences. The apartment buildings built during this first era, were more likely to express a formal appearance than the whimsy of the Queen Anne Style. An exception to this generalization is the apartment building designed to appear as a group of richly detailed Queen Anne styled townhouses, built in circa 1890 at 2018-2030½ West Riverside Avenue.

The Kellner's Flats building was built in 1903 at 1617 West Pacific Avenue at the scale of a substantial house although the four doors accessing the porch of the building give away its multi-family use. The Queen Anne Free Classic expression of Kellner's Flats (1903) allowed it to be compatible with the many Queen Anne residences nearby.

By 1910, over a dozen apartment buildings had been erected on vacant lots in the neighborhood. These apartment buildings were brick, at most three or four stories, and some had porches and balconies that echoed features on nearby houses. The Westminster Hotel and Apartments (1905), stands out as one of the first and largest of the apartments; it occupies a prominent quarter-block setting on West Pacific Avenue. The much smaller, but elegant Westgate Apartments building (1908) stands across the street. The more modest brick apartment building, The Elm (1907), was built at the corner of West Second Avenue and South Elm Street near



Westminster Apartments, 1905
2301 W Pacific Avenue



Kellner's Flats, 1903
1617 W Pacific Avenue



Osmun Apartments, 1908
1818 W First Avenue

the eastern boundary of the neighborhood. The Marlboro (1908) and The Avenida (1909) were upscale apartment buildings near the corner of West Pacific Avenue and South Cannon Street. The Westminster Hotel and Apartments (1905) presents a fully-developed Tudor Revival expression. In a similar manner, The Westgate Apartments (1908) is a stylish Italianate Renaissance Revival, and both the Renaissance Revival Marlboro (1908) and Neoclassical Avenida (1909) drew on long-used expressions for more formal urban apartment buildings.

Three nearly identical apartment buildings were built between 1908 and 1910, the Osmun, the Osmun Annex next door, and The Duke. These Craftsman style buildings with distinctive clinker brick exteriors featured inset corner porches on each floor. The apartment buildings built by 1910 include: the Mission Revival style Batista Apartments (1906) and Espanola Apartments (1907); as well as the more modest Major (1908) and Buckman (1908) apartment buildings. Only one of the early apartment buildings, The Pocahontas erected by 1915 at the southwest corner of South Oak Street and West Second Avenue, has been demolished.

Living Together, Living Modestly in Browne's Addition: 1911-1950

Changes in the neighborhood during this era included the construction of a small number of commercial buildings, more apartment buildings, and a few substantial single-family homes, as well as the introduction of the smaller house types of bungalows and cottages, and the Craftsman and Period Revival styles.

There were quite a few undeveloped lots in the neighborhood in 1910 for more than one reason. Steep topography was a challenge on both sides of some blocks of West Riverside Avenue and south of West Fifth Avenue. There were some parcels that appear to have been held speculatively, perhaps for the construction of more apartment buildings. There were several vacant parcels in the Cannon Addition on the south side of the neighborhood.

The thirty-year era of substantial house construction was mostly over by 1910 and the last two-story house was built in 1921. More modest single-family and multi-family dwellings were built during the following decades at a much slower pace. During this

LIVING TOGETHER, LIVING MODESTLY IN BROWNE'S ADDITION: 1911-1950 STATISTICS

- 85%** of all buildings constructed by 1950
(258 of 302)
- 21%** new buildings constructed 1910-1950
(63 of 302)
- 13%** single family houses built
(27 of 203)
- 35%** apartment buildings erected
(30 of 85)
- 80%** single family residence converted to multi-family residence
(110 out of 137)

time, the appeal of the older estates and substantial houses as single-family residences in Browne's Addition waned. The wealthier residents of Spokane were building houses on the lower slopes of the South Hill in developments such as the Olmsted Brothers' designed Rockwood area of the Manito Park Addition once lots were available in 1909.¹² The bungalow erected at 11 South Elm Street in 1911 is an example of this shift. Four houses built between 1911 and 1919 stand in the district. Most of the seventeen building projects between 1921 and 1929 were modest single-family dwellings in the form of bungalows. They had front porches, as did the older houses, and were brick or wood-framed and wood-sheathed. The residences between 1911 and 1920 express a variety of revival styles, including Colonial Revival, Dutch Colonial Revival and Tudor Revival. Two Prairie School style residences were built close to each other on W Second Avenue, at 2404 in 1905 and 2418 in 1912.

The five additional dwellings erected by 1940 and five more built in 1941 were a mix of Period Revival cottages and bungalows. The exception to this pattern occurred when Dr. David Cohen erected a large Art Moderne house at 223 South Coeur d'Alene Street (1940). The Oppenheimer Apartments (1926) at 2239 West Pacific Avenue replaced a large dwelling on the parcel. The relatively small Browning Hall Apartments (1931) at 2407 West Pacific, built on a vacant parcel, was part of a three-building complex that included two duplexes at the corner of West Pacific Avenue and South Poplar Street.



*Craftsman Bungalow, 1911
11 S Elm Street*



*Kingsbury (Oppenheimer) Apartments, 1926
2230 W Pacific Avenue*



*Browning Hall Apartments, 1931
2407 W Pacific Avenue*

¹² Sally Reynolds, *Rockwood Historic District Nomination to the National Register of Historic Places*, 1996, Section 8, p. 3

The same revival styles used during the 1910s dominated during the 1920s, with Craftsman bungalows increasing in popularity. The eclectic nature of the small houses built during this time extended during the 1930s and 1940s as well. The Minimal Traditional style first appeared in 1939 in an adjacent apartment building and duplex complex on S. Oak Street. The 29 buildings in this style built after 1940 dominated in both single and multi-family construction. The six Art Moderne buildings were built mostly in the 1940s, after on in 1939, three in 1940 and another two in 1948. The Art Moderne Cohen House (1940) was the only large two-story house built after 1921. All other houses were cottages and bungalows.

During this same period, many more of the larger residences were converted into apartments. This first round of conversions during the early-twentieth century involved mostly interior changes. The demand for housing during the build-up of war-related industries during the late 1930s and early 1940s, and then for war-time workers throughout World War II, is seen in the buildings standing in Browne's Addition as changes were made to the exteriors as well. The small houses built during the late 1930s and through 1941 are likely related to this type of population increase as well. Several of the residences that had already been converted into apartments were remodeled more extensively to provide more units. This work included the enclosure of parts of front porches as well as small additions.

Annotations on the 1950 Sanborn maps, coupled with the building permits, indicate that in 1950 approximately 107 dwellings were occupied as single-family dwellings. Most of these were the smaller residences built during the 1920s and 1930s. By the late 1920s, two large residences were being used by young women: the Isabella Club and the Park View Girls' Club, located in adjacent mansions on South Spruce Street, across West Third Avenue from each other. The former home of James Clark at 2308 West Third Avenue opened as The Isabella Home for Girls in 1920 under the auspices of the Catholic Daughters of America to provide lodging for young women.¹³ Another mansion at 2208 West Second Avenue, the Patsy Clark Mansion, was known as the Frances Lester Hotel in 1950. Another of the larger dwellings in the neighborhood had 12 apartments in it. The residence at 2136 West Riverside Avenue was used as a nursing home. Brunot Hall, the girls' school, had been converted to apartments during the World War II years and remained in that use until its demolition in 1975.

¹³ "Open New Girls Home Wednesday," *Spokesman-Review* 12 July 1920; "Isabella House to be Enlarged," *Spokesman-Review* 22 May 1922. Browne's Addition clipping file, Barnes Room, Spokane Public Library.

After World War II, five single-family dwellings were built in Browne's Addition, with the last one in 1950. Three of the five small houses were built on the north/south streets in the district. The effects of the continued limitations on availability of building materials during the circa 1950 building boom are seen in the finishes of the Minimal Traditional buildings constructed in the neighborhood.

Apartment building construction resumed in 1939 with the modest brick Jilcris Apartments on South Oak Street. The adjacent duplex was one of two built in 1940 in the neighborhood. The larger and more stylish Alcliff Apartments at 1806 West Pacific Avenue replaced a substantial house at the corner of Oak Street. Two apartment buildings designed by the firm of Whitehouse & Price were built in the neighborhood in the early 1940s. The Art Deco Lambert Hotel and Apartments on Sunset Boulevard/Highway was positioned to catch travelers' attention when it was built in 1940. Six Minimal Traditional small brick apartment buildings were erected on West Riverside between 1941 and 1950. The Lee Apartments, erected in 1943 at 2406 West Third Avenue, has a Minimal Traditional appearance and was sided with asbestos shingles, no doubt one of the limited materials available during the war. The small apartment building at 320 South Cannon Street (1946) is wood framed and features a Colonial Revival inspired entrance surround. In 1948 an apartment building was erected north of the mansion that occupied the north side of First Avenue, west of Hemlock; it has been demolished, likely for the construction of the expansion of the Northwest Museum of Art and Culture property.¹⁴



Jilcris Apartments, 1939
104 S Oak Street



Alcliff Apartments, 1940
1806 W Pacific Avenue



Lee Apartments, 1943
2406 W Third Avenue

¹⁴ Building permit for 2203 West Riverside Avenue.

Two pairs of apartment buildings were built in 1948 on some of the largest vacant parcels: the Park Arms East and Park Arms West on West Second Avenue and the Guthrie Manor Apartments on West Fourth Avenue. While the Guthrie Manor buildings present a Minimal Traditional appearance that suggests post-war building boom material shortages, the two-tone brick units of the Park Arms buildings, designed by the firm of Wulff & Bishop, echoes the more upscale presence of earlier apartment buildings in the neighborhood and exhibits the Art Moderne style.

Perhaps as the population of the neighborhood increased due to the presence of a larger number of smaller dwellings and additional households living in apartments, more commercial businesses were established. The Ruffin-Kestell grocery store was built at 2001 West Pacific Avenue in 1911 as the first commercial building to be erected west of Maple. It replaced one of the smaller dwellings in the neighborhood. The Cambern Dutch Shop Windmill bakery and dairy shop was built on a mid-block lot on West First Avenue in 1929. The Elk Drug Store building was erected at the southeast corner of West Pacific Avenue and South Cannon Street in 1940, replacing a dwelling and establishing that intersection as the small commercial district in the neighborhood. There were also some stores in the ground floors of houses, including one at 2028 West Pacific Avenue and in adjacent dwellings on the north side of Pacific in the West 1600 block. An auto service station was located on the southwest corner of Maple Street and First Avenue. The Rosauer's Market building erected during the late 1940s was enlarged significantly in 1955. The store was expanded again in 1964, at which time the laundry building to the west was demolished. As the store and its parking area grew, thirteen residences and an apartment building on the block now occupied by the supermarket were demolished.



*Park Wood (Park Arms) Apartments, 1948
2307-2325 W Second Avenue*



*Guthrie Manor Apartments, 1948
2012-2028 W Fourth Avenue*



*Elk Drug Store Building, 1940
1931 W Pacific Avenue*

The Sanborn maps of 1950 (see below) present Browne's Addition as an almost completely developed neighborhood with a mix of substantial homes and mansions built during the late 19th Century, bungalows and smaller homes erected during the 20th Century, and apartment buildings erected mainly between 1905 and 1948. The neighborhood was overwhelmingly residential in use; a grade school located at the eastern edge, a few commercial/industrial buildings on the southeast boundary along the Sunset Boulevard/Highway, including the property of the Washington Motor Coach Company, and the few commercial buildings at the intersection of South Cannon Street and West Pacific Avenue were among the exceptions. Another important non-residential use was introduced when the Campbell House was donated to the Eastern Washington State Historical Society for use as a museum in 1924.

**Living Densely in Browne's Addition:
1951-1970**

During the 1950s, another facet of change to the built environment in Browne's Addition was the more emphatic remodeling of some large residences into apartment buildings. Common projects included standardizing the form of the buildings by eliminating bay windows, removal and enclosure of porches, and the application of maintenance-free materials, often asbestos shingles and stucco, and some use of cedar rake shingles. By the 1950s, many of these dwellings had been used as multi-family units for some time, likely over twenty years. No doubt some of the wood siding and porch elements had not been kept painted and repaired, and the new siding materials covered deteriorated elements, and were presumed to reduce the need for maintenance in the future.

**LIVING DENSELY IN
BROWNE'S ADDITION: 1951-
1970 STATISTICS**

96% of all buildings constructed by
1970
(289 of 302)

10% new buildings constructed
(31 of 302)

No single-family houses constructed

34% apartment buildings
constructed (29 of 85)

18% single-family residence
converted to multi-family residence
(25 of 137)

The history of the Washington School, the elementary school located in Browne's Addition, notes the significant drop in pupils during the 1940s and 1950s. Nevertheless, funds from the 1952 bond issue were used to construct a multi-purpose use addition in 1954. The school was closed in 1961 and the classroom portion was demolished in 1973. The multi-purpose wing was left standing, was converted for office use, and remains in that use in 2018.¹⁵

¹⁵ Davis, ed. *First Class for 100 Years: Spokane Public Schools, School District No. 81, 1889-1989*, p. 122.

The Eastern Washington State Historical Society museum located within the Campbell House expanded with the construction in 1950 of the Cheney Cowles Museum building adjacent to the east. This building was remodeled in 2001 at the time that the third building of the museum campus now known as the Northwest Museum of Arts and Culture, as well as a parking structure, were erected.

Despite the sense that the neighborhood had been built out, side yards and a few vacant parcels provided space for the construction of 13 apartment buildings during the 1950s. Side yards were filled-in with new apartments in the northern portion of the neighborhood, while vacant lots provided several building locations in the southernmost blocks. Two residential properties gave way to other uses: one was demolished for the construction of the apartment building at 151 South Spruce Street (1957). The demolition of a mansion on spacious grounds provided the site for the Emanuel Lutheran Church (1958-59).

Overviews of the history of Browne's Addition have noted the rezoning of the neighborhood in 1958, asserting that it enabled the construction of more apartment buildings during the 1960s.¹⁶ Indeed, 20 apartment buildings were erected in the neighborhood during the 1960s. Yet there is no significant difference in the scale and height of the newer apartment buildings. Only the Broadmoor (built as the Aquaview) on west Riverside Avenue is significantly larger in scale than earlier projects; it was a partially Housing and Urban Development (HUD)-funded project, the only one in the neighborhood. In most ways, the construction of apartment buildings continued the



*Northwest Museum of Art and Culture, 1950
2232 W First Avenue*



*Emanuel Lutheran Church, 1959
314 S Spruce Street*



*Broadmoor (Aquaview) Apartments, 1968
2136 W Riverside Avenue*

¹⁶ Browne's Addition Design Plan Task Force, *Historic Browne's Addition Neighborhood Design Plan* (1984), p. 7 and Douglas William Menzies and David Wang, "Browne's Addition: A Mirror of Spokane," in David Wang, ed. *Sounding Spokane: Perspectives on the Built Environment of a Regional City* (Spokane: Eastern Washington University Press, 2003) p. 18.

patterns set during the long history of such projects in the neighborhood. A few of the 1960s apartment buildings were placed on former side and rear yards, but more often houses were demolished for the new construction. Apartment building construction tapered off in the neighborhood and only two built during the 1970s are included within the district boundaries.

Sense of Place: Residential Use over Time

Browne's Addition is a neighborhood in Spokane where residents lived from nearly the earliest period of settlement in Spokane and have continued to live close together into the early 21st Century. As with other neighborhoods where residential use predominates so strongly, the feeling and association of residential use is evident not only in the buildings, but also in the landscaping, canopy of mature trees, the scale of the buildings, the presence of a city park, and the limited number of other uses and absence of parking lots. Browne's Addition, served by one of the early streetcar lines, and later by bus, has been a neighborhood developed around transportation throughout its history, in addition to be a neighborhood known for gracious living.

Residential buildings that stand in the historic district date from 1884 through 2018. Some have elaborate architectural detailing, others are quite plain and devoid of embellishment. Most of the single-family houses are derived from pattern-book designs, or inspired by architectural publications. Some of the substantial houses may have even been erected speculatively and sold after construction to their first occupants. Certainly, some of the architect-designed residences were crafted to meet owner's tastes and needs and are one-of-a-kind designs. This range of building design and development applies to the apartment buildings erected in the district as well.

Consequently, while there is some shift in *quality* from the Queen Anne dwellings to the mid-century apartment buildings, there is a greater shift in *style* of architecture – a shift from the ornate to the simpler end of the spectrum through Minimal Traditional and Modernistic expressions. Each building type was fairly conventional for its time, and was a choice meant to be functional and financially practical. Wood-framed buildings with a variety of cladding materials and load-bearing masonry gave way to new materials, and these newer construction methods are seen woven into Browne's Addition. The introduction of new materials after WWII – concrete, cast concrete panels with various finishes, aluminum siding, and brick veneer applied as enclosing walls – appear in the buildings in the district as well. The prospect of less maintenance for rental properties is seen in the replacement of wood exterior materials with fire-resistant and low-maintenance asbestos shingles and stucco. The popularity of cedar shingles for new construction is evident, and this material was applied to older buildings as well as new construction from the 1930s through the 1950s.

The more recent past in Browne's Addition includes some construction of replacement buildings. The portion of Browne's Addition neighborhood not evident any longer is the group of large mansions built at the western edge of the area, west of Coeur d'Alene

Street. The nine estates, including the Cowles mansion, were demolished during the 20th Century, and were completely gone by 1972. The Ridge, which includes nine buildings, was constructed in 1986 where many of those mansions were located just outside of the western boundary of the district. The complex was converted from rentals to condominiums in 2007, as were some of the other apartment buildings in Browne's Addition.¹⁷

The expansion of the Northwest Museum of Arts and Culture in 2001 solidified the site into a community destination within the residential neighborhood. Many of the newer buildings in the neighborhood have been built on the Spokane River side of West Riverside Avenue to take advantage of the views. Yet three of the more recent multi-family developments have been in the core of the neighborhood near Coeur D'Alene Park.

STATEMENT OF SIGNIFICANCE

The Spokane Historic Register provides five criteria for significance to be considered in all nominations. The Browne's Addition Historic District is eligible for the Spokane Historic Register under criteria 1 and 3. It is eligible under Criterion 1 due to its long history as a residential neighborhood in the historic core of the city, located just west of the central business district. The Browne's Addition neighborhood is one of the oldest continuously residential areas of Spokane and represents where a broad segment of Spokane's residents lived in both single- and multi-family residences. It is also eligible under Criterion 3 due to the distinctiveness of some of its buildings and the wide array of building types and styles. The history and architecture of Browne's Addition allows us to look beyond the residences that are architecturally stunning, to understand and appreciate the continuation of residential life in Browne's Addition and the residential buildings that provided this use over time.

Criteria 1: Significant History as a Residential Neighborhood

Browne's Addition was intended to be a showplace neighborhood in the young city of Spokane. John J. Browne and Anthony M. Cannon established the plat, made sure the neighborhood was serviced by a street railway line, and donated blocks that were combined to create Coeur d'Alene Park as an amenity for the neighborhood. The scene was set for a residential neighborhood close to, but slightly removed from, the central business district – one with public transportation and some important residential amenities.

The first waves of construction of palatial mansions and substantial houses were directly related to the expansion of the Spokane economy and its influence as a regional city. Mansions were accompanied by large, well-manicured yards, creating estate-like settings.

¹⁷ The Ridge website, <http://www.theridgecondominiums.net/info.php?pnun=2>, accessed September 9, 2018; Theresa Tsalaky, "Browne's Addition: A Matter of Change."

Substantial houses were large and impressive, but were placed on smaller lots; they were more likely to be speculatively built than the largest residences. Approximately 64% of the buildings remaining in the Browne's Addition Historic District were built during the first era of residential use, from 1881 to 1910.

As with many core neighborhoods, even those with the largest houses, the most desirable places for wealthy residents to live soon moved further from the business district and industrial areas. This shift happened less than thirty years after the initial heyday of Browne's Addition. Inner-city neighborhoods are often taken over by the expansion of businesses and few remain primarily residential. Perhaps the somewhat isolated location of Browne's Addition, cut off from the city by the Northern Pacific railroad line, limited commercial and industrial encroachment and it remained almost entirely residential through the 1920s.

Residential use persisted in Browne's Addition – in the existing large houses converted into apartments, smaller houses and apartment buildings. The residents of these apartments and small houses were single persons, small households, veterans of World War I, World War II industry workers, and World War II veterans – people in quite different circumstances from the initial residents. Consequently, Browne's Addition neighborhood is one of the oldest continuously residential areas of Spokane and represents where a broad segment of Spokane's residents lived. The local historical significance of Browne's Addition as a residential neighborhood extended beyond its first heyday to encompass the first half of the twentieth century. The year 1950 was when the last single-family house was built before a gap of over 40 years and marks the time when most lots in the neighborhood were built on. During the period between 1911 and 1950, more (28 or 14%) middle-class residences and small, modest houses were erected in the neighborhood, as well as more apartment buildings (31 or 37%).

Residential use continued to dominate in Browne's Addition with the construction of more apartment buildings during the 1950s and 1960s and most of these buildings remain occupied in 2018. This last historic era, ending in 1970, continues some of the trends established in the neighborhood, but with the lack of new single-family houses, the balance of single- and multi-family homes shifted. This latter period is not included in the historic district's period of significance in 2018 for this reason, as the Browne's Addition Historic District is intended to capture the era when the neighborhood was built out with a blend of residential building types. Even so, the neighborhood has remained overwhelmingly residential in use.

The special nature of Browne's Addition was acknowledged through several means after 1970. The Browne's Addition Historic District was listed in the National Register of Historic Places in 1976. Writing during the early 1980s for the *Spokane Chronicle*, Theresa Tsalaky noted that over 90 percent of the residents in Browne's Addition lived in apartments and described them as “most are in their 20s, many are writers, artists and

architects.” The second largest group was senior citizens.¹⁸ Tsalaky described two efforts that residents had made to maintain the residential character during the last quarter of the 20th Century. In 1978, residents formed the group “Citizens for a Residential Browne’s Addition” and fought rezoning that would have enabled a restaurant to operate in the Patsy Clark Mansion but were not successful in that effort. The Browne’s Addition Community Development Steering Committee was formed in 1979. That group worked with the expenditure of some federal funds in the neighborhood and promoted the development of a *Design Plan for the Historic Browne’s Addition* (1984). The plan noted the overwhelming character of the neighborhood as residential and the subsequent “sense of physical unity” of the neighborhood. At that time, there were nearly 2,000 residential units on approximately 100 acres; at 20 units per acre, Browne’s Addition had one of the highest residential densities in Spokane.¹⁹

Architectural Historian Virginia McAlester asserts that Browne’s Addition is a “rare American neighborhood that reflects most of its city’s economic history in its houses.”²⁰ McAlester associates the conversion of houses into apartments with the decline in Spokane’s fortunes as she, like other historians, have focused on the architecture of the pre-1910 era of the neighborhood. In a similar manner, Douglas Menzies and David Wang emphasized how Browne’s Addition mirrors the changes in Spokane as a regional city as they surveyed the past and more recent changes in the neighborhood. Their narrative of Browne’s Addition highlights the abandonment of inner city residential neighborhoods to renters as property owners move to the edges of cities. Yet they document the more recent renaissance of the area and repeat a resident’s likening of it to an “urban village.”²¹

Like these overviews of Browne’s Addition’s built environment and changes over time, this one emphasizes the long-term use of the neighborhood’s buildings for residential use – by owners and renters, the young and old, 19th Century industrialists and 20th Century war industry workers. Many factors have contributed to the changes in the area over time and this focus on residential use and association so firmly conveyed by the building stock, adds another layer of understanding to the history of Browne’s Addition. The sense of place created by the building stock and the dominance of residential use in Browne’s Addition, particularly the pre-1950 buildings, relates directly to the historic associations Spokane residents have for the area. A large number of Spokane residents have lived in Browne’s Addition over the years, some in apartments while young, while others have moved from apartment to apartment in the neighborhood they consider to be home. Affordable apartments and single-family dwellings have been home to residents of all ages and with various incomes. In a sense, Browne’s Addition has been everyone’s neighborhood – from the wealthy community leaders to those needing a small apartment

¹⁸ Tasalky. “Browne’s Addition: A Matter of Change.”

¹⁹ Browne’s Addition Design Plan Task Force, *Historic Browne’s Addition Neighborhood Design Plan* (1984), pp, 11, 13.

²⁰ Virginia McAlester, *America’s Historic Neighborhoods and Museum Houses: The Western States*, p. 678.

²¹ Menzies and Wang, 12-13.

– and is a mirror for the city's residents over time. This mix of people in various stages of life has contributed to the variety of both people and places to live in Browne's Addition and the strong sense of a residential neighborhood that can be reinforced by the local historic district designation.

Criteria 3: Architectural Significance

Browne's Addition Historic District is eligible under Criteria 3 for the distinctiveness of its architecture. The architectural expression of the earliest large residences has long been appreciated and the large, ornate houses are displays of the wealth of early residents and have a strong role in the identity of the neighborhood. The work of some of the City's beloved architects is on display in Browne's Addition. While later buildings do not have similar architectural ornamentation, they convey common choices in building types and use of materials, are "of their times" and contribute to our understanding and appreciation of the range of architectural expression in Spokane and in Browne's Addition in particular.

A historic district is more than its individual parts, it is an ensemble of streetscapes that convey a sense of place through the built environment. Buildings that are less notable for their architectural design, nevertheless contribute to the mosaic of the built environment in Browne's Addition, its history and its long-term residential use. Some of the mansions and apartment buildings are in prominent locations and contribute a strong presence in the neighborhood; smaller houses located on the north/south streets have less impact on, but are still part of, the streetscapes that establish the character of the district. Some apartment buildings are interesting for their plan and provision of exterior entrances, others for their insertion into the neighborhood with the scale and materials that make them highly compatible with older buildings. Some buildings outside the period of significance, built after 1950, might be listed individually in the Spokane Historic Register for their architectural merit, as some of the older buildings in the neighborhood have been.

In summary, the residential buildings erected during the period of significance all contribute to the complex ensemble of the residential landscape of Browne's Addition and have supported the dense, varied residential life that has taken place in the neighborhood. It is unusual to have quite early houses in a city continue in residential use and be surrounded by residential buildings of later eras. The history of Browne's Addition enables us to look beyond the residences that are architecturally impressive, to understand the atypical continuation of residential life in Browne's Addition and the buildings that provided this use.

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Yeomans, Linda. *Browne's Addition Historic Resource Inventory*. Spokane City/County Historic Preservation Office, 2002.

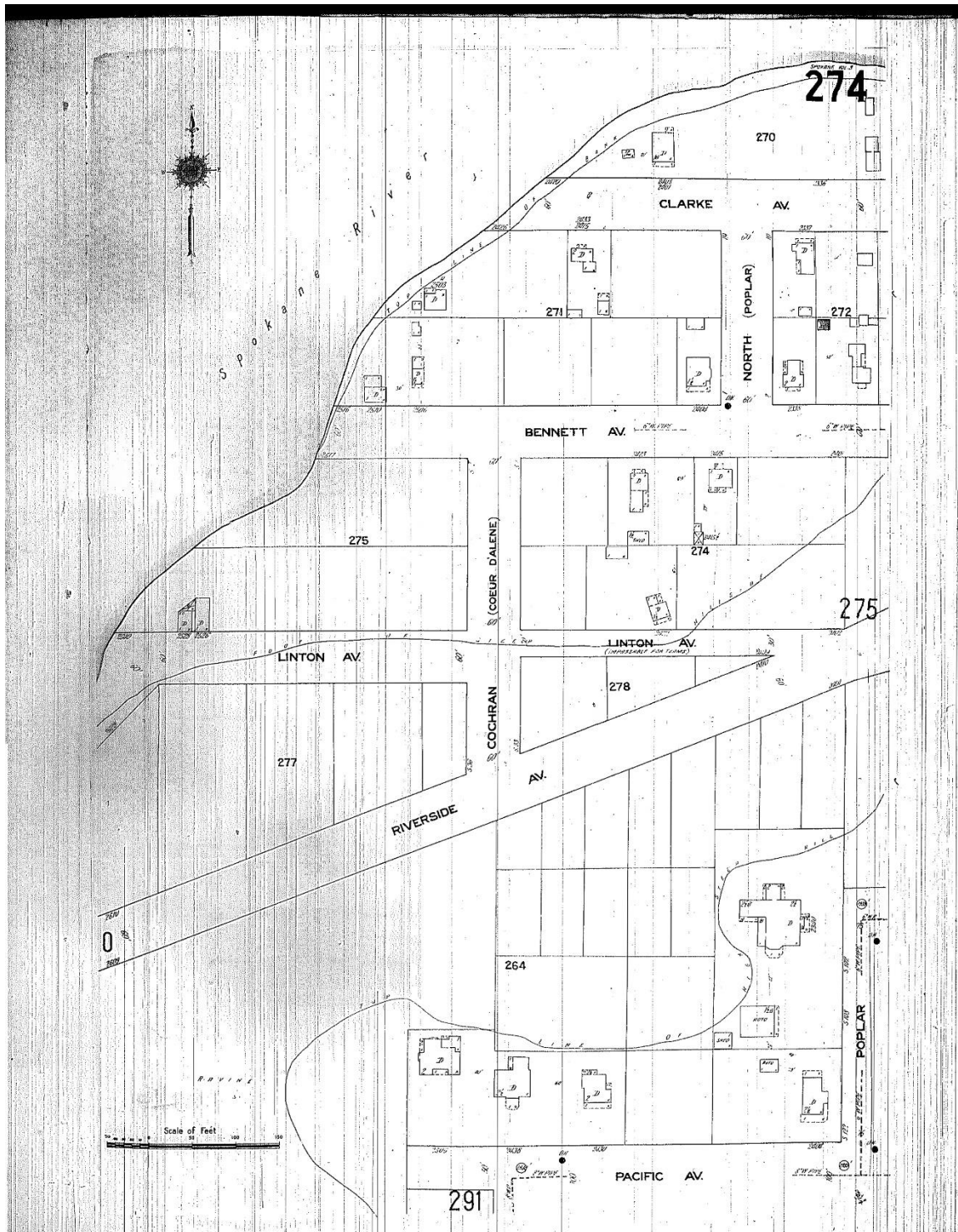


Figure 1. 1910 Sanborn Fire Insurance Map, page 274.

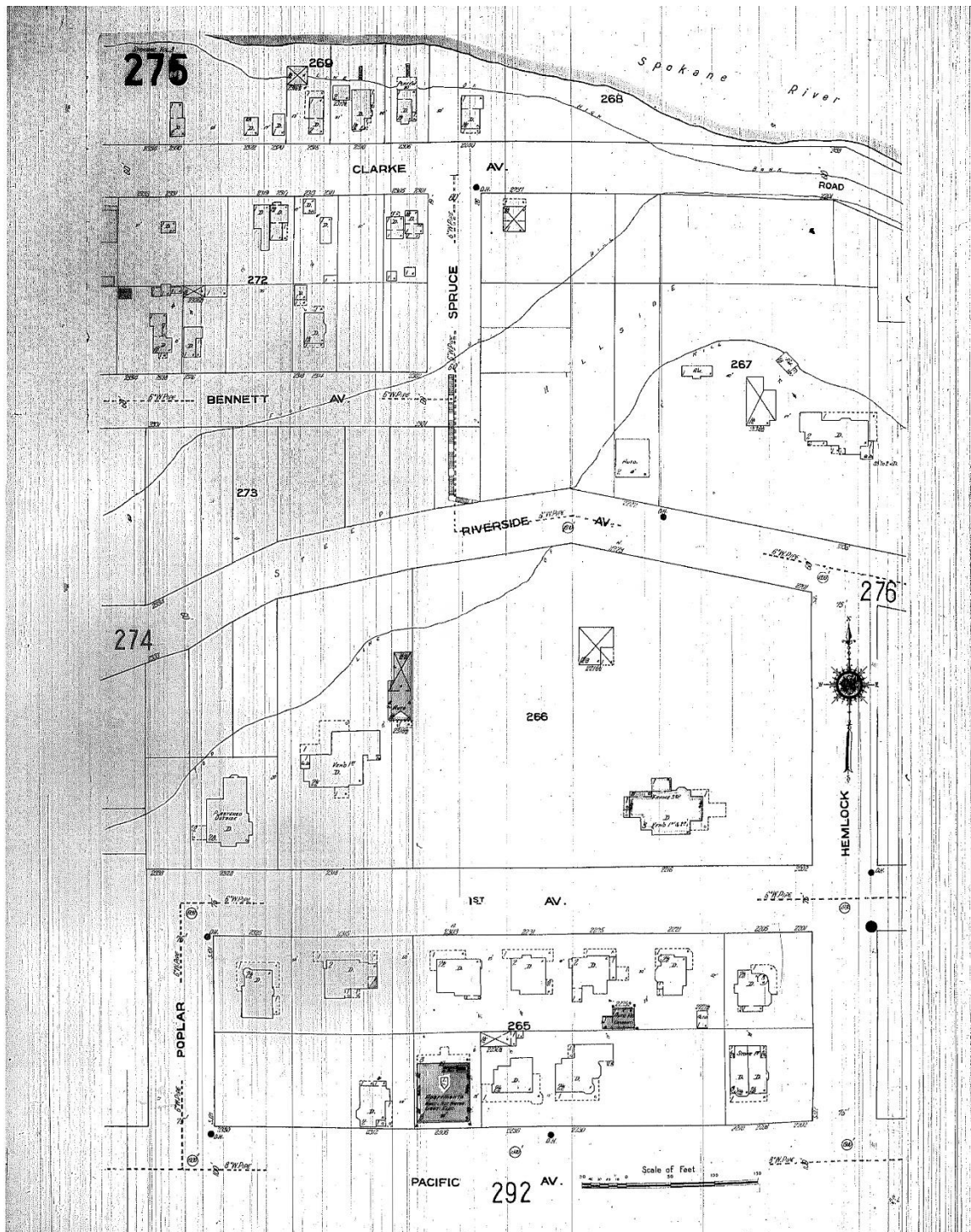


Figure 2. 1910 Sanborn Fire Insurance Map, page 275.

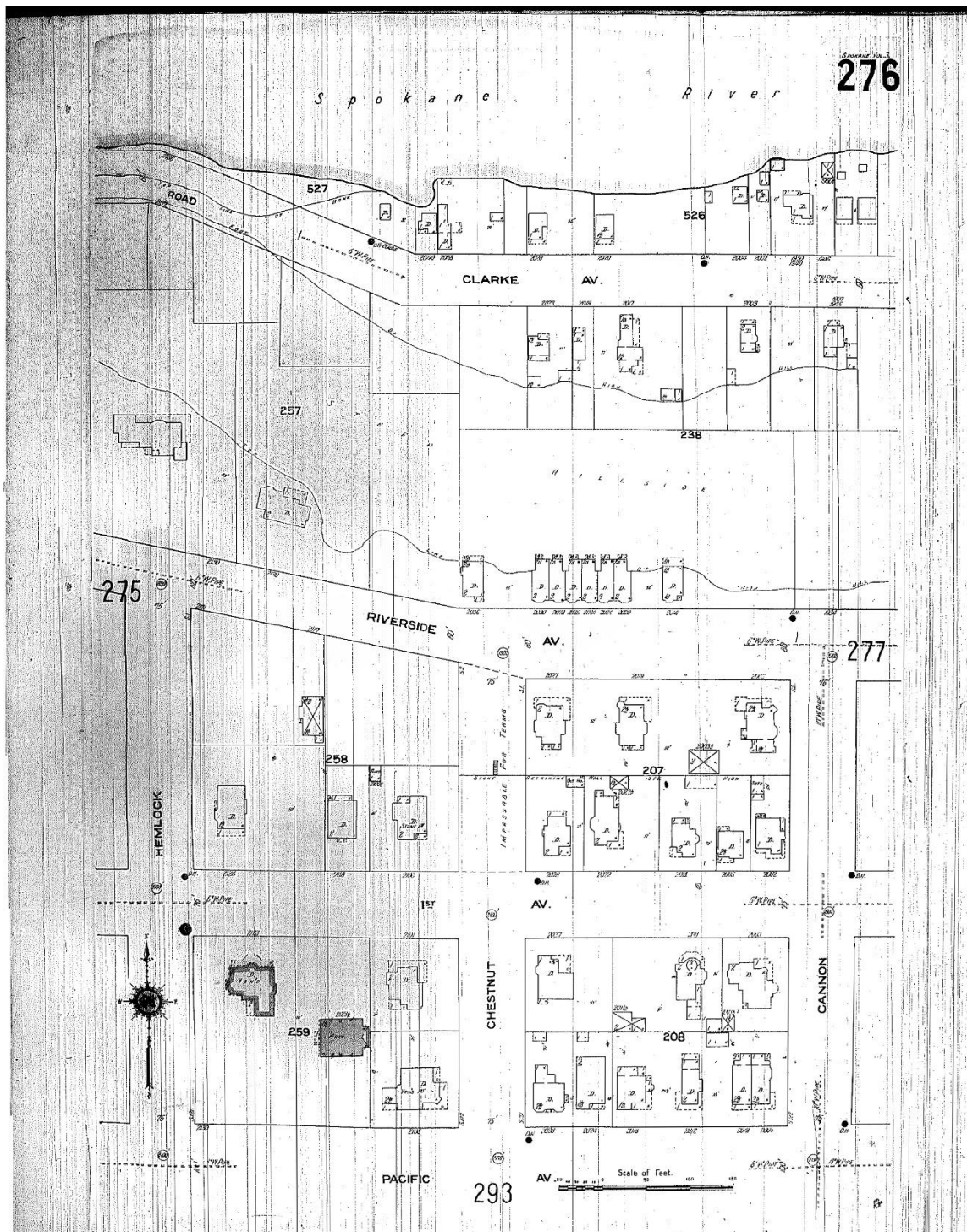


Figure 3. 1910 Sanborn Fire Insurance Map, page 276.

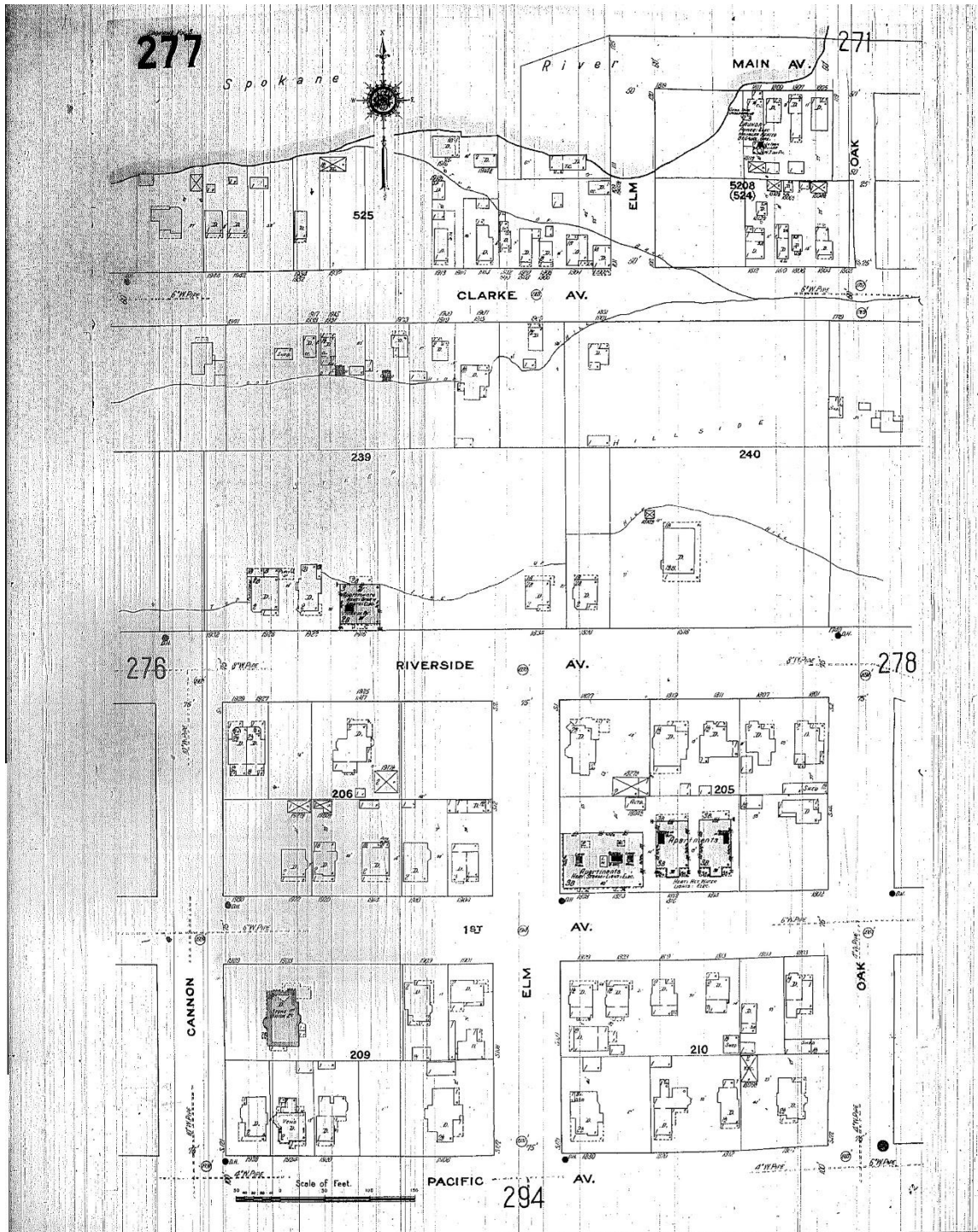


Figure 4. 1910 Sanborn Fire Insurance Map, page 277.

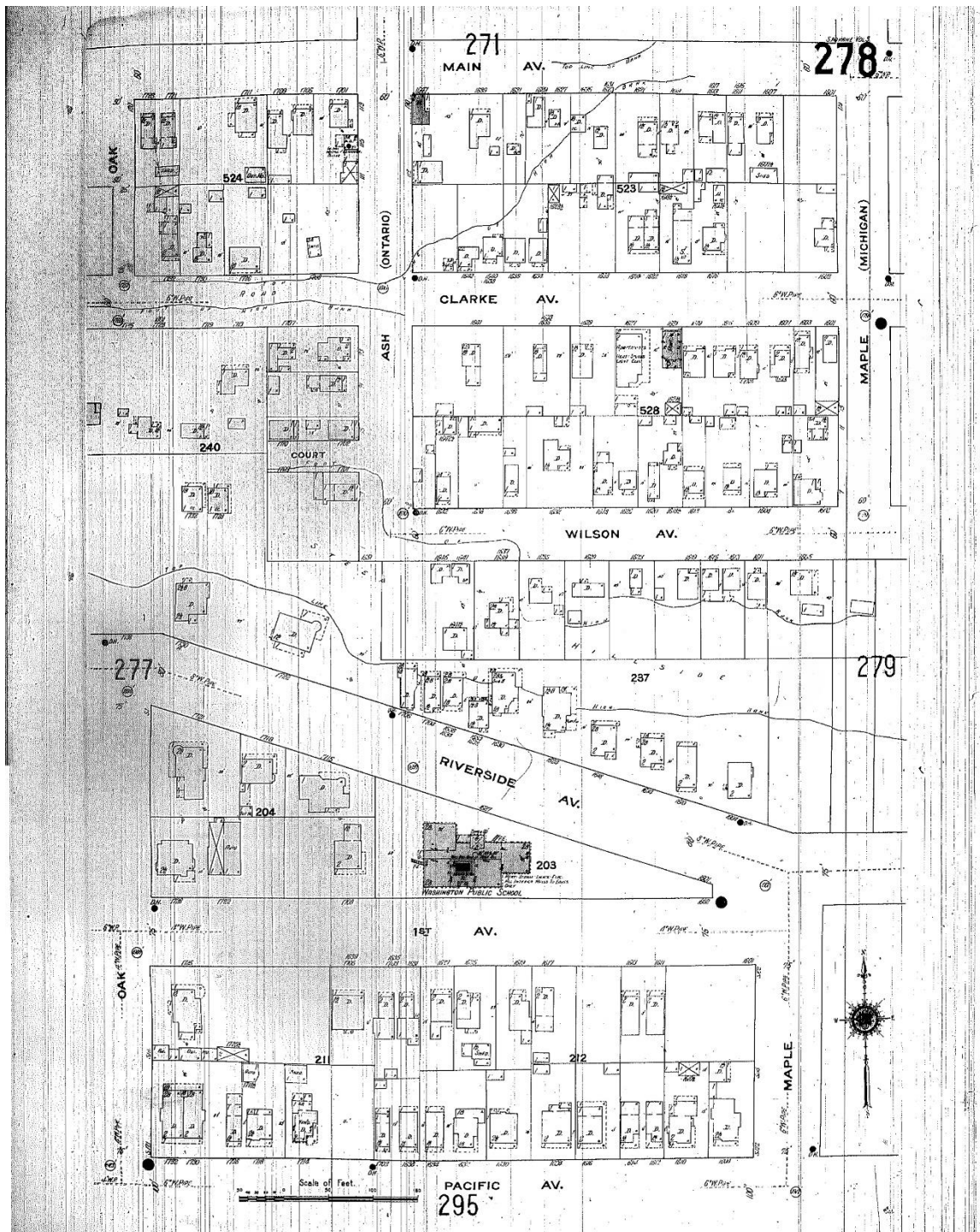


Figure 5. 1910 Sanborn Fire Insurance Map, page 278.

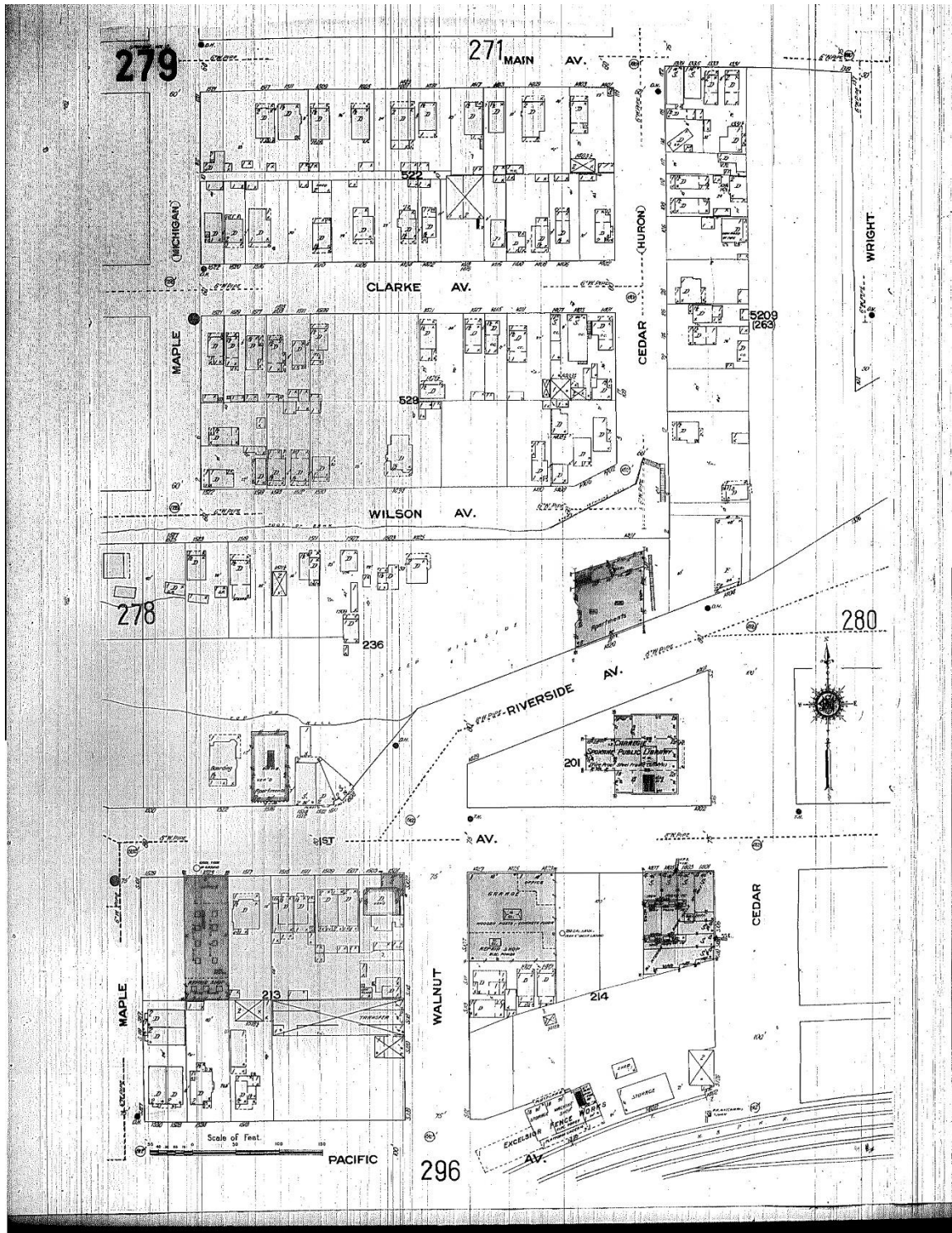


Figure 6. 1910 Sanborn Fire Insurance Map, page 279.

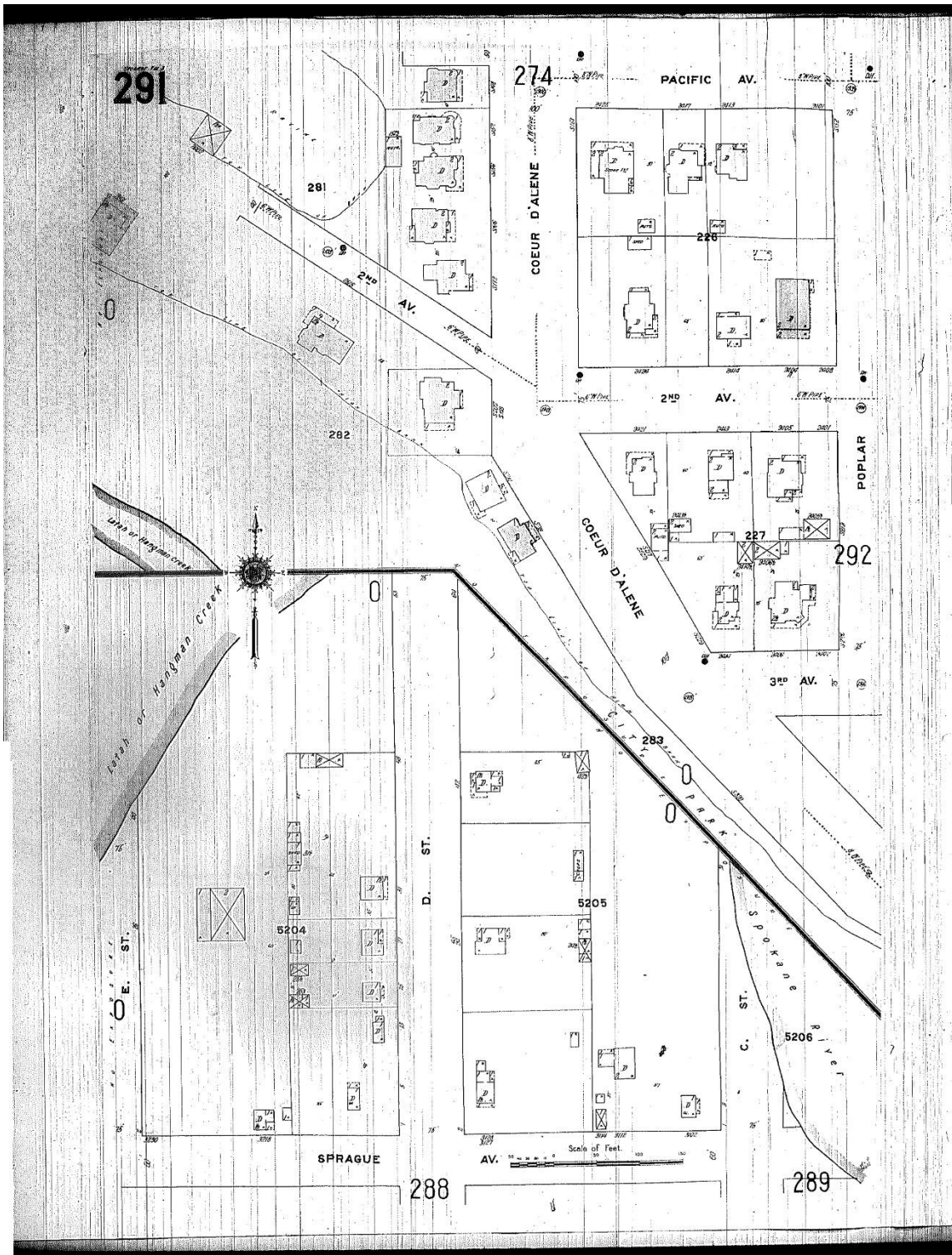


Figure 7. 1910 Sanborn Fire Insurance Map, page 291.

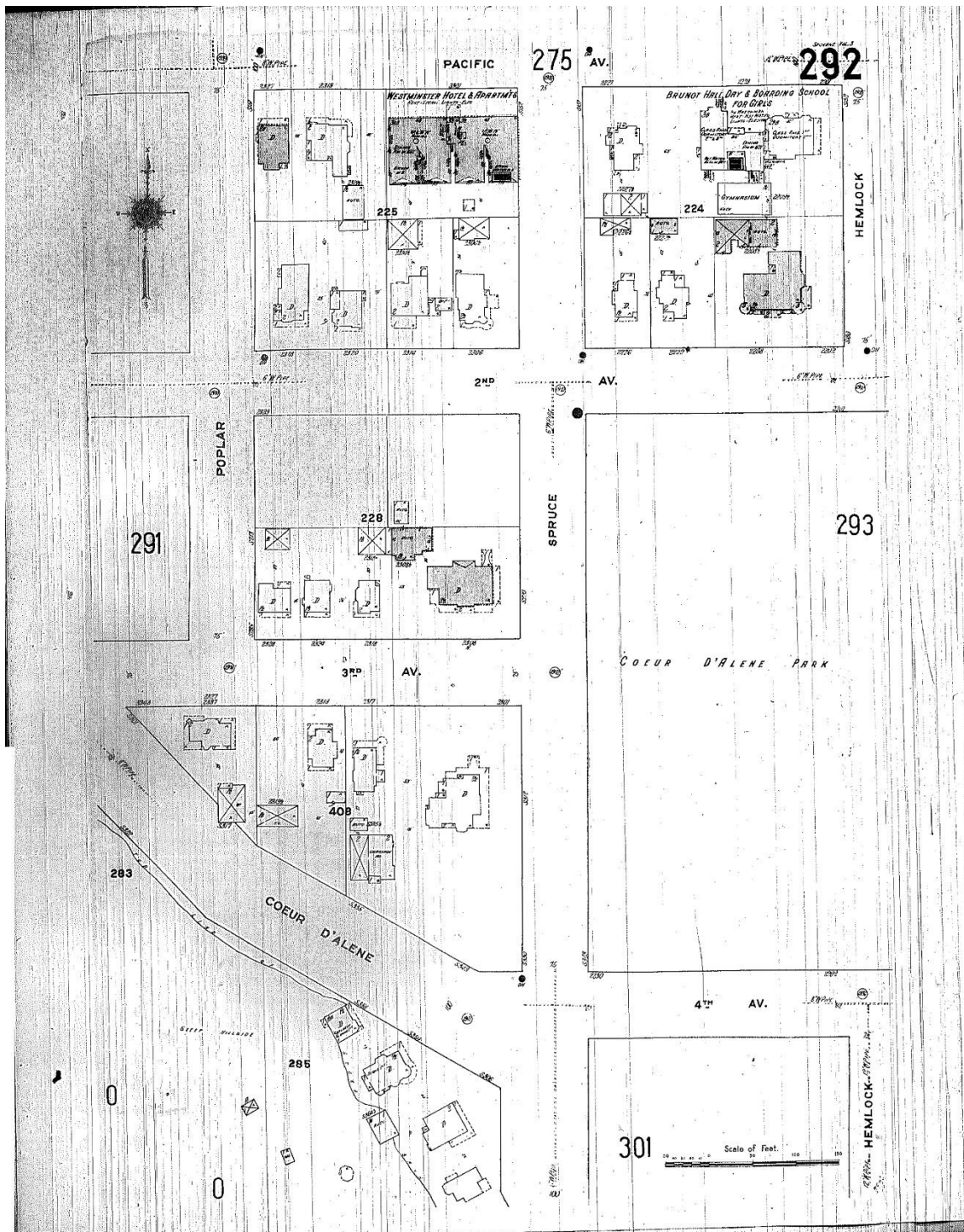


Figure 8. 1910 Sanborn Fire Insurance Map, page 292.

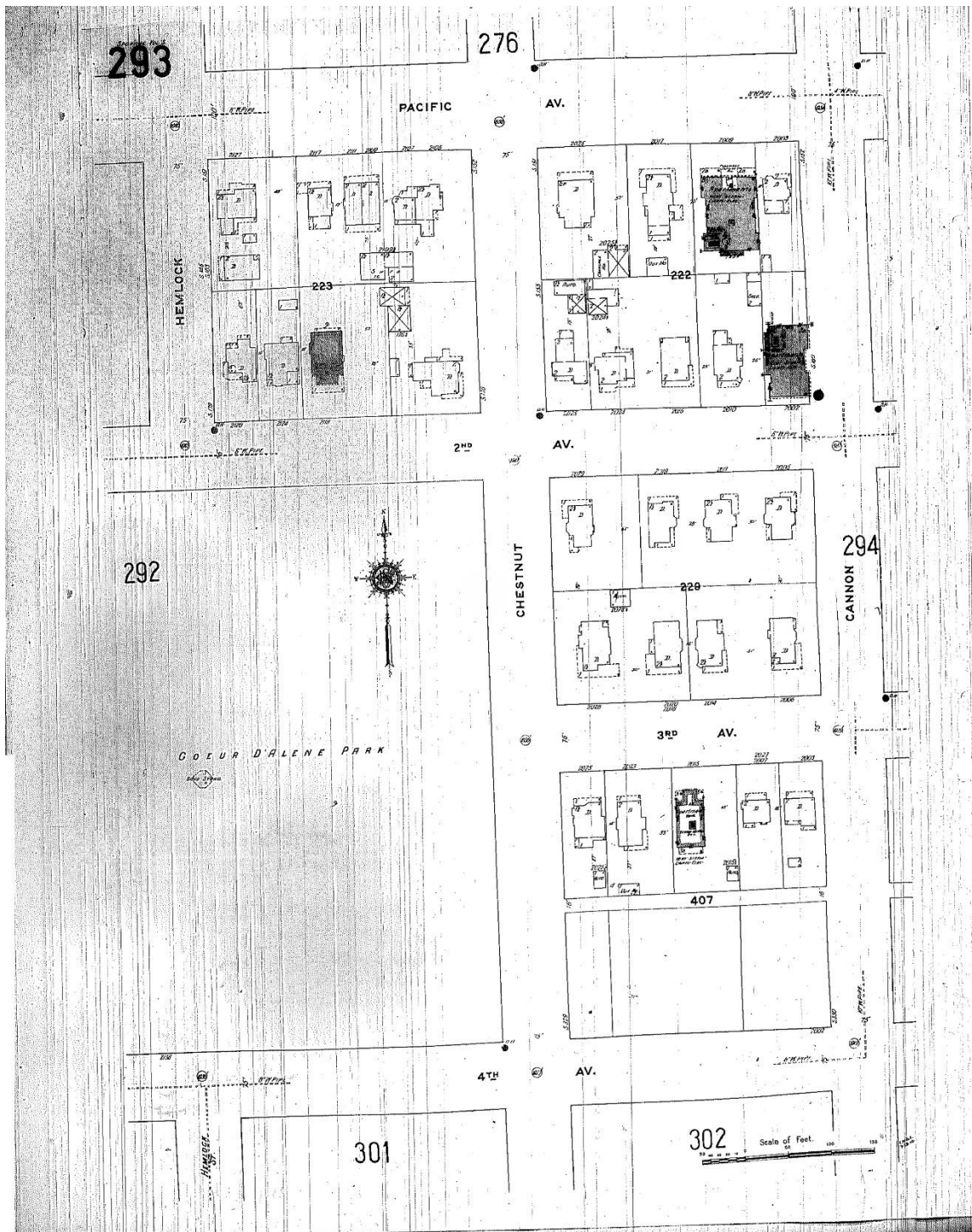


Figure 9. 1910 Sanborn Fire Insurance Map, page 293.

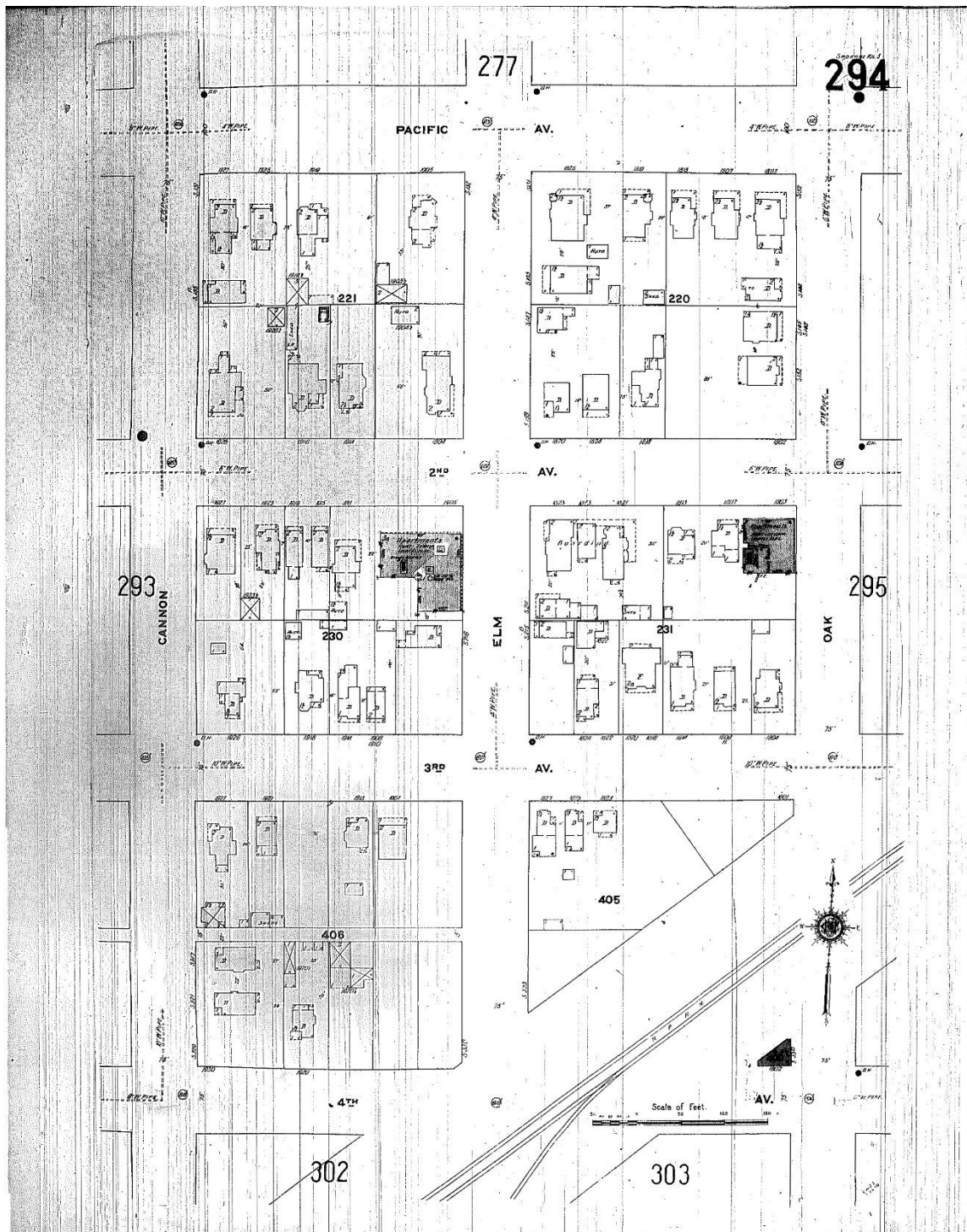


Figure 10. 1910 Sanborn Fire Insurance Map, page 294.

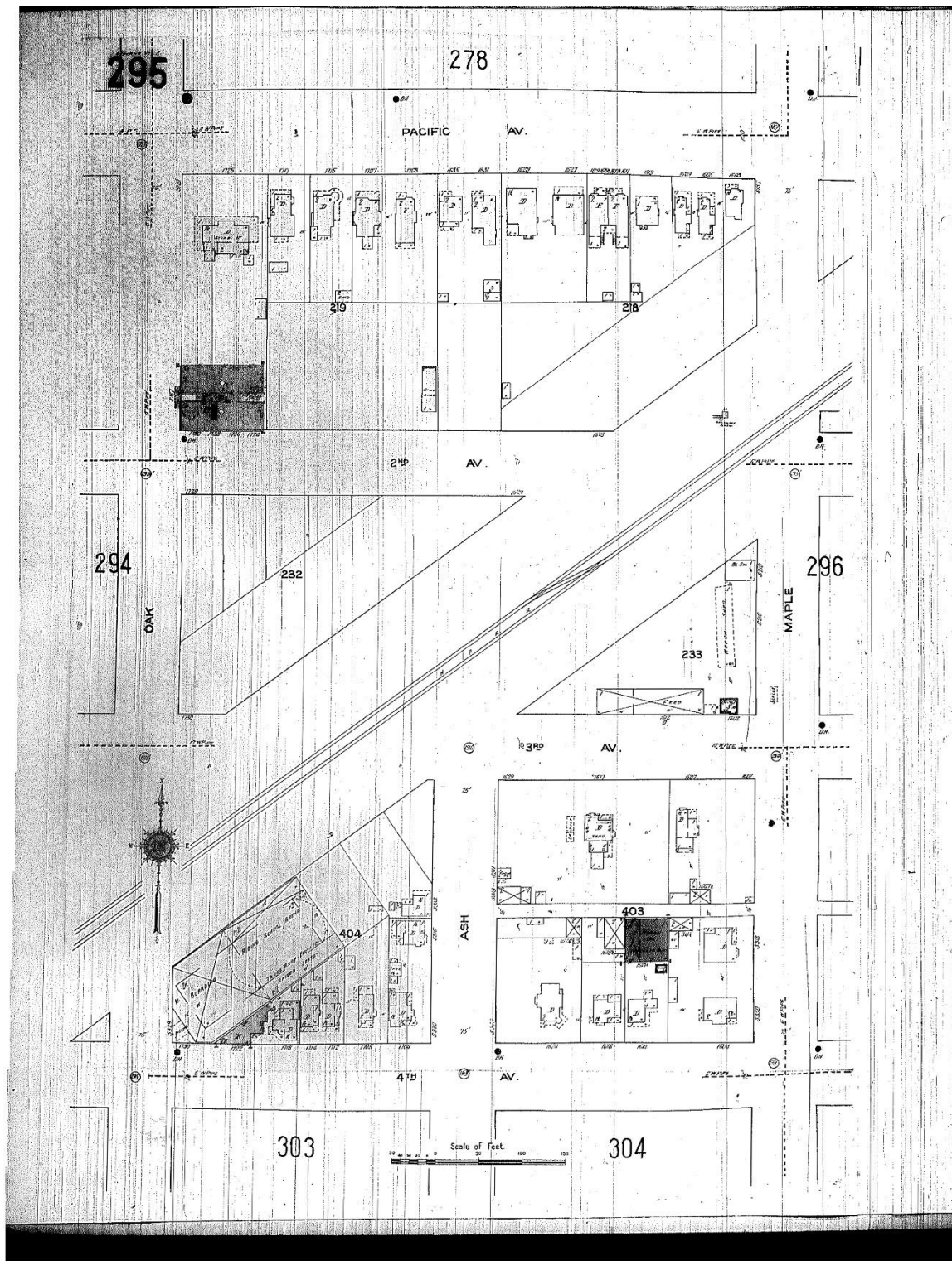


Figure 11. 1910 Sanborn Fire Insurance Map, page 295.

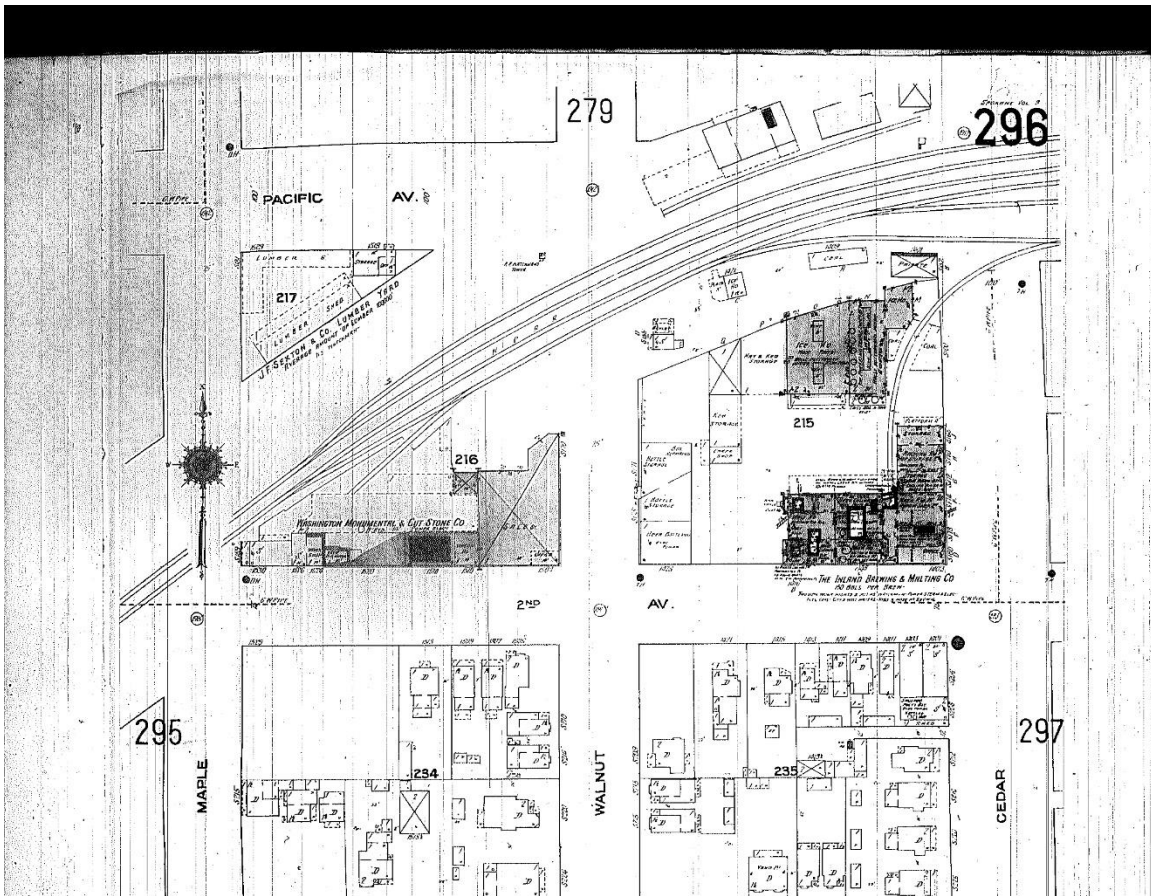


Figure 12. 1910 Sanborn Fire Insurance Map, page 296.

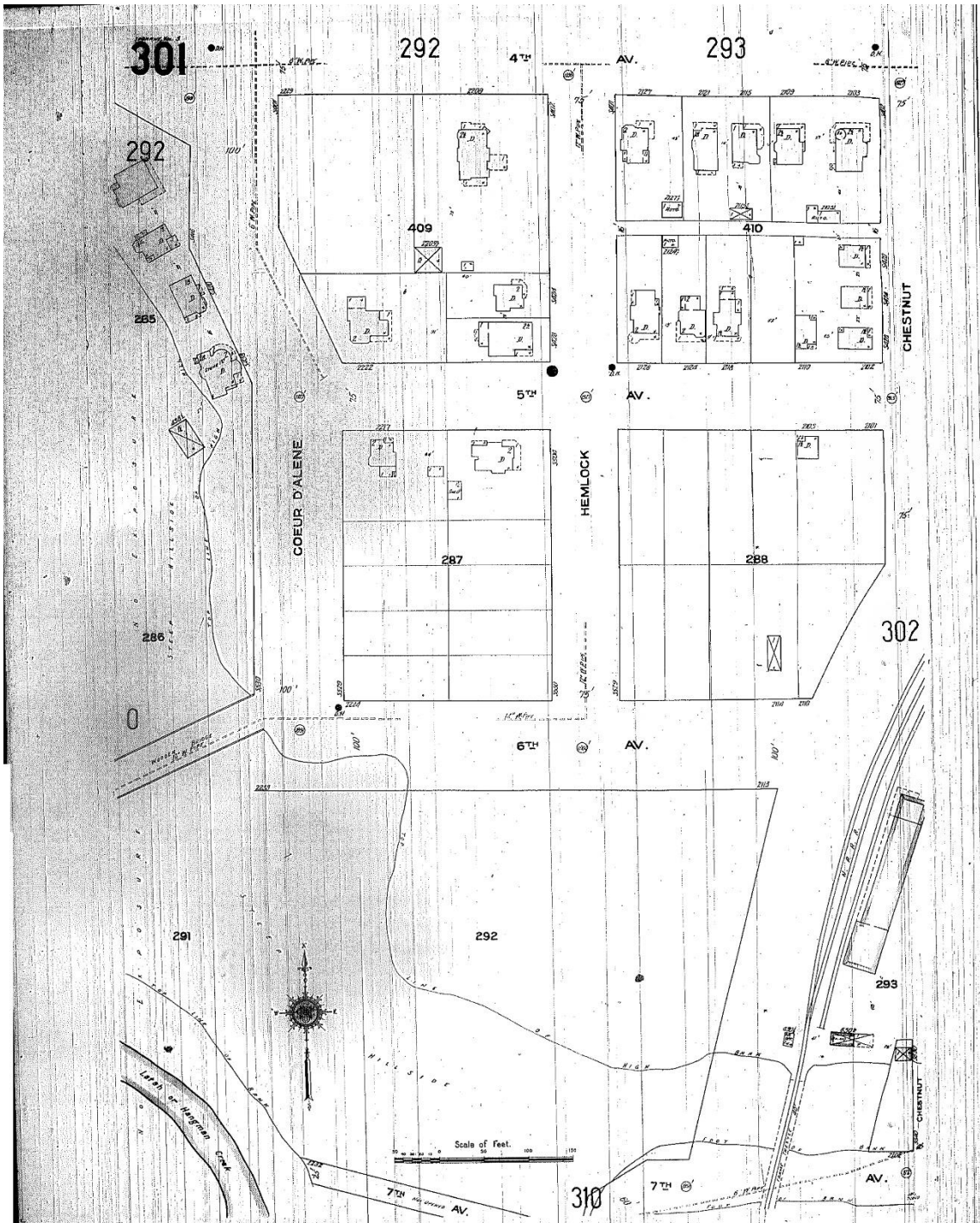


Figure 13. 1910 Sanborn Fire Insurance Map, page 301.

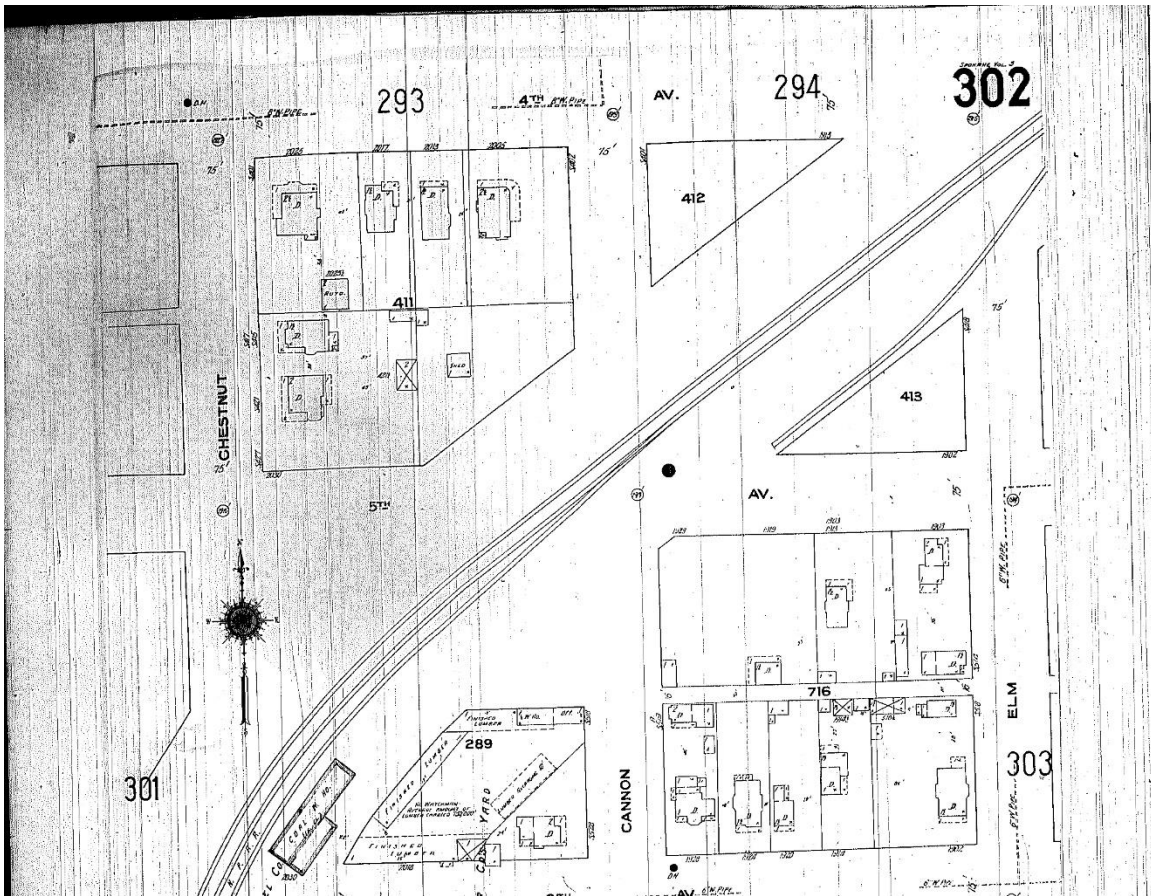


Figure 14. 1910 Sanborn Fire Insurance Map, page 302.

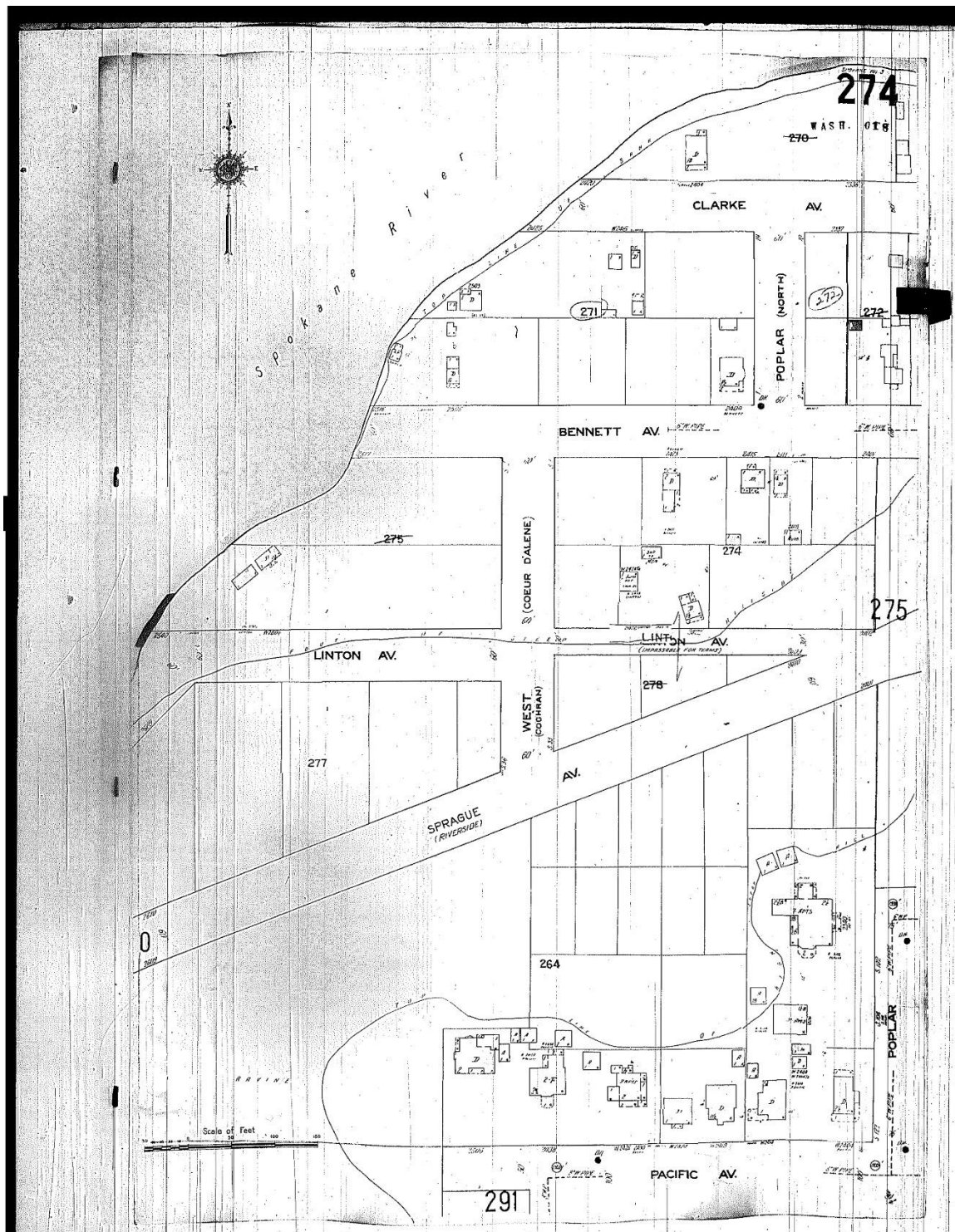


Figure 15. 1950 Sanborn Fire Insurance Map, page 274.

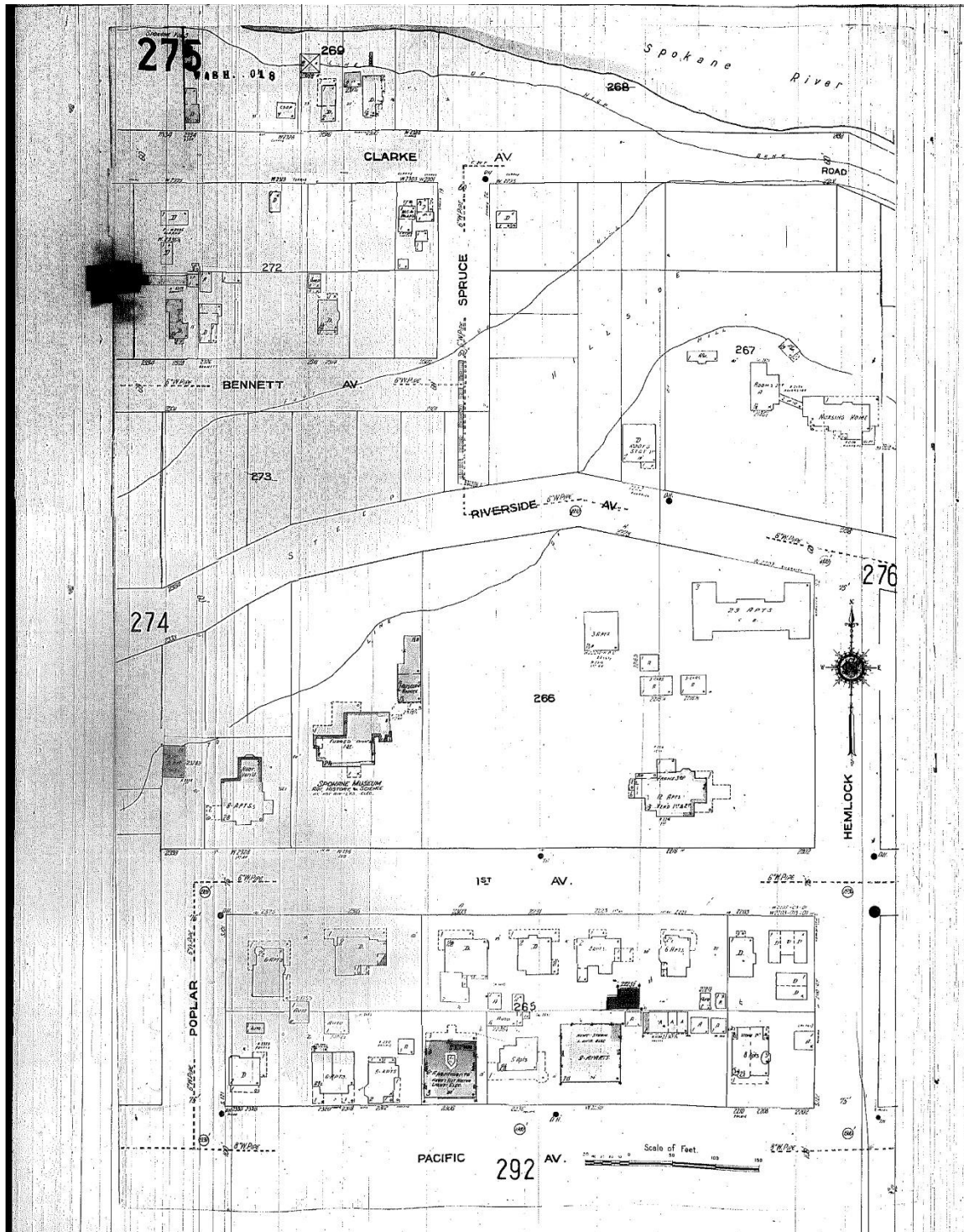


Figure 16. 1950 Sanborn Fire Insurance Map, page 275.

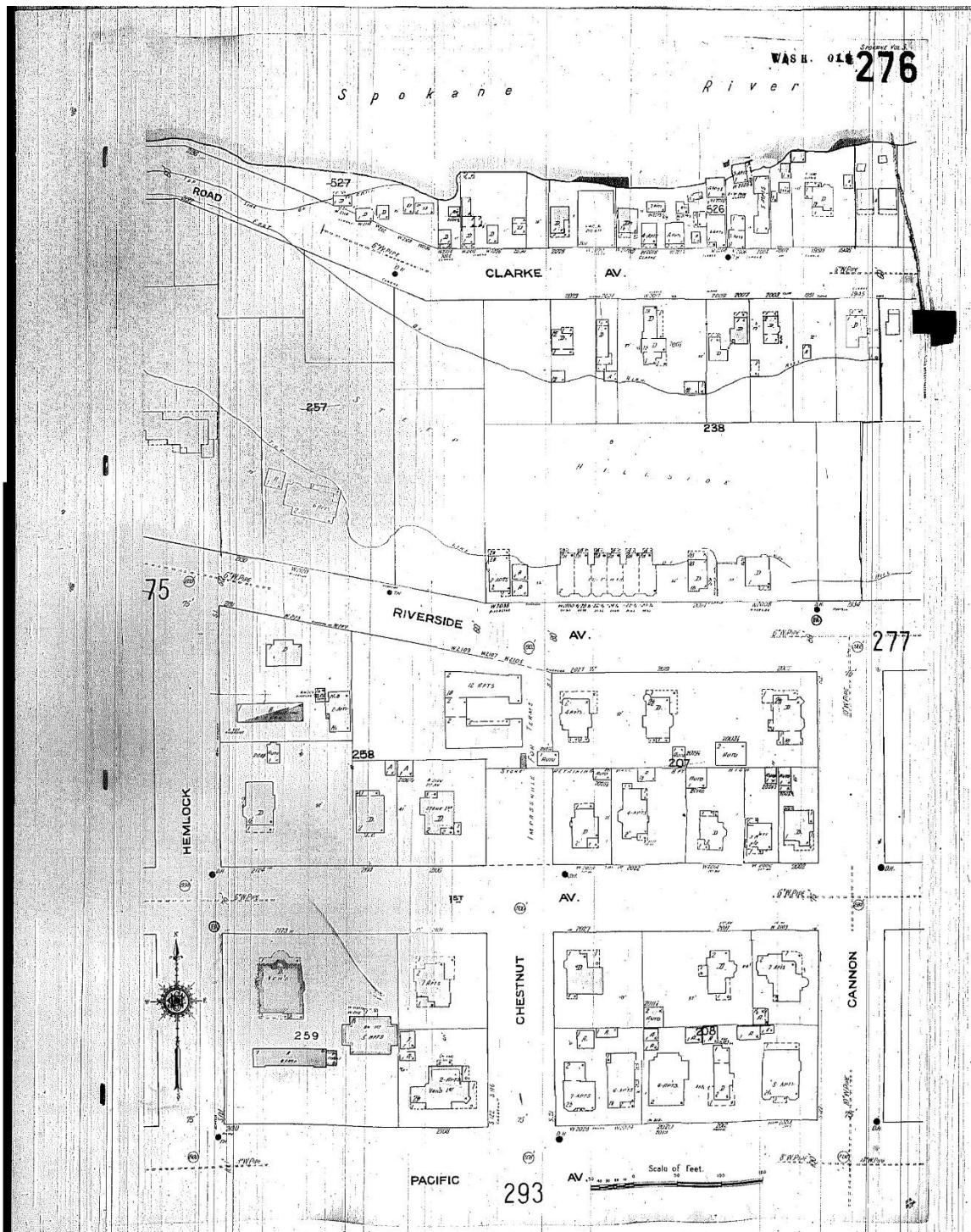


Figure 17. 1950 Sanborn Fire Insurance Map, page 276.

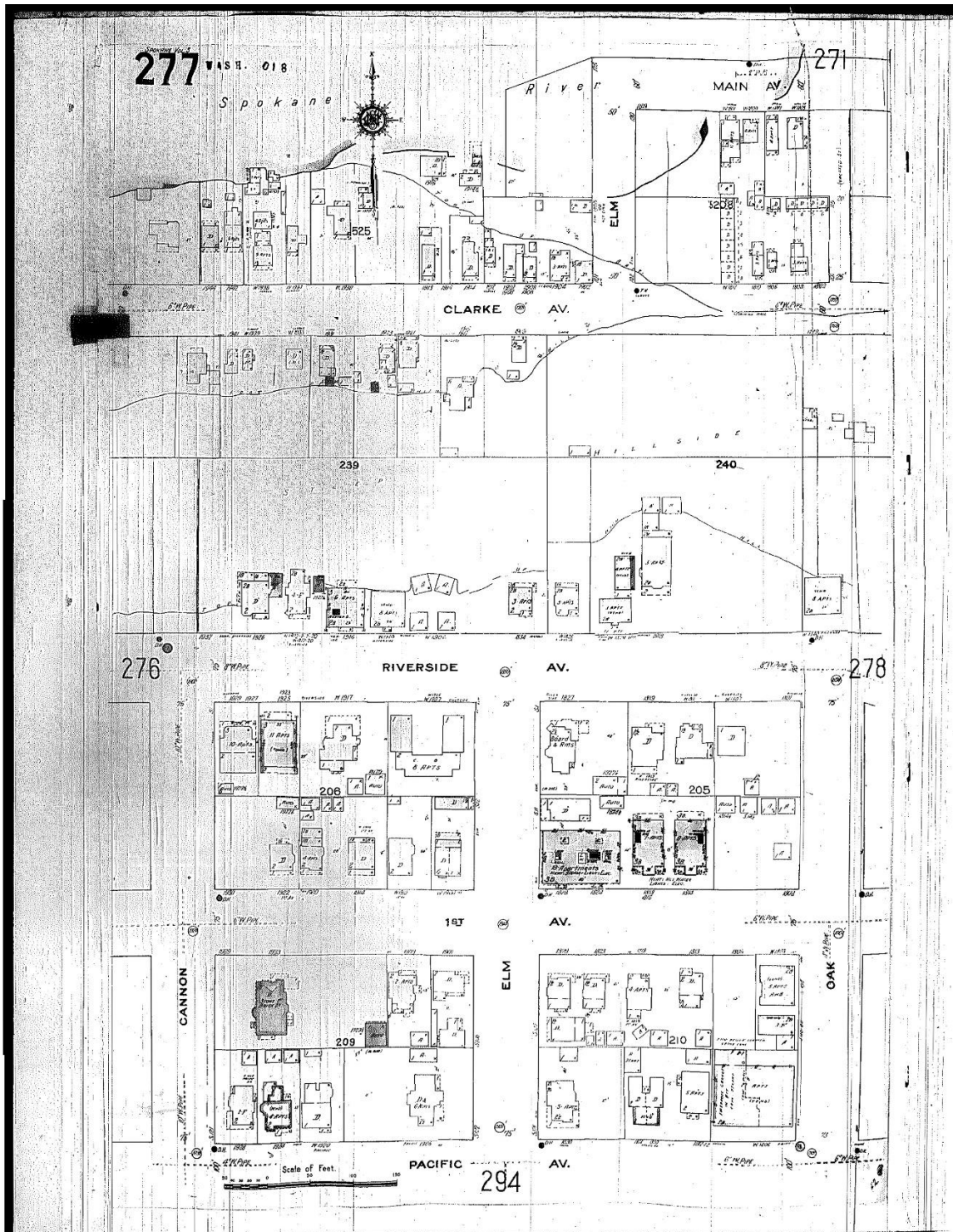


Figure 18. 1950 Sanborn Fire Insurance Map, page 277.

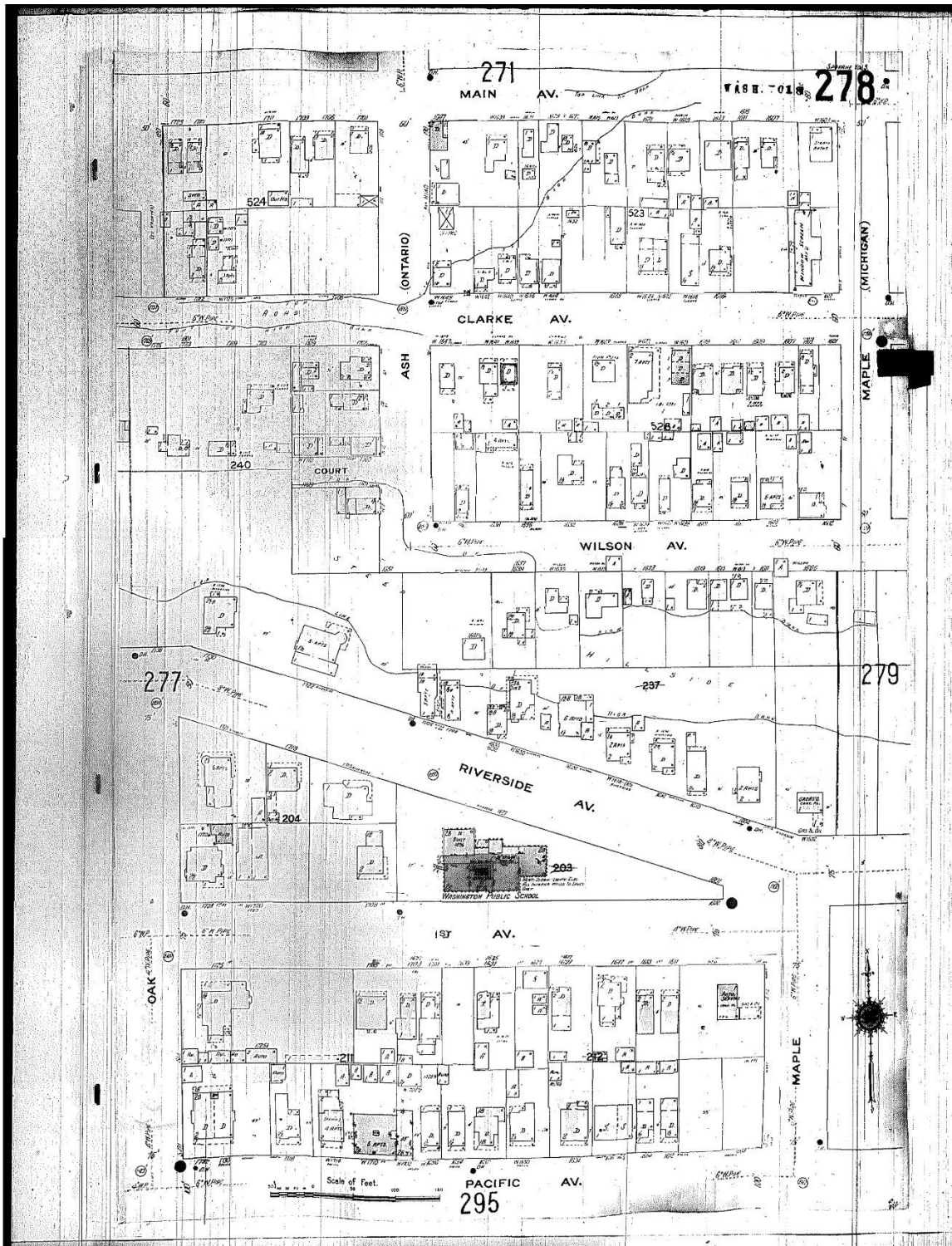


Figure 19. 1950 Sanborn Fire Insurance Map, page 278.

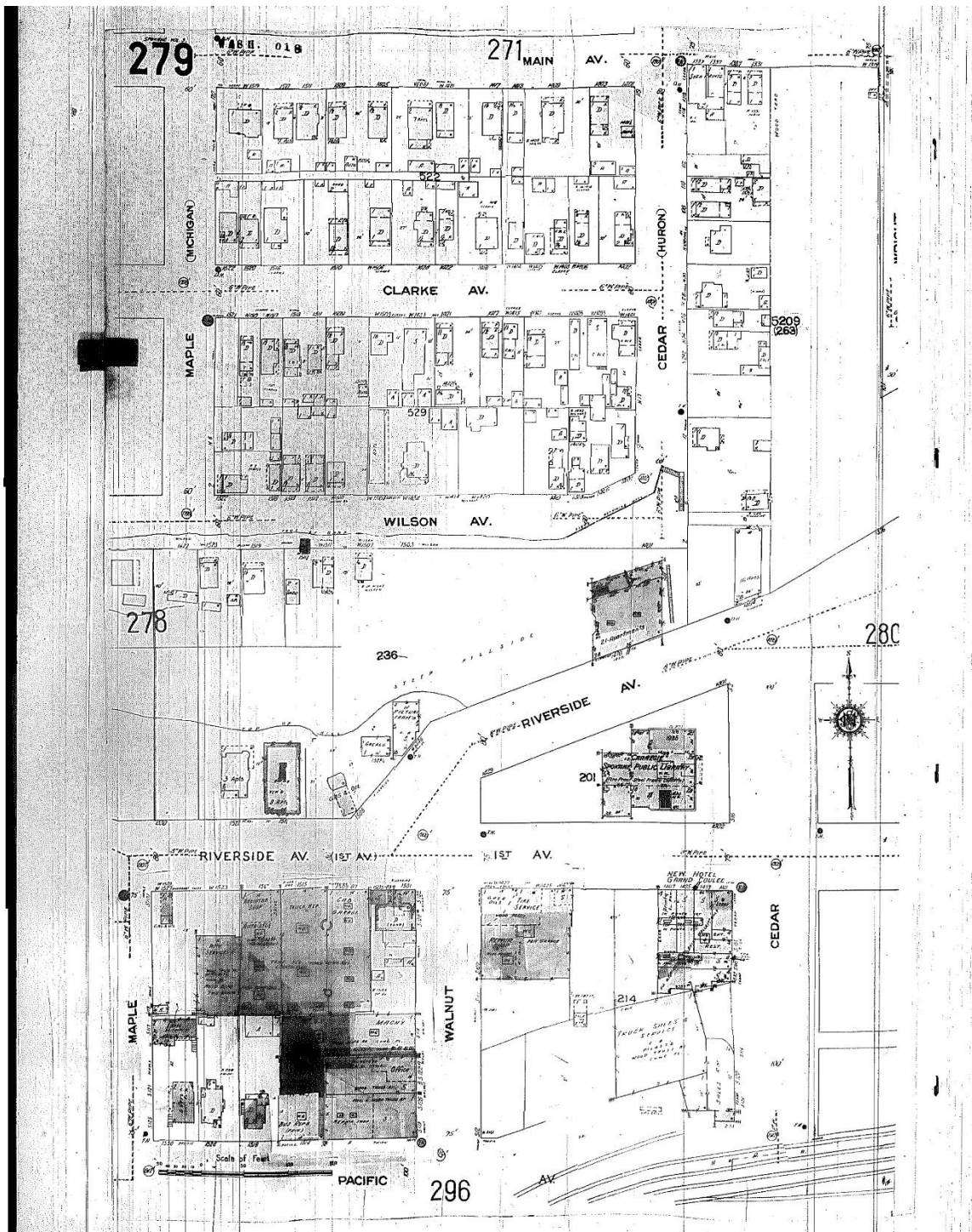


Figure 20. 1950 Sanborn Fire Insurance Map, page 279.

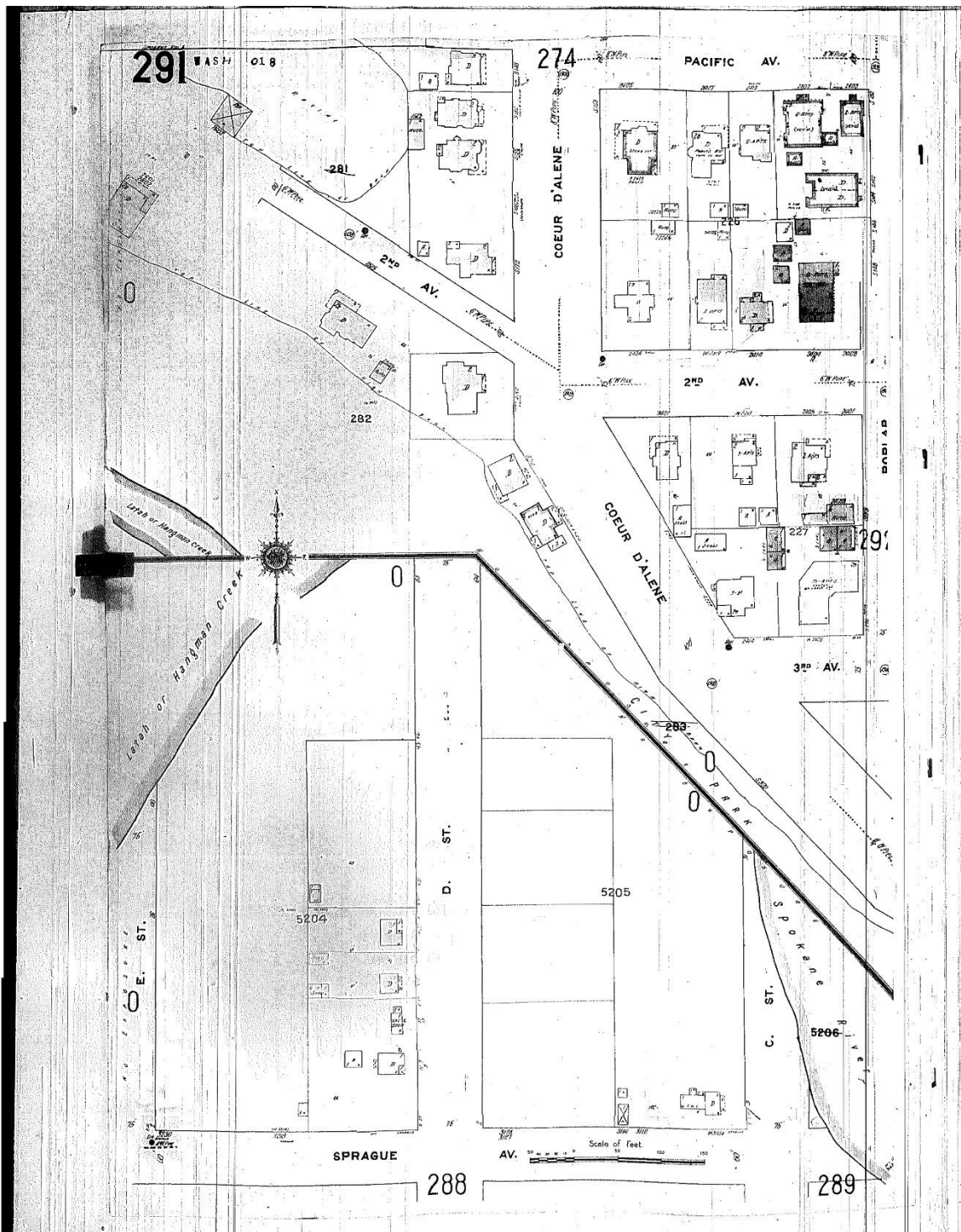


Figure 21. 1950 Sanborn Fire Insurance Map, page 291.

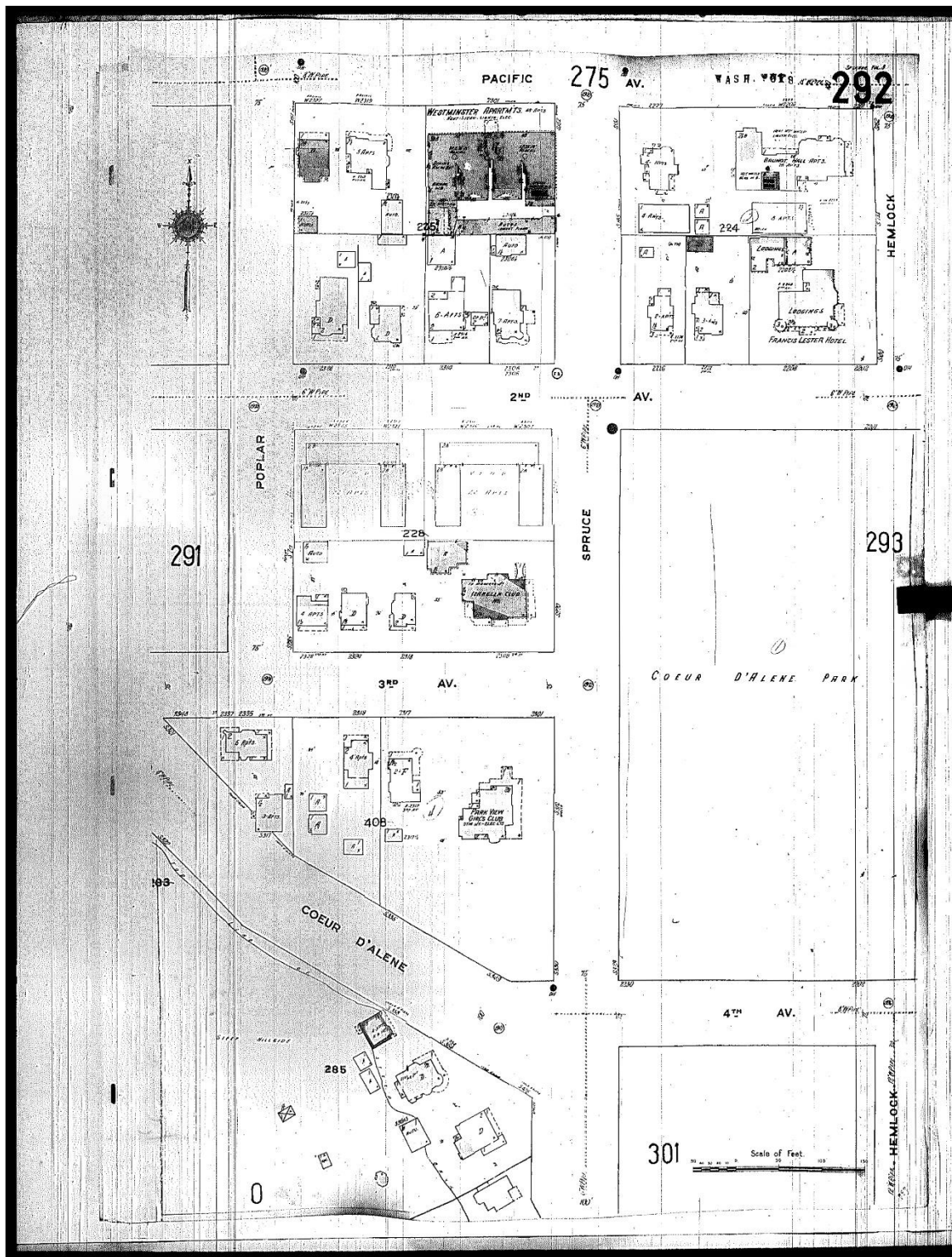


Figure 22. 1950 Sanborn Fire Insurance Map, page 292.

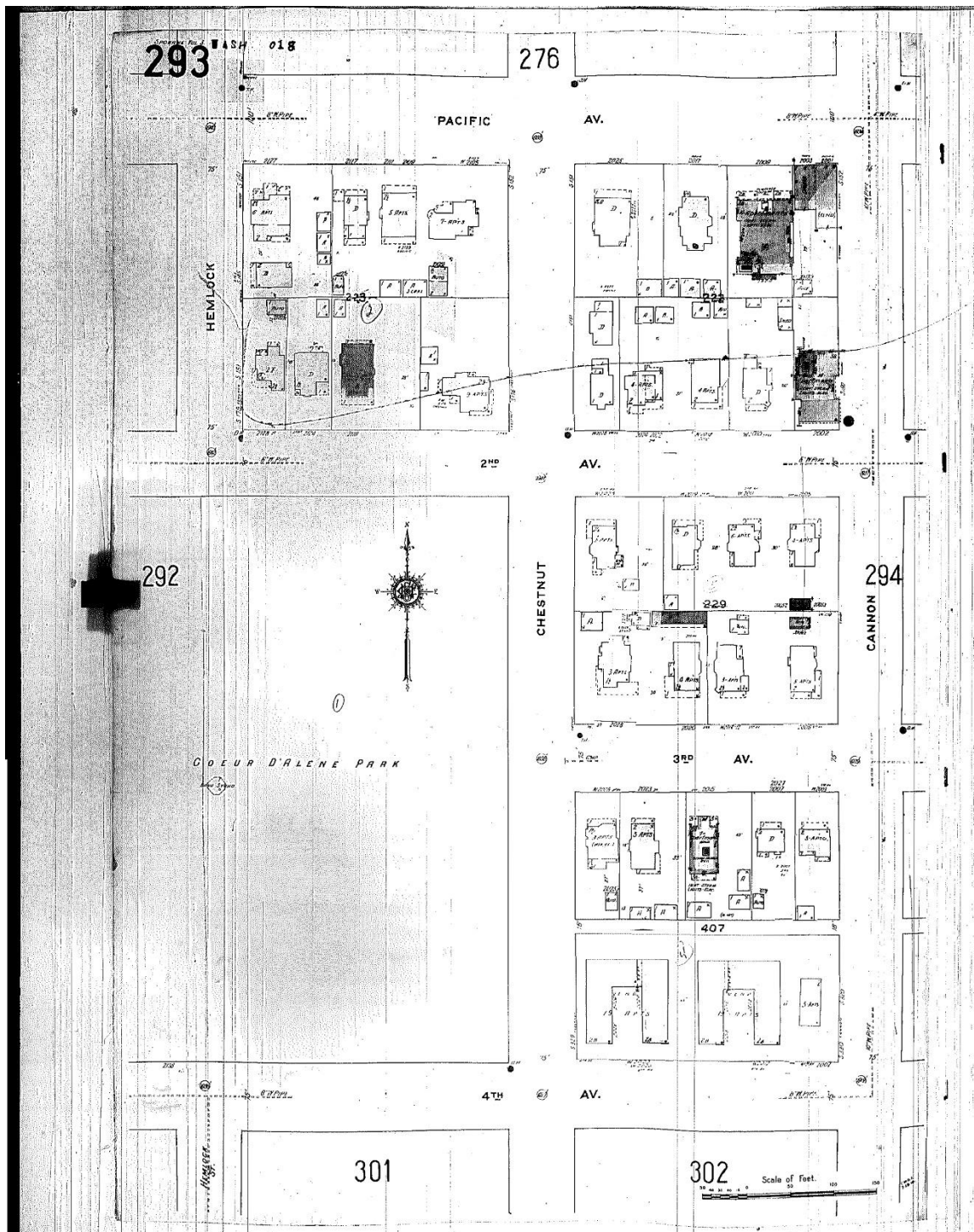


Figure 23. 1950 Sanborn Fire Insurance Map, page 293.

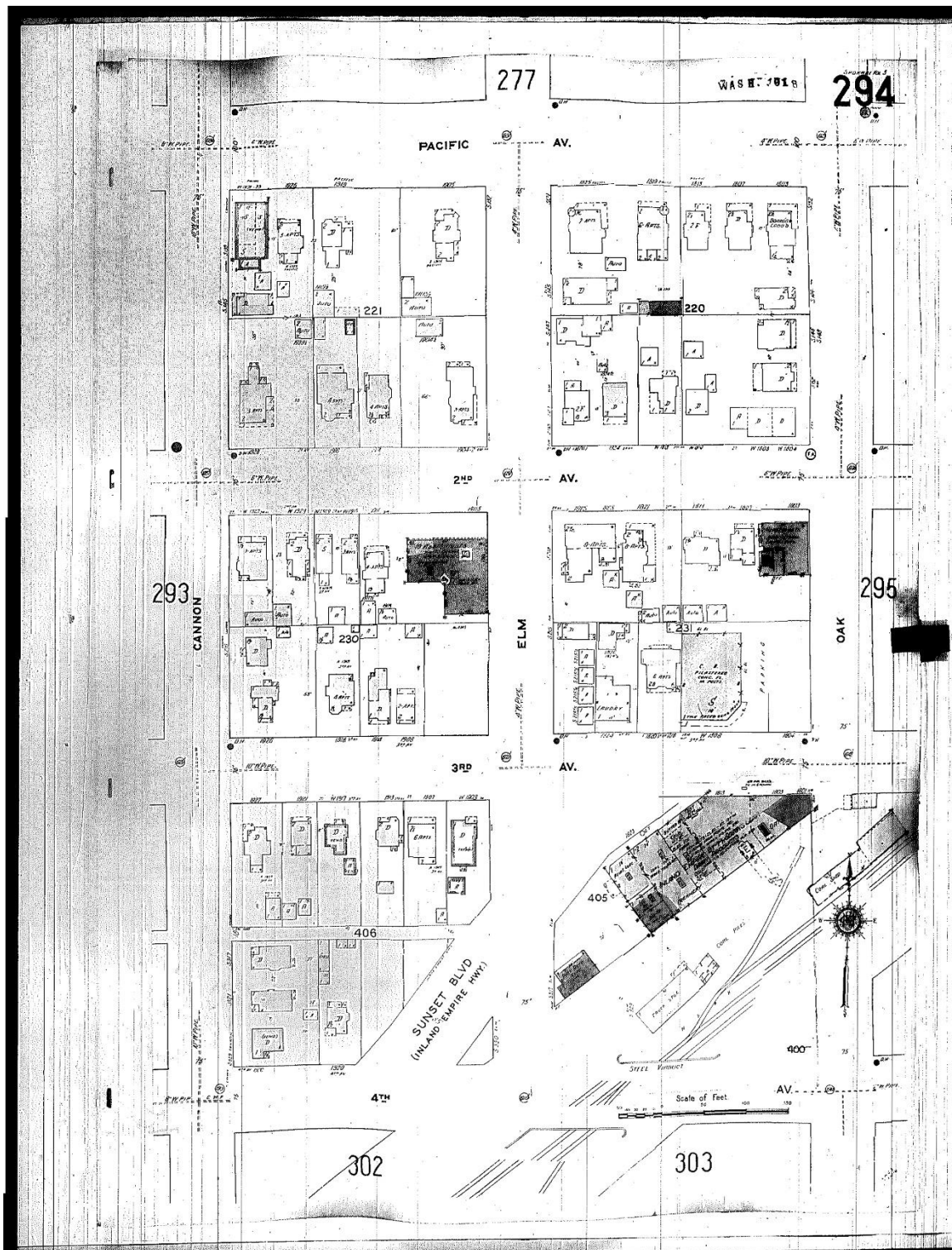
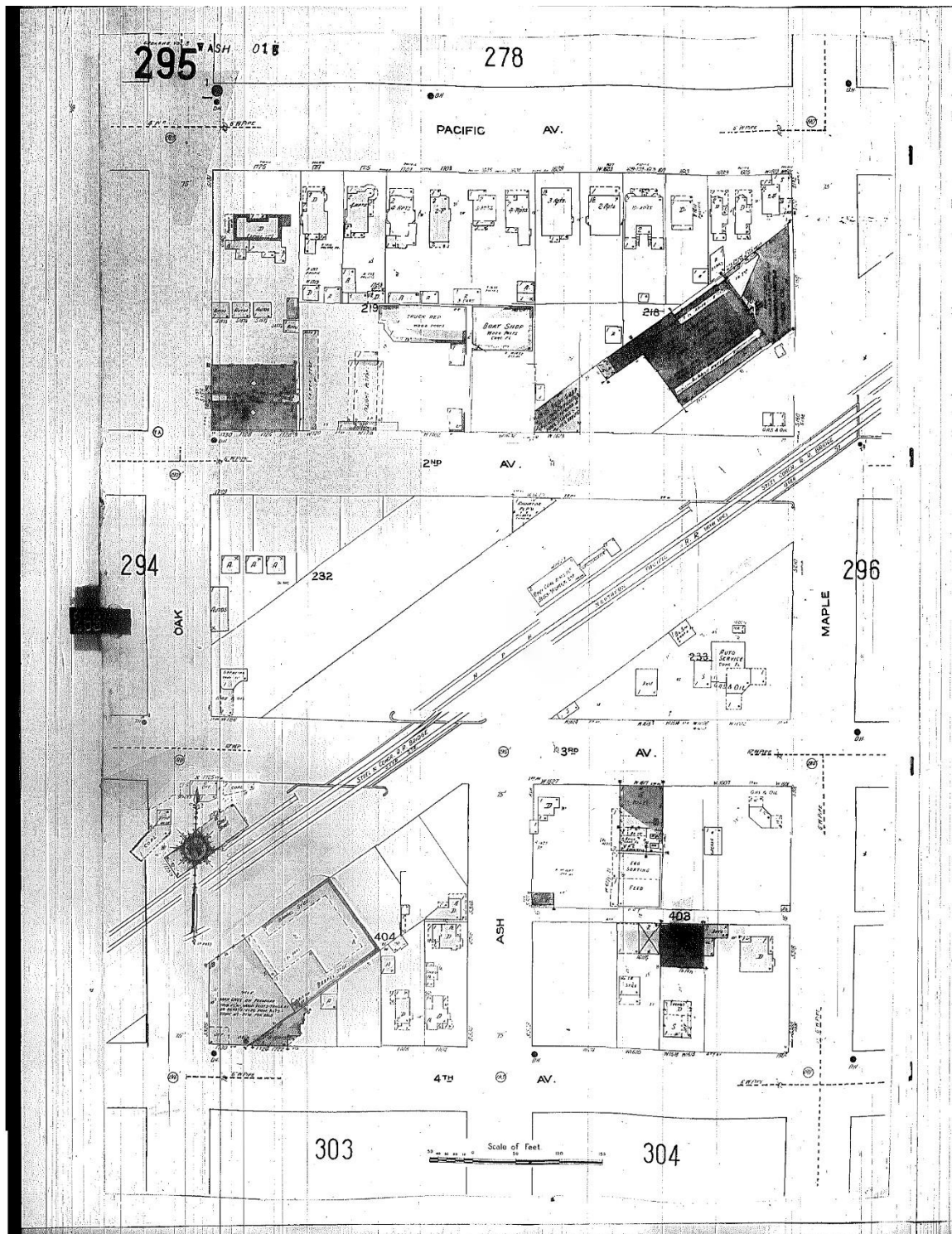
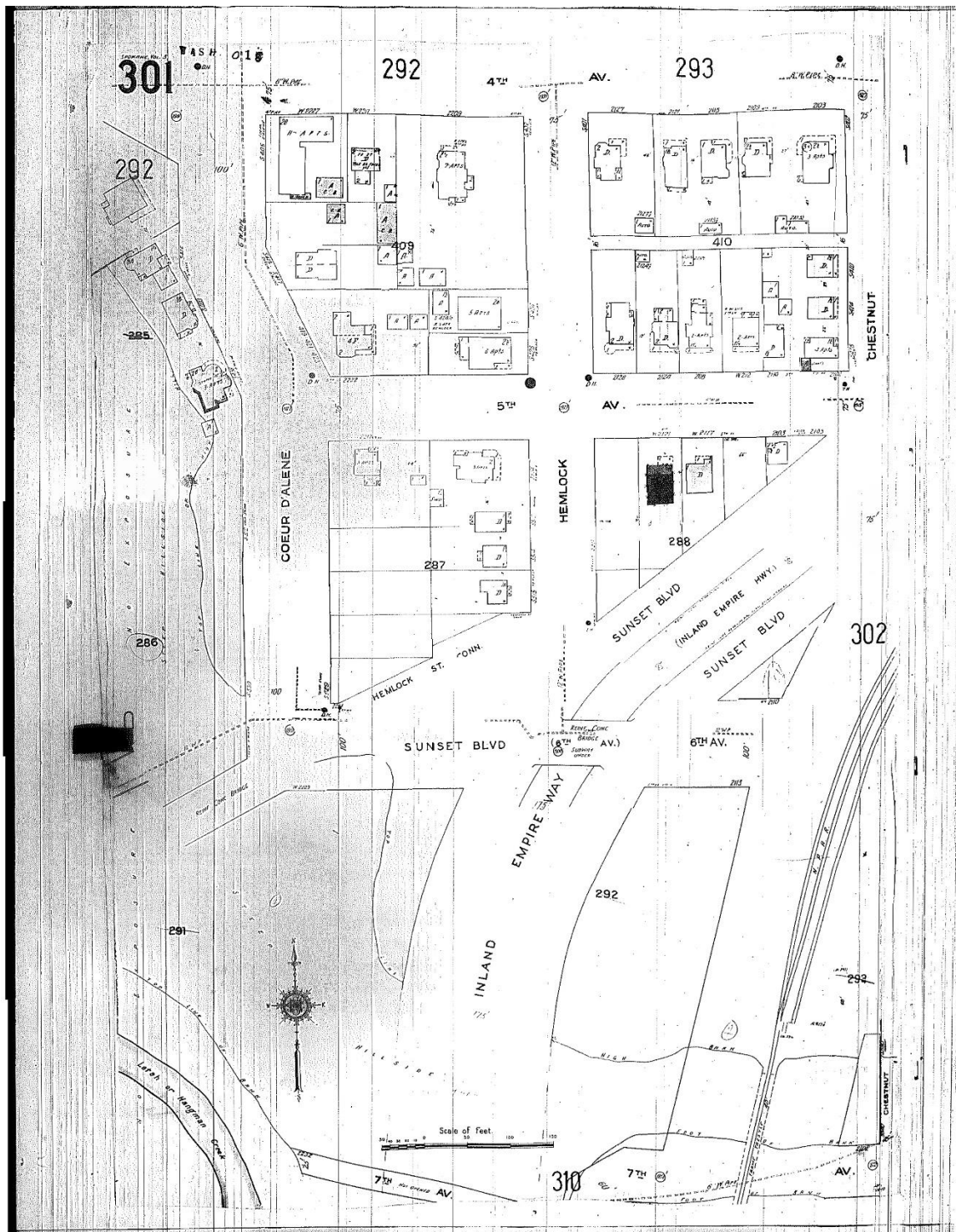


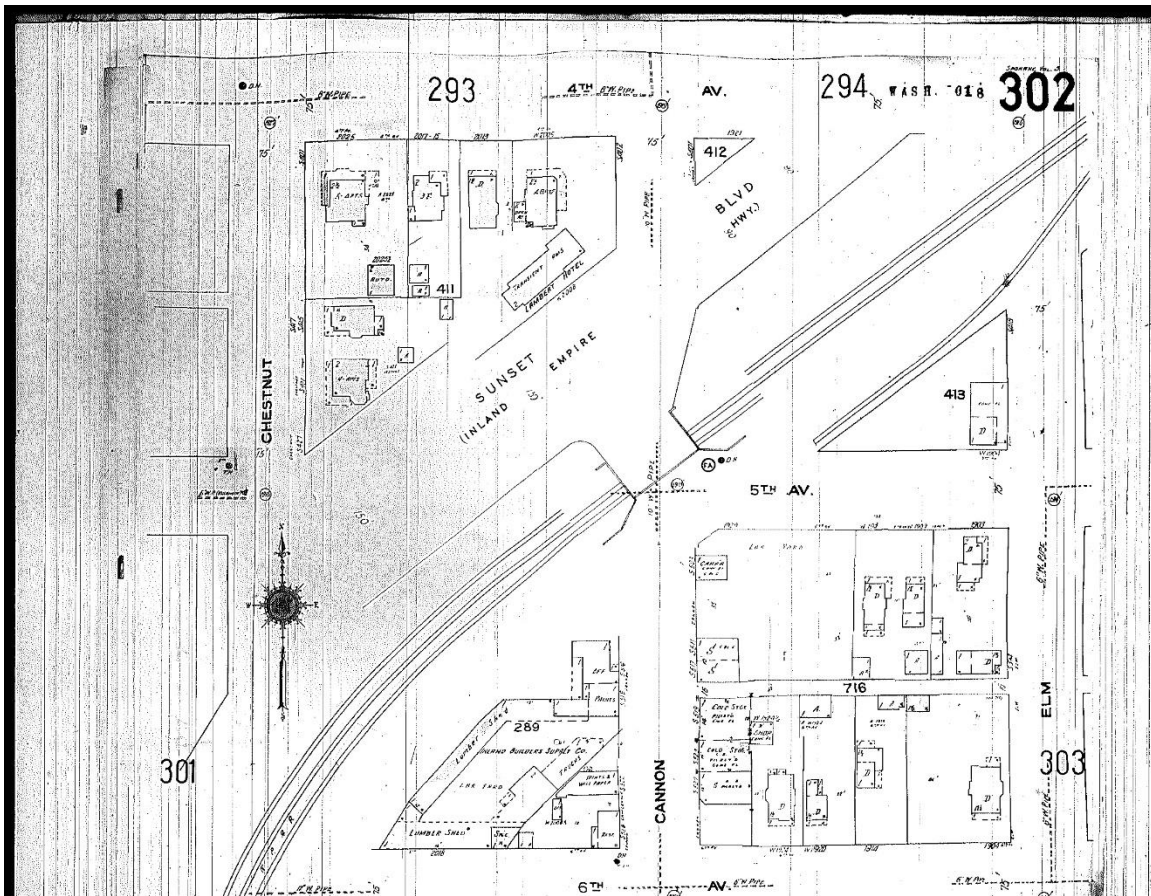
Figure 24. 1950 Sanborn Fire Insurance Map, page 294.



25. 1950 Sanborn Fire Insurance Map, page 295.



26. 1950 Sanborn Fire Insurance Map, page 301.



27. 1950 Sanborn Fire Insurance Map, page 302.