

Spokane Register of Historic Places Nomination

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

1. Name of Property

Historic Name **OVE & MARY ANDREASEN HOUSE**

2. Location

Street & Number 709 E. Rockwood Boulevard
City, State, Zip Code Spokane, WA 99203
Parcel Number 35291.3404

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input type="checkbox"/> work in progress	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input type="checkbox"/> educational	<input type="checkbox"/> religious
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> residential
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other

4. Owner of Property

Name Dean A. & Ruth A. Reynolds
Street & Number 2204 N. Greenleaf Street
City, State, Zip Code Santa Clara, CA 92706
Telephone Number/E-mail (310) 614-5427, dean_a_reynolds@hotmail.com

5. Location of Legal Description

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

6. Representation of Existing Surveys

Title City of Spokane Historic Landmarks Survey
Date Federal____ State____ County____ Local 1979
Location of Survey Records Spokane Historic Preservation Office

Final nomination reviewed & recommended for listing on December 20, 2006

7. Description

Architectural Classification (see nomination, section 8)	Condition <input checked="" type="checkbox"/> excellent <input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> deteriorated <input type="checkbox"/> ruins <input type="checkbox"/> unexposed	Check One <input type="checkbox"/> unaltered <input checked="" type="checkbox"/> altered Check One <input checked="" type="checkbox"/> original site <input type="checkbox"/> moved & date _____
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8. Spokane Register Categories and Statement of Significance

Applicable Spokane Register of Historic Places Categories: Mark "x" on one or more for the categories that qualify the property for the Spokane Register listing:

- A** Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method or construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory history.

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	Less than one acre.
Verbal Boundary Description	Lot C, subdivision of Lot 6, replat of Blocks 8 and 9, Third Addition to Manito Park; and Block 1, Rockwood Addition
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning & Design
Street, City, State, Zip Code	501 West 27 th Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	lindayeomans@comcast.net
Date Final Nomination Heard	20 December 2006

12. Additional Documentation

Map	City/County of Spokane current plat map.
Photographs and Slides	black & white photos and color digital images

13. Signature of Owner(s)

Name Deon A. Reynolds

Name Ruth A. Reynolds

14. For Official Use Only

Date Received _____ Attest _____

Date Heard _____ City Clerk _____

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

Council/Board Action _____

Date _____

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

DEPUTY MAYOR, City of Spokane
or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

[Signature]

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

NARRATIVE DESCRIPTION

Built in 1927, and listed in 1997 as a contributing property of the Rockwood National Register Historic District in Spokane, Washington, the Ole & Mary Andreasen House is a fine example of the Colonial Revival style. Defining features of the style include the home's two-story form, formal massing, side gable roof, prominent cornice and cornice returns, red brick veneer cladding, recessed front entrance, curved pediment entry hood, wood-shuttered multi-paned windows, and symmetrical design with symmetrical fenestration patterns. Interior appointments reflect Colonial Revival-style detailing such as a center hall-and-parlor design, formal grand staircase, formal living room and dining room, fireplace mantel with classic entablature and fluted colonettes, oak floors, and crisp white-painted woodwork. With remarkably few modifications, the Andreasen House is well-preserved with excellent exterior and interior architectural integrity in original location, design, materials, workmanship, and association as a single-family residence built in the early 1920s in Spokane, Washington.

CURRENT APPEARANCE & CONDITION***Site***

The Andreasen House is identified by the Spokane County Tax Assessor as tax parcel number 35291.3404 and is built on Lot C (subdivision of Lot 6) on replatted Blocks 8 and 9 in the Third Addition to Manito Park. Located about a mile from downtown Spokane, the irregular-shaped lot is sited on the northwest corner of South Ballou Street and Rockwood Boulevard, the neighborhood's most prominent street. The irregular lot on which the Andreasen House is built measures approximately 75 feet wide and 130 feet deep, and reflects a northward-sloping grade from its south border at Rockwood Boulevard. The home is framed by mature trees, shrubs, and a manicured lawn, and is surrounded by the Rockwood National Register Historic District, an upscale residential neighborhood with single-family homes that were built mostly from 1908 to 1945 on Spokane's South Hill.

Exterior

The Andreasen House forms a mostly rectangular footprint (40 feet wide and 36 feet deep) with a small single-story wing (9 feet wide and 15 feet deep) at the east elevation. Due to the northward-sloping grade, the basement is exposed at the northeast corner and rear north elevation of the house. At the northeast corner, a double-car tandem garage with a wood-paneled garage door extends beneath the house. A paved driveway leads east from the garage to the road at Ballou Street. A retaining wall made of concrete blocks flanks the driveway to the north and south. The house is two stories with a side gable roof. The roof is covered with wood shingles, and supports a brick chimney at the east elevation and an eyebrow dormer at the center façade. The eyebrow dormer is articulated with a multi-paned fan light. Eaves are embellished with prominent cornice molding and cornice returns. The entire house is clad in pressed red brick veneer with white mortar joints and stretcher bond. Fenestration patterns are symmetrical and reveal a combination of original double-hung wood-sash windows with 8/1 multi-paned lights,

and multi-paned leaded-glass casement windows. Each window has a flat arch with a brick soldier course and a brick lug sill. The foundation is made of poured concrete.

The *façade of the house faces south* along Rockwood Boulevard. The most prominent features of the façade include an arched pediment hood over a recessed front entrance and the home's symmetrical Colonial Revival-style design. The front entrance is located in the center of the façade and is defined with an arched entry hood which is supported at the exterior wall by wrought-iron chains. Original wrought-iron pendant drop lanterns are located at the outside corners of the entry hood and illuminate the front porch. The entry hood is outlined with classic cornice molding and frames a recessed entrance which has the same arched design. An arched front door is flanked by two arched sidelights. Both the door and sidelights have custom-made leaded, stained-glass windows. Black pressed bricks interspersed with red pressed bricks highlight radiating voussoirs and quoins which frame the recessed entrance. The front porch is surfaced with red-glazed ceramic hexagonal "quarry" tiles. Two concave-curved steps approach the porch and are made of poured concrete with red brick risers.

Matching tripartite windows flank the center front entrance and feature a ribbon of three 8/1 multi-pane, double-hung, wood-sash units. The tripartite windows are distinguished by wood-paneled shutters which are embellished with a cut-out design in the upper third of each shutter. The second story of the house has a center window pair which is located over the center front entrance at the first floor. Paneled wood shutters flank the window pair, and a wrought-iron balconette anchors the window pair below the window sill. Distinguished with multi-paned casement windows, the window pair is flanked by two pairs of 8/1 multi-paned double-hung wood-sash windows with wood-paneled shutters. The façade design of the Andreasen House reflects formal Colonial Revival-style symmetry and a classic color palette expressed as a dark wood shingle roof, red brick veneer cladding, crisp white-painted trim, and high-gloss black-painted wood window shutters.

The *east elevation* of the house faces Ballou Street and features a side gable roof and symmetrical fenestration patterns. A brick chimney projects through the roof eave. A single-story wing is located at the south end of the east elevation. It is illuminated on three sides by multi-paned leaded-glass casement windows and serves as a first-floor sunroom. Used as a second-floor deck, the wing has a flat roof and is protected by a wrought-iron balustrade. Two multi-paned French doors open from the deck into two bedrooms. Due to a drop in grade, the northeast corner of the house is exposed at the basement level and features a garage which extends beneath the house, allowing tandem parking for two automobiles. A paved driveway leads from Ballou Street to a wood-paneled garage door.

The *west elevation* of the house features a side gable roof and symmetrical fenestration patterns with mostly 8/1 multi-paned double-hung wood-sash windows (exceptions are

multi-paned casement windows). A back door is located at the north end of the west elevation. The *north elevation* at the rear of the house also features symmetrical fenestration patterns with mostly 8/1 multi-paned double-hung wood-sash windows (basement windows are arranged in pairs as multi-paned casement units). The foundation, which is made of poured concrete, is prominent at the north elevation due to a drop in grade. Both the west and north elevations are clad in red pressed brick veneer like the east and south elevations.

Interior

The interior of the Andreassen House is finished with 1,575 square feet on the first floor, 1,440 square feet on the second floor, and 1,200 square feet in the basement.¹ The front door opens into a formal center reception hall which leads west to a formal dining room, east to a large living room, and north to a breakfast room, kitchen, and powder room at the back of the house. Focal points of the reception hall include two sets of multi-paned French doors that open to the living room and dining room and a grand staircase that splays outward in a curve at the first step. Designed with generous proportions, the staircase is four feet wide and has an open string with four turned-post balusters to each tread. An oak banister follows the curved end of the first step up to the second floor, and is finished in deep ebony, providing a dramatic contrast to the crisp white-painted turned-post balusters.

The living room is located in the east half of the first floor and is entered through French doors from the center reception hall. A formal fireplace is located in the center of the living room's east wall and features a deep white-painted wood-paneled mantel, a classic entablature with raised panels and roundels, and fluted colonettes. The hearth and fireplace surround are made of original matte-glazed mottled ceramic tiles in shades of tan, taupe, and pale aqua which are characteristic of tiles made in the 1920s by the Batchelder Tile Company of Pasadena, CA. The living room opens east through French doors to a sunroom which is illuminated by a ribbon of leaded-glass multi-paned casement windows. French doors at the north wall of the living open to a library in the northeast corner of the house. The library features built-in bookshelves and a wood-paneled window seat below the east window.

Multi-paned French doors open west to a formal dining room from the center reception hall. The dining room features wood chair rail molding and an oak floor. It opens north to a breakfast room and kitchen in the northwest corner of the house which were remodeled in the 1970s.

The second floor has a long center hallway which leads to built-in linen closets/shelves, four bedrooms, two bathrooms, and a small office at the south wall. The basement is partially finished with a laundry room, powder room, storage rooms, mechanical/furnace room, and a garage which extends beneath the northeast corner of the house. The home

¹ Spokane County Assessor's Records. Spokane County Courthouse, Spokane, WA.

is heated by gas-fired radiant hot water heat which is circulated throughout the home's original cast iron radiator system. Except for the bathrooms, the floor surfaces on the first and second floors are made of solid oak, the walls and ceilings are original lathe-and-plaster construction, the ceiling height is eight feet, and the woodwork is white-painted pine. Interior doors are all original units designed as multi-paned French doors and wood-paneled doors. Door hardware is original with crystal doorknobs and polished pewter and nickel-plated chrome plates and hinges.

The third-floor attic is partially finished with a bedroom which is reached by an oak staircase. The bedroom floor is made of solid oak and the walls and ceiling are original lathe-and-plaster construction. The ceiling height is seven and one-half feet and the woodwork is white painted pine.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

The original appearance of the Andreasen House is well-preserved and reflected today in the home's original location, setting, form, formal massing, side gable roof, symmetrical fenestration patterns, recessed front entrance with curved entry hood, 8/1 double-hung wood-sash windows, leaded-glass casement windows, sunroom wing, under-house garage, and red pressed brick veneer cladding. The interior of the house retains nearly all of its original floor plan, design, materials, and workmanship except for modifications to the kitchen, breakfast room, and bathrooms.

Interior and exterior modifications include:

- *1956:* Original wood shingle roof recovered with a layer of composition shingles.²
- *1970s:* Remodel to kitchen, breakfast room, and bathrooms on first and second floor.³ Wood shingle roof installed. Copper roofing installed over arched pediment hood at front entrance.
- *2006:* New wood shingle roof installed, exterior trim and shutters repainted, interior walls-ceiling-woodwork repainted, hardwood floors refinished, front door refinished.

The Andreasen House is in excellent condition with only a few alterations. It retains excellent exterior and interior architectural integrity in original location, design, materials, workmanship, and association as an early 20th-century single-family home, and conveys designs, materials, and construction methods that were popular in the early 1920s in Spokane, Washington.

² Spokane City Building Permits, permit number B-35967, dated 7 Dec 1956. Spokane City Hall, Spokane, WA.

³ Spokane County Assessor's Records. Spokane County Courthouse, Spokane, WA.

Areas of Significance	Community Planning & Design, Architecture
Period of Significance	1927-1956
Significant Date	1927
Builder	Edward Hokanson, General Contractor

STATEMENT OF SIGNIFICANCE

Listed in 1997 as a contributing property in the Rockwood National Register Historic District, the Ove & Mary Andreasen House is an exemplary rendition of the Colonial Revival style with Georgian influence. It was built on speculation in 1927 by Spokane contractor, Edward Hokanson, who constructed at least three homes in the Rockwood National Register Historic District and other buildings throughout Spokane.⁴ The house was purchased by Ove Andreasen, an investment entrepreneur, and his wife, Mary Hughes Andreasen, who together spent more than \$10,000 for the property.⁵ The home achieved importance during its period of significance from 1927-1956 in the context of “architecture” as a fine representation of the Colonial Revival style, and in the context of “community planning & design” as an example of the early 20th-century quality, type, use, and “modern style of architecture” specifically prescribed for the Rockwood community by neighborhood developers through the implementation of binding deed restrictions and protective covenants. The Andreasen House is a result and tangible demonstration of neighborhood planning and development trends associated with architectural land use controls that fostered the creation of restrictive subdivision regulations in the Rockwood National Register Historic District and other suburban residential neighborhoods in Spokane. Historically and architecturally significant, the Andreasen House is eligible for listing on the Spokane Register of Historic Places under categories A and C.

HISTORICAL CONTEXT

Early Spokane

In the early 1900s, Spokane experienced a building boom that spread throughout the city and up the South Hill, an area characterized by a steep basalt bluff that runs parallel to Seventh and Eighth Avenues and by a plateau atop the bluff. Neighborhoods were planned, platted, and eventually developed on the rocky, wooded plateau. One of these residential areas was the Rockwood neighborhood, the only neighborhood in Spokane that was designed by the nationally acclaimed Olmsted Brothers Architectural Landscape Company, the same firm that designed Boston’s park system and New York City’s Central Park.

Early Spokane pioneer, Jay P. Graves, arrived in Spokane in 1887, and within two decades had risen to prominence as a mining and railroad developer. He readily recognized potential real estate bargains available in Spokane for those who had money

⁴ Yeomans, Linda. *Historic Resource Inventory for the Rockwood Historic District, 1997*. Spokane Public Library, Spokane, WA.

⁵ Spokane County warranty deeds and public records. Spokane County Courthouse, Spokane, WA.

to invest, and early in 1903, he formed a real estate development corporation called the Spokane-Washington Improvement Company. For an investment of \$250,000, the company purchased almost 800 acres of undeveloped wooded land on top of the rocky plateau. Promising to add improvements and take full advantage of scenic possibilities, Graves developed the area as the Manito Park Addition and donated 90 acres to the City of Spokane. The acreage was then developed as public greenspace and parkland known today as Manito Park. Graves also bought and developed an additional 100 acres east of the park between South Hatch and Arthur Streets, and between East Eleventh and Twenty-ninth Avenues. The neighborhood was devoted to residential development and was called "Rockwood" after the rocky outcroppings and wooded landscape that characterized the area. In 1997 it was designated a historic landmark district called the Rockwood National Register Historic District.⁶

The Rockwood National Register Historic District

Graves amassed every resource to ensure success in the new Rockwood neighborhood. He hired the architectural landscape firm, the Olmsted Brothers of Brookline, Massachusetts, to design the subdivision. His principal associate was Aubrey White who became the first president of the Spokane Park Board. Fred B. Grinnell, a successful and aggressive real estate promoter, was chosen as the Improvement Company's sales agent.

By the end of 1909, Rockwood neighborhood homesites were being actively marketed. Advertisements announcing contracts for paving, water, sewer, tree planting, and landscaping alternated with news of the latest purchases and upcoming homes in real estate sections of Spokane newspapers. A November 28, 1905 promotional advertisement in the *Spokesman-Review* speculated that Rockwood would be a "strictly high-class residence district...the only exclusive home section of the city where a man who builds a fine home may have every advantage and all possible protection from every objectionable feature that surrounds the ordinary residential district."⁷ Another article printed in the *Spokesman-Review* on January 30, 1910, reported that "Rockwood...promises to be one of the most beautiful additions in the city."⁸

Predictions proved true. Streetcar lines, street lamps, paved sidewalks, and eventually a school were built in the area. Neighborhood amenities were plentiful and the curvilinear tree-lined streets and hillside lots were more than noticed by potential property owners. By mid-1910, it was proclaimed that six-month sales had totaled \$160,000 for building sites ranging in price from \$1,250 for single lots to as high as \$8,000 for large double lots. Sixteen homes were constructed in 1911 in the Rockwood neighborhood, more than twice the figure for 1910. In 1912, over 20 more houses were finished, and by the late

⁶ Yeomans, Linda. *Historic Resource Inventory for the Rockwood Historic District, 1997*. Spokane City/County Office of Historic Preservation, Spokane, WA.

⁷ "Rockwood." *Spokesman-Review*, 28 Nov 1905.

⁸ "Parking System Which Will Make Rockwood Most Beautiful Part of the City." *Spokesman-Review*, 30 Jan 1910.

1930s, the majority of homes in the area had been erected. Various house styles were built, reflecting the owners' personal tastes and financial acumen. Architectural styles ranged from large Neoclassical, Tudor Revival, Colonial Revival, and Arts & Crafts-style homes to smaller Tudor-style cottages, Craftsman bungalows, and vernacular dwellings. Homes were built from designs rendered by architects, builders, and house plans distributed in popular house plan books and magazines. As the residential choice of many of the area's most prominent citizens, the Rockwood National Register Historic District was and continues to be the chosen home of civic and business leaders of regional and national importance.⁹

Ove & Mary Hughes Andreasen

One of the homes built along fashionable curvilinear Rockwood Boulevard, the neighborhood's most prestigious street, was the Andreasen House. In October 1927 Edward Hokanson, an accomplished Spokane building contractor, and his wife, Emma Hokanson, risked real estate speculation as they purchased a large lot at the northwest corner of Ballou Street and Rockwood Boulevard, a well-traveled intersection in the Rockwood neighborhood. Edward Hokanson filed a building permit with the City of Spokane and estimated the construction cost for the house he planned to build on the lot at \$5,000.¹⁰ The building permit did not list the name of an architect which may mean that Hokanson designed the home himself or purchased plans from a plan book, an inexpensive and popular means of obtaining architectural blueprints and specifications for home building. Hokanson's name was listed on two other building permits for homes he built in the Rockwood National Register Historic District (2404 S. Garfield in 1928, and 2215 S. Garfield in 1940) and like the one for the Andreasen House, those permits failed to give the name of the homes' architect. Hokanson completed construction of the house, and in 1928, sold it to Spokane investor Ove Andreasen and his wife, Mary Hughes Andreasen. With the deed transfer, the Andreasens assumed Hokanson's \$10,000 construction mortgage, a sum that exceeded the estimated \$5,000 construction cost noted on the building permit by 200%.

Subsequent Homeowners

One year later in 1929, the Great Depression plunged the nation into an economic crisis, and in 1931, the Andreasens sold the property. Eugene Ehrhardt, a banker at the Spokane & Eastern Bank in downtown Spokane, and his wife, Sue Ehrhardt, bought the house. In 1946, just after World War II, the Ehrhardts sold the home for \$11,500 to Scott Jones, president of the Delos Investment Company and associate of Arthur D. Jones Real Estate & Investment Company in Spokane. After Scott Jones' death, the home was sold in 1971 to Margaret Kramer who re-sold it in less than a year to Walter & Lynda Hartfield for \$35,000. Four years later in 1976, Dr. Walter Bayne, a noted Spokane dentist, and his wife, Lois Bayne, bought the house for \$66,500. The Bayne family resided in the home

⁹ Yeomans, Linda. *Historic Resource Inventory for the Rockwood Historic District, 1997*. Spokane Public Library, Northwest Room. Spokane, WA.

¹⁰ Spokane City Building Permit #31151, dated 9 Dec 1927. Spokane City Hall, Spokane, WA.

for 29 years until 2005, when they sold it to current owners Dean & Ruth Reynolds. Dean is employed as a risk management executive and Ruth is retired from human resource management.

HISTORICAL SIGNIFICANCE

Category A

During the period from 1927-1956, the Andreasen House achieved historic significance in the context of “community planning & design” as a product of specific urban residential development trends in Spokane that sought to control land use and architectural design. These trends were implemented as property deed restrictions and protective covenants which were intended to run with the land in perpetuity. Written by neighborhood developers, the restrictions and covenants offered design guidelines that controlled the type, quality, setback, bulk, use, and “modern style of architecture”¹¹ of homes built in several residential neighborhoods on Spokane’s South Hill. One of these neighborhoods was the Rockwood National Register Historic District.

The deed restrictions and protective covenants were transferred with the Deed of Title for each property sold in the Rockwood neighborhood. Warranty deeds for the Andreasen House conveyed the following requirements:

1. No residence shall be erected upon said lot that shall cost less than \$7,500.
2. All buildings shall be of modern style of architecture.
3. No outhouse or barn shall be erected and used as a dwelling before the construction of the main dwelling house.
4. No buildings erected on said lot shall be used for business purposes of any kind.
5. No apartment house, tenement house, flat building, lodging house or hotel shall ever be erected upon this lot.
6. Nor shall any building constructed thereon ever be conducted or used for any of such purposes.¹²

To summarize, the Andreasen House is an embodiment of specific architectural land use controls created by the developer to help ensure success in the development of the Rockwood neighborhood as “one of the most beautiful additions in the City.”¹³ The use of deed restrictions and protective covenants proved beneficial to the development and subsequent settlement of the Rockwood community which is a historic landmark district listed on the National Register of Historic Places.

¹¹ Spokane County Warranty Deed #640049, book 383, page 264. Spokane County Courthouse, Spokane, WA.

¹² Ibid.

¹³ “Parking System Which Will Make Rockwood Most Beautiful Part of the City.” *Spokesman-Review*, 30 Jan 1910.

ARCHITECTURAL SIGNIFICANCE***Category C******The Colonial Revival Style***

The Andreasen House is architecturally significant as a fine example of the Colonial Revival tradition with strong influence from the Georgian style. A dominant style for domestic building throughout the country from 1900 to 1950, the Colonial Revival style refers to the “entire rebirth of interest in the early English and Dutch houses of the Atlantic seaboard...[with] Georgian and Adam styles...[forming] the backbone of the Revival.”¹⁴ Following America’s centennial celebrations in 1886, the Colonial Revival tradition became a stylistic rage, “an outgrowth of a new pride in America’s past and a rapidly growing interest in historic preservation. Designs incorporated characteristic features of Colonial buildings, including...pedimented porticos, columns, classical detailing...and crisp white trim.”¹⁵ The style’s popularity remained high through the next century and into the 1920s:

The years from 1920 to 1929 witnessed an extraordinary prosperity among a large part of America’s growing population. New housing was in demand to an unprecedented degree, resulting in a building boom that inspired houses to be built in more different styles than during the mid to late 19th century... The traditional Colonial styles, because they evoked memories of America’s past, or because they had a certain old-world charm that was in harmony with the older architecture of...neighborhoods, became most popular.¹⁶

Identifying features of the Colonial Revival style include a two-story rectangular block with a side-gable roof (found in about 25% of all Colonial Revival-style homes),¹⁷ accentuated front door with decorative crown extended forward to form an entry porch, fanlights and sidelights, symmetrically balanced fenestration patterns, double-hung windows with multi-paned glazing, and windows frequently arranged in adjacent pairs. As evidenced in their Colonial-style predecessors, “the principal areas of elaboration in Colonial Revival-style homes are entrances, cornices, and windows.”¹⁸

Revival of the Georgian Style

The Georgian tradition was the dominant style in America’s English colonies from about 1700 to 1780. Eastern seaboard towns and cities had direct communication with England which was greatly influenced by concepts of Europe’s Italian Renaissance, an architectural tradition that boasted classical design. In Great Britain, the Italian

¹⁴ McAlester, Lee & Virginia. *A Field Guide to American Houses*. New York: Knopf, 1985, p. 324.

¹⁵ Carley, Rachel. *The Visual Dictionary of American Domestic Architecture*. New York: Henry Holt Publishing, 1994, p. 188.

¹⁶ Walker, Lester. *American Shelter, Revised Edition*. New York: Overlook Press, 1996, p. 200.

¹⁷ McAlester, p. 321.

¹⁸ McAlester, p. 324.

Renaissance influence evolved into the Georgian style, named after Kings George I, II, III, and IV, who ruled England from 1714 to 1830. The English colonies in 18th-century America copied the Georgian style for their domestic and commercial buildings with landmark examples especially preserved today in New Hampshire, Delaware, Maryland, and the Carolinas. “A well-balanced, symmetrical exterior and an ornately decorated entrance were the principal features” of the Georgian style, features which were built “to impress.”¹⁹ Architectural building manuals, pattern books, and carpenter’s handbooks were brought to America from England with instructions on how to construct Georgian details such as fashionable doorways, cornices, windows, and mantels. Defining features of the style included a one and/or two-story rectangular box with doors and windows in strict symmetry, side-gabled roof, paneled front door in the center of the façade, an elaborate decorative crown over the front door, decorative moldings, multi-paned windows, dormers, quoins, and one of the most dominant features of the style: red brick cladding.²⁰

To summarize, the Andreasen House typifies the Colonial Revival style with its two-story rectangular form, side-gable roof, prominent cornice molding and cornice returns, symmetrical façade design and fenestration patterns, multi-paned windows, prominent center front entrance with a projecting arched entrance hood, crisp white-painted trim, and red brick wall cladding. Georgian-style elements such as the home’s rectangular form, side-gable roof, symmetrical design and fenestration patterns, multi-paned windows, prominent cornice, and cornice returns overlap features represented by the Colonial Revival style. The strongest Georgian-style element is the prominent use of red brick which covers the entire exterior of the Andreasen House.

The Andreasen House can be compared with other Colonial Revival-style homes in the Rockwood National Register Historic District which reflect strong influence from the Georgian tradition:

- | | | |
|------------------------|------------------------|---------------|
| • E. J. Cannon House | 416 E. Rockwood Blvd. | Built in 1909 |
| • Dr. Welty House | 537 E. Rockwood Blvd. | Built in 1915 |
| • J. H. Flanders House | 1905 S. Rockwood Blvd. | Built in 1926 |
| • W. G. Graves House | 816 E. Overbluff Road | Built in 1929 |
| • L. M. Baker House | 703 E. Plateau Road | Built in 1940 |

Each house has two stories with a side-gable or hip roof, a formal symmetrical façade design, symmetrical fenestration patterns, multi-paned double-hung wood-sash windows (arranged as singles or in pairs), a prominent center front entrance with a portico or pediment over the front door, and red face brick cladding or veneer. Especially articulated with Georgian influence, the Colonial Revival style remained popular in the

¹⁹ Walker, p. 94.

²⁰ McAlester, pp. 139-140.

development of the Rockwood National Register Historic District for a span of 30 years.

Listed as a contributing property in the Rockwood National Register Historic District, the Andreasen House is significant in the areas of “architecture” and “community planning & design” and is eligible for listing on the Spokane Register of Historic Places under Categories A and C.

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Newspapers

“Parking System Which Will Make Rockwood Most Beautiful Part of the City.”
Spokesman-Review, 30 Jan 1910.

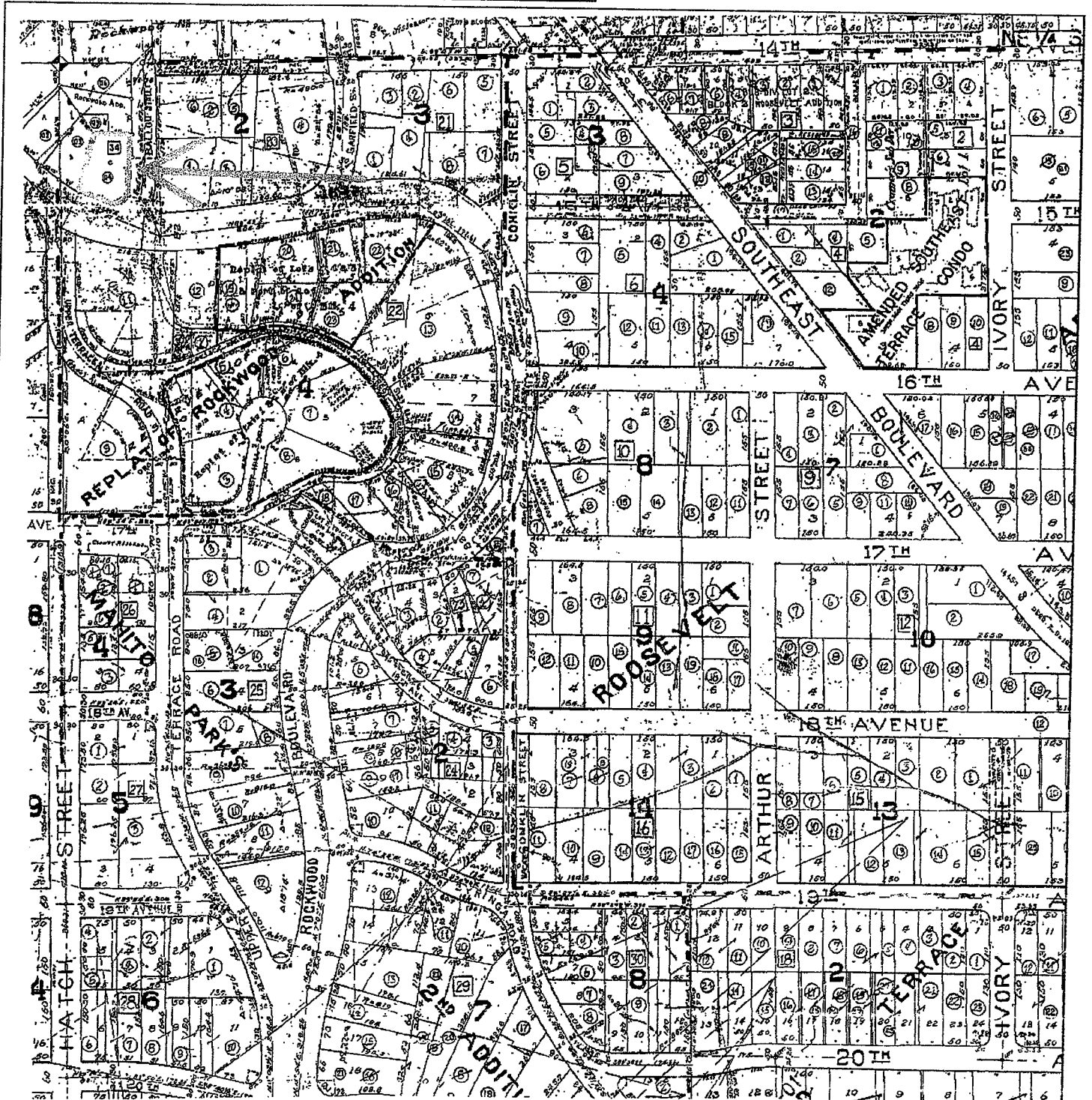
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Spokane City/County Register of Historic Places Nomination Continuation Sheet
OLE & MARY ANDREASEN HOUSE Section 10

Plat Map

Spokane County Plat Map, 2006

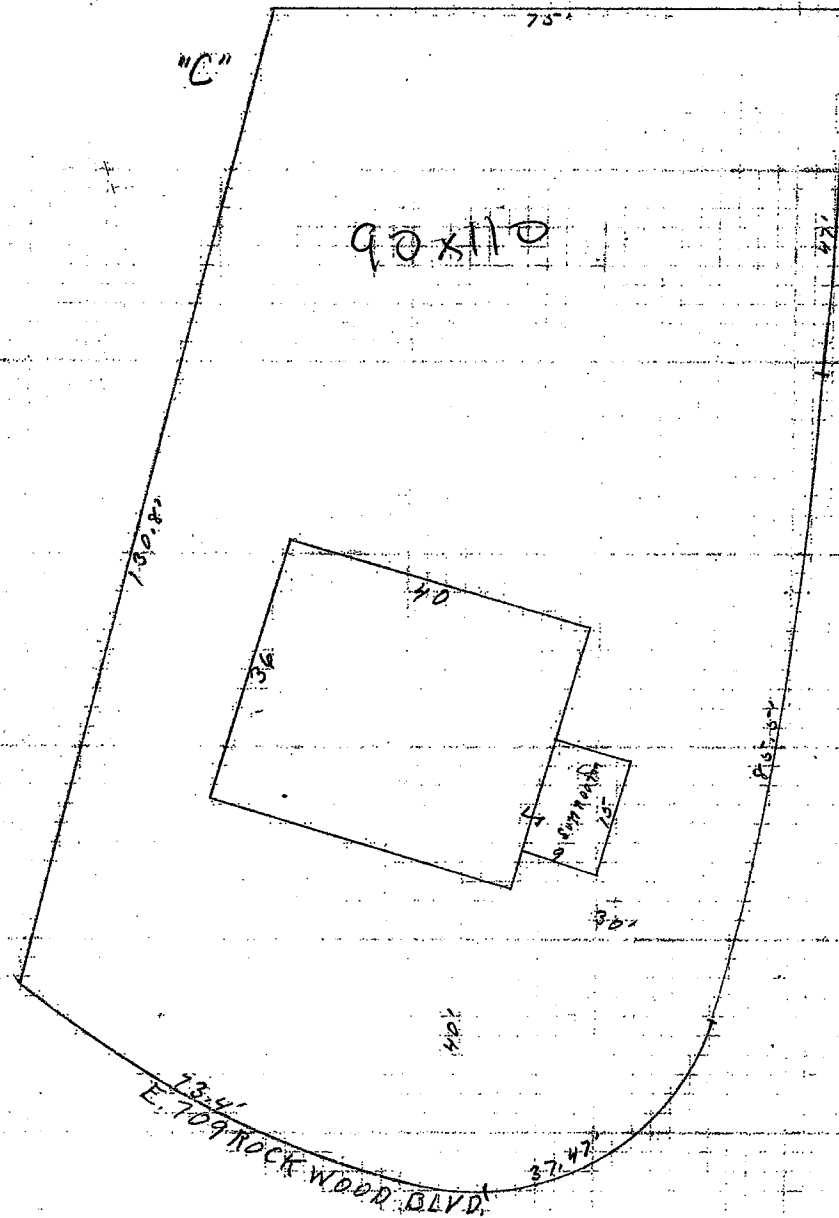
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Spokane City/County Register of Historic Places Nomination Continuation Sheet
OLE & MARY ANDREASEN HOUSE **Section 10**

Site Plan

Spokane County site plan, 2006



Spokane City/County Register of Historic Places Nomination Continuation Sheet
OLE & MARY ANDREASEN HOUSE **Section 10**

Photos 1 and 2

South façade of house in 2006.

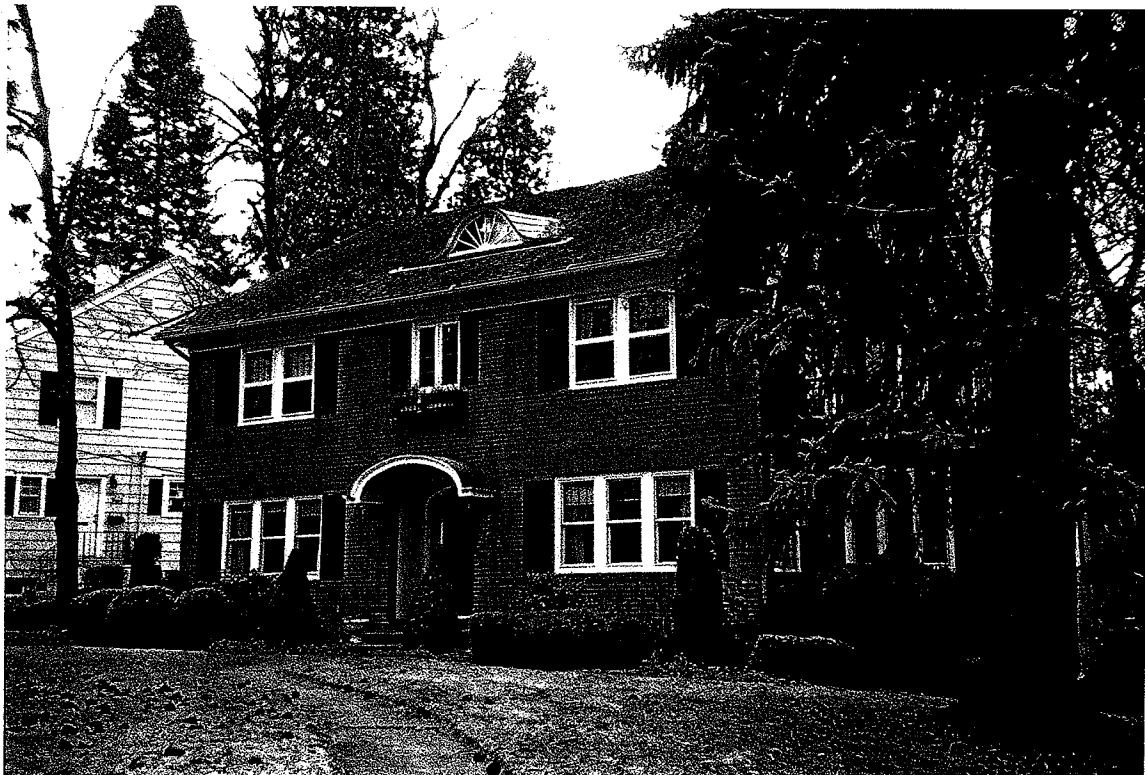


Spokane City/County Register of Historic Places Nomination Continuation Sheet
OLE & MARY ANDREASEN HOUSE

Section 10

Photos 3 and 4

South façade of house in 2006.

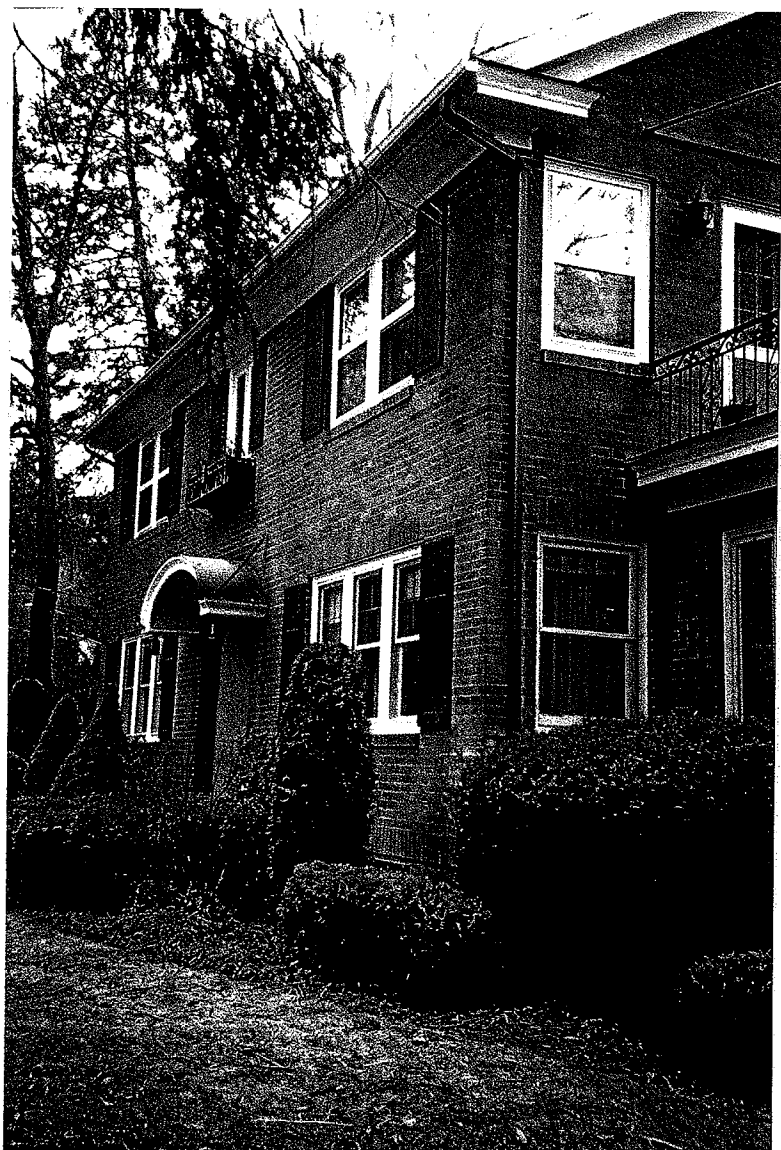


Spokane City/County Register of Historic Places Nomination Continuation Sheet
OLE & MARY ANDREASEN HOUSE

Section 10

Photos 5 and 6

South façade of house in 2006.



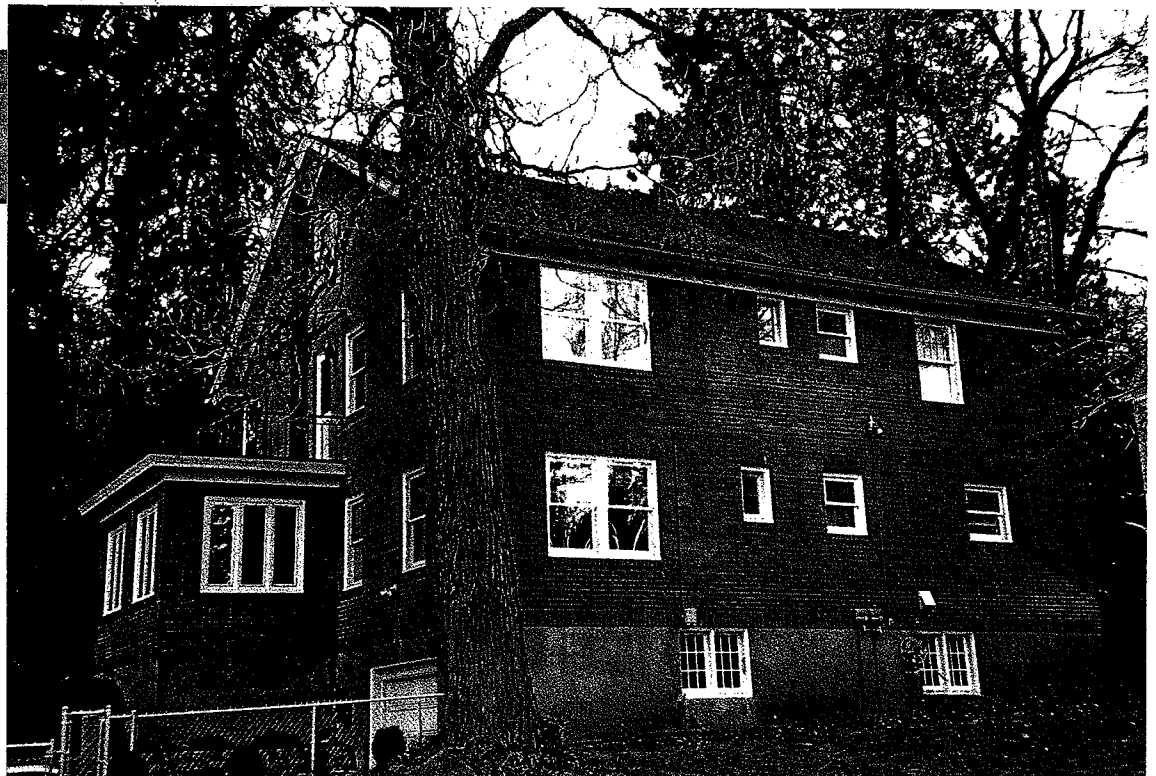
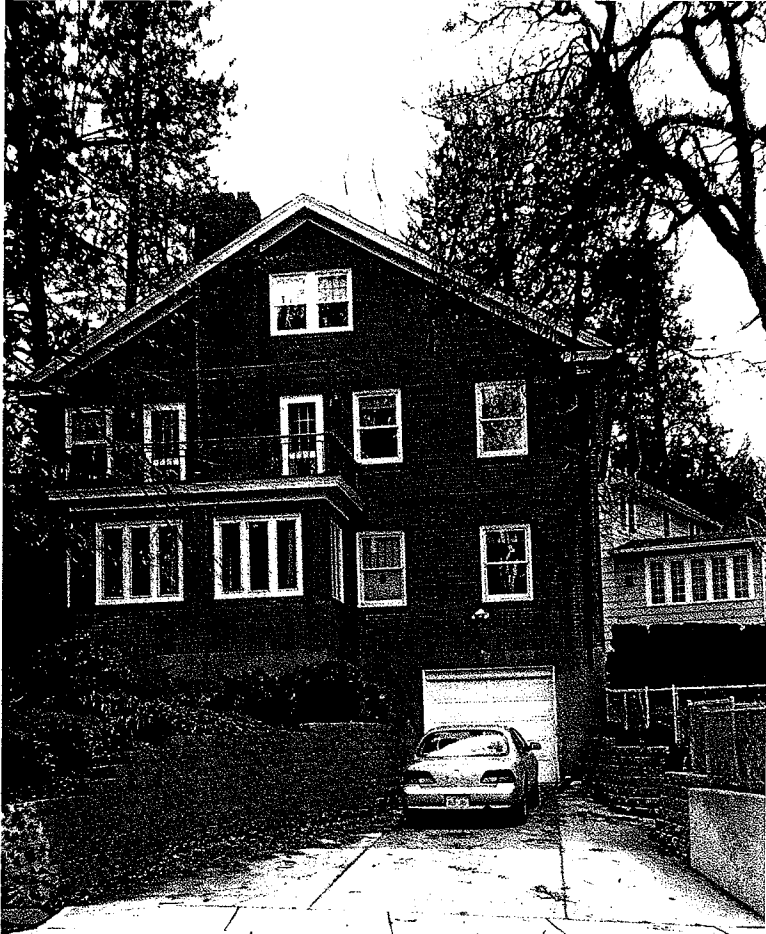
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OLE & MARY ANDREASEN HOUSE **Section 10**

Photos 7 and 8 West elevation of house in 2006.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
OLE & MARY ANDREASEN HOUSE **Section 10**

Photos 9 and 10 East elevation of house and north elevation of house in 2006.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
OLE & MARY ANDREASEN HOUSE **Section 10**

Photo 11
Photo 12

Original wrought-iron light fixture by front porch in 2006.
Original wrought-iron light fixture at side deck in 2006.





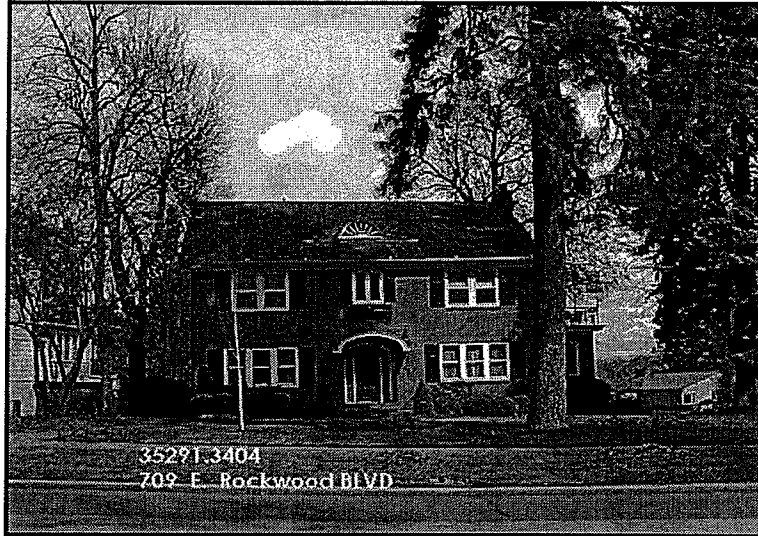
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