

# 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 **LEO & KATIE LONG HOUSE**

## 2. Location

Street & Number 1305 West 5<sup>th</sup> Avenue  
 City, State, Zip Code Spokane, WA 99204  
 Tax Parcel Number 35192.4103

## 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	<b>Public Acquisition</b>	<b>Accessible</b>	<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 Gerald Mauer, Jr  
 Street & Number 921 W. Broadway  
 City, State, Zip Code Spokane, WA 99201  
 Telephone Number/E-mail geraldmauer@yahoo.com  
 570-2677

## 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 by SHLC on 21 Oct 2009*

**7. Description**

<b>Architectural Classification</b> (see nomination, section 8)	<b>Condition</b> <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	<b>Check One</b> <input type="checkbox"/> unaltered <input checked="" type="checkbox"/> altered  <b>Check One</b> <input checked="" type="checkbox"/> original site <input type="checkbox"/> moved & date _____
--	--	---

**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	Second Addition to Railroad Avenue, Block 52, Lots 3-4-5.
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
Street, City, State, Zip Code	501 West 27 <sup>th</sup> Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	lindayeomans@comcast.net
Date Final Nomination Heard	October 21, 2009

**12. Additional Documentation**

Map	City/County of Spokane current plat map.
Photographs and Slides	Black & white prints, CD-ROM color images.

13. Signature of Owner(s)

Name *J. Houser*

Name *J. Houser*

14. For Official Use Only

Date Received \_\_\_\_\_ Attest \_\_\_\_\_

Date Heard \_\_\_\_\_ City Clerk *Lena Hester*

Commission Decision \_\_\_\_\_ Approved as to Form  
Assistant City Attorney *Michael R. ...*

Council/Board Action 11/23/09 - Approved

Date \_\_\_\_\_



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

\_\_\_\_\_  
For the Mayor City of Spokane  
or

*Thomas E. Dantek, Jr.*  
\_\_\_\_\_  
Thomas E. Dantek, Jr.  
City Administrator  
City of Spokane

\_\_\_\_\_  
CHAIR, Spokane County Commissioners

\_\_\_\_\_  
CHAIR, Spokane City/County Historic Landmarks Commission

*Krist Huggins*  
\_\_\_\_\_  
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



*2009 photo of Leo & Katie Long House at 1305 W. Fifth Avenue, Spokane, WA.*

#### **DESCRIPTION OF PROPERTY**

Built in 1899 as one of the largest historic landmark residences in Spokane, the brick-and-stucco Leo & Katie Long House is a high-style example of the Queen Anne tradition with French Eclectic and Tudor Revival-style influence. The two-and-one-half-story home boasts more than 7,000 square feet<sup>1</sup> of finished interior space on the first, second, and third floors, and commands a panoramic view of north Spokane from a steep hillside site in the Second Railroad Addition at the intersection of West Fifth Avenue and South Adams Street on Spokane, Washington's lower southwest South Hill. The home is characterized by typical Queen Anne-style features which at the house include an irregular footprint, an irregular steeply pitched hip roof, multiple dormers and bays, and two full-height towers. Influence from the French Eclectic tradition is especially illustrated by a round corner tower, rough stucco cladding, and prominent brick and molded-concrete window quoins and brick flat arch soldier courses. Tudor Revival-style influence is manifest by brick masonry construction, a black basalt foundation, rich ebony-finished interior oak woodwork, and a repeated Gothic arch motif (sometimes

<sup>1</sup> Spokane County Tax Assessor's Records. Spokane County Courthouse, Spokane, WA.

called a Tudor arch) at interior spandrels and divided light window tracery. A large one-and-one-half-story carriage house was built at the same time as the Leo Long House and is located just behind the home in the southwest corner of the property. Like the Long House, the carriage house reflects brick masonry construction and is an excellent example of the Queen Anne tradition with French Eclectic and Tudor Revival-style influence. The historic Long House retains a high degree of architectural integrity in original location, design, materials, workmanship, and association as a single-family residence erected at the dawn of the 20<sup>th</sup> century in Spokane.

## **CURRENT APPEARANCE & CONDITION**

### ***Site***

Perched high on a hillside site, the Leo & Katie Long House and carriage house are framed by tall trees and a broad hillside of manicured lawn. The home was built in 1899 in the center of adjoining Lots 3, 4, and 5, Block 52 in the Second Railroad Addition on Spokane's lower South Hill. The three consecutive lots measure 150 feet wide, 142 feet deep, comprise more than a quarter of the entire city block on which they are located, and are configured by a steeply sloped grade on a north-facing hillside. The property is bordered by Fifth Avenue to the north, Adams Street to the east, a partially paved and graveled alley to the south, and a historic single-family home to the west. The property is surrounded by a directionally correct grid-work of brick and asphalt-paved streets and a mixed-use environment of historic homes and contemporary apartment buildings. Like the Long House, most of the historic homes were originally designed as large, architecturally prominent single-family residences but during the time period from about 1920 to 1980, many houses were remodeled for use as multi-family apartment homes.

### ***Carriage House***

Like the main house, the carriage house was built in 1899. It is located in the extreme southwest corner of the property and is accessed by an alley which runs east and west and abuts the property's south border. The 1899 carriage house measures 40 feet wide and 20 feet deep, is a good example of brick masonry construction, and has a steeply pitched hip roof with hip dormers and a hexagonal turret at the northeast corner, second floor. The roof is covered with composition shingles, and the walls are clad with red face bricks and coarsely textured stucco which are separated by a wide wood horizontal stringcourse. Brick and molded-concrete quoins and flat arch brick soldier courses surround and articulate windows and doors. The roof is embellished with widely overhanging eaves and scroll-sawn modillions. A single-story frame addition was built in 1956 onto the north elevation of the carriage house and measures 18 feet wide and 27 feet deep. It has a low-pitched shed roof and is clad with wood siding. Windows in the 1899 carriage house are original multi-pane casement and double-hung units with wood sash and wood muntins/mullions while windows in the 1956 addition are horizontal sliders with metal sash. The interior of the carriage house was remodeled in the 1920s-1950s from use as the property's original garage/chauffeur's quarters to use as an enlarged two-bedroom

apartment and now boasts over 1,400 square feet of interior space. In contrast to the Leo Long House, the carriage house is *not* nominated to the Spokane Register of Historic Places.

### *House Exterior*

At 7,000 square feet of finished space, the architecturally prominent Long House is an immense residence with a height of two-and-one-half stories, a height which is made to appear even taller due to the home's high perch atop a steep north-facing hillside site. The home features brick masonry construction and is supported by 12-to-24-inch-thick foundation walls made of black basalt stone. The house faces north with a broad view of north Spokane and has an irregular footprint which measures 52 feet wide and 58 feet deep.<sup>2</sup> The Long House has a steeply pitched irregular hip roof with lower cross-gables and multiple hip roof dormers. Eaves are widely overhanging and are embellished with scroll-sawn modillion courses. The roof is covered with composition shingles and is pierced by three brick chimneys which are articulated with decorative lozenge and quoin designs and stucco infill. The house is clad with red face bricks at the first floor and coarsely textured stucco at the second and third floors. Dormers are clad with wood shingles. A prominent use of brick and molded-concrete quoins and flat arch brick soldier courses articulate the home's windows, doorways, and outside corners. Each window is supported by a concrete lug sill. Fenestration is mostly original and features a combination of 1/1 and multi-paned casement and double-hung wood-sash windows.<sup>3</sup>

### *North Façade*

The home's north façade is architecturally prominent with a broad width of 52 feet, a height of two-and-one-half stories, a steeply pitched hip roof, covered front porch, and two very tall full-height corner towers. The eaves of the roof are widely overhanging and are embellished with scroll-sawn modillions and tongue-in-groove, wood-paneled soffits. A full-height circular tower with appointed conical roof is located at the northeast corner of the house while a full-height hexagonal tower with appointed hexagonal roof is located at the northwest corner of the house. A covered front porch at the first floor is located between the two towers as well as two twin hip roof dormers. The dormers are clad with wood shingles and like the house, feature widely overhanging eaves with modillions. The front porch is covered with a very low-pitched shed roof and is supported by large round cast-iron posts and wood beams that pierce the cornice, terminating as extensions with scroll-sawn ends. The porch deck is made of poured concrete and is encircled by a wrought iron balustrade. A front entry is located in the center of the north façade at the first floor and retains original double wood screen doors and original wood front doors. The entrance is capped with transom lights and is flanked by transom-capped sidelights. The front door depicts Tudor Revival-style influence with wood tracery that mimics

---

<sup>2</sup> Spokane County Tax Assessor Records. Spokane County Courthouse, Spokane, WA.

<sup>3</sup> Aluminum-sash window screens cover some windows as temporary seasonal units and are easily removed. An original north façade window just east of the front door at the first floor was replaced with a single-glaze picture window in the 1950s.

Gothic arch motifs. The first floor of the house is clad with red face bricks, and the second floor is clad with coarsely grained stucco. Brick and molded-concrete quoins surround windows and accentuate the outside corners of the house. Brick flat arch soldier courses cap second- and third-floor windows. The northeast corner conical tower is enclosed at the first floor and is illuminated with 1/1 double-hung, wood-sash windows. In contrast, the second floor is unenclosed with an open air balcony. The balcony is covered by a conical roof which is supported by multiple clusters of round columns with three columns to a cluster. The conical roof is further embellished by widely overhanging eaves, scroll-sawn modillions, and tongue-in-groove, wood-paneled soffits.

### *East Elevation*

The east elevation of the Long House is visible from South Adams Street and is considered a secondary façade of the house. It is dominated by two full-height rectangular bays and a circular full-height tower at the northeast corner of the home. The center, larger bay is covered with an extension of the home's steeply pitched hip roof and has widely overhanging eaves and a center hip roof dormer. A brick-and-stucco chimney with brick quoins projects from the roof between the bay and tower. The second, smaller full-height bay is located at the rear southeast corner of the house and has a front-facing projecting gable-end roof (lower cross-gable) which is enclosed with a pent roof. The eaves from both the gable end roof and the pent roof are embellished with wide overhangs and modillion courses. The first floor is clad with red face bricks and the second floor is clad with stucco. Fenestration patterns are asymmetrical with windows accentuated by brick and molded-concrete quoins, brick flat arch soldier courses, and molded-concrete lug sills. A small brick-clad, shed-roof bay (built in 1950) is located in the ell formed by the tower and house at the first floor and measures 10 feet wide and four feet deep. One tall, narrow 1/1 double-hung wood-sash window is located in the center of the addition's east elevation. In contrast to the original windows in the house, this window is not distinguished with a molded-concrete quoin surround, brick flat arch, or molded-concrete lug sill. A small flat porch roof is located in the ell formed by the two bays and is supported by two cast-iron posts (built in 1950).

### *South Elevation*

The south elevation of the house faces an alley and the rear elevations and back yards of homes and apartment houses that abut the south side of the alley. Located between the house and alley on the historic Leo Long property, a paved parking area abuts the south elevation of the house. The south elevation features a prominent forward-projecting lower cross-gable that measures 22 feet wide and six feet deep. It has a gable-end roof which is enclosed with a pent roof. Roof eaves are widely overhanging and are adorned with scroll-sawn modillion courses. Fenestration patterns are asymmetrical, the first floor is clad with red face bricks, the second floor is covered with coarse stucco cladding, windows and outside corners are distinguished with brick and molded-concrete quoins,

and the foundation reveals black basalt rock. A back door is located in a recessed back porch which is located at the southwest corner of the home's rear south elevation.

### *West Elevation*

The west elevation of the Long House is almost completely hidden by the close proximity of the carriage house which is located in the southwest corner of the property, and cannot be seen from any public right-of-way. The home's west elevation features a full-height center bay which measures 19 feet wide and projects six feet from the planar wall surface of the house. Like the rest of the house, the first floor is clad with red face bricks, the second floor is clad with coarse stucco, fenestration patterns are asymmetrical, and window surrounds and house corners are embellished with prominent brick and molded-concrete quoins. All of the windows are supported by molded-concrete lug sills and are a combination of original 1/1 and multi-paned double-hung wood-sash units.

### *House Interior*

Double front doors open from the north façade of the house into a small center vestibule on the first floor. The vestibule has an oak floor, original lathe-and-plaster walls and ceiling, and contains two interior doors that open into a large center reception hall. Well-preserved with original woodwork and decorative features, the hall reveals strong Tudor Revival-influence with ebony-finished oak woodwork, Gothic-arch spandrels, double pocket doors, and incised designs on door and spandrel panels that feature quatrefoil and Gothic tracery motifs. The floor is made of oak, the walls and ceiling are original lathe-and-plaster construction, and the ceiling height is ten feet. The reception hall has two focal points: prominent decorative ebony-finished oak woodwork and a formal staircase that ascends and curves up to a landing, turns, and rises to the second floor. The staircase is located in the southeast corner of the reception hall and features an outward curved balustrade, a splayed step design that follows the curve of the balustrade, a four-to-five-foot-wide staircase, a closed stringer design, and twin flanking massive hexagonal newel posts to which each a cluster of three round columns are anchored. Flanking the staircase at the first floor, the newel posts and round columns reach to the underside of an overhead spandrel with a Gothic arch. Balusters reveal a combination of turned posts which are anchored to a base of cutout quatrefoil motifs. The stairway rises to the second and third floors with landings between each floor, and is made of the finest ebony-finished oak like the woodwork in the reception hall. Different from the newel posts at the first floor, the stairway's newel posts at the second and third floors are square and are distinguished with unusual, unique pyramid-shaped caps that are embellished with applied floral carvings and projecting knobs.

The center reception hall at the first floor opens into a front parlor ("receiving room") at the northeast corner of the house through double pocket doors on the east wall of the hall. The front parlor contains two focal points: a fireplace with a massive granite-block surround on the east wall, and a northeast corner tower room with original 1/1 double-



hung windows. The floor is made of oak, walls and ceilings are original lathe-and-plaster construction, the woodwork is ebony-finished oak, and the ceiling is ten feet high.

The reception hall leads to another door on the east wall (south of the double doors by the stairway) which opens to a small enclosed hall. In the enclosed hall, a north-wall door opens into the northeast corner parlor, and a south-wall door opens into a formal dining room in the southeast corner of the house. Like the reception hall and northeast parlor, the dining room is also finished with fine ebony-colored oak woodwork and has a prominent built-in sideboard/serving buffet and upper hutch. The built-in buffet/hutch spans the entire west wall of the room and features built-in drawers, cabinets, a center serving counter with beveled mirror backsplash, étagère shelving, and china and crystal cupboards with leaded-glass doors. Original brass wall sconces are located on the built-in buffet/hutch and around the perimeter of the dining room.

The reception hall opens west through a single door at the northwest corner of the hall to a front parlor which is located in a hexagonal tower in the northwest corner of the house. The tower room is illuminated with original 1/1 double-hung wood-sash windows and features a fireplace on the west wall. The fireplace has a wood mantel and a glazed ceramic tile surround and hearth. The reception hall supports a second set of double pocket doors, these on the west wall opposite the stairway. They slide open to reveal what was originally designed as a library/study with a fireplace on the west wall (this room is now used as a bedroom). The reception hall leads south past the formal staircase to a door on the south wall which opens into what was originally designed to be the home's kitchen, butler's pantry, and back porch area (this area of the house was remodeled several times during the last 60-70 years and now serves as a back entrance and hallway).

The second and third floors of the Long House feature multiple bedrooms, bathrooms, and apartments which encircle the center stairwell. An enclosed stairway is located in the southwest corner of the second floor and was designed for use by domestic help. The second and third floor floors are made of both oak and fir, the walls and ceilings are original lathe-and-plaster construction, and the ceilings on both floors are eight feet high. Woodwork in the reception hall stairwell is ebony-finished oak while woodwork in the bedrooms/apartments and servants' stairway is painted pine. An interesting feature of the third floor are two interior glazed windows which were designed to illuminate the center reception hall stairwell and stair steps with natural light that came through exterior windows in rooms that surrounded the stairwell. The basement has a concrete floor and contains unfinished mechanical, laundry, and storage rooms and one finished apartment (1920s remodel).

**ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS**

Two black-and-white photographs of the northeast façade corner of the Leo & Katie Long House are preserved in good condition and were taken in 1900 and 1903 just after the house was built.<sup>4</sup> The two photos pictured the exterior of the Long House with a front porch at the north facade that wrapped around the northeast corner of the house at the first floor, extending to the rear southeast corner of the back of the house, and a gallery porch at the second floor that spanned the front of the house at the north façade and wrapped around the northeast corner, extending to the southeast rear corner of the house. Both porches appeared to be made of wood with plain balusters that were set very close together. The porch roof was supported by round wood columns arranged in clusters of two and three (original column clusters still exist at a second-floor balcony in the northeast corner tower). The first-floor porch deck was supported by foundation piers made of stone (basalt?) which were joined by a lattice design of vertical wood louvers. As indicated on Spokane building permit # B439, the wooden wrap-around porch was removed in 1950, leaving only the first-floor covered front porch which exists today.

A third historic photograph is preserved in good condition<sup>5</sup> and pictured the interior reception hall on the first floor in 1900-1903 just after the house was built. It revealed the room's original footprint, oak floors, ten-foot-high ceiling, ebony-finished woodwork, Gothic arch spandrels, and wide curved staircase. It also pictured a built-in upholstered bench seat with a Gothic arch canopy (now missing) which was located on the west wall. An original brass chandelier with four tear-drop globes (now missing) hung from the ceiling. The Gothic arch spandrel on the east wall by the stairway was open (now enclosed with a door). It is surmised that in 1923 the spandrel entry was enclosed and the built-in bench seat and chandelier were removed when the house was modified for use as a multi-family apartment home.

Modifications to the property include the following:

*1923-1950:* House modified to accommodate 12-14 apartments, carriage house modified to accommodate two apartments, wrap-around porch at house removed (1950).<sup>6</sup>

*1956:* Addition added to carriage house at north elevation.

*2008-2009:* Apartments remodeled and refinished in house. Structural, mechanical, heating, plumbing, and electrical systems upgraded.

---

<sup>4</sup> Photographs were found in *Albert Held's Souvenir Book* at the Spokane Public Library (NW 917.9737 HELD) and at the Northwest Museum of Arts & Culture Archive Library (L87-1.180) in Spokane, WA.

<sup>5</sup> Spokane Public Library, Northwest Room, Spokane, WA.

<sup>6</sup> Spokane County Tax Assessor records and multiple Spokane building permits indicate apartment modifications, beginning in the 1920s.

The Leo & Katie Long House retains good-to-excellent exterior architectural integrity in original location, design, materials, workmanship, and association as a single-family residence built in Spokane during the beginning of the 20<sup>th</sup> century. Although the interior of the residence was remodeled for use as apartments, the exterior of the house still retains its original single-family home design.

Areas of Significance	Architecture
Period of Significance	1899 to 1959
Significant Dates	1899
Built Date	1899
Architect	Albert Held

## STATEMENT OF SIGNIFICANCE

### *Summary Statement*

Built in 1899,<sup>7</sup> the Leo & Katie Long House and carriage house is a landmark example of the Queen Anne style with influence from French Eclectic and Tudor Revival traditions. Irregular rooflines with dormers, towers, turrets, and bays; a kaleidoscope of wood shingle, brick, stone, and stucco cladding; and prominent quoins, ebony-rich oak woodwork, and Gothic-inspired motifs are tangible elements that all help to illustrate an eclectic mix of high-style characteristic that distinguish the Long House. A property of immense proportions, the Long House seems even taller and larger on its high hilltop perch at the southwest corner of Fifth & Adams from where it commands a panoramic view of north Spokane, Washington. The home was custom-built for lumber baron and mining company owner, Leo H. Long, and his wife, Katie Long, who lived in Spokane for seven years from 1899 to 1906. During their short stay, the Longs built the Long House, founded the Leo Long Lumber Company, and Leo Long helped develop several mining businesses, including the Spokane Galvanized Pipe Company (later called the Pacific Coast Pipe Company), the Washington Pipe & Foundry Company, the Lone Pine Surprise Consolidated Mining Company, and the Republic Silver Mine. The house was designed by prominent Spokane architect, Albert Held, a “successful” and “honorable architect” who made “a specialty of fine residences and...handsome homes,” including the Leo Long House.<sup>8</sup> In *Western Progress*, a promotional booklet about Spokane, Albert Held was awarded “a very high place...on his merits” and was praised as “an able, progressive architect and a capable, honorable business man.”<sup>9</sup> Impacted by Leo & Katie Longs’ residency, the Long House gained importance during the time period from 1899 to 1906 in the area of significance, “architecture,” as a high-style example of the Queen Anne tradition, and as a representation and product of the work of master architect, Albert Held. Architecturally significant, the Leo & Katie Long House is nominated to the Spokane Register of Historic Places under Category C.

<sup>7</sup> Spokane County Tax Assessor Records indicate the house was built in 1903, which seems to be incorrect. Spokane County warranty deeds recorded that Leo Long bought the lots (on which the house is sited) in March 1899, an 1899 Spokane City water permit gave a description of the house, Spokane city directories listed Leo Long residing at the property in 1900 (information for city directories was regularly gathered the preceding year), and the promotional booklet, *Western Progress*, cited the Long House in a 1902 article about Albert Held, the architect who designed the residence. These sources provide strong supporting evidence for the home’s 1899 built date.

<sup>8</sup> Murphy, I. I. *Western Progress: Spokane, WA—The Queen of the Inland Empire*. Chicago, August 1902.

<sup>9</sup> *Ibid.*

**HISTORICAL CONTEXT*****Spokane's Lower Southwest South Hill***

Before the Second Railroad Addition was platted in 1883 on Spokane's lower southwest South Hill, the area was undeveloped. In a natural state, the area was characterized by Douglas fir and ponderosa pine trees, wild grasses and shrubs, and irregular topography dominated by east-west-running basalt rock bluffs and steep north-facing hillsides. Spokane's central business district was clustered around the Spokane River, about a mile north and downhill from the steep bluffs and wooded hillsides, and was a new ten-year-old, burgeoning town built by pioneer merchants, bankers, businessmen, railroad and lumber barons, and by mine owners/operators who discovered mother-lodes of gold, silver, and other valuable ores in the Coeur d'Alene mining region north and east of Spokane. Lumberman and mine owner, Leo H. Long, was one of these Spokane pioneers and along with a few other financially prominent men and women in Spokane, commissioned the erection of a custom-built mansion on the steep hillside that overlooked downtown Spokane.

***Leo & Katie Long***

On March 31, 1899, Spokane real estate investors, Charles & Martha Russell, sold Lots 3-4-5, Block 52 in the Second Railroad Addition to Leo & Katie Long for \$6,500.<sup>10</sup> The Longs commissioned Spokane architect Albert Held to custom design a home for them, which was built and completed that same year. A mansion of grandiose proportions, the Long House is one of the largest residences in Spokane and was one of the first homes erected on Spokane's lower South Hill. Not much is known about Leo & Katie Long. They are first listed in city directories in 1900 as residing in their mansion located at the southwest corner of West Fifth Avenue and South Adams Street. Leo Long was largely connected with mining operations in and around Spokane where he was responsible for helping develop the Republic Silver Mine and the Lone Pine Surprise Consolidated Mining Company, was named vice president of the Long Pine Surprise Mine and the Spokane Galvanized Pipe Company (later called the Pacific Coast Pipe Company), president of the Washington Pipe & Foundry Company, and president/owner of the Leo Long Lumber Company. He kept offices in the Jamieson Block on West Riverside Avenue in downtown Spokane and lived in Spokane for seven years from 1889 to 1906.<sup>11</sup>

***Subsequent Owners***

On January 12, 1905, the Longs sold the property for \$30,000 to Annie Reeves and her husband, Charles Reeves, who like his associate Leo Long, also worked in the mining and lumber business. Charles Reeves was listed in city directories as president of the Farrell Lumber Company and retained offices in Room 318 in the Hutton Building. In his obituary (May 22, 1928, *Spokesman-Review*), Reeves was remembered as a "Civil

---

<sup>10</sup> Spokane County warranty deed #27979, book 95, p. 433. Spokane County Courthouse, Spokane, WA.

<sup>11</sup> No information about Leo & Katie Long was found after 1906; it would seem they left the Spokane area at that time.

War veteran, a pioneer founder of the Hercules Mine, and picturesque Westerner” who helped “plan railroads” and invested heavily in “industrial enterprises.”

In January 1915, the Reeves sold the Long House to Fred & Alma Howard and six months later, the Howards sold the property to Claus & Sophia Borgeson. During World War I in 1918, the property was purchased by Reginald S. Talbot and his wife, Almira Talbot. Reginald Talbot was employed in Spokane as president of Northwest Magnesite Company and Idaho Coal Mines Company with offices in the Hutton Building.

### *Casaloma Apartments*

In 1923, James F. & Augusta Miner bought the Long House and began remodeling the single-family home for use as a multi-family apartment house. They called the multi-family residence the Casaloma Apartments and leased apartments at \$40 each.<sup>12</sup> In 1924, John & Matilda Narup purchased the property, continued to remodel the house and carriage house into several more apartments, and installed a neon sign over the front entrance of the house that read “CASALOMA.”

By 1928, the same year the Narups sold the property to the next owners, John & Augusta Benson, the house and carriage house held a total of 14 apartment suites. There were four apartment suites on the first floor, four suites on the second floor, three suites on the third floor, one suite in the basement, and two suites in the carriage house. In 1929, Louis & Mamie Jaffee bought the property and managed the Casaloma Apartments along with their downtown Spokane business, Jaffee Clothing Company, 334 W. Main Avenue. They leased suites in the Casaloma Apartments to married couples, single working men and women, and widows who often shared an apartment together. City directories listed apartment residents as single retired widows, and men and women who were employed as teachers, secretaries, sales clerks, salesmen, insurance agents, merchant managers, and at least one physician who maintained offices in the Paulsen Medical & Dental Building in downtown Spokane.

Apartment modifications completed at the Leo & Katie Long House resulted in a change of the property’s use from a single-family to a multi-family residence. These modifications and change of use corresponded to a city-wide trend that began in the 1920s and continued through World War I, World War II, and into the 1970s. Many mansions and large residences in Spokane were remodeled for use as multi-family apartment homes, including such prominent residences as the Finch Mansion, Wakefield House, and Robbins House in Browne’s Addition. At the same time, luxury apartment buildings were designed and erected throughout the city, including the Culmstock Arms Apartments at Eighth & Washington and the Roosevelt Apartments on West Seventh Avenue on Spokane’s South Hill.

---

<sup>12</sup> Spokane County public records. Spokane County Courthouse, Spokane, WA.

Anthony Caputo, owner/manager of the Washington Market & Produce Company, purchased the Long House in 1934 at a Spokane County Sheriff's sale and sold it in 1935 to the Little Wetsel Company Inc. of Twisp, WA, a property management business. They managed and leased the Casaloma Apartments for ten years and in 1946, sold the property for \$26,000 to Ray & Mary Alice Loiselle. An engineer and union man, Ray Loiselle worked for Sick's Spokane Brewery and served as treasurer for the International Union of Operating Engineers, Local #83, in Spokane. The Loiselles lived in Apartment #13 in the Casaloma Apartments in the Leo Long House and leased the remaining 13 apartments to various tenants. By this time the city-wide trend, which saw large single-family homes converted to multi-family apartment houses, had intensified, resulting in altered homes and the construction of large apartment buildings with multiple suites. Many of these modified single-family homes and apartment buildings were clustered and concentrated in and around the vicinity of the Long House and included the Maples Apartments, Westmoreland Apartments, Birch Apartments, Hillview Apartments, Wilshire Apartments, Faire Lodge Apartments, Highland Hall, Cedars Apartments, Terrace Apartments, and the Melrose Apartments.

Suites in the Casaloma Apartments were popular in Spokane and were leased continually from 1946 to 2005 under the proprietorship of property owners/managers Ray & Mary Alice Loiselle. During their entire tenure, the Loiselles lived in the building as resident managers which helped protect the property and foster respectful tenants. After the Loiselles' deaths, the property was quit claimed in 2005 to Renee A. Lytle, a personal representative of the Ray Loiselle Estate. In 2007, James & Lorraine Conaway purchased the property for \$550,000 and sold it in 2008 to Gerald Mauer, Jr, a Spokane real estate developer. Under Mauer's ownership, the property is being carefully renovated and will remain in use as a multi-family apartment house.

## ARCHITECTURAL SIGNIFICANCE

### *Category C*

As outlined in *National Register Bulletin 15*, registration requirements for Category C of the Spokane Register of Historic Places apply to "properties significant for their physical design or construction, including such elements as architecture, landscape architecture, engineering, and artwork."<sup>13</sup> To be eligible for historic register listing under Category C, "a property must meet at least one of the following requirements:"<sup>14</sup>

1. Embody distinctive characteristics of a type, period, or method of construction.
2. Represent the work of a master.
3. Possess high artistic value.
4. Represent a significant and distinguishable entity whose components may lack individual distinction.<sup>15</sup>

<sup>13</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Page 17

<sup>14</sup> *Ibid*, p. 17

<sup>15</sup> *Ibid*, p. 17

The Leo & Katie Long House is nominated under above-stated requirement #1 because it is a high-style example of the Queen Anne tradition with French Eclectic and Tudor Revival-style influence, a tangible expression of “distinctive characteristics of a type, period, or method of construction” and “refers to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history.”<sup>16</sup> It is also nominated under above-stated requirement #2 because it represents the work of a “master” which “refers to the technical or aesthetic achievements of an architect or craftsman.”<sup>17</sup> The professional “master” responsible for designing the Long House was prominent Spokane architect, Albert Held.

### *The Queen Anne Style*

Identifying features of the American Queen Anne style include a building or home built between 1890 and 1910, a steeply pitched irregular roof, multiple cross-gables and/or dormers, vertical orientation, dominant front-facing gable(s), a tall asymmetrical façade design, a conspicuous partial or full-width front porch (sometimes wrapping around corners and extending down sidewalls), and a plethora of devices that were used to avoid a smooth-walled exterior appearance. Some of these devices included the construction of wrap-around porches and balconies, box/bevel/round bays, towers and turrets, insets and overhangs, wall projections, cantilevered floors and gables, a variety of window shapes and sizes, and differing wall materials and textures aligned both vertically and horizontally. The Queen Anne style resulted in homes that frequently reflected a mixture of two or more traditions, which in high-style examples, were most often depicted as robust, fanciful, ebullient designs.

The Long House is a landmark example of the Queen Anne style with French Eclectic and Tudor Revival-style influences, resulting in, as the aforementioned paragraph indicated, a robust, fanciful, ebullient design. Queen Anne-style features which distinguish the Long House and carriage house include the property’s 1899 built date, vertical orientation, tall asymmetrical façade design, irregular footprint, steeply pitched irregular hip roof with multiple hip roof dormers, full-height bays and towers, hexagonal turret, conspicuous covered front porch, tower balcony, front-facing gables with pent roofs (secondary façade at east elevation of house), and brick, stone, stucco, and wood shingle cladding. Typical of the Queen Anne style, the interior of the Long House reveals a “great hall,” a large center reception foyer around which were built two front parlors, a formal dining room, a library/study, kitchen and butler’s pantry, and upstairs bedrooms.<sup>18</sup>

The brick, stone, stucco, and wood shingle cladding on the Long House are stylistic characteristics and underline the fact that “differing wall textures are a hallmark of Queen

---

<sup>16</sup> Ibid, p. 17

<sup>17</sup> *National Register Bulletin #15.*

<sup>18</sup> Carley, Rachel. *The Visual Dictionary of American Domestic Architecture.* New York: Henry Holt, 1994, p. 155.



Anne houses.”<sup>19</sup> Towers, like the northwest and northeast towers at the Long House, are common Queen Anne-style features and may be round, square, or polygonal. “Round or polygonal...towers are particularly characteristic of the Queen Anne” style and “towers placed at a front façade corner are most often Queen Anne.”<sup>20</sup>

#### *French Eclectic Style Influence*

French Eclectic-style influence at the Long House is illustrated by the prominent use of red brick and coarsely textured stucco cladding (also Queen Anne and Tudor Revival-style elements) and molded-concrete and red brick quoins around windows and at outside corners of the house. Another strong French Eclectic-style feature, which is also a strong Queen Anne-style feature, is the full-height round tower with a steeply pointed conical roof at the northeast corner façade of the house. Although not designed with a front entrance as is popular in the French Eclectic style, the tower nonetheless depicts Norman influence that began in northern France and mixed with the British Queen Anne style popular in England in the 1700s-1800s.

#### *Tudor Revival Style Influence*

In addition to the French Eclectic style, Tudor Revival-style influence is also demonstrated at the Leo Long House. It is most prominently illustrated by the home’s combination use of exterior black basalt stone, red face brick, coarse stucco and wood shingle cladding (also a Queen Anne-style characteristic); massive decorative brick and stucco chimneys; octagonal northwest corner tower (similar to full-height beveled bays); Gothic arch (also called Tudor arch) window tracery at the front entrance and vestibule windows and sidelights; Gothic arch spandrels in the front reception hall; and elaborate strapwork and carvings which at the Long House depict Gothic arch tracery, barley twist rope, floral, and quatrefoil designs.<sup>21</sup>

#### ***Albert Held, Architect (1866-1924)***

Albert Held was born in Minnesota in 1866, and in 1889, came to Spokane where he worked for 35 years until his death in 1924.<sup>22</sup> As told by well-known Spokane historian and newspaper reporter, N. W. Durham, Held completed courses in drafting and architecture at the University of Minnesota, and “when the disastrous Spokane fire occurred in the fall of 1889, he realized that there would be much building in the city and opened an office” in downtown Spokane.<sup>23</sup> Another Spokane historian, Rev. Jonathan Edwards, reported in 1900 that “Mr. Held at once began the practice of his profession,” designing public and commercial buildings as well as “designing and superintending the construction of fine residences, a branch of architecture of which he makes a specialty.”

---

<sup>19</sup> McAlester, Lee & Virginia. *A Field Guide to American Houses*. New York: Knopf, 1989, p. 266.

<sup>20</sup> *Ibid*, p. 266.

<sup>21</sup> “Strapwork” is defined as “any type of ornament consisting of narrow fillets or bands that are folded, crossed, or interlaced...especially found in Tudor architecture and [the] Tudor Revival” style. *Dictionary of Architecture & Construction*, p. 893.

<sup>22</sup> “Albert Held Is Taken By Death.” *Spokesman-Review*, 29 June 1924, p. A:5.

<sup>23</sup> Durham, N. W. *History of Spokane County, WA, Volume 2*. 1912.

During that time Held was in partnership with Spokane architect, Arthur Permain, and together they were touted as the architectural firm responsible for designing “most of the fine residences” built in Spokane in 1899-1900.<sup>24</sup>

The applause for Albert Held’s masterful work increased and was described in the early 1900s in numerous publications like the following excerpt from *Western Progress*, a 1902 promotional pamphlet:

Albert Held, Architect  
506-08 Hyde Block

In mentioning our architects, we will award this gentleman a very high place and absolutely on his merits, for we are within the mark in stating that there is no more successful or more honorable architect in our city. He has drawn plans for many of our large and important buildings, each and every one of them showing originality, taste, and skill... Mr. Held is thoroughly versed in all that pertains to architectural and building affairs...[with] plans and specifications...for all classes of buildings... Mr. Held is an able, progressive architect and a capable, honorable business man.<sup>25</sup>

An article in the *Spokesman-Review* in 1903 called Albert Held “one of the best-known architects in the Northwest,” one who was “prominently identified with the building-up of Spokane, having been the architect of many of Spokane’s most beautiful homes, business buildings, schoolhouses, and manufacturing establishments.”<sup>26</sup> A 1908 newspaper article described him as a professional with “wide experience in architectural work” and “lasting prestige in his profession” in Spokane.<sup>27</sup> In addition to his architectural work, Albert Held was active in city and park planning, served on the Spokane Park Board, and was the first architect in Spokane to join the American Institute of Architects.

In Spokane, Held designed a plethora of the city’s most prominent structures, schools, buildings, and homes. These include North Central High School and Lincoln School, the Holley-Mason Hardware Building, Home Telephone & Telegraph Company Building, Palace Department Store, Kelley Clarke Company Warehouse, Brenham & Griffith Warehouse, Marshall-Wells Hardware Company, Spokane Dry Goods Warehouse, Centennial Mill, Inland Brewing, Spokane Brewing, Spokane Bakery buildings, and several noted apartment buildings, including the Ammann, Breslin, San Marco, and Knickerbocker Apartments. He also designed the Zimmerman House (123 E. Short

---

<sup>24</sup> Edwards, Rev. Jonathan. *History of Spokane County*. Spokane, 1900, p. 631.

<sup>25</sup> Murphy, I. I. *Western Progress: Spokane, WA—The Queen of the Inland Empire*. Chicago, August 1902, p. 45.

<sup>26</sup> “Albert Held Weds Mrs. Logan.” *Spokesman-Review*, 15 Oct 1903, p. 5.

<sup>27</sup> “Albert Held, Architect.” *Spokesman-Review*, 1908.

Court), Armstrong House (1022 W. Ninth Avenue), James Clark House (2308 W. Third Avenue), Robbins House (2425 W. Pacific Avenue), Mrs. R. Weil House (Browne's Addition), James & Corinne Williams House (1225 W. Nineteen Avenue), the Moses Phelps House (2118 W. Second Avenue), and the Leo & Katie Long House (1305 W. Fifth Avenue). Although it cannot yet be documented, it appears that Held may have also designed the Page-Ufford House (364 S. Coeur d'Alene Street) and the Globe Hotel (Main & Division Street).

Albert Held was a master architect, one of the best in Spokane. Although some of the above-mentioned buildings were demolished, examples of his work have survived as commercial buildings, apartment blocks, and single-family homes. All of his buildings and structures are well-built and well-designed with a permanence and strong appearance that have resulted in a "classic and timeless look."<sup>28</sup>

### ***Summary***

The Leo & Katie Long House achieved architectural significance from 1899 to 1959 in the area of significance, "architecture." The property is architecturally significant as a high-style example of the Queen Anne style and as a product of master architect, Albert Held, and is nominated to the Spokane Register of Historic Places under Category C.

---

<sup>28</sup> Compau, Nancy. *Apartment Buildings Designed by Albert Held National Register Nomination*. Spokane City/County Office of Historic Preservation, Spokane, WA.

**BIBLIOGRAPHY**

- Carley, Rachel. *The Visual Dictionary of American Domestic Architecture*. New York: Henry Holt Publishing, 1994.
- Durham, N. W. *The History of Spokane and the Spokane Country, Washington*, Vol. III, Spokane: S. J. Clarke Publishing Company, 1912.
- Eastern Washington Historical Society. *L87-1.180, circa 1903 photograph of Leo Long House at 1305 W. Fifth Avenue, Spokane, WA*. MAC Archive Library, Spokane, WA.
- Edwards, Rev. Jonathan. *The History of Spokane County*. Spokane, 1900.
- Harris, Cyril M. *Dictionary of Architecture & Construction*, Third Edition. New York: McGraw-Hill, 2000.
- Held, Albert. *Albert Held Souvenir Book*. Spokane, circa 1900-1901 (Spokane Public Library, Northwest Room, NW-917.9737-HELD).
- McAlester, Lee & Virginia. *A Field Guide to American Houses*. New York: Knopf, 1989.
- Murphy, I. I. *Western Progress: Spokane, WA—The Queen of the Inland Empire*. Chicago, 1902.
- Polk, R. D. *Spokane City Directories, 1900-2009*.
- Sanborn Fire Insurance Maps, 1902-1953*.
- Spokane City Public Records. Spokane City Hall, Spokane, WA.
- Spokane County Public Records. Spokane County Courthouse, Spokane, WA.
- Newspaper Articles***
- “Albert Held, Architect.” *Spokesman-Review*, 1903.
- “Albert Held Is Taken By Death.” *Spokesman-Review*, 29 June 1924.
- “Early Hercules Owner Died Poor.” *Spokesman-Review*, 22 May 1928.
- “Mine Founder’s Wife Succumbs.” *Spokesman-Review*, 23 Dec 1927.

Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**LEO & KATIE LONG HOUSE** **Section 10**

Photo 1  
Photo 2

Circa 1903 photo of northeast façade of house.  
2009 photo of northeast façade of house.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**LEO & KATIE LONG HOUSE** **Section 10**

Photo 3  
Photo 4

East elevation of house in 2009.  
SE elevation of house in 2009 (includes south rear elevation).



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**LEO & KATIE LONG HOUSE** **Section 10**

Photo 5

SE corner and east elevation of house in 2009 (looking north).



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**LEO & KATIE LONG HOUSE** **Section 10**

Photo 6  
Photo 7

NE corner tower details in 2009.  
SE corner of house (back and side) in 2009.





Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**LEO & KATIE LONG HOUSE** **Section 10**

Photo 8

SE corner of carriage house in 2009 (looking west and northwest).



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**LEO & KATIE LONG HOUSE** **Section 10**

Photos 9 and 10 House interior in 2009: first-floor reception hall and staircase, looking south.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**LEO & KATIE LONG HOUSE** **Section 10**

Photos 11 and 12 Staircase that rises from first floor to third floor in 2009.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**LEO & KATIE LONG HOUSE** **Section 10**

Photo 13  
Photo 14

Second-floor hallway in 2009.  
Servants' staircase between first and second floors in 2009.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**LEO & KATIE LONG HOUSE** **Section 10**

Photo 15

Typical interior door in house in 2009.

Photo 16

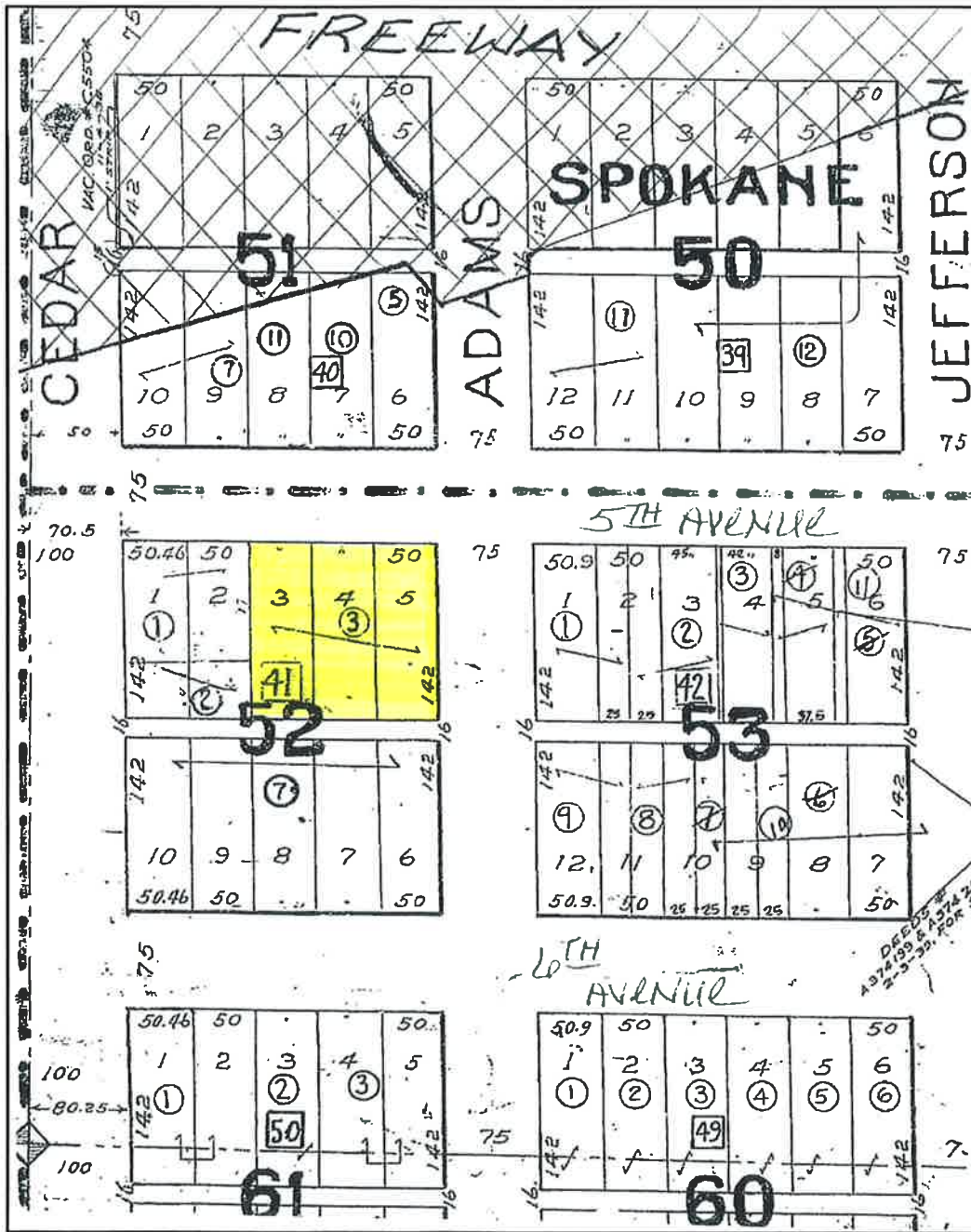
Tower room on first floor, NE corner in 2009.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**LEO & KATIE LONG HOUSE** Section 10

PLAT MAP

Spokane County Tax Assessor plat map, 2008

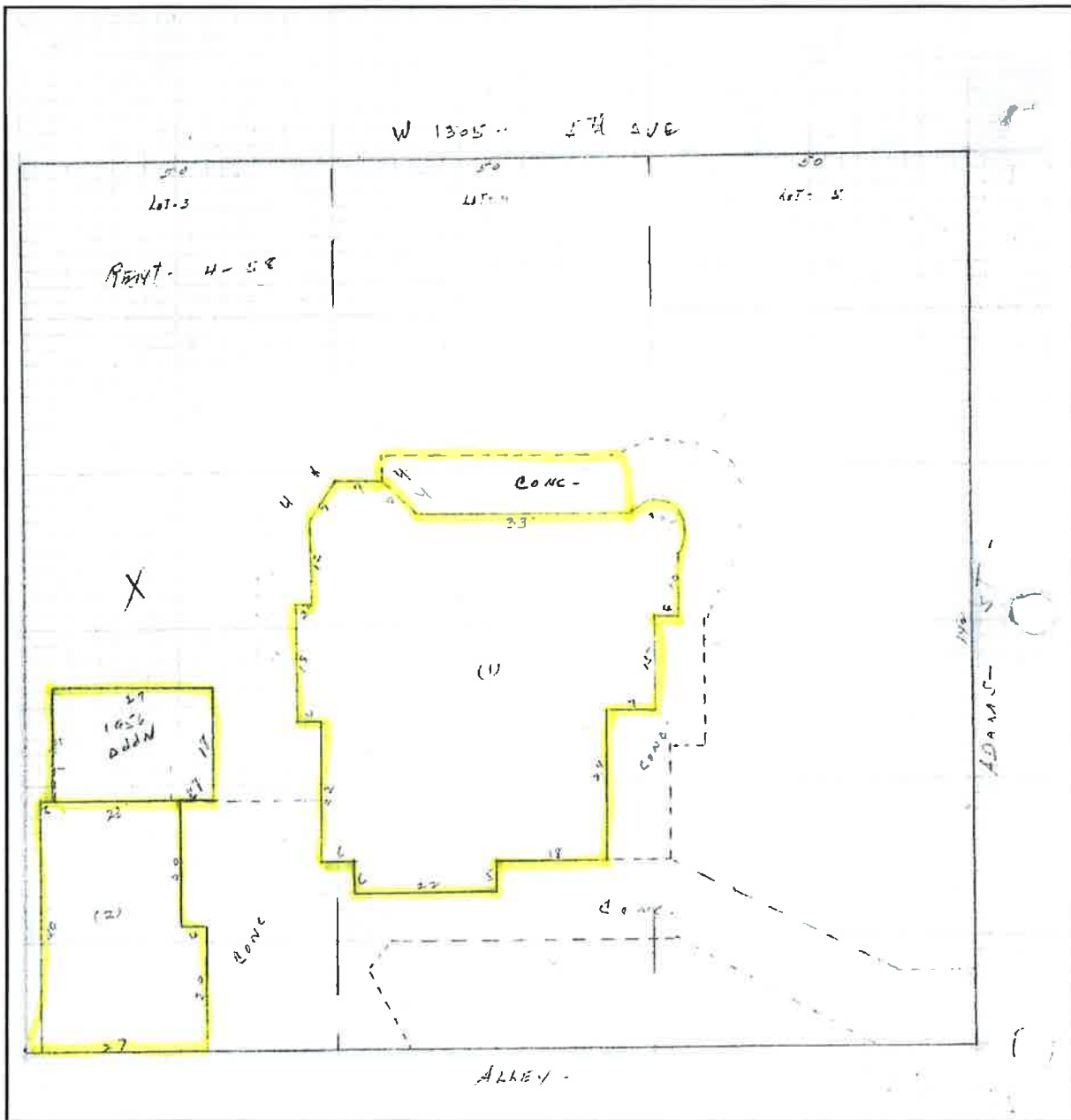




Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**LEO & KATIE LONG HOUSE** Section 10

SITE PLAN

Spokane County Tax Assessor Records, 2008.  
Circa 1960s site plan.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**LEO & KATIE LONG HOUSE**

**Section 10**

**PHOTOGRAPHS**

Photo 1                      1959 photo of north façade of house.

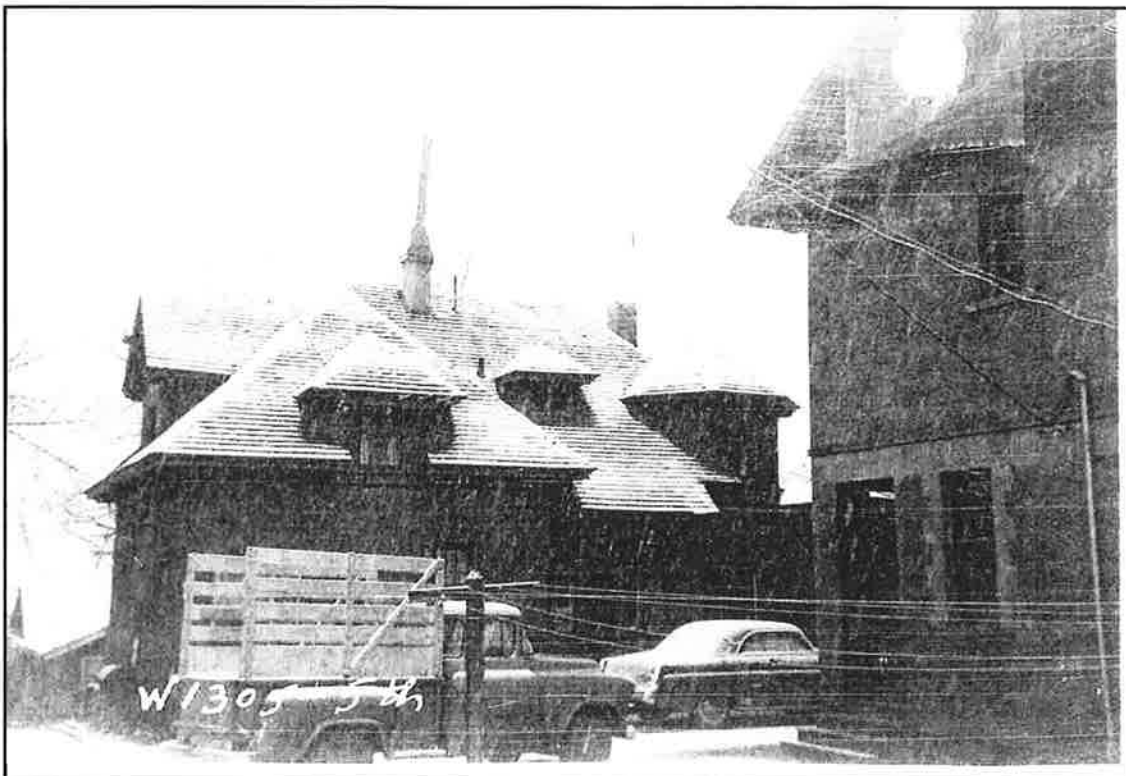




Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**LEO & KATIE LONG HOUSE** **Section 10**

Photo 2

1959 photo of carriage house, looking west.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**LEO & KATIE LONG HOUSE** **Section 10**

Photo 3 1903 photo of Long House, northeast elevation. From MAC archive library, accession number L87-1.180.

