

# Spokane Register of Historic Places Nomination

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

## 1. Name of Property

Historic Name                                  Arthur G. Lyons House  
And/Or Common Name                        Norman House

## 2. Location

Street & Number                                2935 W. Boone Avenue  
City, State, Zip Code                         Spokane Washington 99201  
Parcel Number                                  25141.0816

## 3. Classification

Category of Property	Ownership of Property	Status of Property	Present Use of Property	
<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 checked="" type="checkbox"/> _residential
<input type="checkbox"/> _object	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> _entertainment	<input type="checkbox"/> _religious
	<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    Zoncita Del Mundo Norman  
Street & Number                                 2935 W. Boone Avenue  
City, State, Zip Code                         Spokane Washington 99201  
Telephone Number/E-mail

## 5. Location of Legal Description

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

## 6. Representation in Existing Surveys

Title     City of Spokane Historic Landmarks Survey  
Date     Federal\_\_ State\_\_ County\_\_ Local \_\_  
Depository for Survey Records                Spokane Historic Preservation Office

## 7. Description

### Architectural Classification

(enter categories from instructions)

### Condition

excellent  
 good  
 fair  
 deteriorated  
 ruins  
 unexposed

### Check One

unaltered  
 altered

### Check One

original site  
 moved & date \_\_\_\_\_

*Narrative description of present and original physical appearance is found on one or more continuation sheets.*

## 8. Spokane Register Criteria and Statement of Significance

**Applicable Spokane Register of Historic Places Criteria--mark "x" in one or more boxes for the criteria qualifying the property for Spokane Register listing:**

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

*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 < one  
Verbal Boundary Description Sherwood Addition EXC E20.8ft of L15, B8  
Verbal Boundary Justification This legal description defines the location of the building and the lot.

## 11. Form Prepared By

Name and Title Stephen Emerson, Director  
Organization Archisto Enterprises  
Telephone Number/E-mail 466-8654; semerson@mail.ewu.edu  
Street and Number W. 212 Dawn  
City, State, Zip Code Spokane Washington 99218  
Date May 2009

## 12. Additional Documentation

Map  
Photographs


**13. Signature of Owner(s)**

Zoncita Del Mundo Norman 

**14. For Official Use Only:**

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

Date Heard: \_\_\_\_\_ City Clerk

Commission Decision: \_\_\_\_\_ Approved  
as to Form: 

Council/Board Action: \_\_\_\_\_ Assistant City Attorney

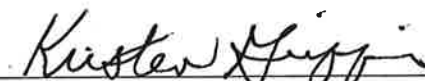
Date: \_\_\_\_\_

**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**

  
\_\_\_\_\_  
**OFFICER, City/County Historic Preservation Officer**  
City/County Historic Preservation Office  
Sixth Floor - City Hall, Spokane, WA 99201

**7. Narrative Description:** This building is an example of the American Four Square form executed with Classical design elements. It is a 2½-story wood frame structure with a hipped, pyramidal roof in the Four Square tradition. The roof is covered with composition shingles and features extraordinarily wide, enclosed eaves with decorative brackets. Hip roofed dormers are placed on the top roof slopes, facing north (to the front), east and west. These dormers have the same wide eaves as the main roof. Horizontally placed windows are situated in the dormer faces. The exterior walls of the dormers are clad with fish scale imbrication. A corbelled brick chimney emerges from near the roof crest. Exterior wall surfaces are clad with narrow horizontal clapboard siding, seamlessly joined at the corners without corner boards. Board string courses belt the house at the cornice level, the second story base, and atop the foundation. The foundation is stone, visible in the basement. But on the exterior, this stone foundation is hidden by rusticated concrete blocks, distinguished by smoothly finished concrete blocks at the corners as quoins. A canopied front porch runs the full length of the north (front) side and wraps around and along most of the length of the west side. The hip-roofed canopy features eaves of the same scale and appearance as the roof eaves of the house, and is supported by slightly battered round wood posts. The wood plank porch deck is placed upon piers of rusticated concrete block. The porch is not railed, and is accessed by concrete steps flanked by concrete block half-walls.

The front entry is situated to the left of the north elevation and contains a wood panel door. To the right of the entry are two wood sash double-hung windows, followed by a wood sash picture window with multiple-pane upper section. At the second level of the front elevation is a central wood sash picture window with multiple-pane upper section, flanked on either side by wood sash double-hung windows. The windows of the dormer, as with the other two dormers as well, are fixed wood sash with a diamond pattern. At the center of the first floor west elevation is a canted bay window, with a central picture window with multiple-pane leaded upper section. On the left canted side is a wood sash double-hung window. On the right is a secondary entry with a paneled wood door. To the left of the canted bay is a wood sash picture window with multiple pane upper section. To the right of the central bay is a short pop-out bay with a bracketed eave pent roof. It contains two wood sash double-hung windows. At the second level of the west elevation is a central wood sash picture window, with multiple-pane upper section, flanked by wood sash double-hung windows. More wood sash double-hung windows are placed asymmetrically on the east elevation, situated in singles, pairs, and one set of three windows. A fixed wood sash horizontal rectangular window on this side allows light into the foyer/staircase on the interior. A one-story enclosed back porch is placed on the right side of the south (rear) elevation. It too has the wide bracketed eaves. The interior gets light from fixed wood sash windows. To the left of the enclosed rear porch is a set of wood steps leading to a secondary entry with a wood panel door. This area of the exterior is partly obscured by a wood trellis wall. At the second level of the rear there are several more wood sash double-hung windows. The right side of this level is extended

outward, filling in the area beneath the wide eaves. Horizontally placed basement windows are metal sash slider replacement units.

The interior of the first level is dominated on the west half by a joined dining room, living room, and parlor space. This original configuration was restored by the present owner. The original hard wood floor, with dark wood inlay, is intact. Exposed beams articulate the ceilings. Original steam heat radiators are still in place. Most walls retain their original plaster surfaces. A brick fireplace is canted at the center of the living room wall. It features glazed tile flooring, two mantel shelves, and a mirror. The stairway foyer is located in the northeast corner of the first floor. French doors separate the foyer from the main living room. The staircase makes a ninety degree turn as it approaches the second floor level. It has milled wood newels and a simple balustrade and railing. The kitchen space is situated in the southeast corner of the first level. From here another interior staircase, narrow and enclosed, accesses the second floor. This may have been to provide kitchen access to hired help who may have occupied one of the upper bedrooms. The basement is also accessed by stairs from the kitchen. This level reveals the underlying basalt rubble foundation. Most space is devoted to utility features, such as heating and laundry. The second floor contains four bedrooms and a bathroom. In the bathroom, a mirror over a built-in medicine cabinet was removed to reveal the signatures of Wade H. Corbett, the contractor who built the house, and H. Schindal, a painter. The attic space is unfinished, revealing the interior insulation beneath the roof. The floors are covered with wood planks. The interior brick chimney is visible. Light is provided by the dormer windows.

**Alterations:** During the early 1950s, the Lyons/Norman House was divided into living spaces for two separate occupants. It was probably at this time that most of the alterations to the house took place. These alterations included division of the interior spaces by the installation of new walls, extension of the front portion of the first level to the west into the porch area, eliminating one column, extension of the eastern portion of the second level rear wall, covering part of the eaves, the incorporation of a former semi-open back porch into the kitchen/pantry area, and the installation of an entry door in the canted bay of the west side. The current owner has restored most of these alterations to their original appearance.

**8. Statement of Significance:** The Sherwood Addition to the City of Spokane was platted in 1889, situated on the high terrace above the Spokane River, between “A” Street on the east and Summit Boulevard on the west (Ogle 1912). The Sherwood Addition was one of the real estate projects promoted by John Sherwood, a Harvard graduate who became one of Spokane’s wealthiest and influential citizens. His real estate investments and connections with powerful Spokanites led him to establish the first electric light company in Spokane, an enterprise that would later grow into the Washington Water Power Company. That company boosted the value of its property holdings by building street railways, one of which was routed along Boone Avenue, right in from of the Lyons/Norman House. Its ultimate destination was Natatorium Park, an amusement park that was developed by the Washington Water Power Company to encourage the use of its railways. The railroad also encouraged the development of Sherwood Addition and, all

considered, this entire set up benefited John Sherwood. Sherwood and his wife Josephine built their own house in Sherwood Addition, on Summit Boulevard, where some of Spokane's most illustrious showcase homes were built. The Lyons/Norman House, set back as it is from the breathtaking views to be had along the terrace rim, is less pretentious than those on Summit Boulevard, but only somewhat so. It is an impressive mansion in its own right.

The Lyons/Norman House was completed in 1910 at a cost of \$7,500.00. It was designed by the Ballard Plannery. This company was established by architect William Ballard. Basically, what the company did was provide house plans for those who couldn't afford a big name firm. The customer could sort through a number of house designs and select the one, or a combination of several, that pleased them. They then would hire a builder to construct the home of their dreams. The construction of the Lyons/Norman House was undertaken by local contractor Wade H. Corbett. He left his signature behind a bathroom mirror (see below). The house was featured in an article that appeared in the *Spokesman-Review*, in February of 1910, that provided a description of the building's original appearance:

The house is of the full colonial style, interior and exterior, and with features which make it a home of artistic and convenient arrangement. The exterior is imposing, with the front and side veranda and large plate glass windows. The interior is equally attractive, having hardwood finish and artistic decorations. The parlor is a 12 by 16 foot room, the living room 12 by 18 feet, and the dining room 12 by 14 feet. All three rooms open into each other. The finish in all downstairs rooms is of mahogany stain with white oak floors, bordered with mahogany and with fancy corners. The walls downstairs are tinted. In the parlor, old rose prevails, while in the living room a deep green is the predominant color. Below the plate-rail in the dining room a dark blue has been used, while above the plate-rail a sky blue with a pink ceiling prevails. Deep blue is the color scheme in the bed chambers on the second floor.

The windows throughout the house are plate-glass and the second floor has a sleeping balcony of noticeable size. Some of the features in the house are the old-fashioned colonial fireplace, finished with glazed tile of sky blue, and it is seven feet in height. Large posts at the sides of the fireplace give a massive effect. Two shelves and a plate-glass mirror aid in the decorating effect. In the den off from the living room are two libraries or bookcases. The den is 9 by 11 feet. Between the big reception hall and the den is a clothes closet and a built-in seat. The staircase is open and the ceilings are beamed. The bathroom and kitchen are finished in white enamel. The bathroom has a shower bath. A dumbwaiter, built-in buffet, china closet, kitchen cabinet and other conveniences make up the general arrangement of the house. Work on the house was started last November and the home is now ready for occupancy. Mr. Lyons, who is formerly from the Coast, will make it his home.

Arthur G. Lyons was unmarried when he moved to Spokane in about 1906. It is unclear whether he was divorced or a widower. He had previously acquired considerable experience as an employment agent, his chosen profession. An employment agent is

someone who helps people find jobs, just as employment agencies do today. In 1906, Mr. Lyons found employment as a manager with Hansen's Employment Office, which operated out of the Hotel Cadillac, in downtown Spokane. By 1908, he was able to open his own office, establishing the Lyons Employment Office, located at 411 Front Avenue (later called Trent Avenue and, eventually, Spokane Falls Boulevard). In 1910, he had moved into his new house. His business was apparently thriving and he was joined by a partner, Charles Lewis. Although Mr. Lyons spent only a few years in his new home, at least two children came of age during that time. A son, Byron, was a student in 1910 and, by the next year, he was employed as a salesman at the Model Boat Shop. Another child, Mabel, was a student during her several years at the house. Then, in 1912, as often happens in historical research, the record goes blank. It can safely be assumed that Mr. Lyons had passed away. The daughter may have married. Son, Byron, is listed as a clerk in 1912, living on Broadway Avenue.

By 1921, the house was occupied by John W. and Helen (Nellie) Walsh. Mr. Walsh was a restaurateur. In 1908, he was a partner in the Anderson and Walsh Restaurant on Bernard Street. By the time he moved into the Lyons/Norman House, the Anderson and Walsh Restaurant had moved to N. 218 Stevens. In 1929, Mr. Walsh assumed full ownership of the restaurant, under the name J. W. Walsh Restaurant. That year, Mr. Walsh was able to purchase the house he had been living in. But, by 1932, the Walsh's had moved on, selling their house to plumber Lewis Bliss and his wife Anna. The Blisses lived in the house until 1939, when they sold it to Fred and Bianca Davis. Mr. Davis' occupation is listed as a miner. The Davises moved out in 1943, having sold the house to Mrs. Edith Adams, the widow of W. J. Adams. It was during Mrs. Adams' tenure that the house was first subdivided, allowing her to rent part of the residence to salesman Thomas O'Malley and his wife Letha. Ralph and Elizabeth Rowse, who bought the house in about 1945, seem to have returned the building to single family residence status. Mr. Rowse was an auto mechanic who later purchased the Pastime Tavern. After the Rowses, the house endured, with a few exceptions, about 25 years of non-owner occupation, years when the house was subdivided into living quarters for two families or occupants. This period resulted in substantial alteration to the building's interior floor plan. Most of these alterations have been reversed by the house's current owner.

For a brief period (1953-4) the house was owned by Eugene and Jane Westover, who lived in the portion of the building designated as Apartment A. Mr. Westover was a carpenter by trade, and may have undertaken some of the alterations that divided the interior into two separate living areas. After the Westovers moved out, the house reverted to rental status. The only long-term renters during this period were Donald Rohrer, Jr., and his wife Nina. Mr. Rohrer was a department manager at Rohrer's Lighting Equipment, a business started by his father. When the Rohrers moved out in 1960, the house was purchased by Warren and Betty Bogart. Mr. Bogart was a carpenter, and may have restored portions of the house, for it was never again used as a multiple family unit. The Bogarts left after only one year, and the house saw several more short-term renters, until 1970, when Mrs. Hazel R. Marabello moved in. Mrs. Marabello was the widow of Joseph Marabello, who had been employed as a department manager at Wholesale Motors when he died at a relatively young age. By 1975, Mrs. Marabello was

able to buy the house. She raised several children in the house, including her son, Joseph, and daughter, Joanne, who lived with her mother for many years. Joanne worked a number of jobs, including a Rockwood Clinic nurse, a beautician at Superior Beauty Supply, and as a clerical worker. When Hazel died in about 2001, the ownership of the house came to Joanne Marabello. Zoncita (Sonia) Norman, a retired schoolteacher from California, was persuaded to move to the Spokane area after her daughter Maria married fellow Eastern Washington University student Michael Maynard. Both Maria and Michael were enrolled in the Urban and Regional Planning Department and had an interest in restoring historic houses. Furthermore, Michael Maynard was a licensed contractor carpenter. Maria knew of the house and convinced her mother, Zoncita, to buy it from Joanne Marabello. Since July of 2006, Michael has been working with Ms. Norman to restore the house to its previous glory, a long and expensive process, but one that is drawing to its conclusion.

**Spokane Register Eligibility:** The Lyons/Norman House is eligible for listing on the Spokane Register of Historic Places, under Criterion C, as an excellent example of architecture during the period when newly-achieved affluence was transforming the vicinity of Spokane's northwest residential area, especially in Sherwood Addition, which, although smaller in scale, rivaled the upper South Hill as a haven for Spokane's upper class citizens. The American Four Square house type is a form, and not a style. It can be utilized on a modest scale, as in a typical farm house, or it can be executed in more elaborate fashion, applying elements of a number of styles. It is often associated with the Prairie Style, because of its low pitched roof expanses. Probably most common is the application of Craftsman Style elements, such as wide eaves, exposed rafter ends, full-height masonry chimneys, and large front porches with wide canopies. In the case of this house, the use of classical elements like the porch columns and the brackets in the eaves imbues the building with an added sense of elegance that obviously pleased the successful businessman Arthur Lyons. Beyond the house's design and appearance, the integrity of its original historic appearance has been restored through the efforts of the current owner. Most of the blemishes incurred during the years of multiple-unit use have been removed. The house is once again a stunning contribution to the historic neighborhood of the Sherwood Addition, and would be a contributing element in any potential historic district that might be designated in the future.

## **9. Bibliography:**

Durham, N.W. *History of the City of Spokane and the Spokane Country, Washington, Vol.3.* S.J. Clarke Publishing Company: Spokane-Chicago-Philadelphia, 1912.

Eastern Washington Regional Archives. Spokane County Tax Assessor Field Books.

Ogle, George A. *Standard Atlas of Spokane County, Washington.* George Ogle and Company, 1912.

Mutschler, Charles, Clyde Parent, and Wilmer Siegert. *Spokane's Street Railways: an Illustrated History.* Inland Empire Railway Historical Society, Spokane, 1987.



Polk City Directory, City of Spokane. Various years.

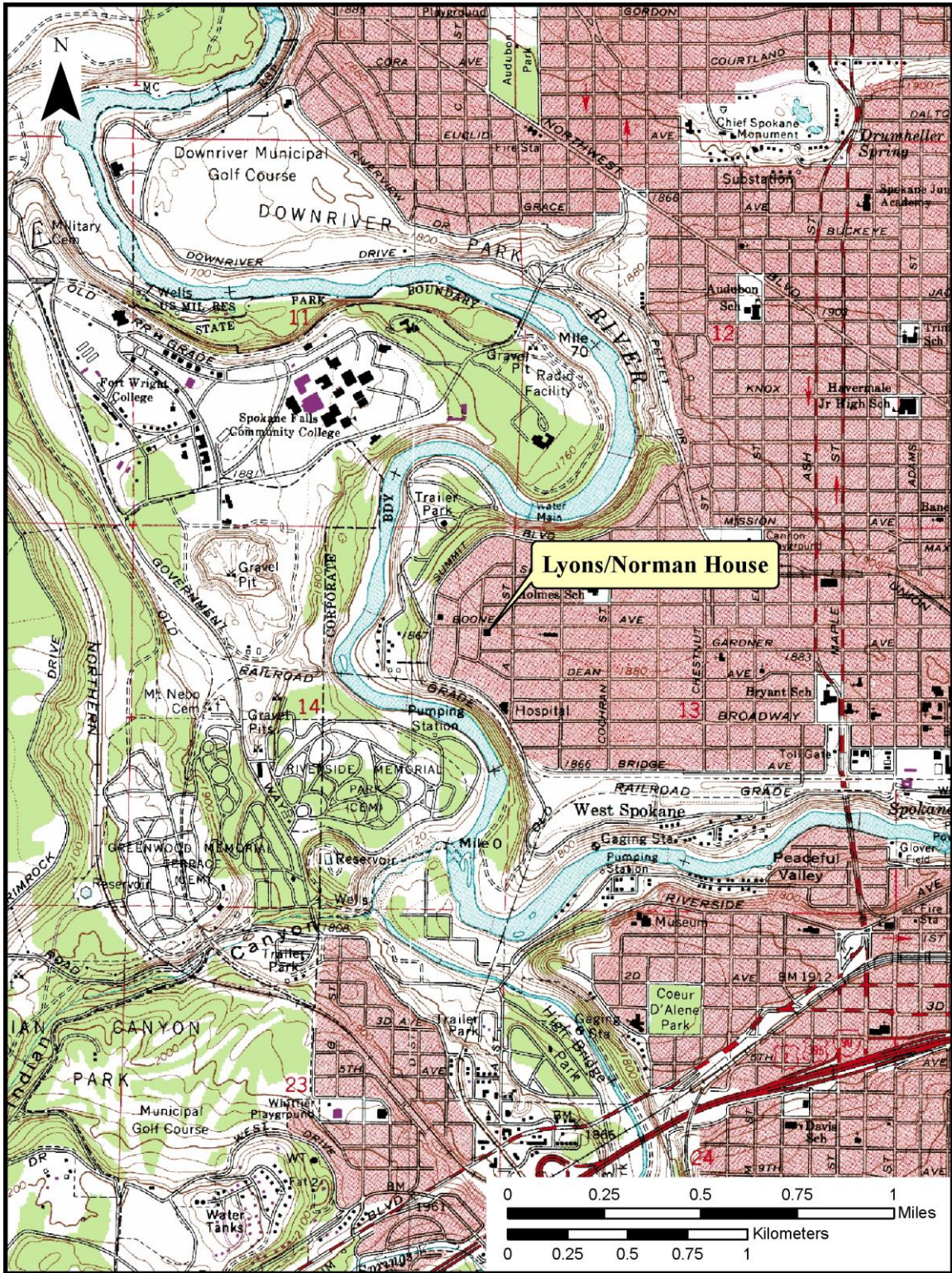
Sanborn Fire Insurance Maps, City of Spokane. Various years.

Spokane County Tax Assessor's Office.

*Spokesman-Review*. New Home on Boone Avenue. February 20, 1910:n.p.

**Photo Index:** Lyons/Norman House

1. North (front) and east elevations, view to the southwest.
2. North (front) elevation, view to the south.
3. North (front) and west elevations, view to the southeast.
4. North (front) elevation, dormer detail, view to the south.
5. West and south (rear) elevations, view to the northeast.
6. East and South (rear) elevations, view to the northwest.
7. First floor, living room, fireplace, view to the southeast.
8. First floor, stairway, view to the southeast.
9. Second floor, bedroom, view to the southwest.
10. Second floor, bathroom, view to the southwest.
11. Basement, rock wall, view to the south.
12. Attic, chimney, view to the southeast.



Lyons/Norman House, 2935 W. Boone Avenue, Spokane, Washington.



Lyons/Norman House in 1959.



Lyons/Norman House in 2009.



Lyons/Norman House in 2009.



Lyons/Norman House, fireplace, in 2009.



