

OPR 96-841

35301.07

SPOKANE REGISTER OF HISTORIC PLACES Nomination Form

City/County Historic Landmarks Commission
Sixth Floor - City Hall
Spokane, Washington 99201-3337

Type all entries--complete applicable sections

1. Name

historic The Charles Edward Marr House
and or common _____

2. Location

street & number 204 West Sixteenth Avenue
city/town Spokane vicinity of _____
state Washington 99203 county Spokane

3. Classification

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

4. Owner of Property

name Timothy and Cynthea Cunningham
street & number 204 West Sixteenth Avenue
city, town Spokane vicinity of _____ state WA 99203

5. Location of Legal Description

courthouse, registry of deeds etc. Spokane County Courthouse
street & number 1116 West Broadway
city, town Spokane state WA 99201

6. Representation in Existing Surveys

title _____
date _____ federal ___ state ___ county ___ local
depository for survey records _____
city, town _____ state _____

7. Description

Condition
 excellent ___ deteriorated
 good ___ ruins
 fair ___ unexposed

Check one
 unaltered
 altered

Check one
 original site
 moved date _____

Describe the present and original (if known) physical appearance

The Charles Edward Marr House, designed and built in 1912 and 1913, is a well-preserved, superior example of the Craftsman bungalow style. Designed by accomplished architect, delineator, and former mechanical drawing instructor, Frank G. Hutchinson, the Marr House features a full-width front porch, decorative brackets, elaborate exposed rafter tails, and twin gabled dormers clad with Tudoresque false half-timbering. Located at 204 West Sixteenth Avenue in Spokane's South Hill Cable Addition a few blocks from Olmsted Brothers-inspired 90-acre-plus Manito Park and Gardens, the Charles Edward Marr House continues to draw respect and admiration for its well-crafted design, workmanship, and use of natural materials.

The one and one-half story Marr House is located half-way down Sixteenth Avenue, and faces south. Mature maple trees, planted when the building was erected, combine with native pines to frame the house. Older, single-family homes surround the Marr House to the west, north, and east. Displaying a graceful symmetry, the Marr House supports a side-gabled roof that extends forward to cover a full-width front porch. The roof is covered in hand-split cedar shakes. A small, shed dormer joins two massive front-facing gabled dormers with vertical half-timbering, rough-textured stucco infill, decorative brackets, and central pendant drops. The rear roofline is interrupted as it supports a wide, shed wall dormer with a row of five multipaned windows. In addition to the front-facing gables, and depicting Tudor tradition, the home's gabled sides and upper-story rear elevation also show half-timbering detail. Widely overhanging eaves with exposed, decorative rafter tails represent a prominent Craftsman feature of the Marr House. Rafter tails support the second-story overhang as well. The home's west elevation shows a projecting, bracketed, stucco-paneled bay. The rear elevation contains an inset entry, and a projecting, bracketed bay with multipaned windows. Evenly spaced 8-over-1 double-hung sash windows complete the fenestration.

City/County Historic Landmarks Commission
Sixth Floor - City Hall, Spokane, WA.

Spokane Register of Historic Places Nomination Form

Continuation Sheet

Item number

7

Page 2

In keeping with the definition of "bungalow" - an East Indian word meaning "covered porch" - the Edward Marr House, styled in the Craftsman bungalow tradition, features a prominent, full-width front porch contained under the main roof extension. Massive square brick pillars, made of the same red, brown, and black brick that clad the lower level of the house, support the porch. The porch wall and house are supported by a basalt cut-stone foundation. The stone foundation projects outward from the porch to flank the front steps, and supports a curved brick and concrete-capped balustrade leading to the brick porch wall. A decorative brick water table separates the cut-stone foundation from the brick veneered walls.

The full-width front porch covers a centrally-placed front door. An enclosed inner vestibule heralds a formal entry to the home's interior. Lester Walker writes in his book, American Shelter, that "the concern and care given to the details of Craftsman style houses gave rise to a planned 'decor' with built-in furniture, stairways, windows, walls, ceilings, and floors, all constructed in the same carved and polished wooden aesthetic". The Charles Edward Marr House embraces this ideal. Burnished quarter-sawn, walnut-stained white oak forms the original woodwork, wainscoting, and stairway of the first floor, and remains in excellent condition. Solid oak planks, with inlaid walnut strips, cover the floor. The wainscoted central foyer is dominated by a turned stairway that leads to a muted green and gold stained-glass panel. Each stairway riser supports three turned posts. In contrast to the dark oak, ivory enamel woodwork is employed on the upper level. With its oak stairway, the wainscoted foyer opens to a formal dining room to the west, and a living room and library to the east. Presently used as a study, the former dining room displays a prominent china cupboard and mirrored buffet built into the west wall. A plate rail and oak-paneled walls highlight the box-beamed ceiling. Six-paneled oak doors and multipaned pocket doors enclose the room. Across the foyer to the east is the living room. A brick fireplace with a paneled facade features dentils and a Greek key design. The oak-paneled wainscoting wraps the walls and meets with glass-doored built-in bookcases. Pocket doors are encased behind the bookcases allowing entry to the library, presently used a dining room. An oak window seat beneath a multipaned window forms the library's rear wall. A coved ceiling lends an air of formality to the living room and former library. The library and dining room lead into a kitchen-breakfast room area that has been and continues to be renovated

**Spokane Register of Historic Places
Nomination Form**

Continuation Sheet

Item number

7

Page 3

and modernized by the present owners. A butler's pantry was removed to allow increased kitchen space during the 1970's, and the original fir flooring has been exposed and finished. The upper floor bedrooms and hallways with built-in linen cupboards and closets remain in well-preserved original condition; the bathrooms have been restored. The basement-level family room features paneled wainscoting, a brick fireplace, above-grade multipaned windows, and was initially designed as a billard room. The original coal-fired, brick-encased metal boiler, labled a "Sunray Heater", has been converted to gas, and continues to heat the house through the original double-leg/double-return steam-heat system. Representing his engineering capabilities, Marr House architect, Frank G. Hutchinson, devised a chain and pulley system encased in a shaft that rises to the second story hallway. No longer used, the chain and pulley may have functioned as a system that signaled a call to the house servants to increase the fuel, or signaled the hopper to feed the furnace.

The Charles Edward Marr House is surrounded by a lush, green lawn with beds of roses and fragrant flowers and shrubs. Mature evergreen and deciduous trees form a green canopy over the property. A native basalt rock wall forms the lot's western border. Featuring gray stucco and half-timbering, red brickwork, and black basalt foundation, the Charles Edward Marr House is rich in color and texture. Staying with authentic Craftsman earth-toned colors and using natural materials, the present owners have spent many months renovating and restoring the Marr House to its original appearance. The house shares characteristics with other, older turn-of-the-century homes and Craftsman bungalows in the area, but the Charles Edward Marr House, with its well-designed, well-preserved Craftsman details and excellent workmanship, remains the neighborhood focal point.

8. Significance

Period

Areas of Significance-Check and justify below

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| <input type="checkbox"/> prehistoric
<input type="checkbox"/> 1400-1499
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<input type="checkbox"/> 1800-1899
<input type="checkbox"/> 1900- | <input type="checkbox"/> archaeology-prehistoric
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<input type="checkbox"/> architecture
<input type="checkbox"/> art
<input type="checkbox"/> commerce
<input type="checkbox"/> communications
<input type="checkbox"/> community planning
<input type="checkbox"/> conservation | <input type="checkbox"/> economics
<input type="checkbox"/> education
<input type="checkbox"/> engineering
<input type="checkbox"/> exploration/settlement
<input type="checkbox"/> industry
<input type="checkbox"/> invention
<input type="checkbox"/> landscape architecture
<input type="checkbox"/> law
<input type="checkbox"/> literature | <input type="checkbox"/> military
<input type="checkbox"/> music
<input type="checkbox"/> philosophy
<input type="checkbox"/> politics/government
<input type="checkbox"/> religion
<input type="checkbox"/> science
<input type="checkbox"/> sculpture
<input type="checkbox"/> social/humanitarian
<input type="checkbox"/> theater
<input type="checkbox"/> transportation
<input type="checkbox"/> other (specify) |
|--|--|--|--|

Specific Dates	1912-1913	Builder/Architect	F.G. Hutchinson, architect
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Statement of Significance (in one paragraph)

Sillman Brothers, builders

Located at 204 West 16th Avenue on Spokane's South Hill, the Charles Edward Marr House is an excellent, well-preserved example of the American Craftsman bungalow style. It was designed by Frank G. Hutchinson, an accomplished architect and delineator employed by prominent Spokane architects and architectural firms such as Albert Held, Cutter and Malmgren, Hyslop and Westcott, and Jacques and Rantoul. Advancing speculation as their goal, skilled Spokane building contractors, George and William Sillman, built Hutchinson's well-planned Craftsman bungalow in 1912-13. They sold the house to Charles E. Marr in 1914. With keen business sense, Charles Edward Marr became Spokane's first grocery chain-store magnate, and helped establish the first "self-service" Piggly Wiggly stores, and later, the first Safeway supermarkets in the Spokane area. Beginning in 1909 with one market, Charles E. Marr's burgeoning grocery empire grew to include, by 1929, 575 stores in four major cities and two states.

Charles Edward Marr was born at his family farm in Bates County, Missouri in 1880. Providing the necessary ears for his deaf father, young Charles began working in his family's general merchandise store; by age eighteen he was managing it. Marr's dream of attending college did not materialize. He, instead, stayed with his father and helped with the family grocery business for ten years, until 1909. Experiencing a robust bout of wanderlust, Marr listened to his uncle's rave reviews of far-off Spokane's pine forests and cool waterfalls - "a beautiful city in the west that was destined to be the capital of a great inland empire" (Spokesman-Review, May 12, 1929). After attending the 1909 Alaska-Yukon Exposition in Seattle, Charles Marr stopped in Spokane, liked it, and made it his home.

By 1909, Marr owned his first grocery store, located at 716 First Avenue in downtown Spokane. Four years later he owned and operated two markets. By 1919, Marr's grocery stores, now nine in all, were located throughout Spokane on west Main,

**Spokane Register of Historic Places
Nomination Form**

Continuation Sheet

Item number 8

Page 2

Riverside, and Sprague Avenues, north Monroe Street, and east in Hillyard. Marr billed himself as the "Help Yourself Grocer" in Polk's 1919 City Directory. Two years later, and with eight more stores reaching further into Spokane neighborhoods, Marr advertised each market as a "Cash and Carry Grocery" store. By 1926, Charles Marr had a wife and four children, and was owner/operator of 45 grocery chain-stores - a new, innovative grocery store idea. With customer service a priority and a desire to offer his grocery products throughout the city, Charles Edward Marr became Spokane's first grocery chain-store magnate. Marr was successful in bringing the market to the customer in all parts of Spokane. His chain-stores were billed as the only "really busy" grocery markets in the city. A long-time Spokane resident and former patron of Marr's neighborhood markets, Mr. Robert Hyslop recalls, with a chuckle at the play on words, that his mother sent him to Marr's for a loaf of bread!

The Tennessee-based Piggly Wiggly grocery chain, with its customer service approach, appealed to Marr. He liked the novel feature associated with all Piggly Wiggly stores: a turnstile-based floor-plan and price-marked merchandise that gave rise to the first "self-service" form of marketing. In 1929, on the eve of the Great Depression, determined Charles Marr purchased Spokane area Piggly Wiggly grocery stores for \$325,000. Revealing Spokane's strong economic resilience, the front page of the January 26, 1929 Spokesman-Review applauded Marr's purchase as a "clean-cut business deal on a cash basis, and shows that good money can be made in business in Spokane and the Pacific Northwest." Later, as his holdings and responsibilities increased, Charles Edward Marr, assumed the awesome task of overseeing 575 grocery stores in Spokane, Seattle, Tacoma, and Portland. Marr certainly proved that his urge to relocate to Spokane was a profitable and good decision - for Marr and for Spokane.

Marr's promotion of the innovative, self-service Piggly Wiggly stores was immediately successful. With 79 Spokane stores, Charles Marr's grocery stores controlled 22 percent of the city's grocery business. In 1932, Marr implemented another new idea: chain-store consolidation. That year, he merged his business holdings with California-based Safeway Stores. Charles Edward Marr became responsible for introducing and establishing the first Safeway supermarkets in the Spokane area. A short time later, at age 52, successful

City/County Historic Landmarks Commission
Sixth Floor - City Hall, Spokane, WA.

Spokane Register of Historic Places Nomination Form

Continuation Sheet

Item number

8

Page 3

entrepreneur, Charles Edward Marr, retired from the demanding grocery business.

After his relocation to Spokane in 1909, Charles Marr lived at North 2407 Nettleton until 1914. Desiring a comfortable and spacious home in which to raise his growing family, young Marr chose the well-built Craftsman bungalow at 204 West 16th Avenue on Spokane's well-advertised South Hill for his living quarters. The house was located one block from newly built Roosevelt School, two blocks from Manito Park's pond, zoo, and gardens, and walking distance to Spokane's streetcar line. The home was built by George and William Sillman, local building contractors responsible for erecting more than 200 Spokane homes. A Spokane building permit was issued to the Sillman Brothers on March 26, 1912 to build the Craftsman bungalow. The Sillman's reported their estimated building cost at \$5000. They listed Frank G. Hutchinson as their architect.

Frank G. Hutchinson, a Canadian from Morristown, Nova Scotia, lived and worked in Spokane from 1905 to 1925. He began his career as a draftsman for noted Spokane architect, Albert Held. By 1909, Frank Hutchinson had been hired as an architect by Cutter and Malmgren, one of Spokane's most prestigious and well-known architectural firms. From 1912 to 1919, Hutchinson was employed by Andrew Jacques and Rantoul, another well-known Spokane architectural firm. With the downturn in Spokane architect-designed homes during the latter teens and 1920's, Frank Hutchinson taught mechanical drawing at Lewis and Clark High School. "Moonlighting" on the side, Hutchinson was listed as the architect for two distinctive Rockwood Neighborhood homes. The Dr. H.L. Morehouse Home, located at 407 East 14th Avenue, was designed by Frank Hutchinson, and built at a reported investment of \$22,000 in 1912. The building exhibits Hutchinson's flare for Craftsman details, and employs similar bracketed gables and decorative exposed rafter tails used on the Marr House. He also built Dr. Emil M. Welty's two-story Colonial Revival home located at 537 East Rockwood Blvd.

Architect Frank Hutchinson became well-known for his exacting and superb drafting skills. As their delineator of choice, the prominent Spokane architectural firm of W.W. Hyslop and Westcott employed Frank Hutchinson to render their design of the Frank Gibbs Mansion at 831 East Rockwood Blvd. Built in 1913 for a reported \$60,000, it is the largest home on Rockwood Boulevard, and remains a landmark example of the Tudor

City/County Historic Landmarks Commission
Sixth Floor - City Hall, Spokane, WA.

Spokane Register of Historic Places Nomination Form

Continuation Sheet

Item number

8

Page

4

Revival tradition. Confirming Hutchinson's signature on the Gibbs Mansion rendering, Robert Hyslop, son of W.W. Hyslop, recalls that Hutchinson's skill as a delineator was applauded and sought by Spokane architects and architectural firms. Frank Hutchinson retired in 1925, and lived to be 101 before his death in 1973.

In 1912, Hutchinson designed the 2000 square-foot Marr House with all of the amenities and artful details espoused by his mentors. He was influenced by W.W. Hyslop's and K.K. Cutter's collective creative genius and Craftsman designs. Following the English Arts and Crafts Movement's ideals promoting hand-made built-in cabinetry, hand-polished woodwork, and natural materials, Hutchinson used quarter-sawn oak, pressed brick, and cut-stone to complete the house. One year later, Charles Marr bought the spacious Craftsman bungalow for \$6400 - a tidy sum in 1914. Marr and his family lived in the house for 24 years, until 1938, when he sold it and purchased the Waikiki Farms estate of J.P. Graves, an early Spokane mining and railroad tycoon.

Retired and well-rewarded from his exhaustive grocery business, energetic and well-liked Charles Marr continued to contribute to Spokane business, and served as president of the Northwest Mining Association, Sheek Creek Gold Mines, and Zincton Mines. He also held various vice presidential and directorship positions for Tidewater Transportation Company, Spokane-Idaho Mining company, and Old National and Washington banks. Marr was an active member of the Masonic Lodge, Boy Scouts, and various athletic and social clubs. After moving to Spokane in 1909 and becoming one of the area's most successful entrepreneurs, Charles Edward Marr, the grocery boy from Missouri, died at age 68 in 1946.

The Marr House changed hands several times before Warren and Anna Belle Leland purchased it in 1947 for \$11,339. An inventor, contractor, and owner of Leland Manufacturing and Developing Company, Warren Leland was a respected and successful businessman. Sold as a Leland invention, a "Parking Time Reminder Key Chain and Coin Holder" was found in the house by the present owners. After fifteen years, Leland sold the house to Ron and Pat Miller in 1962. The Miller's sold the house in 1992 to the present owners, Timothy Cunningham, a writer/inventor, and his wife Cynthea, a holistic mental health care provider.

City/County Historic Landmarks Commission
Sixth Floor - City Hall, Spokane, WA.

Spokane Register of Historic Places Nomination Form

Continuation Sheet

Item number

8

Page 5

Living next door to it for six years, the Cunninghams dreamed about owning the handsome Marr House, and patiently waited for it to become available. During the wait, the Cunninghams turned their eyes to the problem road that separated their house from the Marr House - unpaved and pot-holed McClellan Street. Treacherous for automobiles in mud and snow, narrow and dangerous McClellan Street was also used precariously by pedestrians, including school children walking to and from Roosevelt Elementary School. Timothy Cunningham asked a question, "How can McClellan Street best serve the neighborhood and the children who use it to access their school?" Cunningham directed his efforts towards finding a solution to the McClellan Street dangers. Working with the City of Spokane, the school district, and the four affected owners, Timothy Cunningham masterminded and initiated a solution. A wide, curvilinear, landscaped sidewalk was built in lieu of a paved street.

As the sidewalk neared completion, the Marr House became available, and the Cunninghams bought it in July, 1992. Since that time, Timothy and Cynthia Cunningham, respecting the home's Craftsman colors and original details, have renovated and restored the house to its former appearance. Wiring, plumbing, walls, ceilings, floors, and bathrooms have all been restored. Committed to preserving their beautifully-crafted home, the Cunninghams' restoration work continues. Befitting Spokane's first chain-store magnate, Charles E. Marr, and skilled architect, Frank G. Hutchinson, and well-loved by the residents who have called it home, the Charles Edward Marr House remains a well-preserved and favorite neighborhood landmark.

9. Major Bibliographical References

See attached continuation sheet, item number 9, page 2

10. Geographical Data

Acreage of nominated property 0.22

Verbal boundary description and justification

South Side Cable Addition E $\frac{1}{2}$ of L19 & all of L20 B7

list all states and counties for properties overlapping state or county boundaries

state _____ county _____
state _____ county _____

11. Form Prepared By

name/title Linda Yeomans, Historic Preservation Planner
organization Spokane Hist.Preservation date Sept. 9, 1996
street & number 808 W. Spokane Falls telephone 625-6983, 87
city/town Spokane state WA 99201

City/County Historic Landmarks Commission
Sixth Floor - City Hall, Spokane, WA.

**Spokane Register of Historic Places
Nomination Form**

Continuation Sheet

Item number

9

Page 2

MAJOR BIBLIOGRAPHICAL REFERENCES

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April 17, 1946.

12. Signature of Owner(s)

Amy Anglam
Cynthia Ann Cunningham

For Official Use Only:

Date Received: _____
Date Heard: _____
Commission Decision: _____
Council/Board Action: _____
Date: _____

Attest: [Signature]
City Clerk

Approved as to Form:
[Signature]
Asst. City Attorney

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

[Signature]
MAYOR, City of Spokane

or

CHAIR, Spokane County Commissioner

CHAIR, Spokane City/County Historic Landmarks Commission

City/County Historic Preservation Officer

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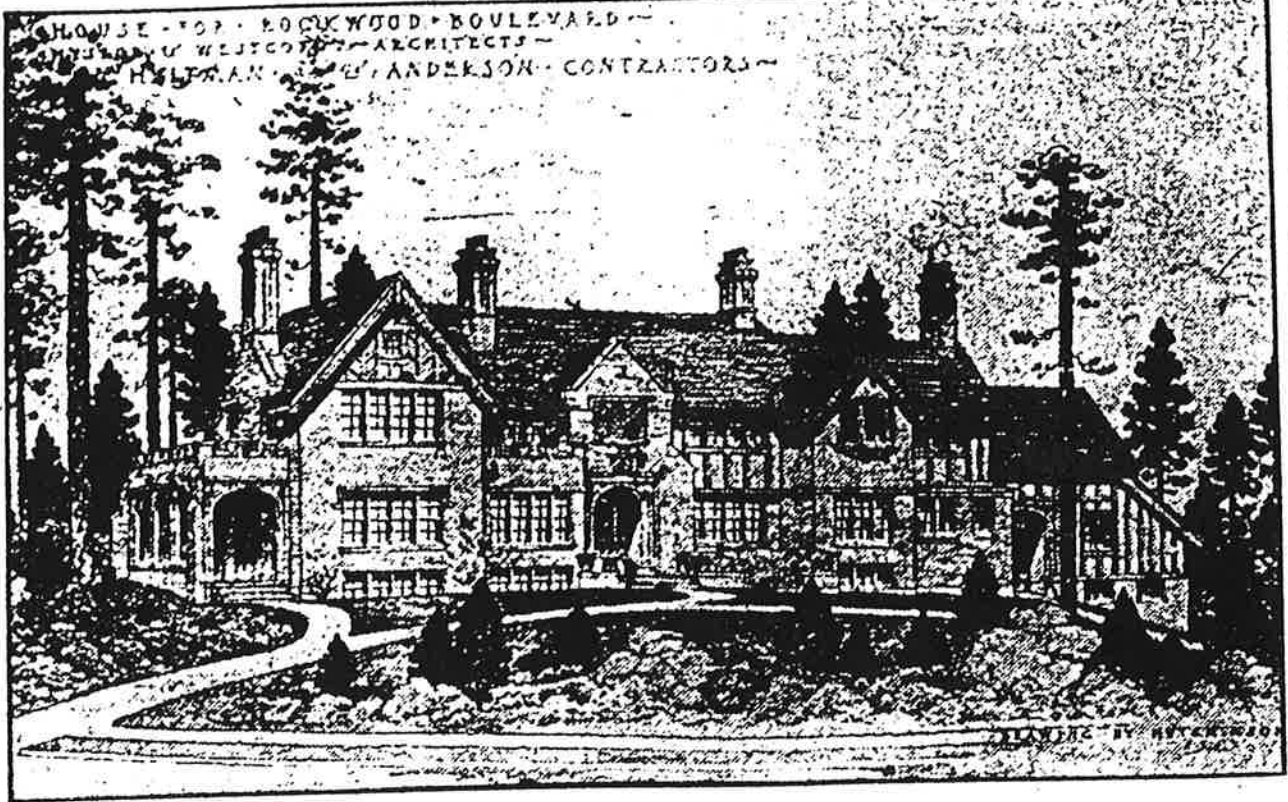
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Rockwood Residence in Style of English Manor



Will Cost \$60,000.

The most pretentious home now under construction in the city is the artistic residence in the English style, which Hultman & Anderson are building at Rockwood boulevard and Gar-

field road for a client of the Fred B. Grinnell company. The foundations already are completed, although to complete the building of the house will take several months. The construc-

tion is of Roman brick veneer, with sandstone trimmings. The house will have 16 rooms, tile terraces at each side, a large grass terrace, garage and servants' quarters, and the grounds will be elaborately landscaped.

KENNEWICK REALTY IS ACTIVE

Local Company Reports Transfers of Fruit Land.

Activity in Kennewick tracts is reported for the week by Charles K. Warren of the exchange department of Neely & Young. Four properties, aggregating \$14,000, changed hands during the week, in which the local company handled the negotiations.

Herbert H. Roberts sold 160 acres of wheat land in Lincoln county, six miles south of Irby, for a consideration of \$3800, actual cash value, to Francis Smith. Mr. Smith traded 16 acres of fruit and alfalfa land, south of Finley, near Kennewick, for the Lincoln quarter section, at the same consideration. Mr. Roberts takes over the Kennewick property for a home. It is all in cultivation with some orchard, and is equipped with good house and barn. The quarter section is all under cultivation and has a small house. Mr. Smith will hold it for investment.

Fred Ably sold to Louis M. Morse, local real estate dealer, a highly improved 10-acre tract, half a mile south of the Finley high school, at a consideration of \$4000. It comprises some of the best land in the Kennewick district, and is in alfalfa and orchard, with good barn, house, chicken house and other outbuildings. Mr. Morse will hold it for investment.

Mr. Ably took in exchange, at the same consideration, 20 acres, partly

**ROCKWOOD HOME
WILL COST \$60,000**

Hultman & Anderson Building
Ornate English Residence of
Large Size.

WILL HAVE 16 ROOMS

Roman Brick With Sandstone Trim-
ming Will Give Structure
Fine Exterior.

In the English style of architecture, the residence now under way at the intersection of Rockwood boulevard and Garfield boulevard, in the fashionable Rockwood residential section, when completed will cost approximately \$60,000 and will be the largest and most costly home erected in the city in recent years. Hultman & Anderson are the contractors and are building the residence for a client of the Fred B. Grinnell company. Hyslop & Westcott are the architects.

the valley. The house is to be of brick veneer construction, with sandstone trimming. The brick are of unusually large size, after the fashion of the Roman brick.

The house will have 16 rooms. The floors are in oak throughout and the entire first floor woodwork is to be in oak. The second floor is to be finished in ivory enamel. There are to be four fireplaces and three baths. These will be tiled and will be equipped with showers. The servants' quarters will be in the annex in the rear, under which is the garage and chauffeur's quarters.

The living room, reception hall, library and dining room, on the first floor, will be heavily paneled with oak wainscoting. The living porch, on the south, 11 feet deep, extends across the full width of the house. There are to be two tile terraces at the east and west sides of the house and also a large grass terrace on the east side.

The foundation of the house has just been completed and work on the superstructure is to start during the coming week. It is estimated that it will take about seven months for the entire construction.

Army Horses to Contest.
WASHINGTON, April 5.—Plans for the third annual military horsemanship at Fort Myer, Va., were announced today and the program is to include a long list of events for three days beginning April 28. The chief object of the show is to determine whether the

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