

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 **MONTVALE FARM**

2. Location

Street & Number 5821 West Rutter Parkway
City, State, Zip Code Spokane, WA 99208
Parcel Number 26032.9063

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> building	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input type="checkbox"/> work in progress	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input type="checkbox"/> educational	<input type="checkbox"/> religious
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> residential
<input checked="" type="checkbox"/> district	<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 Michael C. & Ronda S. Weaver
Street & Number 5821 W. Rutter Parkway
City, State, Zip Code Spokane, WA 99208
Telephone Number/E-mail 466-5272 and mike@montvalefarm.com

5. Location of Legal Description

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

6. Representation of Existing Surveys

Title City of Spokane Historic Landmarks Survey
Date Federal___ State___ County___ Local 1979
Location of Survey Records Spokane Historic Preservation Office

Final nomination approved by SHLC on Jan 17, 2007

7. Description

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

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

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

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

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

Acreage of Property	12.99 acres.
Verbal Boundary Description	Section 3, Township 26, Range 42, that part of the west 1/2 of the northwest 1/4, section 3, north of the Little Spokane River.
Verbal Boundary Justification	Nominated property includes entire parcel and rural legal description.

11. Form Prepared By

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning
Street, City, State, Zip Code	501 West 27 th Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	lindayeomans@comcast.net
Date Final Nomination Heard	17 January 2007

12. Additional Documentation

Map	City/County of Spokane current plat map.
Photography	Digital images on CD, black and white prints

13. Signature of Owner(s)

Name Miki Leann

Name RESUR

14. For Official Use Only

Date Received 2/14/2007 Attest _____

Date Heard 2/20/2007 City Clerk David Erickson
Clerk of the Board

Commission Decision Approve Approved as to Form
Unanimously Assistant City Attorney
County Attorney James S. [Signature]

Council/Board Action _____

Date _____

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

DEPUTY MAYOR, City of Spokane
or

[Signature]

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

[Signature]

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

NARRATIVE DESCRIPTION

Established in 1897-98, Montvale Farm is a historic farmstead sited on the north shore of the Little Spokane River and the east edge of Rutter Parkway in Spokane County, nine miles northwest of Spokane, Washington. Montvale Farm comprises 12.99 acres of river valley meadowland and includes the Montvale Farmhouse, a caretaker's cottage, two granite gateposts, a tree-lined circular driveway, fields, forest, river banks, and a portion of the Little Spokane River which lies north of the river's center line. Regarded as the most significant contributing historic resource on the property, the Montvale Farmhouse was originally built in 1898 as a small fishing lodge. In 1914, it was dramatically remodeled and enlarged to accommodate a six-bedroom single-family home with more than 3,400 square feet. The house is a fine example of the Colonial Revival style and features a gable front roof with multiple cross-gables, horizontal wood clapboard siding, multi-paned windows and French doors, and prominent granite stone chimneys. A contributing historic resource of the property, a small caretaker's cottage was built north of the farmhouse in 1900. It is a one-story vernacular bungalow with a pyramidal hip roof, narrow-width horizontal wood clapboard siding, double-hung windows, and a small covered recessed front porch at the southeast corner of the house. A meadowland of grasses, wild flowers, shrubs, and trees surround the farmhouse and caretaker's cottage, and the Little Spokane River meanders through the farmstead, forming an irregular south border to the property. Montvale Farm and its contributing resources—the farmhouse, caretaker's cottage, and granite gateposts—retain good to excellent exterior architectural integrity in original location, design, materials, workmanship, and association as a late 19th and early 20th-century farmstead built in Spokane County's Little Spokane River valley, northwest of Spokane, Washington.

CURRENT APPEARANCE & CONDITION***Site***

Montvale Farm is located in the southwest quarter of the northwest quarter of Section 3 in Township 26 North, Range 42 East of the Willamette Meridian in Spokane County in Eastern Washington. Montvale Farm is composed of 12.99 acres and is situated in the center of the Little Spokane River Valley, a watershed and wetland area located nine miles northwest of Spokane.¹ Somewhat remote, Montvale Farm is sited at 1,550 feet above sea level and is ringed by jagged rock cliffs, basalt bluffs, and steep hillsides with evergreen trees which tower 200 feet above the valley floor.² A shallow tributary of the Spokane River, the Little Spokane River forms part of the southern boundary of Montvale Farm. Rutter Parkway, a paved public road, forms the west boundary of the property, and the north and east boundaries of the property follow an irregular path through fields and forest that surround the farmstead. The acreage on Montvale Farm is currently in a natural state with wild grasses, remnants of cultivated lawn from an earlier period, wild shrubs, and deciduous and evergreen trees. Planted in the 1920s and 1930s, Siberian Iris bloom along the river banks, and remnants of daffodils, tulips and other

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

² U.S.G.S. topographic map.

bulbs grow in the meadow that surrounds the farmhouse.³ From Rutter Parkway, a narrow unpaved driveway leads east through twin granite gateposts as it approaches the farmhouse. Covered with evergreen needles from trees that were planted in the early 1900s, the driveway curves under a dense canopy of mature Douglas firs that line it on both sides. The driveway leads east to the west façade of the house, curves north, and circles west, back to a point just east of the gateposts. The Montvale Farmhouse is built on level ground and faces west towards Rutter Parkway. The south elevation of the house faces south towards the river but due to a dense overgrowth of shrubs and trees, the river can no longer be seen from the house. Set back about 350 feet from the public right-of-way at Rutter Parkway, the farmhouse and caretaker's cottage are nearly hidden from public view by mature trees and shrubs, and only a portion of the front entrance at the west façade of the home is visible from the public road.

Caretaker's Cottage

Built in circa 1900 to house Montvale Farm hands and domestic help, the caretaker's cottage is a contributing historic resource of the property. The building is a small single-story vernacular bungalow with a square footprint which measures 25 feet wide and 28 feet deep. The house has a low-pitched pyramidal hip roof, narrow-width horizontal wood clapboard siding, and 1/1 double-hung wood-sash windows (currently covered at the exterior with plywood boards). A small recessed front porch is located at the southeast corner of the house and is supported by a single square post. The roof is covered with composition shingles and has overhanging eaves with tongue-in-groove soffits. The house has a simple floor plan with five rooms: two bedrooms, front parlor, kitchen, and bathroom. The walls and ceilings are made of original lathe-and-plaster construction, the floor is made of fir planks, the ceilings are eight feet high, and the woodwork is painted pine. Tongue-in-groove painted pine wainscoting embellishes the kitchen and living/dining room, the kitchen retains original built-in painted pine cabinets, and the bathroom retains a circa 1920s clawfoot bathtub and corner washbasin. The cottage is in fair condition and retains good exterior integrity in original location, design, materials, workmanship, and association as an early 20th century single-family dwelling.

Granite Gateposts

Regarded as contributing historic resources of the property, two twin gateposts mark the driveway entrance to Montvale Farm at Rutter Parkway by the Little Spokane River at the property's west border. The gateposts are made of square-cut granite stone blocks and are about five feet tall and two feet wide. Although leaning, they are in good condition and were built in 1898 when the farmstead was established.

Montvale Farmhouse

Exterior

The most prominent contributing historic resource on Montvale Farm is the Montvale Farmhouse. Facing west, it forms an irregular rectangular footprint with a frontage of 67

³ "Siberian Iris Border Rivers." *Spokesman Daily Chronicle*, 9 June 1967, p. 7.

feet and a depth of 35 feet.⁴ The house is a one and one-half story dwelling with multiple cross gables, two of which are prominent and front-facing at the west façade. The roof is low-pitched with three cut stone granite chimneys, has overhanging eaves with tongue-in-groove soffits, and is covered with composition shingles. The west façade of the house is defined with a center front entrance porch which is emphasized by a wide swept, curved pediment. The house is clad in horizontal wood clapboard siding, windows are a combination of mostly original multi-paned double-hung and casement units, and the foundation is made of cut granite stone.

West Façade

The front of the house faces west. The most prominent feature of the home's west façade is a symmetrical design which incorporates two front-facing prominent cross-gables and a center front entrance. The cross-gables are one and one-half stories in height. A shed roof dormer is located on the roof slope between the two cross gables and another shed dormer is located on the north roof slope of the southern-most cross-gable. The windows in the dormers are original multi-paned wood-sash casement units. A formal front entrance is located in the center of the house at the first floor. It is covered with a wide low-pitched curved pediment which has a hip roof and a slightly swept roof eave. The eave is embellished with a wide overhang and modillion course. Massive curved scroll-sawn brackets support the entrance pediment as it projects over the front porch. A red brick-clad front porch splays outward in a curve that mimics the curve of the pediment. A 40-inch-wide wood paneled front door is located beneath the pediment and is flanked by two sidelights. An elliptically curved transom light caps the front door. The transom light and sidelights are artfully articulated with multiple divided lights of leaded glass. The west façade of the house is clad in six-inch-wide horizontal wood clapboard siding, and the foundation is made of cut granite stone. A cut granite stone chimney is prominent at the west face of the north cross-gable, and projects through the eave at the roof. Fenestration is symmetrical and mostly original with multi-paned wood-sash double-hung windows and multi-paned wood-sash casement windows (exceptions include two contemporary plate-glass picture windows at the northern-most cross-gable).

East Elevation

The east elevation is at the back of the house and cannot be seen from any public right-of-way. It features two prominent cross-gables which face east and symmetrical fenestration patterns that match the west façade. The two cross-gables have a low pitch with overhanging eaves and tongue-in-groove soffits. A prominent cut granite stone chimney dominates the south cross-gable and projects through the roof eave. A poured concrete terrace abuts the east elevation of the house at the center and north cross-gable. A row of four multi-paned French doors open from the east elevation onto the terrace. The east elevation of the house is clad in horizontal wood clapboard siding.

⁴ Spokane County Tax Assessor Records. Spokane County Courthouse, Spokane, WA.

South Elevation

The south elevation of the house features a full-width porch at the first floor which is covered by an extension of the principal roof. The porch is supported by four square wood pillars and has a wood deck. A wide shed roof dormer and inset balcony are located above the covered porch; the principal roof of the shed dormer extends over the second-floor balcony. At the inset balcony, sliding glass doors open into a second-floor bedroom.⁵ Fenestration at the first floor includes original multi-paned double-hung wood-sash windows and an original paneled wood door with multi-paned lights in the upper leaf. The first and second floors are clad with horizontal wood clapboard siding like the rest of the house.

North Elevation

The north elevation of the house features a lower cross-gable with a gable-end roof. A 13.5-foot-wide original one-story wing extends out 7.5 feet from the northwest corner of the house at the first floor and encloses a back porch/mud room. The wing has a jerkinhead gable-end roof. A small box bay is located at the northeast corner of the first floor and is covered with a shed roof. The window in the box bay is a circa 1950s-1970s plate glass picture window (it replaced three original multi-paned casement windows). Two other windows are located at the first floor on the north elevation and are circa 1950s-1970s picture windows (replaced multi-paned windows). The windows at the second floor, however, are all original multi-paned wood-sash double-hung units.

Interior

According to Spokane County Tax Assessor records, the first floor of the house contains 2,276 square feet, and the second floor has 1,165 square feet for a total of 3,441 finished square feet.⁶ The front door at the west façade opens to a large center reception hall. Fashioned after the “great halls” found in large Elizabethan manor houses in England, the reception hall is 33 feet deep, 16.5 feet wide, and extends from the front of the house at the west wall to the back of the house at the east wall. The ceiling is 8.5 feet high, the walls and ceiling are made of original lathe-and-plaster construction, and the floor is made of fir planks. Representative of the Colonial Revival style, interior wood paneled doors, crown molding, floor molding, and all of the woodwork in the house are made of wood which is painted a classic white. Prominent features of the large reception hall include the white-painted woodwork, a front entrance which illuminates the hall with natural light from leaded-glass transom lights and sidelights, two large built-in bookcases with multi-paned glass doors, multi-paned French doors at the east wall, and a formal staircase on the north wall. From a three-step landing above the first floor, the four-foot-wide staircase depicts a graceful grand design as it splays outward in a wider, descending curved arc at the first floor of the reception hall. Stair risers are painted white in contrast to treads which are made of ebony-finished solid oak planks. The staircase has an open string and features three balusters to each tread. An ebony-finished oak

⁵ The dormer was remodeled with sliding glass doors in 2006.

⁶ Spokane County Tax Assessor Records. Spokane County Courthouse, Spokane, WA.

railing caps the balusters and curves around in a circle at the bottom of the staircase. The curved railing and balusters are anchored to the outside curve of the step and form a newel post.

The reception hall leads south through multi-paned French doors to a family room, bedroom, and bathroom, and north through multi-paned French doors to a formal dining room, kitchen, powder room, and mudroom/back porch. The family room at the south end of the house is located in the southern-most cross-gable. Originally built in 1898 as a small cabin, the building was remodeled in 1914 as a family room and includes an original stone fireplace where massive blocks of cut granite form the surround, mantel, and hearth. The family room leads to a bedroom and *en suite* bathroom in the southwest corner of the house. A single wood-paneled door with divided lights in the upper leaf opens out from the family room to a covered porch at the south elevation of the house. The bedroom, bathroom, and family room have painted woodwork, wall-to-wall carpeting (except the bathroom), and ceilings that measure 8.5 feet high.

A formal dining room is located in a north cross-gable in the northeast corner of the house. Three architectural features dominate the dining room: a brick fireplace on the west wall, two built-in china corner cupboards on the north wall, and three multi-paned French doors that span a distance of 22 feet and open to a concrete terrace at the east elevation. The floor in the dining room is made of fir planks, the walls and ceiling are original lathe-and-plaster construction, and the ceiling is 8.5 feet high. Woodwork is painted pine and all built-in features are original. A brick fireplace dominates the west wall. It has a brick surround in stretcher bond, a rectangular fire box, a wood mantel with scroll-sawn brackets, and a brick hearth. An unusual feature of the fireplace is an antique cast-iron oven and spit with a hand-hammered copper door which was made in Scotland and installed in 1914 next to the firebox opening. The dining room opens west through a wood paneled door to a kitchen, powder room, and a mudroom/enclosed back porch in the northwest corner of the house. The kitchen, powder room, and mudroom were remodeled in the 1950s-1970s and do not retain any original design, fabric, or finish.

The second floor is reached by the formal staircase in the center reception hall. The second floor contains six bedrooms, two bathrooms, and built-in linen closets and cupboards. The floor is fir plank, the walls and ceilings are original lathe-and-plaster construction (except in the south bedroom and *en suite* bathroom which are sheetrock construction from 2006), and the ceiling is eight feet high. Woodwork is painted white. The basement is unfinished and includes a mechanical room and storage rooms. Floor joists in the basement are massive, measuring up to 12 inches deep and two inches thick. The floor is covered with poured concrete. A dirt-lined crawl space extends beneath the original 1898 cabin construction at the south end of the house and reveals massive cut granite stone footings.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

1898 cabin

As documented in black and white photographs taken in circa 1900, the small frame cabin built in 1898 (and modified in 1914) is today that part of the house that is contained at the south end of the building in the south cross-gable.⁷ As pictured in the photographs, the cabin was clad with unpainted wood shingles and had a wood shingle roof. The front door faced south towards the Little Spokane River (the same door exists today on the original south wall in the home's family room and faces south as a side entrance at the south elevation of the house—the home's front entrance is now at the west façade of the house). The principal roof extended over a full-width front porch where the south door is located, and the porch was supported by square wood posts and had a wood deck. This design exists today at the south elevation of the house. The roof of the small cabin was a hip-on-gable design with a gable-end at the west elevation and a hip-on-gable-end at the east elevation. The hip-on-gable roof at the east elevation featured an extension of the hip roof which formed a covered porch at the first floor. The porch was an extension of the covered porch at the south elevation, and wrapped around the southeast corner of the house. A prominent cut granite chimney rose through the hip roof at the east elevation and through the roof at the gable peak. The chimney exists today unaltered but the hip roof and east section of porch were removed when the house was modified in 1914.

The site around the Montvale Farmhouse included outbuildings which were built between 1898 and 1900. These included a garage/barn built about 30 feet north behind the house and a caretaker's cottage built about 50-60 feet further north behind the garage. A north spur of the home's circular driveway led from the house to the garage/barn and to the caretaker's cottage. The garage/barn was demolished in the 1960s-1970s.

The driveway spur continued north to the north boundary of the property at the edge of Rutter Parkway (Rutter Parkway runs north and south along the west border of the property and curves to the east, encircling the northwest corner of the original property). Between 1898 and 1900, a two-story caretaker's house and two barns were built along the driveway spur just north of the circa 1900 caretaker's cottage. The barns were demolished and the house was abandoned and its windows and doors were covered with boards in the 1960s-1970s. In 1986, a large portion of Montvale Farm was deeded to Washington State, and the remaining acreage (25.48 acres) was split in half and eventually sold to separate owners. The north half of the acreage included 12.49 acres, the boarded-up house and barn remnants, and was amended as Spokane County tax parcel 26032.9064. The south half of the acreage included 12.99 acres, the caretaker's cottage and the Montvale Farmhouse, and was amended as Spokane County tax parcel 26032.9063. The south half of the acreage is today known as Montvale Farm and comprises the property being nominated in this document.

⁷ Montvale Farm Collection. Historic photographs retained by current owner in 2006.

1910 remodeled cabin

In 1910, the cabin was remodeled to include two shed dormers at the south elevation above the south porch, a shed dormer at the north elevation, and interior space which included a stairway at the first floor and two bedrooms on the second floor. The first floor featured most of the original 1898 design (except for the 1910 addition of a stairway to the second floor) with a bedroom in the southwest corner of the cabin, a living room in the southeast corner, a dining room in the northeast corner, and a kitchen in the northwest corner.

1914 remodel from cabin to house

In 1914, the rustic cabin was dramatically changed and enlarged to include a building that matched the design and size of the original cabin and was joined to the cabin's north elevation. The remodeled cabin resulted in a large 3,400-plus square foot house with two front-facing cross-gables which were embellished in a formal Colonial Revival-style design. The home's front entrance was designed and built at the west elevation between the two front-facing cross-gables and was regarded as the home's formal façade (the door at the south elevation which was originally the front door then became a secondary side entrance). The new center formal front entrance at the west facade was articulated with a wide swept-roof pediment over the front door. A formal modillion course embellished the pediment along with large curved porch brackets. A front porch stoop was lined with red paving bricks and splayed outwards in a graceful semi-circular arc which matched the curve of the pediment. The porch stepped down to a circular graveled driveway which was approached from Rutter Parkway, 350 feet west of the house. Two built-in wooden bench seats were built as an inglenook on either side of the front door. The roof of the pediment and house were covered with wood shingles and the house was clad with six-inch-deep horizontal wood clapboard siding. Multi-paned wood-sash casement and double-hung windows were installed, and the windows, siding, and trim were all painted white, giving the house a crisp classic look which is characteristic of the Colonial Revival style. The interior was changed to accommodate a formal grand staircase that ascended from the first floor to the second floor. The first floor was built with a large formal center reception hall which was located between the two cross-gables, a formal dining room in the northeast corner, and a kitchen and mudroom/enclosed back porch at the northwest corner of the house. The second floor was remodeled with six bedrooms and a full bathroom.⁸

1950s-1970s remodeled house

The kitchen was remodeled several times when a powder room was installed at the first floor, and plate-glass picture windows were installed at the north elevation in the dining room and back porch, and at the west elevation in the kitchen and back porch. The two built-in bench seats on the front porch were removed.

⁸ Montvale Farm Collection. Historic photographs taken in the 1920s-1940s show interior and exterior details of the Montvale Farmhouse. Collection is kept by current property owner.

2004-2006 remodeled house

The home's roof was replaced with composition shingles in 2004. The two circa 1910 shed dormers at the second floor on the south elevation were replaced with one large shed dormer, an inset second-floor balcony, a master bedroom *en suite* with a master bathroom, and built-in closets.

INTEGRITY

Montvale Farm retains good integrity as a historic farmstead and includes three contributing historic resources: 1) the Montvale Farmhouse, 2) a caretaker's cottage, and 3) two original cut granite stone gateposts. The gateposts are located by Rutter Parkway at the west entrance to the farmstead's driveway which leads to the farmhouse and caretaker's cottage. Although presently leaning at an angle, the gateposts appear to be in good condition and were built in 1898.⁹

The caretaker's cottage is in fair condition with weathered composition roof shingles, original siding, and boarded-up windows. The house was never remodeled and retains essential original physical features which convey its significance as a single-family house form and vernacular bungalow type. These features include the building's single-family form, low-pitched pyramidal hip roof, inset front porch, narrow-width horizontal wood clapboard siding, 1/1 double-hung wood-sash windows, and basalt rock foundation. The Montvale Farmhouse is in good condition and was remodeled several times from 1898 to 2006. The most significant modifications were made more than 50 years ago in 1910 and 1914, and have achieved their own historic and architectural significance as part of the home's history. Contemporary modifications to the home (1950s-1970s and 2006) are difficult to see through a tangle of trees and brush from Rutter Parkway, the only public right-of-way in the area which is 350 feet west of the house. These contemporary modifications can best be seen from Rutter Parkway during that part of the year when there are no leaves on trees or shrubs, and include two picture windows at the west façade and a side view of part of the shed dormer remodel at the south elevation. Even with contemporary modifications, the Montvale Farmhouse continues to retain good to excellent exterior architectural integrity in original 1898 location and 1914 design, materials, workmanship, and association as a single-family home. The farmhouse is a fine example of the Colonial Revival style and retains the essential physical features that convey it as such. These essential physical features include the home's one and one-half-story form, multiple cross-gabled roof, a symmetrical design with twin prominent front-facing cross-gables at the west façade, overhanging eaves with tongue-in-groove soffits, modillion course, horizontal wood clapboard siding, multi-paned casement and double-hung windows, multi-paned French doors, multi-paned decorative leaded-glass windows, cut granite stone chimneys and foundation, and a formal center front entrance with a curved porch pediment and red brick-lined curved front porch—all architectural elements that help depict the Colonial Revival style.

⁹ Personal interview with Charlie Willis, grandson of Aubrey Lee White and great-grandson of Judge J. W. Binkley, the home's first owner.

Areas of Significance	Spokane Development
Period of Significance	1897-1943
Significant Dates	1897, 1898, 1910, 1914
Architect	Clarence Smith

STATEMENT OF SIGNIFICANCE

Summary Statement

Established in 1897-1898, Montvale Farm is historically significant in the context of “Spokane Development” for its association with two of Spokane’s most prominent and influential business and civic leaders: Judge John W. Binkley and Aubrey Lee White. Judge Binkley was noted in a Spokane newspaper as a “city pioneer” and founder of the “prominent” Spokane law firm, Binkley & Taylor,¹⁰ and was praised as an “eminently public-spirited citizen...whose influence has been very sensibly felt in the development of the city.”¹¹ Elected on the Democratic ticket, Binkley served as probate judge for Spokane County in 1885 and 1886, and was instrumental in the development and successful growth of the Dutch-owned Northwestern & Pacific Mortgage Company, the Northwestern Hypotheekbank, and the North Pacific Loan & Trust Company—prominent Spokane banks which loaned more than \$1 million dollars for the rebuilding of the city after the 1889 fire and the 1893-97 economic depression. In 1897-1898, Judge Binkley, an avid outdoorsman, purchased more than 300 acres in the vicinity along Rutter Parkway and the Little Spokane River, a natural wetland river valley located nine miles northwest of Spokane. He built a four-room cabin along the north shore of the river, lavishly entertained his friends and such Spokane luminaries as Louis Davenport, John Finch, and Royal Riblet with hunting/fishing expeditions and summer barbeques, and affectionately called his gentlemen’s mountain valley get-away, “Montvale Farm.” In 1905, Binkley’s daughter, Ethelyn Binkley, married Spokane businessman Aubrey White, and in 1928, Ethelyn & Aubrey White were gifted the deed to Montvale Farm. Nicknamed the “Father of Spokane Parks,” Aubrey White was nationally credited with “giving Spokane more parkland per person than any city in America.”¹² He helped found and was elected president of Spokane’s first park board, founded Spokane’s “City Beautiful Club,” was employed for 26 years as garden editor and director of the *Spokesman-Review’s* Civic Development Department, and was noted for his efforts at consensus building, getting everyone to work together for the betterment of Spokane. “His passionate pleas for parkland and city beautification are legendary,”¹³ and he was eulogized as one of “Spokane’s finest citizens”¹⁴ who did “more for the establishment of Spokane’s park system than any other person.”¹⁵ With specifications rendered by the

¹⁰ “Binkley & Taylor.” *Spokane Daily Chronicle*, 27 Jan 1886.

¹¹ Edwards, Reverend Jonathan. *An Illustrated History of Spokane County, State of Washington*. Spokane: W. H. Lever, 1900.

¹² Ream, Lorna, and Randy Knight. “Honorary Member Profile: Aubrey L. White.” *Kinnikinnick*. Summer 1997, pp. 6-8.

¹³ *Ibid.*

¹⁴ “Parks Eulogize Aubrey L. White.” *Spokesman-Review*, 11 Feb 1949.

¹⁵ “Aubrey L. White Taken by Death.” *Spokesman-Review*, 19 Sept 1948.

famed Olmsted Brothers Landscape Architectural firm of Brookline, Massachusetts, Aubrey White transformed Montvale Farm, the Montvale Farmhouse, and surrounding gardens and riverbanks into one of Spokane's finest properties, a noted "showplace" and "attractive summer home on the Little Spokane."¹⁶ Celebrated for his numerous contributions towards the development of Spokane and conservation of Spokane waterways, Aubrey White's impact on the Spokane community was magnanimous and far-reaching, and is "a great legacy for future generations."¹⁷ Achieving historic significance from 1897 to 1943, Montvale Farm and its contributing historic resources—the Montvale Farmhouse, caretaker's cottage, and granite gateposts—are eligible for listing on the Spokane Register of Historic Places under Category B as the residence of both Judge J. W. Binkley and Aubrey L. White. The property's significance is tied to Binkley and White who owned and resided at Montvale Farm during some of their most productive and influential years as they helped guide the late 19th and early 20th-century development of Spokane. *The Montvale Farmhouse, caretaker's cottage, and granite gateposts are being nominated as a historic district for listing on the Spokane Register of Historic Places in this nomination document.*

HISTORICAL CONTEXT

The Little Spokane River Valley

According to many historians and Pacific Northwest history scholars, the "first European establishment" in the Spokane region was "Spokane House, built in 1810 by Canadian fur traders."¹⁸ At the time it was erected, the post was the farthest outreach of the Montreal-based North West Company, and was called "house" which was the "customary term used...to designate a trading post."¹⁹ In 1821, the post at Spokane House was dismantled and abandoned after "rival companies formed a merger" and built a new post at Colville.²⁰ Today, Spokane House exists as rudimentary archaeological remains near the confluence of the Spokane River and the Little Spokane River in Riverside State Park, a 112-acre natural wooded parkland located nine miles northwest of Spokane adjacent west of Montvale Farm.

Before Spokane House was established, the valley and meadowland through which the Little Spokane River flows were inhabited by various tribes of Spokane Indians. "Skeet-ko-mish" was a name given to a particular band of Indians who lived in the valley close to the mouth of the Little Spokane River,²¹ a favorite hunting and fishing spot and traditional tribal meeting ground. Although no longer populated by Indian tribes today, the site holds evidence of a pre-historic people who lived in the area, perhaps forefathers

¹⁶ Ream, page 8.

¹⁷ Ibid, p. 8.

¹⁸ Stratton, David H. *Spokane: The Inland Empire, an Interior Pacific Northwest Anthology*. Pullman: WSU Press, 1991, p. 5.

¹⁹ Fargo, Lucile F. *Spokane Story: A Colorful Early History of the Capital City of the Inland Empire*. Minneapolis: The Northwestern Press, 1957, p. 9.

²⁰ Ibid, p. 21.

²¹ Ibid, p. 52.

of the Skeet-ko-mish tribe. In the early 1890s, Indian rock paintings were discovered on granite rocks hidden in crevices in the sheer rock cliffs that jut upward from the valley floor, adjacent west of Rutter Parkway at the Little Spokane River. Sheltered under an overhanging ledge from weather and vandals, the paintings feature sun, buffalo, and lizard images drawn in red pigment. While the meaning of the rock paintings remains unclear, the paintings are historically significant as tangible reminders of Indians who lived in the river valley before the arrival of white men, and were listed on the National Register of Historic Places in 1970.²²

In 1897 J. W. Binkley bought the south half of the northeast quarter of Section 4 in Township 26 North, Range 42 East on the west side of Rutter Parkway where the Indian rock paintings were found.²³ In his memoirs Binkley wrote that, according to Spokane Indian Chief Enoch, the site of the Indian rock paintings was once the “abode of the Great Spirit” and a place where Indians would gather to worship at the base of the cliffs.²⁴ Binkley also recalled that while he was culling rocks by the cliffs to build the foundation for a barn, he found human bone and skull fragments and a stone axe with a whale bone handle and totem carvings (evidence of trade with Alaskan tribes).²⁵ Explaining the reason for the bone fragments, Binkley indicated that “the famous old Nez Perce warrior, Chief Joseph, visited this point...and told...that here had been fought a famous battle between the Nez Perce and the Blackfeet” where many warriors were killed.²⁶

Montvale Farm

In 1898, Binkley purchased additional acreage next east of Section 4 on the east side of Rutter Parkway along the Little Spokane River in the south half of the northwest quarter of Section 3. The sellers of the property were Spokane contractor/painter Q. T. Doane and his wife Emma Doane, the cost of the transaction was \$2,350, and the land included 153 acres of prime “bottomland” in the Little Spokane River valley.²⁷

An ardent outdoorsman, J. W. Binkley, bought the acreage along the Little Spokane River as a “fishing haunt” where he could catch the “big ones.”²⁸ He built a wood frame cabin and named his acreage “Montvale Farm.” He remodeled the cabin in 1910, and in 1914 dramatically enlarged and rebuilt it as a single-family home with more than 3,400 square feet. After construction was complete, Binkley and his wife, Bessie Binkley,

²² City of Spokane Historic Preservation Office, Spokane, WA.

²³ Montvale Farm Collection. A carbon copy of a letter written by J. W. Binkley in circa 1925. Collection owned by Michael Weaver, current owner of Montvale Farm.

²⁴ Ibid.

²⁵ “Students of Indian Lore Are Baffled by Rock Drawings Found Near Spokane.” *Spokane Daily Chronicle*, 10 June 1925, front page and photos.

²⁶ Binkley letter in Montvale Collection.

²⁷ Spokane warranty deed #23625, book 91, page 159. Spokane County Courthouse, Spokane, WA.

²⁸ “Canwell Sisters Buy Famed Home on Little Spokane. Montvale Estate Has History.” *Spokesman-Review*, 10 Feb 1946, p. 1.

moved from their home on Spokane's South Hill at 628 S. Maple Street to their country estate at Montvale Farm. In 1928, J. W. Binkley gave Montvale Farm with "love and affection" to his daughter, Ethelyn Binkley White, and her husband, Aubrey L. White.²⁹ The Whites resided at Montvale Farm until 1943.

Through a trust created by their parents, Dr. Herman & Edna Marshall, Spokane socialites and sisters, Jane Marshall and Marsinah Marshall, and their respective husbands, brothers John M. Canwell and Albert F. Canwell, purchased Montvale Farm. In 1986, the property was divided and a large portion of the acreage was granted to Washington State Parks & Recreation Commission to be conserved in perpetuity as undeveloped parkland, wetland, and a wildlife watershed for the Little Spokane River. The remaining 25.48 acres were split in half (12.49 acres and 12.99 acres) and were retained for ownership by the Marshall-Canwell families. In March 2004 a grandson of the Marshall family, Michael C. Weaver, and his wife, Ronda S. Weaver, bought the south half of the acreage (12.99 acres). Known today as the Montvale Farm, the property includes undeveloped forest and meadowland, the Montvale Farmhouse, a caretaker's cottage, granite gateposts, and a portion of the riverbank and north half of the Little Spokane River. Michael Weaver is employed as a computer software specialist for Bartell, Pringle & Wolf, LLP in Santa Barbara, California, and Ronda Weaver is a marketing manager for World Wide Packets in Spokane.³⁰

HISTORICAL SIGNIFICANCE

Category B

According to National Register Bulletin #15³¹ and applied to the Spokane Register of Historic Places, a property may be eligible under Category B for historic register listing if it is "associated with the lives of persons significant in our past...whose specific contributions to history can be identified and documented." "Persons 'significant in our past' refers to individuals whose activities are demonstrably important within a local, State, or national historic context."³² Eligible properties are usually those associated with a person's productive life, reflecting the time period when he/she achieved significance.

Montvale Farm and its contributing historic resources are eligible for listing on the Spokane Register of Historic Places under Category B for the property's documented historical significance associated with J. W. Binkley and Aubrey L. White, two of Spokane's most influential citizens and businessmen. The property's period of significance spans 46 years from 1897 to 1943, and is associated with the most

²⁹ Spokane County Warranty Deed #661220, book 389, page 331. Spokane County Courthouse, Spokane, WA.

³⁰ The north half of the property (12.49 acres) is owned by Michael's parents, John & Christina Weaver.

³¹ *National Register Bulletin #15*. U. S. Dept of the Interior, National Park Service. Washington DC: National Park Service, United States Federal Government, 1995, pp. 14-15.

³² *Ibid*, pp. 14-15.

productive periods in the lives of Binkley and White, the first and most significant owners of Montvale Farm.

J. W. Binkley

John W. Binkley was born in Ontario, Canada on July 10, 1856. He studied at the Osgoode School of Law and Toronto University, graduated with a law degree, traveled to Seattle and Tacoma, and was admitted to the Washington State bar in 1881. He came to Spokane in 1883 where he was admitted to the Spokane bar, and formed a law partnership with his Canadian cousin, Jacob R. Taylor. A January 27, 1896 newspaper article described the pioneer law firm and its growing prominence in Spokane:

The Spokane bar has many prominent and able members, and among them...is the firm of...Binkley & Taylor, 715 Riverside Avenue. They have built up a large clientage...and are attorneys for the Northwestern & Pacific Hypotheekbank of Amsterdam, Holland, which has its American agency in Spokane. The firm conducts a general law practice and appears before all the courts. They...make commercial and financial law a specialty.³³

Spokane historian and *Spokesman-Review* newspaper editor, Nelson W. Durham, reported in his chronicle, *The History of Spokane Country, Volume 2*, that in addition to his law practice, J. W. Binkley “served as probate judge of [Spokane] County in 1885 and 1886” where he was elected on the Democratic ticket.³⁴ After his appointment to the bench, Judge Binkley concentrated his law practice and legal efforts towards organizing the North Pacific Loan & Trust Company where he served as president. The banking institution specialized in farm mortgages and foreign capital from Holland and loaned more than \$1 million mortgage dollars towards the development of Spokane. The institution began in Spokane in 1884 when Binkley helped organize the Northwestern & Pacific Mortgage Company. In 1896, he re-organized the company under the Dutch name Northwestern & Pacific Hypotheekbank of Amsterdam, Holland, and by 1912, the company was called the North Pacific Loan & Trust Company. Judge Binkley’s contributions to general, commercial and financial law, Spokane County probate law, and mortgage banking in Spokane were great, and Durham applauded Judge Binkley, saying that he “contributed much toward the upbuilding, progress, and improvement of...[Spokane].”³⁵ A prominent Spokane citizen and civic business leader, Judge Binkley was an active member of the Spokane Chamber of Commerce, the Spokane Club, the Spokane Amateur Athletic Club, and the Spokane Country Club. In 1899, Binkley built a three-story hotel in Spokane on the southwest corner of First & Monroe,

³³ “Binkley & Taylor.” *Spokane Daily Chronicle*. 27 Jan 1896.

³⁴ Durham, N. W. *The History of Spokane Country, Vol. 2*. Spokane: Clarke Publishing, 1912, pp. 130-133.

³⁵ *Ibid*, pp. 130-133.

and called it the “Montvale Hotel.” Historically significant as one of Spokane’s first and finest single

room occupancy hotels erected along West First Avenue, the Montvale Hotel is a designated historic landmark listed on the Spokane, Washington State, and National Registers of Historic Places.³⁶ Judge Binkley named the hotel after Montvale Farm, a country estate which he established just before he built the hotel. In addition to his legal work and real estate investments, Judge Binkley also served as president of Spokane’s Industrial Exposition and was influential in establishing the army post at the Fort George Wright Military Base.³⁷ He married Miss Josephine Clarkson of Ontario, Canada, and they had one child, daughter Ethelyn Binkley.

Members of Spokane’s social elite, the Binkley family lived in a large home on the northwest corner of Sixth & Maple on Spokane’s South Hill.³⁸ They entertained lavishly and were friends with some of Spokane’s most prominent families. Although he lived in the city and worked downtown where amenities were plentiful and roads were good, Judge Binkley was drawn to the wild rocky hinterlands, verdant forests, and lowland meadows around the Little Spokane River, nine miles northwest of the city. He was a “great fisherman and lover of the out-of-doors” and “trailed the meandering acres along both sides of the Little Spokane [River] with his rod in search of trout.”³⁹ In 1897 and 1898, Judge Binkley bought 300 acres of undeveloped land around the intersection of Rutter Parkway and the Little Spokane River. The acreage included steep bluffs, forested hills, rich meadowland, a portion of the Little Spokane River (with water rights), and some of the area’s best hunting and fishing. He built a four-room cabin around a large granite fireplace along the north bank of the Little Spokane River and dubbed the dwelling his “fishing lodge.” He quarried the granite for the cabin’s fireplace and foundation from rock cliffs on the acreage and named the property “Montvale Farm,” which is loosely translated to mean “mountain valley.”

There [at Montvale Farm] almost every Spokane pioneer of any business prominence whiled away joyous weekends. Mr. Binkley, always a royal host, was an accomplished chef and master of the barbeque. A friend presented him with a brass spit, wound with a key, bought in Scotland, which he installed in the fireplace and there roasted wild game. Hundreds of trout were flipped from the cold waters of the Little Spokane [River] into his sizzling frying pan.⁴⁰

³⁶ Yeomans, Linda. *Montvale Hotel Spokane Register Nomination*, 1997. Spokane Public Library, Northwest Room, Spokane, WA.

³⁷ *Spokane County Community Cultural Resource Survey*, 1980. Spokane Public Library, Northwest Room. Spokane, WA.

³⁸ The Binkley House is listed on the Spokane Register of Historic Places.

³⁹ “Canwell Sisters Buy Famed Home on Little Spokane, Montvale Estate Has History.” *Spokesman-Review*, 10 Feb 1946, p. 1.

⁴⁰ *Ibid.*

In 1914, Judge Binkley “inveigled his wife to live”⁴¹ at the Little Spokane River and they rebuilt the cabin to include a large single-family house. The home was designed by

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Spokane architect Clarence Smith⁴² and was finished as a fine example of the Colonial Revival style. In order to cross the river, Binkley built a wooden bridge, complete with built-in bench seats in the center of the span. Next to the bridge on the north shore where the house was sited, Binkley built a large water wheel which he used to pump water for irrigation. He grew “Spokane Beauty” apples for the Spokane Hotel and hay for livestock, and for a brief period, raised dairy cattle.⁴³ In 1900 in the vicinity north of the cabin, Binkley erected a garage/barn, two livestock barns, and a house and caretaker’s cottage in which to house farm hands and domestic help. Except for outbuildings, hay fields, and flower beds, he left the majority of the acreage undeveloped in its natural wild state. The Binkleys lived at Montvale Farm from 1914 to 1928, at which time Judge Binkley deeded the property to his daughter, Etheyln Binkley White, and her husband, Aubrey L. White. Judge Binkley purchased, developed, and operated Montvale Farm from 1897 to 1928—a period of time that coincided with his most productive years in which he contributed to and impacted Spokane as one of the city’s most prominent social, civic, business, and legal leaders.

Aubrey Lee White

Regarded as the celebrated leader of Spokane’s park system and city beautification programs, Aubrey White was regaled as “Spokane’s greatest one-man institution and did more to make the city [of Spokane] beautiful than any other man.”⁴⁴ He was the head of the *Spokesman-Review*’s Civic Development Department for 26 years and was applauded as a “garden oracle”⁴⁵ and “one of [Spokane’s] most valued citizens.”⁴⁶ Aubrey White’s contributions to Spokane are unprecedented and he is credited with doing more for the “establishment of Spokane’s park system than any other person.”⁴⁷

Aubrey Lee White was born February 17, 1869 in Houlton, Maine and raised on a farm. He was educated in public schools in Maine and later attended the Ricker Classical Institute, a preparatory school for Colby College. According to his obituary, Aubrey White’s “first business venture was in New Brunswick, New Jersey in furniture merchandising but after 18 months he felt the lure of the west and arrived in Spokane in 1889.”⁴⁸ He worked in Spokane for the John W. Graham Company and was eventually appointed director of the company’s book department. During his early years in

⁴¹ Ibid.

⁴² *Spokane County Community Cultural Resource Survey, 1980*. Spokane City/County Office of Historic Preservation, Spokane, WA.

⁴³ Ibid.

⁴⁴ “Aubrey L. White Taken By Death.” *Spokesman-Review*, 19 Sept 1948.

⁴⁵ “Garden Column His 26-Year Job.” *Spokesman-Review*, 28 June 1948.

⁴⁶ *Spokesman-Review*, 19 Sept 1948.

⁴⁷ Ibid.

⁴⁸ Ibid.

Spokane, Aubrey White became associated with Jay P. Graves when he rented a room in the sprawling Browne's Addition home of Amanda & Jay P. Graves, a wealthy pioneer

mining, railroad, and real estate developer in Spokane. According to Spokane historian, John Fahey, "Graves customarily discussed his business with his wife, Amanda, and...talked about his new prospects with...their boarder, Aubrey Lee White, a trim, dandified bachelor of 27 [years] from Maine." After their meeting, "Graves put White to work selling stock in [his] Old Ironsides and Knob Hill [mines] at ten-cents a share" and then sent him to New York to procure funding for mining prospects.⁴⁹

Aubrey White was successful when he marketed and sold mining interests for Graves. He became wealthy and eventually moved back to Spokane. During his time in New York and the East Coast, White was a member of various city/garden beautification clubs and became acquainted with the Olmsted Brothers Landscape Architectural firm of Brookline, Massachusetts, the famed designers of New York's Central Park.

As Spokane grew, Aubrey White came back from New York, an officer in Grave's railroad and real estate companies, aglow with the fervor of beautifying cities by rational planning, crying that Spokane must reserve its beauty spots for parkland before rising prices put them out of public reach. White's concern for parks was genuine...[and he] introduced Spokane to the foremost landscape architects of the time, the Olmsted Brothers of Brookline, Massachusetts.⁵⁰

Aubrey White "explored every woodland and riverbend around Spokane. He mapped his wanderings, indicating areas he thought should be parks in the Spokane of the future."⁵¹ He founded the "City Beautiful Club," sponsored a successful \$1 million dollar park bond for land acquisition and park programs, helped organize Spokane's first park board, and was named its first president. He worked tirelessly to make Spokane one of the most beautiful cities in the United States and was credited with being the "originator and campaigner for Spokane's park system, considered one of the finest in the nation."⁵²

Aubrey White's accomplishments and contributions to Spokane and the Spokane region include the following:

- Helped organize and finance the Granby Mining & Smelting Company
- Helped organize and finance the electric Inland Empire Railway Company and the Spokane Traction Company (electric street railway in Spokane)
- Helped develop some of the first "irrigation interests" in Spokane Valley⁵³

⁴⁹ Fahey, John. *Shaping Spokane*. Seattle: University of Washington Press, 1994, p. 5.

⁵⁰ Ibid, p. 39.

⁵¹ "Aubrey White: The Man Who Saved a River." *Spokane Daily Chronicle*, 6 Nov 1973.

⁵² "Services Today for A. L. White." *Spokesman-Review*, 20 Sept 1948.

⁵³ Ibid.

- Mapped out parks and parkways in Spokane
- Brought the nationally acclaimed Olmsted Brothers Landscape Architects of Brookline, Massachusetts to Spokane

- Extracted plans and specifications for the development of city-wide urban designs and public parks in Spokane from the Olmsted firm
- Helped implement the Olmsted's plans for Spokane
- Organized and created a \$1 million dollar bond to pay for property acquisition, public parks, and city beautification programs
- Rallied support for the bond program and motivated real estate developers to donate land to Spokane for use as public parks and parkways
- Helped form the Spokane Parkways Association through the *Spokesman-Review*
- Helped conserve Spokane and Washington State waterways through public ownership
- Helped acquire land at Mt. Spokane for conservation as a State park
- Started the "movement for the preservation of Washington's historical sites"⁵⁴
- Appropriated federal funds and work from the WPA and CCC to build scout camps, golf courses, shooting ranges, walking trails, and public parkland roadways
- Initiated the first research, excavation, and restoration of Spokane House
- Originated and developed a system of Spokane River parkways (Aubrey White Parkway was later named in honor of Aubrey White)
- Employed as the *Spokesman-Review's* garden editor
- Created and organized City Beautiful efforts in Spokane, including garden contests which were won by Spokane citizens in local, State, and national contests
- Directed the Civic Development Department of the *Spokesman-Review* for 26 years
- With Jay P. Graves, donated 90 acres of parkland for Manito Park in Spokane
- Promoted the establishment of Spokane playgrounds
- Founded and was president of the "City Beautiful Club" in Spokane
- Helped found the Washington State Arboretum in Seattle
- Served as First President of the Spokane Park Board
- Served as President/Director of the Spokane Chamber of Commerce
- Active member of the Spokane Club, Spokane Riding & Driving Club, Spokane Country Club, St. James Club of Montreal, Mount Royal Club of Montreal, Union League Club of New York, Santa Barbara Club of California, American Civic Club, Spokane Press Club, Spokane Editorial Society, the Landscape Association of Spokane, and York and Scottish Rite Masonic Orders

Aubrey White's social, civic, and city-beautification efforts are legion and have had a lasting impact on Spokane and the Spokane area. Perhaps the First National Bank of

⁵⁴ "Aubrey White's Effort Lauded." *Spokesman-Review*, 19 May 1949.

Spokane summed it best in a newspaper article they wrote in honor of Aubrey White in 1973:

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When the Depression wiped out his fortune, Aubrey White became head of the *Spokesman-Review's* Garden & Civic Betterment sections, and for 26 years he was regarded as a sort of garden oracle. Backed by the newspaper, he set about saving the Spokane River. Not so long ago, the banks of the Spokane river were blighted areas of dumps, dilapidated buildings, and squatter's hovels. As a result of this crusade, over 80% of that land is now beautiful parkland. By persuading corporations and individuals to donate 1,500 parcels of land, Aubrey White gave Spokane more parkland per person than any other city in America. A Mt. Spokane enthusiast, he helped acquire land which made so much of that mountain into a state park. The Bowl & Pitcher riverbend park, walking trails, golf courses, and scout camps are here to enjoy now because of Aubrey White's dedication and foresight.⁵⁵

Summary

Montvale Farm is historically significant as the home of Judge J. W. Binkley from 1897 to 1928, and the home of his daughter, Ethelyn Binkley White, and her husband, Aubrey L. White, from 1928 to 1943. During their respective residencies at Montvale Farm, Judge Binkley and Aubrey White achieved their highest successes as two of Spokane's most celebrated civic and business leaders. Montvale Farm and its contributing historic resources (Montvale Farmhouse, caretaker's cottage, and granite gateposts) are eligible as a historic district for listing on the Spokane Register of Historic Places under Category B and being nominated for such in this nomination document.

⁵⁵ "Aubrey White: The Man Who Saved a River." *Spokane Daily Chronicle*, 6 Nov 1973.

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Montvale Farm Collection. Michael Weaver, owner of Montvale Farm.

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Spokesman-Review, 10 Feb 1946, p. 1

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MONTVALE FARM Section 10

Plat Map

Plat map of property (source: Spokane County)

PROPERTY OF
 SPOKANE COUNTY
 ASSESSOR

3 - 26 - 42

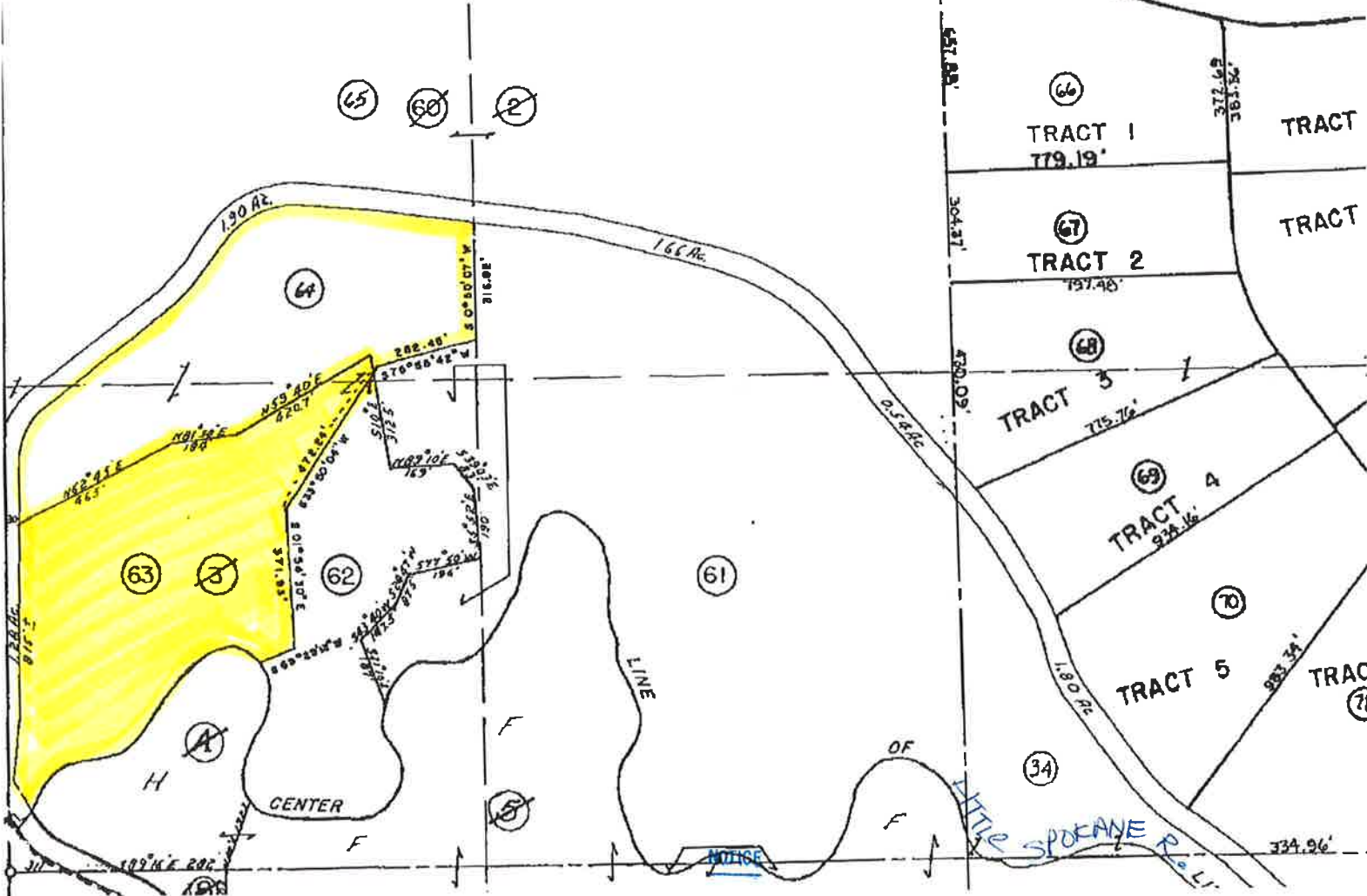
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LOT 4 36.33 Ac.

LOT 3 36.58 Ac.

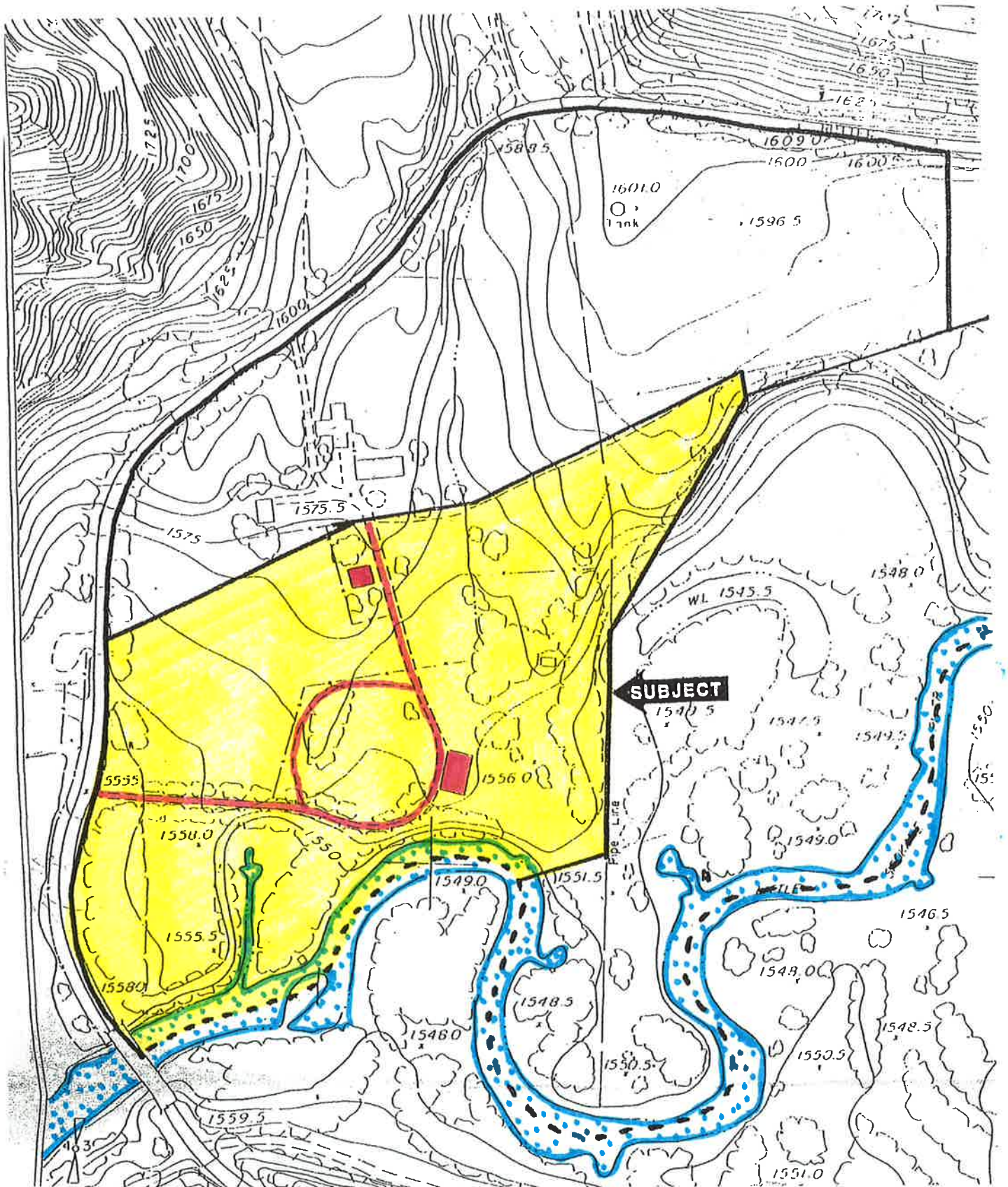
34

LOT 2 36.83 Ac.



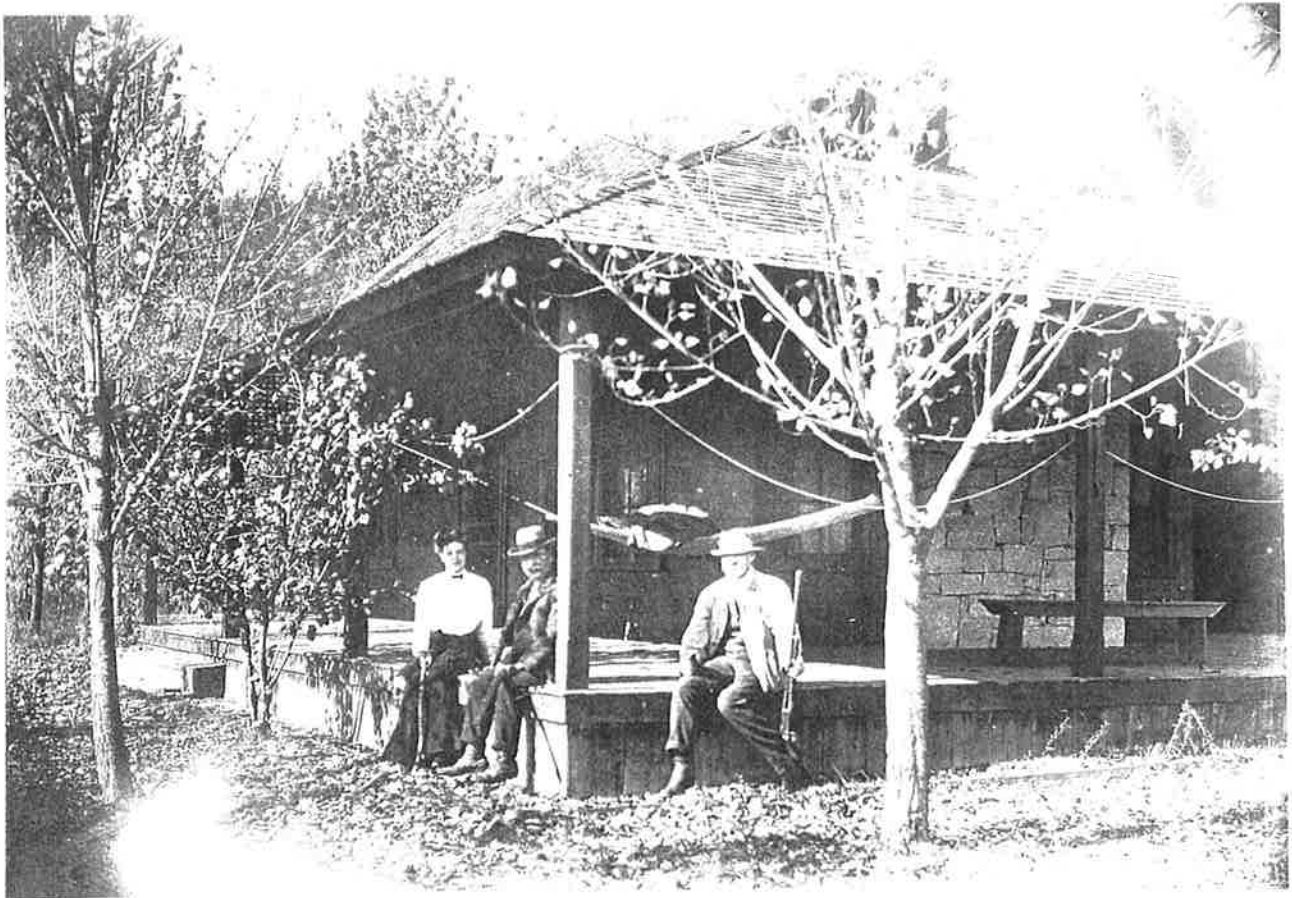
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Topographic Map Source: Mike Weaver (current property owner)



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Historic photo 1 Circa 1898 cabin from which Montvale Farm House was built.
Judge Binkley in center of photo, seated on porch.



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Historic photo 2 Montvale Farm House and surrounding gardens on property, circa
1920s-1930s



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MONTVALE FARM **Section 10**

Historic photo 3 Montvale Farm House, east elevation and center reception hall,
1920s-1930s



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Photos 1 and 2 West façade of Montvale Farm House.



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Photos 3 and 4

West façade details of Montvale Farm House in 2006.



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- Photo 5 Northwest corner of house, picturing north elevation and west façade in 2006.
- Photo 6 Southwest corner of house, picturing west façade and south elevation in 2006.



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Photos 7 and 8 East elevation of house (rear) in 2006.



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Photos 9 and 10 North elevation and bracket detail in 2006.



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Photos 11 and 12 Caretaker's cottage in 2006, looking northwest.



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MONTVALE FARM **Section 10**

Photo 13
Photo 14

Front door, looking southwest in 2006.
Front stairs to second floor, looking west in 2006.



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Photo 15
Photo 16

Center reception hall, looking southwest.
Family room, looking south from center reception hall in 2006.



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MONTVALE FARM **Section 10**

Photo 17
Photo 18

View of French doors at east wall of dining room in 2006.
View of fireplace on west wall of dining room in 2006.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
MONTVALE FARM **Section 10**

Photo 19 View of built-in china cupboard in dining room, north wall, in 2006.

Photo 20 View of fireplace in family room on east wall in 2006 (original 1898 fireplace).

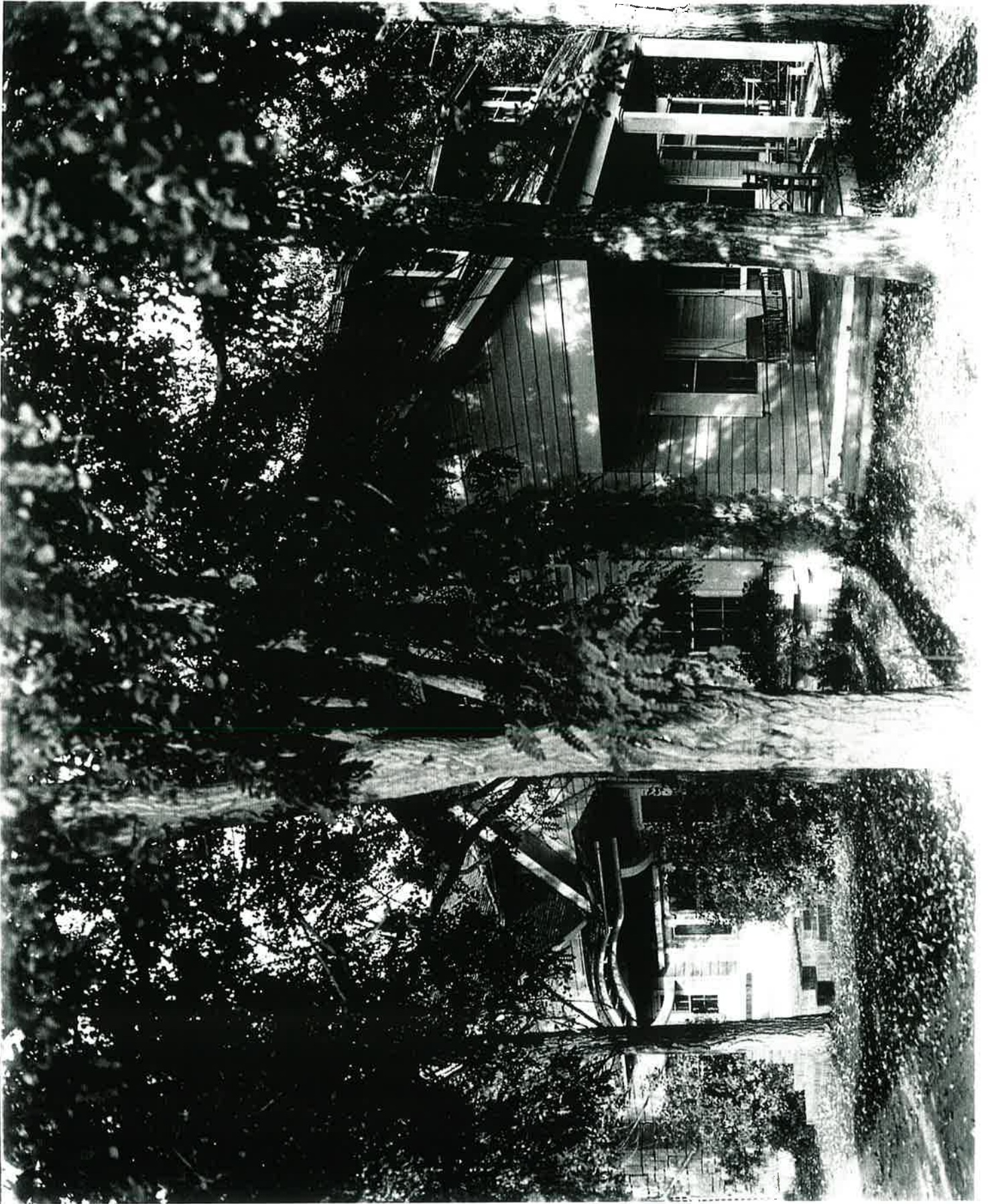




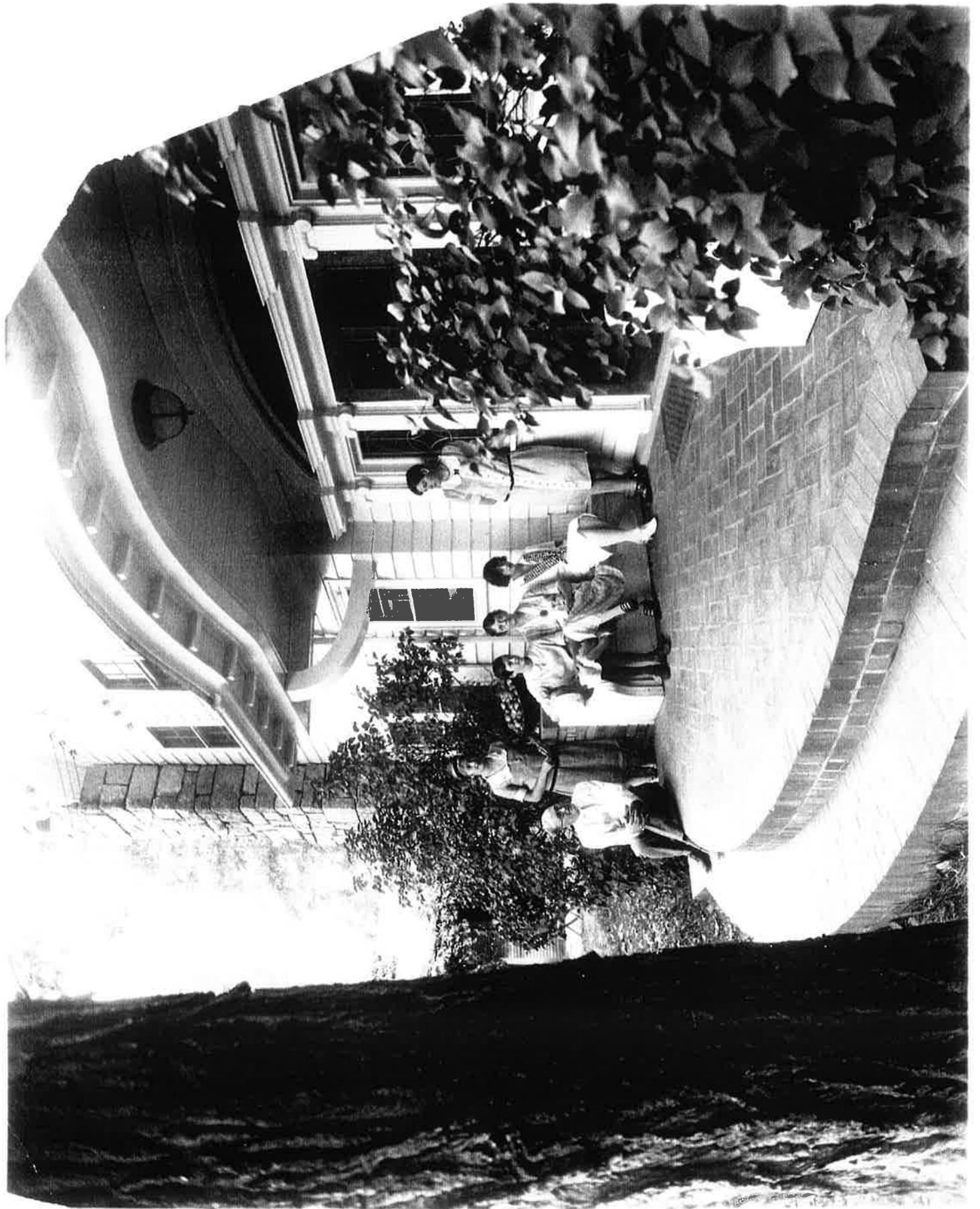
INDIAN ROCK PAINTINGS BY LITTLE SPOTAWLE RIVER



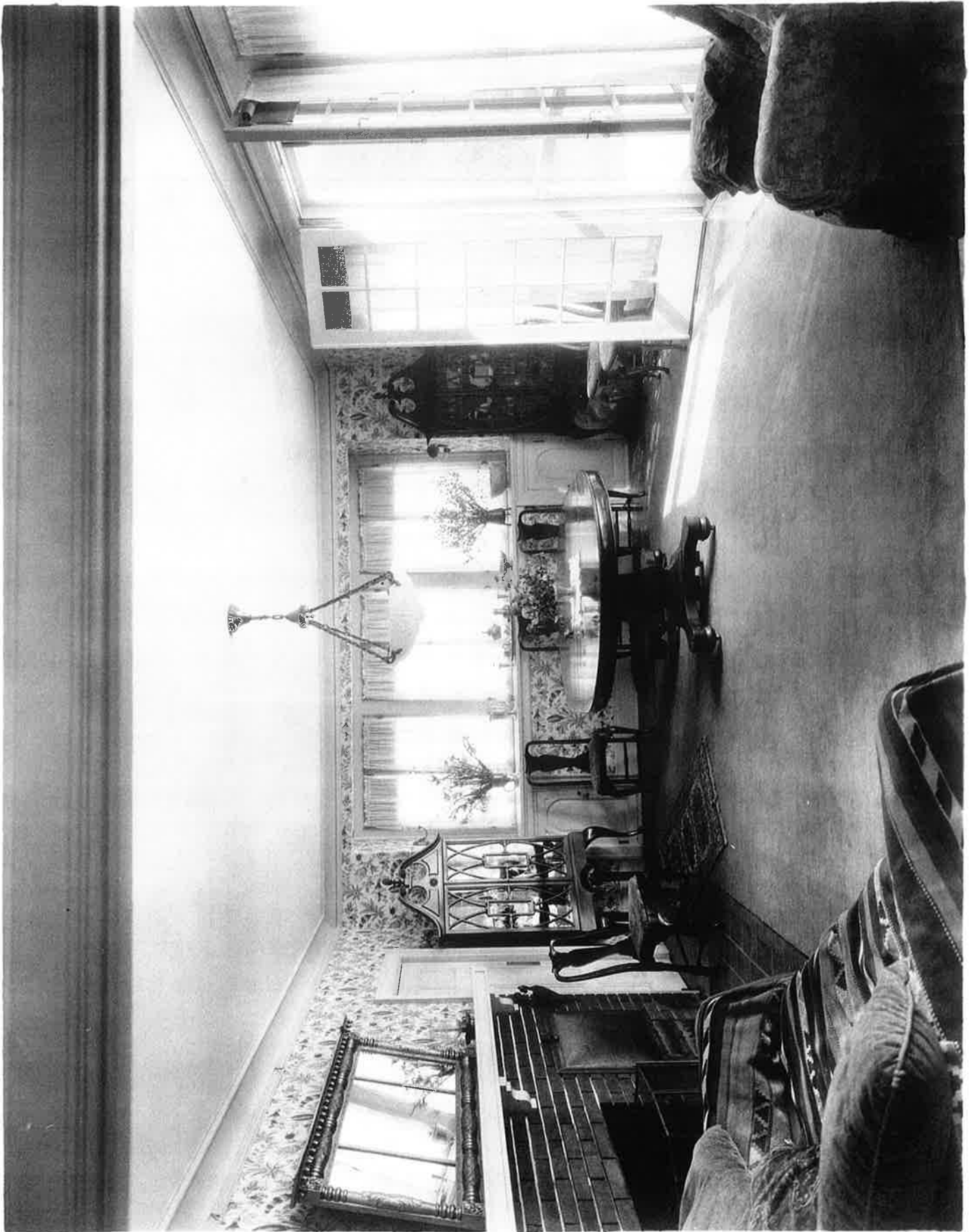
MONTVALL FARMHOUSE, C. 1930s



MOATVALL FARMHOUSE, C. 1930s



MOATVALL FARMHOUSE, c. 1930s



MONTVALE FARMHOUSE DINING ROOM - c. 1930s