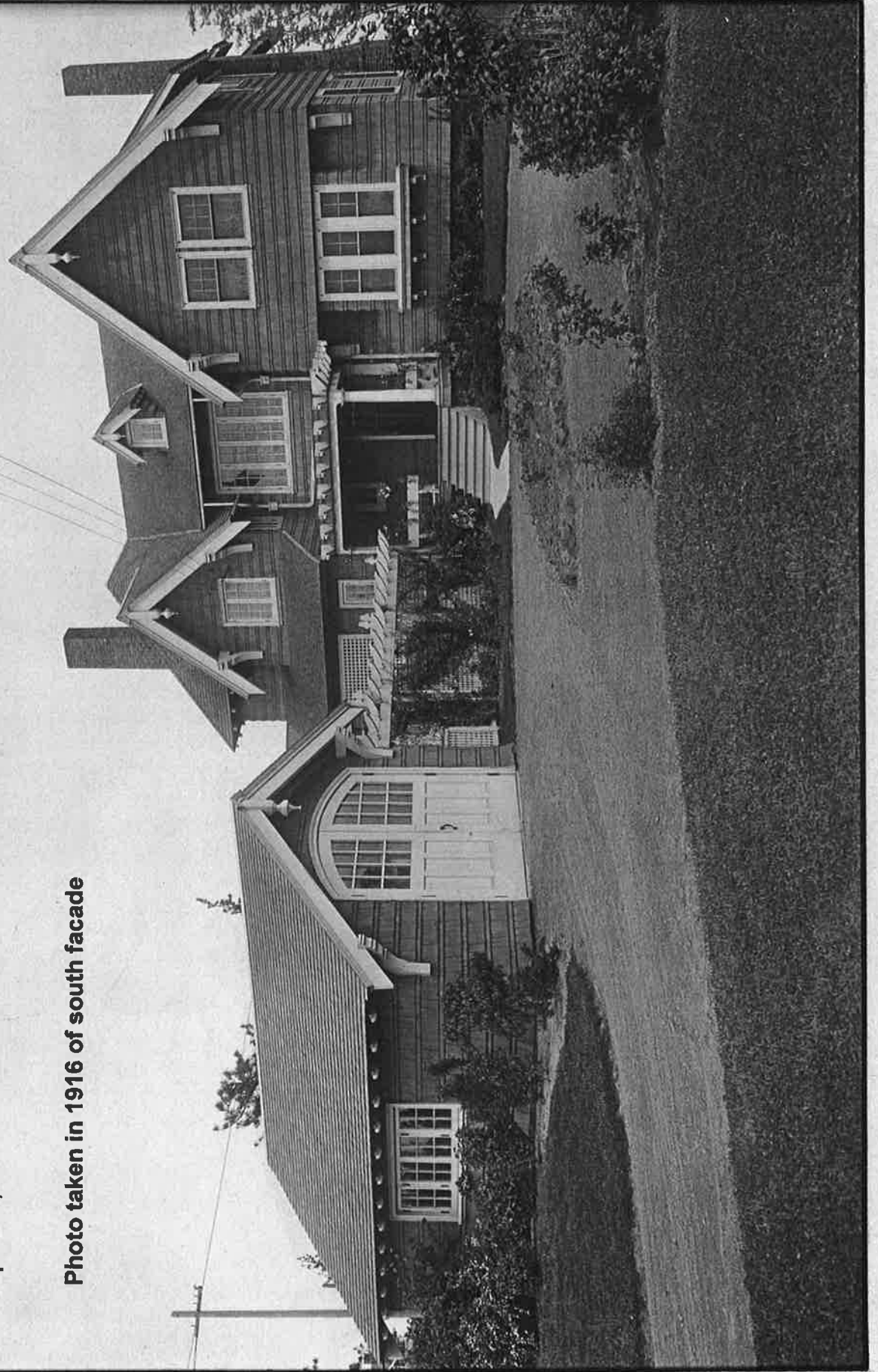


MOREHOUSE-WILLIAMS HOUSE

407 E. 14th Avenue
Spokane, WA 99203

Photo taken in 1916 of south facade



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 **MOREHOUSE-WILLIAMS HOUSE**

2. Location

Street & Number 407 East 14th Avenue
City, State, Zip Code Spokane, WA 99203
Parcel Number 35203.3424

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 type="checkbox"/> occupied	<input type="checkbox"/> agricultural <input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input checked="" 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	Public Acquisition	Accessible	<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 Lawrence B. Stone
Street & Number P.O. Box 11215
City, State, Zip Code Spokane, WA 99211-1215
Telephone Number/E-mail (509) 535-1571

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 ☐
1979
Depository for Survey Records Spokane Historic Preservation Office
FINAL April 30, 2003

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	Less than one acre.
Verbal Boundary Description	Manito Park 3rd Addition Lot 25 Block 7 & Manito Park 3rd Resurvey Lot 24 Block 7.
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning
Telephone Number/E-mail	509-456-3828 or lyeomans@qwest.net
Street and Number	501 West 27th Avenue, Spokane, WA 99203
Date	21 May 2003

12. Additional Documentation

Map	Spokane City/County plat map, 2002
Photographs and Slides	19 black & white prints; 20 color slides, 1 historic print, 1 drawing

13. Signature of Owner(s)

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.

CITY ADMINISTRATOR, 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

NARRATIVE DESCRIPTION***Summary Statement***

The Morehouse-Williams House is a contributing property in the Rockwood National Register Historic District and is sited on the ridge of a steep basalt bluff, a feature around which the neighborhood was designed in the early 1900s by the Olmsted Brothers architectural landscape firm. Regarded as an excellent example of the Tudor Revival tradition with strong Craftsman-style influence, the house was built in 1912 and features two steeply pitched prominent facade cross gables, a second-story overhang, and double-course split-wood shingle siding. Massive scroll-sawn knee braces and decorative brackets with carved pendant drops support the second-story overhang and wide overhanging eaves in the gable peaks. A center recessed front porch is distinguished by decorative rafter tails that extend past the roof eaves. Remarkably intact, the Morehouse-Williams House retains excellent interior and exterior integrity of location, design, materials, workmanship, and association.

CURRENT APPEARANCE & CONDITION***Site***

The Morehouse-Williams House is located on two lots in the Third Addition to Manito Park. The two lots form an irregular, reverse-L-shaped footprint that measures 102 feet wide on the south, 212 feet on the east, 60 feet and 85 feet on the north, and 126 and 129 feet on the west. The house is built on the northeast end of the lots, which are sited on a plateau at the edge of a basalt bluff that rises more than 60 feet in elevation. A basalt rock wall, built along the curvilinear crest of the bluff, establishes the northern-most point of the property and extends south along part of the east boundary. A circular driveway fronts both the home and a three-car garage that is located adjacent west of the house. The house and garage are surrounded by a contemporary designed landscape that includes evergreen and deciduous trees, shrubs, flower beds, a reflecting pool, and a manicured lawn. The property is bordered by Fourteenth Avenue to the south, Ferris Court to the west, and single-family homes built from 1900 to 1940 to the northwest and east.

House Exterior

The Morehouse-Williams House is a balloon-frame house with a rectangular footprint that measures 45 feet wide and 51 feet deep. The house rises two and one-half stories and has a steeply pitched, cross-gabled hip roof that is covered in copper shingles. Two prominent cross gables joined by a one-story recessed front porch dominate the facade. Wide overhanging eaves are unenclosed and are embellished with exposed scroll-sawn rafter tails and decorative scroll-sawn knee braces, brackets, and pendant drops. A similar, almost mirror-image design of the facade is featured on the rear elevation of the house. The entire home is clad in split-cedar shingles applied in a double-course pattern.

Rows of multi-paned, double-hung, wood-sash and wood casement windows with true divided lights illuminate the first and second floors of the house. A foundation made of basalt rock measures nearly two feet thick and supports the home.

The facade of the Morehouse-Williams House faces south along East Fourteenth Avenue and is distinguished by a nearly symmetrical design with two prominent cross gables and a center recessed front porch on the first floor. Supported by Doric columns, the porch is covered with a flat roof that is distinguished with extended decorative scroll-sawn rafter tails. Original wood flower boxes with trestle bases protect the porch deck in lieu of a balustrade. The porch is supported by a basalt foundation. A ribbon of four, tall, multi-paned casement windows are located over the front porch on the second floor. A small gabled dormer is centered over the windows between the cross gables. Massive scroll-sawn knee-braces accentuate the cross gable's wide overhanging eaves and deep bargeboards. Carved pendant drops distinguish the gable peaks of the dormer and cross gables. The second story of the house overhangs the first story and is supported by decorative brackets. A multi-paned box bay window with scroll-sawn brackets is located under the overhang east of the front porch.

The east elevation of the house is dominated by a clinker brick chimney that extends through a shed roof dormer. Fenestration includes original multi-paned, double-hung, wood-sash windows. The west elevation of the house has a center cross gable, a shed roof dormer with a ribbon of multi-paned casement windows, and a breezeway on the first floor that is attached to a garage. Wood lattice-work covers the south elevation of the breezeway.

The north, rear elevation of the house nearly replicates the design of the home's facade and features two prominent cross gables joined by a one-story recessed porch with a flat roof. The porch is supported by Doric columns and is embellished with extended scroll-sawn rafter tails. A second-story deck is formed by the porch roof and has French doors. A shed roof dormer projects from the roof slope between the cross gables. Embellished with a duplication of design elements found on the facade, the rear elevation has massive decorative, scroll-sawn pendant drops and knee braces. A stamped concrete patio with a reflecting pool and fountain extends from the porch onto the lawn.

House Interior

The interior of the Morehouse-Williams House is in excellent condition and exhibits the original floorplan and building materials from 1912, which includes hardwood floors, nine-foot-high ceilings, multi-paned windows and paneled doors, oak woodwork, oak wainscoting and staircase, built-in bookcases and storage cabinets, chandeliers and wall scones, fireplaces, bathroom fixtures, and a hexagonal-tile floor in an upstairs bathroom.

An original storm door made of quarter-sawn honey-colored red oak with brass and copper screens protects a paneled front door. The front door is constructed of solid oak, has beveled-glass divided lights on the upper half, and opens to a large foyer and central hall. The focal point of the foyer and hall is an oak staircase with a landing between the first and second floors. The stair landing and foyer are illuminated by a ribbon of four multi-paned casement windows. The staircase has an open string with three turned balusters on each riser and curves around the stairwell to the second floor. Paneled oak wainscoting burnished to a deep golden color accentuates the walls in the foyer. The foyer and central hall open to a library, living room, dining room, a short hallway to a powder room and kitchen, and a covered porch and patio at the rear of the house. From the foyer, a door opens east to a library located in the southeast corner of the first floor. The library is embellished with built-in oak bookcases with multi-paned glass doors on the east wall. Similar to fixtures designed by Gustav Stickley, an original Craftsman-style chandelier hangs from the center of the ceiling. It is made of hammered brass and has four tapered brass-and-amber-glass shades. The library opens north to a spacious living room located in the northeast corner of the first floor. A fireplace with an oak mantel and a brick surround highlights the east wall of the room. Large Tuscan columns flank an entryway in the living room that opens to the central hall. On the west side of the hall in the northwest corner of the house is a dining room with multi-paned French doors, an oak chair rail, and an original brass chandelier with four Steuben-glass shades. A kitchen, powder room, and a narrow staircase designed for use by domestic help are located on the west wall and in the southwest corner of the first floor. Except for the kitchen and powder room, which have painted pine woodwork, and the powder room, which has a maple floor, all of the woodwork on the first floor is handrubbed, quarter-sawn oak. The floor is made of solid oak planks. The hall, library, living room, and library all have original brass-and-glass wall sconces.

The second floor has four bedrooms, two bathrooms, and a sleeping porch. The woodwork is painted pine and the floor, except for the bathrooms, is hardrock maple. The master bedroom, located in the northeast corner of the second floor, has a fireplace with a dark green ceramic tile hearth and surround (perhaps made by Grueby or Rookwood). The second-floor bathroom on the south wall retains its original design, materials, and fixtures, including a built-in mirrored medicine cabinet, white porcelain toilet and bathtub, a wall-mounted oval washbasin with decorative legs, nickel-plated chrome hardware and chrome-and-glass towel bars, white ceramic "subway" tile wainscoting, and a white-and-gray hexagonal ceramic tile floor. Original light fixtures and wall sconces are retained in the south bathroom and bedrooms in the southwest, northeast, and northwest corners of the second floor.

A narrow staircase ascends from the second floor to the third floor, which is a partially finished attic. The finished attic space includes a central hall, a bedroom, and a bathroom with a built-in mirrored medicine cabinet, a clawfoot bathtub, and a wall-mounted washbasin, which are all original fixtures. The finished floor is hardrock maple.

The basement can be reached by a narrow staircase designed for use by domestic help, which is accessed from a hall by the kitchen. The basement is finished with a poured concrete floor and has a recreation room, a laundry room, a powder room, furnace room, and storage space. The recreation room has an oak floor and a fireplace. An exterior door on the south wall opens to an exterior concrete stairwell that rises to ground level.

ORIGINAL APPEARANCE & SUBSEQUENT ALTERATIONS

House

Built in 1912, the Morehouse-Williams House retains much of its original materials, workmanship, and design. In 1917, the cross gable on the southwest facade of the house was extended forward at the second floor, producing a second-story overhang. The second-story extension resulted in a bathroom and a larger bedroom which were finished with materials that matched the home's existing materials (building permit #8740, dated 10 August 1917).

In 1955-56, the original wood shingle roof was covered with composition shingles, and the kitchen and second-floor bathroom on the north wall were remodeled. A tripartite window was installed over the sink and kitchen cupboards and appliances replaced the original units. The original back porch was enclosed for use as a mudroom. The mudroom remodel included a pair of multi-paned windows that replaced an original wood lattice panel. The second-floor north bathroom was remodeled with turquoise fixtures and a linoleum floor, but the original white porcelain, oval pedestal sink was retained. In 1988, the kitchen was remodeled again with new cupboards, cabinets, and an oak floor.

Due to a leak in the pipes and sustained water damage in 1995, the north bathroom on the second floor was repaired and restored to its original design. Replicating the design and materials of the original south bathroom on the second floor, the north bathroom was finished with hexagonal ceramic floor tiles, white ceramic subway tile wainscoting, built-in medicine cabinets, a wall-mounted porcelain wash basin with decorative legs, and nickel-plated chrome-and-glass hardware and light sconces. The bathroom's oval pedestal sink with gooseneck spout and nickel-plated chrome hardware is original. A pair of multi-paned windows on the north wall were removed and replaced with multi-paned French doors. The doors open to a deck which is clad in ceramic tile. The deck was installed over the back porch, replacing a shed roof. Scroll-sawn rafter tails that match the original rafter tails on the front porch were installed around the eaves of the back porch.

In the early 1990s, the original circa 1912 wood shingle roof and the 1955-56 composition roof that covered it were removed and a copper shingle roof was installed. In 2000, the circa-1950s tripartite window above the kitchen sink was replaced with a fixed-sash window that matches the design of the existing circa-1912 fixed-sash dining room window on the north wall. In 2000, the wall between the kitchen and the mudroom was removed and the floor in the mudroom was covered with oak planks. The mudroom door located on the south wall was removed and installed on the west wall of the mudroom.

In October, 2001, a fire destroyed the southwest corner and the west elevation of the house. In 2001-2002 the southwest corner and west elevation of the house were rebuilt and restored, including the roof, first and second-floor windows, roof eaves and brackets, gable peak pendant drops, and double-course split-cedar shingle exterior siding. The interior of the first and second floors was repaired, rewired, repainted, and refinished. The exterior of the house was repainted.

Rock Wall

Built in 1912 when the house was erected, a rock wall made of vesicled basalt identifies the north and east boundaries of the property. The rock wall varies in height from three feet on the north end of the property in the back yard, to four feet along the east side of the lot. The wall was originally constructed in the blind mortar method; subsequent repairs along the rock wall during the 1950s, 1960s, and 1970s were completed with exposed mortar joints. The top of the wall is protected with a soldier course of rock spires, which were installed to prohibit trespassing. The west side of the backyard has no rock wall due to a natural basalt rock outcropping that rises from the ground, separating the Morehouse-Williams property from the property adjacent west.

Garage and Breezeway

A September 8, 1912 article in the *Spokesman-Review* pictured an architectural rendering of the Morehouse-Williams House and an attached pergoled breezeway and single-car garage. The garage was sited about 20-25 feet in front of the house and oriented with the garage's facade facing east. Connecting the house to the garage, a breezeway was attached to the southwest facade corner of the house and the northeast corner of the garage. It was described in the newspaper article as an "attractive" feature:

"The grounds are being treated in an artistic landscape effect, and an attractive part of the scheme is the pergola and lattice [breezeway] connection between the house and garage..."

According to Spokane County Assessor records, the garage and breezeway were not built until 1916, four years after the newspaper article was printed. A black-and-white photograph of the property taken in 1916, confirming this date and the design for the house and garage, which was pictured in the 1912 newspaper article.

The *design for the garage* was derived from requirements set forth in strict subdivision covenants initiated when the Rockwood neighborhood was developed in the early 1900s. The covenants stipulated that:

“...any garage which shall be built on any of this [subdivision] property must conform to the style of architecture of the dwelling on the same lot on which it is located...”

(Spokane County Warranty Deed #357113).

Conforming to covenant requirements, the design for the garage replicated features, materials and elements used on the house, including wide overhanging eaves with exposed rafter tails, large brackets and pendant drops in the gable peaks, and double-course wood shingle siding. Mimicking the design of the home's front door, double wood-paneled carriage house doors with upper-leaf divided lights were installed on the garage. In summary, the original plan for the Morehouse-Williams property included a house that was attached to a garage via a breezeway, and exterior design features and materials for both house and garage were made to match each other.

In 1928, the garage was moved to footings sited 20 feet directly west of the house, and faced south instead of east. A one-story covered wood breezeway with wood lattice panels was built in the 1930s, replacing the circa 1916 breezeway, and was attached to the west elevation of the house and to the east elevation of the garage.

In the 1940s, the original garage and breezeway were demolished and an over-sized, two-car garage was built on the same site. Spokane County Tax Assessor records include a picture of the garage taken in 1961. The photograph reveals that it was built to replicate the original garage with two differences: The design for the new garage was enlarged to accommodate two cars instead of one, and the new garage had an accordion-fold upward-sliding wood garage door instead of double carriage house doors like the original circa 1916 garage. According to the Assessor's photograph, all other architectural features and materials used in the previous garage were retained in the new double-car garage, including the slope of the roof, the wide overhanging eaves with exposed rafter tails, gable peak pendant drops, multi-paned windows on side elevations, and double-course wood shingle siding.

In 2000-2001, the double-car garage built in the 1940s was razed due to termite infestation and non-repairable damage. A new garage was built on the same footings, and a new breezeway similar to the previous circa 1930s breezeway was built, connecting the house and garage. Unfortunately, a few months later in October 2001, the garage and breezeway were destroyed by fire.

In 2002, Spokane general contractor Kevin Cox rebuilt the garage. The design for the garage was altered to accommodate three large vehicles, which was based on modern 2002 automobile, truck and SUV measurements. A new breezeway was constructed and was once again attached to the west elevation of the house and the east elevation of the garage. The design for the new breezeway was similar to the circa 1930s design, which included a roof and wood lattice panels attached to the south elevation. The design and materials of the circa 2002 garage are similar to the original design and materials of the garage built in 1916 (see circa 1916 black-and-white photograph) and of the garage built in the 1940s (see photograph from Spokane County Tax Assessor file). As previously explained, the exterior materials, design features and architectural elements used on the circa 2002 garage were adapted from original features and elements used on the house. This idea of replicating features and elements used on the house was established with specific exterior design directives required in the Rockwood neighborhood subdivision covenants and with the first drawings submitted for the design of the property, which date back to the September 8, 1912 article that appeared in the *Spokesman-Review*. To summarize:

Garage #1: Built in 1916; located in front of house; garage faced east; pergoled breezeway was attached to house and garage, connecting the two structures.

Garage #2: Built in 1916 but moved in 1928 to site about 20-25 feet west of house; garage faced south; enclosed covered breezeway with roof and lattice panels was built in 1930s and attached to house and garage, connecting the two structures.

Garage #3: Built in 1940s on some of same footings as previous garage; design enlarged to two-car garage but included the same architectural details, elements, and materials as original garage, which mimicked those featured on the house; enclosed breezeway demolished due to decay.

Garage #4: Previous garage demolished due to unabated pest infestation and subsequent damage; garage and breezeway built in 2001; design same as previous garage; enclosed breezeway built similar to previous circa 1930s breezeway, connecting house and garage; fire destroyed breezeway and garage in 2001.

Garage #5: Built in 2002; design enlarged to accommodate three-car garage; other design features and materials for garage similar to original 1916 garage (which mimicked design and features of house as per subdivision covenants); enclosed breezeway built with attached lattice panels like circa 1930s breezeway design; following previous garage/breezeway designs, the breezeway was once again attached to house and garage, connecting the two structures.

Area of Significance	Architecture
Period of Significance	1912-1954
Significant Dates	1912
Architect	Frank G. Hutchinson
Builders	Whitney and Lieble, General Contractors

STATEMENT OF SIGNIFICANCE***Summary Statement***

Built in 1912 and listed as a contributing property of the Rockwood National Register Historic District, the Morehouse-Williams House is significant in the areas of “Architecture,” “Social History,” and “Community Planning & Development.” During the property’s period of significance, which is from 1912 to 1954, the house was associated with the residential development of the Rockwood neighborhood as one of the first properties built along the rimrock on East 14th Avenue. The Morehouse-Williams House is a reflection of the “modern style of architecture” and fine-quality craftsmanship required by neighborhood covenants, which were initiated when the community was developed (Spokane County Warranty Deed #357113). The property embodies the style, quality, cost, and size of home that were originally intended and planned for the area. Within this idiom, the Morehouse-Williams House is an exceptionally intact and unique expression of the Tudor Revival tradition with strong Craftsman-style influence. The home was designed by Frank G. Hutchinson, a professional architect who worked during his career for numerous noted Spokane architects, including Albert Held, Kirtland Cutter, Karl Malmgren, and W. W. Hyslop. Regarded as one of Spokane’s best architectural delineators, Hutchinson also taught design, drafting, and mechanical drawing classes at Lewis & Clark High School in Spokane. He designed the Morehouse-Williams House for Dr. Harry Lyman Morehouse, one of Spokane’s early orthodontists, and his wife Emily Blancette Morehouse. The property was also owned by Ford Automobile Agency operator Frank Williams, and his wife Besse Mills Williams, for 40 years. Historically and architecturally significant, the Morehouse-Williams House and the original basalt rock wall built along the north and east borders of the property are eligible for listing on the Spokane Register of Historic Places under Categories A and C.

Historical Context

From 1900 to World War I, Spokane experienced a building boom that spread throughout the city and extended up and over a massive basalt bluff that runs east and west along Seventh and Eighth Avenues at the base of Spokane’s South Hill. Neighborhoods were planned, platted, and eventually developed on the plateau that overlooks the city atop the basalt bluff. One of these residential areas was the Rockwood National Register Historic District, the only neighborhood in Spokane that was designed by the nationally acclaimed

Olmsted Brothers architectural landscape firm, the same firm that designed New York City's Central Park the Boston park system.

Early Spokane pioneer Jay P. Graves arrived in Spokane in 1887, and within two decades, had risen to prominence as a mining and railroad developer. He recognized potential real estate bargains available in Spokane for those who had money to invest, and early in 1903, he formed a real estate development corporation called the Spokane-Washington Improvement Company. For an investment of \$250,000, the company purchased almost 800 acres on the top of Cook's Hill, which was mostly undeveloped South Hill land. Promising to add improvements and take full advantage of scenic possibilities, Graves developed the acreage as the Manito Park Addition and donated 90 acres of rocky land to the City of Spokane, which was designed as Manito Park. Graves also bought and developed an additional 100 acres east of the park between South Hatch and Arthur Streets and between East Eleventh and Twenty-ninth Avenues. This neighborhood was designated the Rockwood National Register Historic District in 1997.

The Rockwood National Register Historic District

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

By the end of 1909, Rockwood neighborhood homesites were being actively marketed. Advertisements announcing contracts for paving, water and sewer, the planting of trees, and landscaping alternated with news of the latest purchases and upcoming homes in local real estate sections of Spokane newspapers. Streetcar lines, street lamps, sidewalks, and eventually a school were built in the area. Neighborhood amenities were plentiful, and the high bluff with spectacular views from the neighborhood's north edge, and the curvilinear tree-lined streets designed by the Olmsted Brothers, were being more than noticed by potential property purchasers. By mid-1910, it was proclaimed that six-month sales had totaled \$160,000 for building sites ranging in price from \$1250, to as high as \$8000 for large double lots with exceptional investment potential in Spokane's escalating real estate market. Sixteen homes were completed in 1911 in the Rockwood neighborhood, more than twice the figure for 1910. In 1912, over 20 more homes were finished. Various house styles and sizes were built, reflecting the owner's personal tastes and economic stature. The homes ranged from large Neoclassical, Tudor Revival, and Colonial Revival-style homes to smaller Tudor-style cottages, Craftsman-style bungalows, and vernacular dwellings. Homes were built from designs prepared by architects, builders, and from

houseplans distributed in plan books. The houses were constructed by independent contractors hired by architects or property owners. One of the architect-designed homes built in the Rockwood neighborhood was the Morehouse-Williams House.

Dr. Harry Lyman Morehouse and Emily Blancette Morehouse

Born in Michigan in 1874, Harry Lyman Morehouse graduated with a Doctor of Dental Surgery degree from the University of Pennsylvania in 1900. He practiced dentistry in Colorado Springs from 1900 to 1907, during which time he met and married his wife, Emily Blancette Morehouse. They had one child, Helen Gretta. After a post-graduate course in orthodontics, Dr. Morehouse and his family came to Spokane in 1908. He established an orthodontia practice in the Paulsen Building on West Riverside Avenue and was listed in city directories as a doctor of dental surgery. Active in both professional and social affairs, Dr. Morehouse served many times during his career as board chairman and president of various local, state, national, and international dental associations. He was also a member of the Spokane Rotary Club, Manito Golf Club, and Westminster Congregational Church. Dr. Morehouse lived in Spokane for 31 years during which time he maintained his dental practice in downtown Spokane. Honoring his professional and humanitarian contributions, the obituary written for Dr. Morehouse in the *Spokane Daily Chronicle* on July 17, 1939, reported:

A man's life is measured not in terms of years but in terms of service,
and in such terms were measured the life of our departed brother...
His motto was, 'He profits most who serves life best'... He lived joyously,
was full of cheer and found joy in his work. Many youths thank God that
such as he came their way to relieve them of their physical ailments.
His life's work was to serve humanity and he served humanity well.

On April 13, 1910, Dr. Morehouse and his wife Emily purchased Lot 25 for \$4000 from the Spokane-Washington Improvement Company (Spokane County Warranty Deed #357113). Located along the crest of a steep basalt bluff, the lot commanded a breathtaking view of north Spokane and northern mountain peaks. To ensure the preservation of topographic amenities, and the construction and use of compatible residential development in the neighborhood, the Spokane-Washington Improvement Company attached regulatory covenants to warranty deeds conveyed through the sale of property within the subdivision. The covenants quoted the following guidelines:

- 1) No residence shall be erected upon said lot that shall cost less than \$4000, and [shall] be of modern style of architecture, and no outhouse or barn shall be erected and used as a dwelling before construction of the main dwelling house,

- 2) No building on said lot shall be used for business purposes of any kind,
- 3) No building shall be erected less than 35 feet from the front line of lot or street which building shall face,
- 4) No outbuilding shall be erected less than five feet from side lines of lots,
- 5) Any stable or garage, which shall be built on any of this property, must conform to the style of architecture of the dwelling on the same lot on which it is located,
- 6) No apartment house, tenement house flat building, lodging house or hotel shall ever be erected upon this lot nor shall any building constructed thereon ever be conducted or used for any of such purposes.

Harry and Emily Morehouse commissioned Spokane architect Frank G. Hutchinson to design a home on their view lot. The house was built by Spokane building contractors Whitney & Leible for \$10,000 as reported in Spokane Building Permit #3406, dated March 18, 1912. Sewer lines and water service to the property were installed and the house was completed by the end of 1912. An article in the *Spokesman-Review* dated September 8, 1912 pictured Hutchinson's rendering of the house and stated that the project cost amounted to \$22,000--more than twice the sum indicated on the building permit.

In 1914, the Morehouse family sold the property to Frank A. and Besse R. Williams for \$19,000. Frank Williams was an agent for the Ford Automobile Agency, located at 1801 West Third Avenue in Spokane. In 1915, the Williams purchased Lot 24 adjacent west of the property. In 1916, they built a single-car garage (like the garage design pictured in the 1912 newspaper article), which mimicked the design and materials of the house. The Williams family resided in the home for 40 years.

In 1954, Spokane family practice physician LaRue Highsmith and his wife Gerda Highsmith bought the property for \$27,500. After 22 years, they sold the house in 1976 for \$89,000 to Spokane physician William O'Grady and his wife Mary Lou O'Grady. In 1988, Lawrence Stone, owner of SCAFCO, bought the property for \$217,300.

HISTORICAL SIGNIFICANCE

Category A

The Morehouse-Williams House was built shortly after the Rockwood neighborhood was planned, platted, and marketed in the early 1900s. The house, whose design was

influenced by implemented subdivision covenants that gave required directives for its “modern style” and cost, is associated with the residential development of the Rockwood neighborhood, the subsequent settlement of the Manito Park additions, and Spokane’s South Hill. Located “in the heart of the Manito district” (*Spokesman-Review*, 19 Mar 1912), which included the Rockwood neighborhood, the Morehouse-Williams House was built “to be one of the show places” of the community (*Spokesman-Review*, 8 Sept 1912). When completed, the house, garage, and grounds cost *five times more* than the cost required in the subdivision covenants. Its location, design, and fine construction clearly conveyed the intention of the developer and his Spokane-Washington Improvement Company and helped set the stage for further residential development of the Rockwood neighborhood that occurred during the period from 1912 through the 1950s.

Although one of many Rockwood neighborhood homes, the Morehouse-Williams House is distinguished with a unique design. It continues in use as a single-family home and retains a high degree of architectural integrity as one of the best preserved residences in the area. Through its original design, materials, and workmanship, it conveys building practices and materials used during the early 20th century in Spokane. In summary, the Morehouse-Williams House represents a significant part of the history and development of the Rockwood Historic District and retains characteristics, which are revealed in its early 20th-century design, prominent ownership, and subdivision covenant directives, that make it a good representative of properties associated with the settlement of the neighborhood.

ARCHITECTURAL SIGNIFICANCE

Category C

The Morehouse-Williams House is an eclectic example of the Tudor Revival tradition with strong Craftsman-style influence. The home embodies distinctive characteristics of both styles, possesses high artistic value especially displayed in its exceptional woodwork and original bathroom and light fixtures, and represents the work of an accomplished architect. Well preserved, the Morehouse-Williams House retains excellent integrity, which is the ability of a property to convey its significance. Architecturally significant, the property retains its identity as a single-family home designed in a unique expression of the Tudor Revival and Craftsman styles. Except for repairs and minor remodels to the interior and back porch (north elevation), the house retains its original form, massing, plan, interior and exterior design, materials, workmanship, and historic documentation that identify it as a high-styled, architect-designed home built during the early 20th century in Spokane.

Frank G. Hutchinson, Architect

The Morehouse-Williams House was designed by Frank G. Hutchinson, a graduate of the Massachusetts Institute of Technology, who practiced in Spokane for 20 years from 1905 to 1925. Spokane city directories listed Hutchinson as a draftsman for Spokane architect Albert Held from 1906 through 1908. From 1909 through 1911, Hutchinson was identified as an architect employed by one of Spokane's most celebrated architectural firms led by Kirtland Cutter and Karl Malmgren. After 1911, city directories listed Hutchinson as an architect with no reference to an employer. However, a *Spokane Daily Chronicle* newspaper article dated March 29, 1973 reported Hutchinson "was employed...by the architectural firm of Andrew Jacques & Rantoul for nine years before teaching at Lewis & Clark High School." The article explained that "he joined the faculty because some of the teachers had been drafted during World War I."

Hutchinson taught at Lewis & Clark High School from 1919 to 1925 and was well-liked by his pupils. Former student Bruce Eklund recalled that Hutchinson was "one of my three most-liked [teachers], particularly because he took an interest in us and in our work." The article stated that Hutchinson "was the architect for the Spokane Club and several Rockwood area homes." The Spokane Club was built in 1910 during which time Hutchinson worked for Cutter & Malmgren, the architectural firm responsible for the design. Two of the "Rockwood area homes" alluded to in the article were the Dr. Welty House (537 E. Rockwood Boulevard, built in 1915) and the Morehouse-Williams House. Another Hutchinson-designed home, although located adjacent west of the Rockwood neighborhood, is the Charles Marr House, which is sited at 204 West 16th Avenue. In addition, Hutchinson's name appears on the rendering for the Frank Gibbs House (831 East Rockwood Boulevard), a home designed by Spokane architect W. W. Hyslop. According to Hyslop's son, Robert Hyslop, Hutchinson was an accomplished architectural delineator in Spokane during the early 1900s and was highly sought after by many prominent Spokane architects and architectural firms.

Tudor Revival Style and Craftsman Style

The Morehouse-Williams House is an eclectic mix of Tudor Revival and Craftsman styles. The home is built with a Tudor Revival-style *form* but is embellished with Craftsman-style *details*. Identifying features of the Tudor Revival style that apply to the Morehouse-Williams House include a steeply pitched roof, a facade dominated by one or more steeply pitched cross gables, tall narrow windows usually designed in multiple groups with multi-paned glazing, and massive chimneys. Wooden wall cladding is uncommon on Tudor Revival-style homes, but "examples are occasionally seen with weatherboard or shingled walls" (McAlester, p. 355). "Front-facade porches are generally either small entry porches or are absent entirely. Side porches are frequent"

(p. 358). Architectural historians Lee and Virginia McAlester (*A Field Guide to American Houses*) described the Tudor Revival style:

The popular name for the style is historically imprecise, since relatively few examples closely mimic the architectural characteristics of Tudor (early 16th-century) England. Instead, the style is loosely based on a variety of late Medieval English prototypes, ranging from thatch-roofed folk cottages to grand manor houses. These traditions are freely mixed in their American Eclectic expressions but are united by an emphasis on steeply pitched, front-facing gables which, although absent on many English prototypes, are almost universally present as a dominant facade element in Tudor houses (p. 358).

The Morehouse-Williams House reveals a strong Craftsman-style influence found in architectural details applied to its Tudor Revival-style house form. These Craftsman details include wide, unenclosed eaves, exposed rafter tails (either structural or false and sometimes cut into decorative shapes), beams or braces added under gables or overhangs, porches with tapered columns, and gabled dormers. Irregular clinker brick masonry and split-wood shingle siding constitutes building materials that were commonly used for Craftsman-style dwellings. The Craftsman style was particularly designed to harmonize with nature and the environment. Traditional handcraftsmanship and natural materials such as native field stone or basalt rock, irregularly textured clinker brick, hand-split wood shingles, and smooth-finished, hand-rubbed interior woodwork were revered and used. Regarded as one of America's most popular residential traditions from 1905 to 1930, the Craftsman style spread quickly throughout the United States through builder's pattern books, pre-cut house packages, and home design magazines like Gustav Stickley's, *The Craftsman* (1901-1916).

The Morehouse-Williams House is compared to the Charles Marr House (204 West 16th Avenue), which was also designed by Frank Hutchinson and built in 1912. While the house form for the Morehouse-Williams House represents the Tudor Revival style, and the house form for the Marr House is a bungalow, both homes are embellished with Craftsman-style details, ranging from irregular brick masonry and split-wood shingle wall cladding, to wide overhanging unenclosed eaves, exposed scroll-sawn rafter tails, brackets, knee braces, and groups of multi-paned windows. One of the most striking Craftsman-style features shared by both homes is the lavish use of honey-colored oak interior woodwork, wainscoting, stairways, and built-in bookcases. Hand-rubbed to a rich golden patina, the quality and condition of the quarter-sawn oak woodwork is superior and is a reflection of the architect's attention to detail.

The Morehouse-Williams House is also compared to the James & Corinne Williams House, located at 1225 West 19th Avenue. Built in 1912, the same year as the Morehouse-Williams House, the Williams House was designed by an accomplished Spokane architect and was built for a prominent citizen of the community. Like the Morehouse-Williams House, the James & Corinne Williams House retains excellent integrity found in original early 20th-century wall sconces, chandeliers, bathroom fixtures, and oak woodwork, which is nearly identical in color and cut to the woodwork of the Morehouse-Williams House.

The Morehouse-Williams House is also compared to five similar homes in the Rockwood National Register Historic District. They are the Rev. Snape House (401 E. 12th Avenue), the Crow House (712 E. 19th Avenue), the Crane-Daniels House (723 E. 20th Avenue), the Turner House (527 E. Rockwood Boulevard), and the Lloyd House (2115 S. Rockwood Boulevard). Including the Morehouse-Williams House, all six homes feature one and one-half to two and one-half stories with similar, nearly symmetrical facade designs that have prominent front-facing dormers or cross gables and one-story front porches. All six homes were designed by noted Spokane architects or builders, and five homes were built from 1910-1912 (the Lloyd House was built in 1919). Differences appear in style and embellishment. The Rev. Snape, Crow, Crane-Daniels, and Turner Houses are all examples of the Craftsman style with some Tudor Revival influence. The Lloyd House is an example of the Tudor Revival style with little exterior Craftsman-style influence, but the Morehouse-Williams House is built in the Tudor-Revival tradition with strong Craftsman-style influence. Except for the Morehouse-Williams House, the other homes are clad in combinations of stucco, stone, brick masonry, and narrow-width horizontal wood clapboard siding. The Morehouse-Williams House is the only home clad in split-wood shingles. The home remains one of the finest examples of Tudor Revival-with-Craftsman-style-influence in the Rockwood National Register Historic District.

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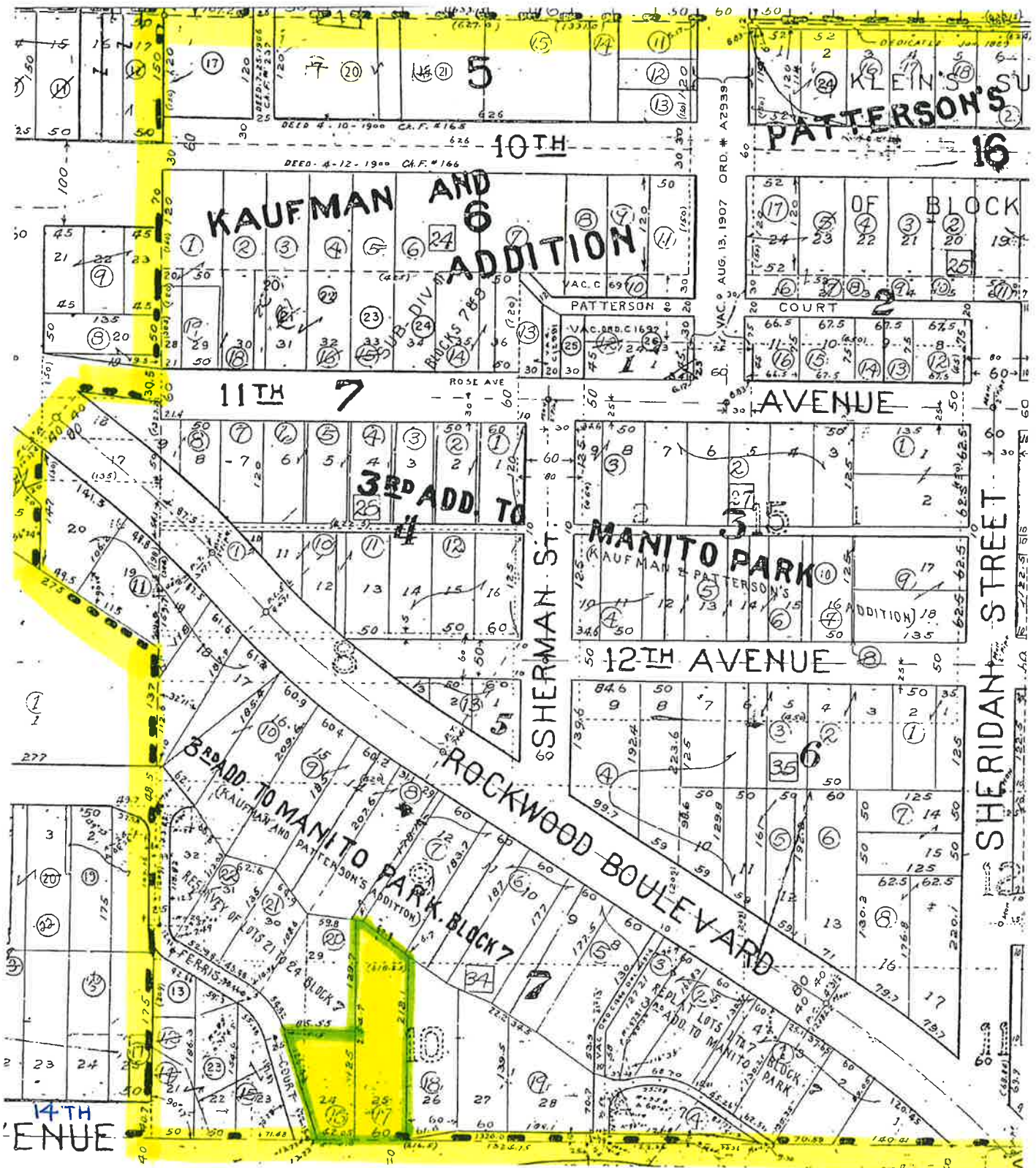
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Spokane Register of Historic Places Nomination Continuation Sheet
MOREHOUSE-WILLIAMS HOUSE

Map 1

Spokane City/County plat map, 2002, indicating parcel #
 35203.3424 at 407 E. 14th Avenue.



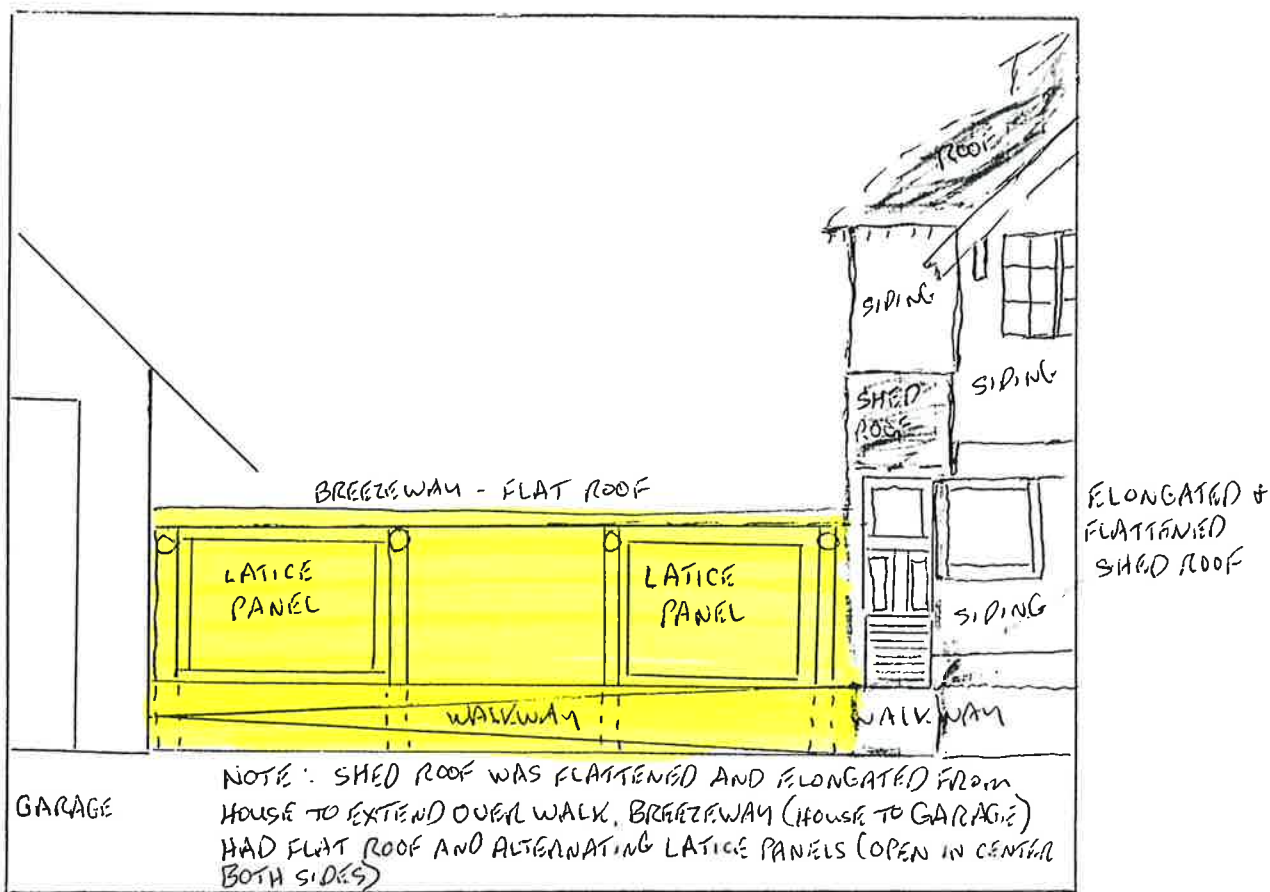
Spokane Register of Historic Places Nomination Continuation Sheet
MOREHOUSE-WILLIAMS HOUSE

Section 9

Sketch 1

Diagrammatic sketch of circa-1930-1940s photograph showing breezeway that was attached to house and to garage on south facade. Sketch drawn by LaRue G. Highsmith who lived in the house from 1955 to 1976 and found the footings for the garage and breezeway.

DIAGRAMATIC REPRESENTATION OF
PHOTO - GARAGE 3, 407 E. 14th



Spokane Register of Historic Places Nomination Continuation Sheet
MOREHOUSE-WILLIAMS HOUSE

Photo 1

Circa-1916 photograph of south facade.



Spokane Register of Historic Places Nomination Continuation Sheet
MOREHOUSE-WILLIAMS HOUSE

Section 9

Photos 2 and 3

South facade of house and porch detail.



Spokane Register of Historic Places Nomination Continuation Sheet
MOREHOUSE-WILLIAMS HOUSE

Section 9

Photos 4 and 5

South facade and new breezeway.



Spokane Register of Historic Places Nomination Continuation Sheet
MOREHOUSE-WILLIAMS HOUSE

Section 9

Photos 6 and 7

Garage facing south, built in 2002.



Spokane Register of Historic Places Nomination Continuation Sheet
MOREHOUSE-WILLIAMS HOUSE

Section 9

Photos 8 and 9

North, rear elevation of house and porch detail.



Spokane Register of Historic Places Nomination Continuation Sheet
MOREHOUSE-WILLIAMS HOUSE

Section 9

Photos 10 and 11 North, rear elevation of house showing gable field and porch.



Spokane Register of Historic Places Nomination Continuation Sheet
MOREHOUSE-WILLIAMS HOUSE

Section 9

Photo 12

East elevation of house.

Photo 13

West elevation of house.



Spokane Register of Historic Places Nomination Continuation Sheet
MOREHOUSE-WILLIAMS HOUSE

Section 9

Photo 14

Front door of house looking south from foyer.

Photo 15

Front foyer stairs to 2nd floor.



Spokane Register of Historic Places Nomination Continuation Sheet
MOREHOUSE-WILLIAMS HOUSE

Section 9

Photo 16

View of LR and library looking southeast from LR.

Photo 17

DR looking west. Notice original brass and Stueben glass light fixture.



Spokane Register of Historic Places Nomination Continuation Sheet
MOREHOUSE-WILLIAMS HOUSE

Section 9

Photo 18

Northeast, 2nd-floor bedroom fireplace on east wall.

Photo 19

North, 2nd-floor bathroom, sink on east wall.

