

The Richardson-Seehorn House
Built 1910

731 South Lincoln Street
Spokane, WA 99204



Spokane Register of Historic Places Nomination Form

City/County Historic Preservation Office
Sixth Floor - City Hall
Spokane, Washington 99201-3337

1. Name of Property

Historic Name **RICHARDSON-SEEHORN HOUSE**
Common Name

2. Location

Street & Number 731 South Lincoln Street
City, Town, or Vicinity Spokane
County Spokane
State Washington
Zip Code 99204
Parcel Number 35193.4402

3. Classification

Category of Property <input checked="" type="checkbox"/> building <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	Ownership of Property <input type="checkbox"/> public <input checked="" type="checkbox"/> private <input type="checkbox"/> both Public Acquisition <input type="checkbox"/> in process <input type="checkbox"/> being considered	Status of Property <input checked="" type="checkbox"/> occupied <input type="checkbox"/> work in progress Accessible <input checked="" type="checkbox"/> yes, restricted <input type="checkbox"/> yes, unrestricted <input type="checkbox"/> no	Present Use of Property <input type="checkbox"/> agricultural <input type="checkbox"/> commercial <input type="checkbox"/> educational <input type="checkbox"/> entertainment <input type="checkbox"/> government <input type="checkbox"/> industrial <input type="checkbox"/> military	<input type="checkbox"/> museum <input type="checkbox"/> park <input checked="" type="checkbox"/> residential <input type="checkbox"/> religious <input type="checkbox"/> scientific <input type="checkbox"/> transportation <input type="checkbox"/> other
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4. Owner of Property

Name Mary Joan Reuthinger
Street & Number 731 South Lincoln Street
City or Town Spokane
County Spokane
State Washington
Zip Code 99204

5. Location of Legal Description

Courthouse, Registry of Deeds
Street & Number
City or Town
County
State
Zip Code

6. Representation in Existing Surveys

Title:

Date: Federal__ State__ County__ Local__

Depository for Survey Records:

City or Town:

State:

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 _____

Description of the present and original (if known) physical appearance:

Summary Statement

The well-preserved Richardson-Seehorn House is a text-book example of the American Foursquare Style. Constructed in 1910, the two-story symmetrically designed house displays distinctive architectural features characteristic of the American Foursquare Style and is distinguished by a simple square footprint of formal massing, a low-pitched hipped roof, widely overhanging eaves and a conspicuous full-width front porch. The Richardson-Seehorn House retains good integrity and is, more than any similarly styled house in the neighborhood, the finest embodiment of the American Foursquare Style in the Hill Addition of Spokane.

1997 - Current Appearance and Condition

The Richardson-Seehorn House is located on Lot 2 of Block 4 in Spokane's Hill Addition just below Cliff Drive's west bluff and south of the city's central business district. The diminutive addition is bounded by Seventh Avenue to the north, Lincoln Street to the east, Ninth Avenue to the south, and Monroe Street to the west. The neighborhood is characterized by a steep, rugged slope as the land rises south to bluffs overlooking the city of Spokane and is marked by tree-lined streets, historic housing stock, and encroaching high-rise apartment buildings of the 1960s and 1970s. The Richardson-Seehorn House fronts west onto South Lincoln Street at 731 and is set behind a cultivated lawn that slopes toward the street. The 50-foot wide lot extends east for 148 feet to the base of Cliff Drive's west bluff. The Richardson-Seehorn House is bordered by a three-story apartment building to the north and a residential home to the south.

Exterior

The Richardson-Seehorn House is a typical representation of the American Foursquare Style characterized by box-like plans, hipped roofs, and full-width front porches that emphasize horizontal lines. A fine example, the Richardson-Seehorn House incorporates these style elements. It features a simple square footprint of formal massing as it rises two-and-one-half stories. The balloon-framed house is supported by a stone foundation made of native basalt rock. A low-pitched hipped roof with symmetrically placed hipped-roof

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dormers caps the house and is covered with composition shingles. Brick chimneys accommodating a fireplace flue and a furnace flue rise from the home's north and south slopes. Widely overhanging eaves with enclosed rafters shade a deep soffit, small dentils and a wide frieze. The upper-level of the house is clad in rough-textured stucco while the ground-floor is clad in narrow-width horizontal clapboard. A prominent horizontal stringcourse separates the upper and lower-levels. The four-ranked facade shows symmetrical fenestration with one-over-one double-hung wood sash windows and multi-paned dormer windows. The Richardson-Seehorn House is dominated by a massive full-width, single-story front porch supported by square columns and a half-wall porch. The enclosed porch walls and columns are covered in clapboard matching the lower-level wall exterior wall-cladding. The home's south elevation is marked by a first-floor wall projection that accommodates an interior built-in buffet and is flanked by decorative leaded-glass windows. The north elevation features a brick chimney and an upper-level glazed sleeping porch. The east rear elevation of the house shows a projecting basement entrance and an aluminum shed-roofed canopy extending over the back door.

Interior

The centrally placed front door features an upper sash with a fixed pane and opens to a small vestibule that leads to a foyer. The foyer opens to a living room on the north, a dining room on the south and a staircase to the east. Three steps lead to a landing framed by an arch and paneled pilasters followed by the remaining stairway that leads to the upper-level. The dining room is distinguished by a mirrored built-in china cupboard/serving buffet faux-grained in a burlled fruitwood finish. Displaying the genius of a skilled craftsman, the built-in buffet is unaltered and retains excellent integrity. Two decorative leaded-glass casement windows flank the buffet. The living room features a north-wall fireplace with dark green matte-finished ceramic tiles similar to tiles manufactured by the Grueby Tile Company. A larger tile placed in the center over the firebox depicts a ship with furled sails. Built-in window seats with decorative brackets flank the fireplace. Pocket doors separate the living room from the foyer. The living and dining rooms and the foyer are distinguished by quarter-sawn oak plank flooring, boxed beam ceilings, paneled wainscot, Tuscan columns, and deep floor and cornice mouldings. The woodwork is painted white, but a faux finish of burlled fruitwood lies beneath the paint. First-floor rooms are spacious and the ceilings exceed nine feet. A large kitchen leads from the dining room and opens to the exterior from the east elevation. The upper-level holds four bedrooms, two bathrooms, a built-in linen closet, and a sleeping porch. Additional narrow stairs lead to an attic space. The woodwork is painted white and ceilings measure eight feet. The unfinished basement shows massive true-cut 2-inch by 10-inch floor joists.

1910-1997 - Original Appearance and Subsequent Alterations

The Richardson-Seehorn House was built in 1910 as a single-family residential home. Unlike its neighbors, the house was never altered to accommodate apartments. The well-preserved home retains its original one-over-one double-hung wood sash windows as well as decorative leaded-glass casement windows in the dining room and wood multi-paned dormer windows. The exterior siding, porch and trim are original and have been repainted since 1910, and the roof was replaced in the 1980s with composition shingles. The interior first-floor woodwork in the house was painted in the 1950s, and a porch was altered and

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became part of the remodeled kitchen during the 1960s and 1970s. An additional bathroom was installed in the upper-level in the 1940s and the original east-wall bathroom was remodeled in 1995. Mechanical and electrical systems have been upgraded since 1910 and a Franklin stove was installed in the living room fireplace in the 1980s. The Richardson-Seehorn House is well-preserved and retains good integrity.

8. 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 or history.

Areas of Significance
Architecture, Commerce

Period of Significance
1910-1927

Significant Dates
1910

Specific Dates
1910

Architect, Designer, and/or Builder
Arthur D. Jones and Company, Developer/Builder

Statement of Significance:

Summary Statement

Built in 1910, the Richardson-Seehorn House is the finest American Foursquare Style home in Spokane's southside Hill Addition. The house stands on one of the first lots purchased following the promotion of the addition by the Arthur D. Jones Company in 1906. Significant for its association with the development of the Hill Addition and the subsequent settlement of Spokane's lower South Hill, the Richardson-Seehorn House is eligible for listing in the Spokane Register of Historic Places under "Criterion A." The house is also eligible under "Criterion C" and is significant as a "text-book example" of the American Foursquare Style. The Richardson-Seehorn House is a product of superior craftsmanship and retains good integrity.

Historical Context

Early Spokane

In 1870, 40 years before the Richardson-Seehorn House was built, the tiny community called Spokan Falls was little more than a trading post, a sawmill and a small cluster of shacks. Nestled next to and named for the cascading waterfalls spilling forth from the Spokane River, the town was also named for Spokane Indian tribes who fished along the river's banks. Derived from the Indian word *spokan* that means "children of the sun," the town's name was changed to Spokane (with an "e") in 1891, two years after Washington Territory became a state in 1889. The community grew and gained recognition as a center for mining, lumber, agriculture, and rail transport. Experiencing phenomenal growth, Spokane's population tripled from 36,000 in 1900 to over 100,000 by 1910--the year the Richardson-Seehorn House was built.

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The Hill Addition

Prior to 1883, the Hill Addition, located on Spokane's South Hill just below the west bluff of Cliff Drive, was unplatted and undeveloped land. Ponderosa pine, Douglas fir, rugged basalt rock outcroppings and steep bluffs with panoramic viewsheds characterized the area's landscape. By the early 1900s, sewers and roads were laid, street car lines were installed, public schools were built, and prospective buyers were enticed to move "up the hill" to the new neighborhood. A 6 July 1906 *Spokesman-Review* advertisement from Arthur D. Jones and Company encouraged prospective buyers to purchase property on "The Hill . . . at Lincoln Hill . . . and Monroe Hill . . . from Seventh to Ninth Avenues overlooking the city . . . the natural scenic effect of which is unsurpassed in American home grounds" and further exclaimed there were "none such [lots] anywhere else" in the city. Responding to the real estate commercial, Spokane's burgeoning affluent elite bought lots in the neighborhood. Architects and builders designed and constructed houses in the area that depict a wide variety of sizes and traditions ranging from large Queen Anne, Tudor Revival, Neoclassical and Prairie Styles to American Foursquare and modest Craftsman Bungalows. The new residents of the Hill Addition are listed in the *United States Census of 1910* as dentists, engineers, stock brokers, real estate agents, newspaper reporters, lumber manufacturers, merchants and bankers. Cooks, maids, butlers and other servants were employed by the Addition's new homeowners. The well-preserved Richardson-Seehorn House--built on one of the first lots purchased in the Hill Addition--is a fine representation of the typical American Foursquare Style, and demonstrates the development of the area and turn-of-the-century desires of affluent Spokane families to live on Spokane's South Hill.

The Richardson-Seehorn House

In 1906, Spokane builder and real estate developer Arthur D. Jones and his Hillyard Townsite Company owned the land in the Hill Addition. Lincoln Street was a newly paved and curbed road with a steep slope that led southward and uphill through dense brush, pine trees and rocky ground. The bluff's steep hillsides rose above the Spokane townsite and provided spectacular views of the city. In addition to improving the land, Arthur Jones' company offered real estate loans, rentals, insurance, publicity, and residential home plans. Lots were advertised in July, 1906, with reduced prices from "\$14.00 to \$25.00 a front-foot" with the adage that "buying now ensures a profit" (*Spokesman-Review*). Three months later in October, Spokane banker and real estate broker Harry L. Richardson bought a lot measuring 50 feet wide by 148 feet long. Serving as an early land use control, the warranty deed conveyed the land for residential purposes only and stated that buildings shall exceed a value of \$3500, must be painted and maintained, and not be erected on land within 20 feet of the street line in front of the lot. Construction began in 1909 and was completed one year later in 1910. The architect responsible for designing Richardson's American Foursquare Style home remains unknown. However, Arthur Jones' company provided house plans, and Richardson may have purchased a set when he bought his property from Jones in 1906.

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Richardson, Seehorn and other Owners

Harry L. Richardson is first listed in Polk's *Spokane City Directory* in 1899. He resided at 235 West Ninth Avenue for a number of years and was recorded as owner of Spokane Mattress and Upholstering Company. By 1907, Richardson had moved to 1031 West 12th Avenue--a few blocks from his newly purchased homesite--and was listed as a banker and real estate broker. By 1910, Harry Richardson, his wife Edith, and their daughter Helen all lived in their beautifully finished new home on Lincoln Street. Ten years later, Mildred and Frank C. Seehorn bought the Richardson home in June, 1920. By 1925, Frank Seehorn was president and general manager of Seehorn Transfer and Storage Company. Frank helped build and develop the family company founded by his father Billy Seehorn in 1887. Beginning as an early Spokane drayage (hauling) business with wagons pulled by a team of horses, the Seehorns built their business into one of the most successful and longest-running transfer and storage enterprises in the Spokane area and laid claim to the first and largest furniture van in early Eastern Washington. Frank Seehorn established a branch of his family's transfer and storage business in Southern California and sold his home at 731 South Lincoln in 1927. The Richardson-Seehorn House changed hands several times from 1927 to 1992 and was owned by people employed in various professions: a J.C. Penney Company store manager, an aerial surveyor, owner of Bernard's Womens Apparel, a restaurant owner, a railroad freight agent, a Crescent Department Store clerk, a sprinkler and irrigation systems business owner, a bakery manager at Rosauers Supermarket, a Gonzaga University Law School dean, and a United Methodist minister. The current owner, Mary Joan Reuthinger, is employed as a psychiatric nurse specializing in geriatric care.

Architectural Significance

Originated by a group of creative architects in Chicago from 1900 to 1920, the Prairie Style emphasized simple horizontal lines and gave rise to the vernacular subtype called the American Foursquare, or Prairie Box, style. The American Foursquare Style was spread widely by house pattern books and popular magazines, and was commonly built in early 20th-century suburbs across the country. By 1915 and World War I, America's vernacular Foursquare Style had faded from fashion, but "the open floor plan, clean lines, and human scale associated with the style made a permanent mark on American architecture, particularly small-scale suburban house design" (Carley). The Richardson-Seehorn House is a fine representation of the American Foursquare Style and is one of five remaining in Spokane's Hill Addition.

Easily identified by its two-story rectangular footprint with formal massing, the American Foursquare Style Richardson-Seehorn House is characterized by a low-pitched hipped roof with hipped-roof dormers, widely overhanging enclosed eaves, a symmetrical facade, and a conspicuous entrance dominated by a full-width, single-story front porch. The Richardson-Seehorn House retains all of the tradition's characteristic architectural elements and is the epitome of the American Foursquare Style. Built in 1910 at the height of Spokane's most prolific building boom, the Richardson-Seehorn House is among a handful of American Foursquare Style houses erected in the Hill Addition, and stands on one of the first lots purchased from Arthur D. Jones' Hillyard Townsite Company during

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his promotion of the neighborhood. Many homes were built in the American Foursquare tradition and dot Spokane's lower South Hill neighborhoods, but only five houses remain in the Hill Addition. As the area fell victim to the wrecking ball and the subsequent erection of large, modern apartment buildings of the 1960s and 1970s, Spokane's Hill Addition lost some of its historic housing stock. For example, a single-family residential home once stood next to the Richardson-Seehorn House (*Sanborn Fire Insurance Map*), but was replaced by a high-rise apartment building. More apartment blocks line the road up and down the hilly street from the Richardson-Seehorn House. Besides the Richardson-Seehorn House, only four other American Foursquare Style houses remain in the Hill Addition. They are located at 801 South Lincoln Street, 720 South Lincoln Place, and 904 and 910 West Ninth Avenue. Of the five houses, the Richardson-Seehorn House remains the best example of the American Foursquare Style and is distinguished by its good integrity and original intent as a single-family residence. For example, the house at 720 South Lincoln Place most nearly resembles the Richardson-Seehorn House, but the Lincoln Place house has been altered from a single-family residence to multi-family apartments and lost its exterior and interior integrity. The Ninth Avenue houses have met a similar fate, and the house adjacent to the Richardson-Seehorn House at 801 South Lincoln Street is clad in stucco and shingles rather than horizontal clapboard. In addition, it features stronger Prairie Style influence rather than American Foursquare Style elements. The Richardson-Seehorn House is the Addition's finest example of the American Foursquare Style and signifies the development of Arthur Jones' Hill Addition and the subsequent settlement of Spokane's lower South Hill suburban neighborhoods.

9. Major Bibliographical References

- Carley, Rachael. *The Visual Dictionary of American Domestic Architecture*, New York: Henry Holt and Company, 1994.
- City of Spokane Building Permits, 1906-1997.
- Compau, Nancy. Personal interview with Linda Yeomans, October 1997.
- First American Title Company, warranty deeds 1906-1997.
- McAlester, Virginia and Lee. *A Field Guide to American Houses*, New York: Alfred A. Knopf, 1989.
- National Park Service, U.S. Dept. of the Interior. *National Register Bulletin 16A*, Washington DC: United States Government Printing Office, 1991.
- Polk, R.L. *Spokane City Directory*, Spokane, 1896-1997.
- Sanborn Fire Insurance Maps*, Spokane, 1900-1952.
- Spokesman-Review*, 6 July 1906.

10. Geographical Data

Acreage of Property	less than one (1) acre
Verbal Boundary Description	The Hill Addition Lot 2 Block 4

11. Form Prepared By

Name and Title	Linda Yeomans
Organization	<i>Linda Yeomans Preservation Planning</i>
Telephone	509-456-3828
Date	19 November 1997

12. Additional Documentation Enclosed

Maps	Spokane plat map and area map
Photographs	10 black and white photographs 20 color slides
Application Fee	1 black and white 8"x10" photocopy \$25.00 application fee for residential property

13. Signature of Owner

Mary Ann Reuther

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.

MAYOR, City of Spokane
or

CHAIR, Spokane County Commissioners

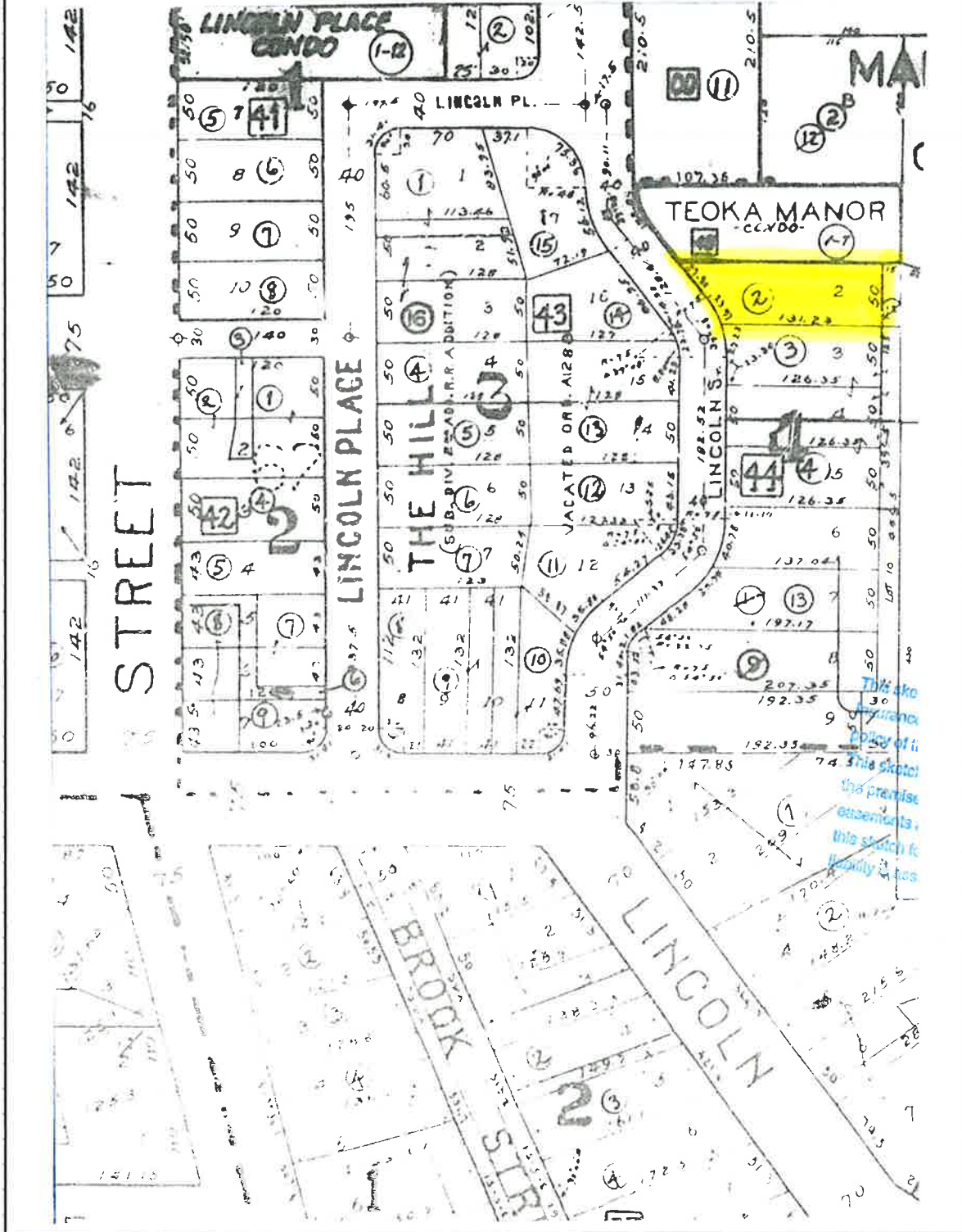
CHAIR, Spokane City/County Historic Landmarks Commission

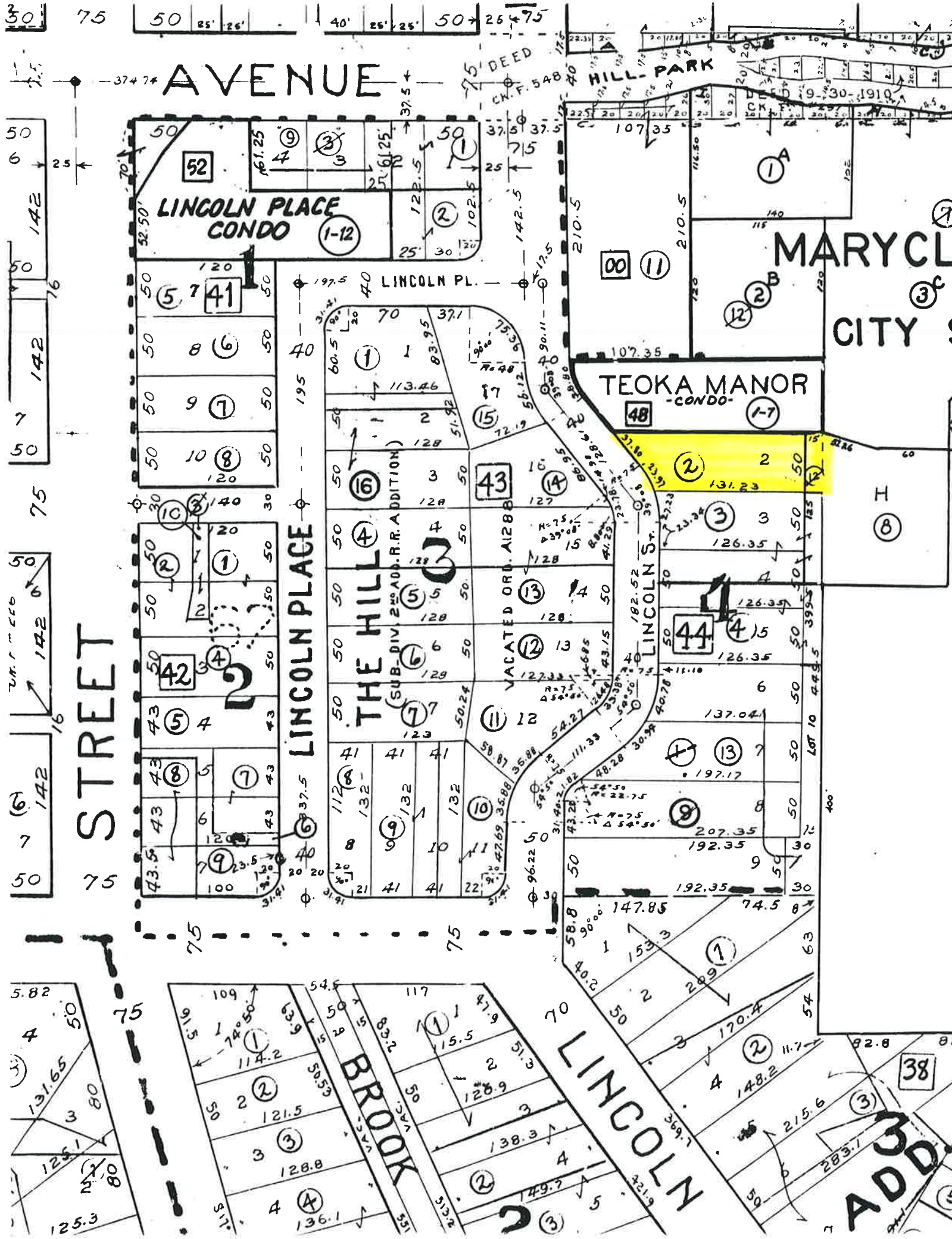
OFFICER, City/County Historic Preservation Officer

The Richardson-Seehorn House

Built in 1910

731 South Lincoln Street
Spokane, WA 99204





AVENUE

LINCOLN PLACE CONDO

HILL PARK

MARYCL CITY S

TEOKA MANOR CONDO

THE HILL (SUB-DIV. 2ND ADD. R.R. ADDITION)

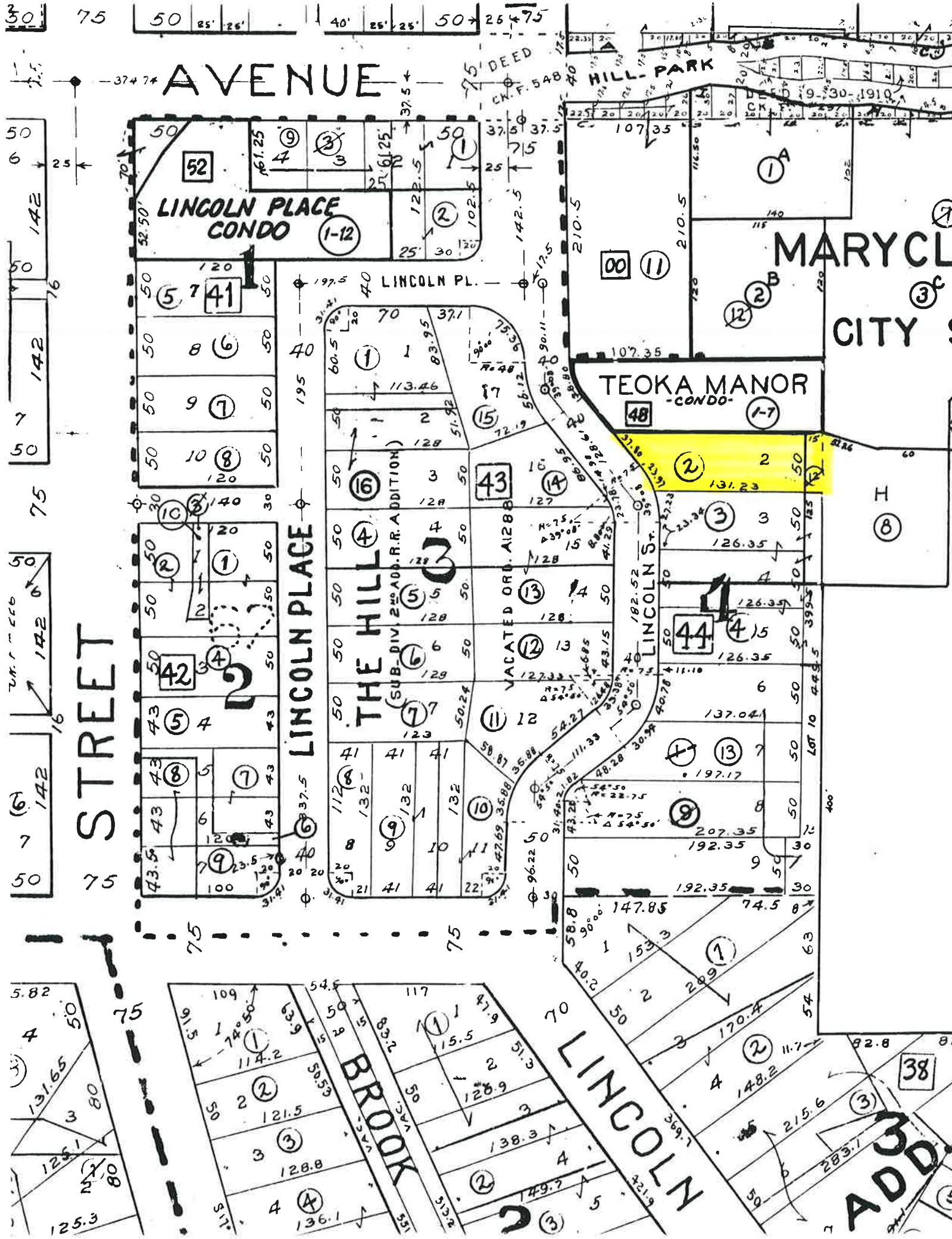
STREET

LINCOLN PLACE

LINCOLN

BROOK

ADD







Richardson-Seeham House
731 S. Lincoln St.
Spokane, WA.
99204

11/97 - west facade