

LEMUEL & CORA ROSE WOOD HOUSE

2417 West Pacific Avenue
Spokane, WA 99204

Built in 1901



(photo of house taken in 2004)

**Listed on the
Spokane, Washington State, and National Registers of Historic Places**

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 **LEMUEL & CORA ROSE WOOD HOUSE**

2. Location

Street & Number 2417 West Pacific Avenue
City, State, Zip Code Spokane, WA 99204
Parcel Number 25242.0404

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input type="checkbox"/> work in progress	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input type="checkbox"/> educational	<input type="checkbox"/> religious
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> residential
	<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 Gregory Garneau/Steven Torres
Street & Number 2417 West Pacific Avenue
City, State, Zip Code Spokane, WA 99204
Telephone Number/E-mail 624-7669 home, 323-3739 work Greg

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 2001
Location of Survey Records Spokane Historic Preservation Office

Final nomination reviewed & accepted at 20 Oct 2004 hearing

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	Less than one acre.
Verbal Boundary Description	Browne's Addition, all of Lot 4 and east 5 feet of Lot 5, Block 26.
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
Street, City, State, Zip Code	501 West 27 th Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	lkyeomans1@aol.com
Date Final Nomination Heard	October 20, 2004

12. Additional Documentation

Map	City/County of Spokane current plat map.
Photographs and Slides	13 B&W prints, 20 color slides.

13. Signature of Owner(s)

Name St M Jones

Name [Signature]

14. For Official Use Only

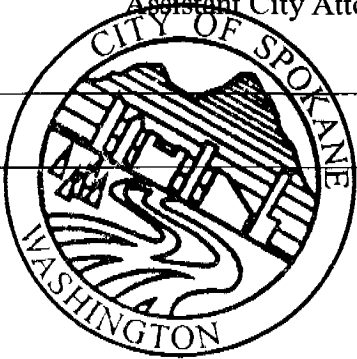
Date Received _____ Attest _____

Date Heard _____ City Clerk [Signature]

Commission Decision _____ Approved as to Form
Assistant City Attorney [Signature]

Council/Board Action _____

Date 2/1/05



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

[Signature]
CITY ADMINISTRATOR, City of Spokane
or DEPUTY MAYOR

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
Sixth Floor, City Hall, W. 808 Spokane Falls Boulevard, Spokane, WA 99201

NARRATIVE DESCRIPTION

Built in 1901, the Lemuel & Cora Rose Wood House constitute a fine example of the Free Classic Queen Anne style in Spokane, Washington. The home is in excellent condition with stylistic architectural features, including an irregular two-story form with a cross-gabled hip roof, modillioned pediments, a wrap-around front porch on the first floor, and a full-height, two-story round tower on the west elevation of the house. Listed as a contributing property in the Browne's Addition National Register Historic District, the property is sited on the south side of West Pacific Avenue towards the west end of the district. With few exterior or interior modifications, the house retains excellent integrity in its original location, design, materials, workmanship, and association as a single-family home built in early Spokane.

CURRENT APPEARANCE & CONDITION (2004)***Site***

The house is built on a rectangular-shaped parcel identified as all of Lot 4 and the east five feet of Lot 5, Block 26 in Browne's Addition. The two lots measure 55 feet wide and 150 feet deep. Located one mile west of downtown Spokane, the house is sited on level ground and is framed by a cultivated lawn and mature shrubs, bushes, and deciduous and evergreen trees. A gravel driveway extends back from the street along the east boundary of the property to a double-car garage. The garage was built in 1922 and measures 18 feet wide and 18 feet deep. It has a low-pitched hip roof and a contemporary metal garage door. The exterior finish of the garage mimics those materials found on the house, including composition roof shingles, narrow-width horizontal wood siding, and modillioned eaves. The Wood House and garage are surrounded by tree-lined streets, and large homes and apartment buildings that were built primarily during the period from 1887 to 1945.

Exterior

The Wood House has a large, irregularly shaped rectangular footprint and is sited in the center of the lot. The house measures approximately 25 feet wide and 50 feet deep. It rises two stories and has an irregular pyramidal hipped roof with multiple projecting cross gables. The roof is covered with composition shingles. Widely overhanging eaves with decorative modillions accentuate the boxed eaves. The house is clad in original narrow-width horizontal wood clapboard siding on the first and second floors, and has an ashlar foundation made of basalt rock. Fenestration patterns are asymmetrical and feature a combination of fixed plate-glass and leaded-glass windows, and vertical 1/1, double-hung wood-sash units.

Facing north onto West Pacific Avenue, the *façade* of the Wood House is dominated by a one-story, wrap-around porch located on the northeast corner of the home. The porch extends across and past part of the front of house for 30 feet, and wraps around the corner of the home for a depth of 23 feet. The porch has a low-pitched hip roof and is supported by round columns which are anchored to square ashlar block porch piers made of cut

granite. A turned-post wood balustrade protects the porch and is located between the round columns. A gabled pediment with cornice returns caps the west end of the front porch roof and marks the entrance to the porch. Five concrete steps rise to the porch deck. The porch roof and pediment are accentuated with overhanging eaves and decorative modillions. The porch deck is made of poured concrete and is covered with terrazzo tiles. The north façade of the house is further articulated with a gabled dormer in the center of the roof slope, a tripartite window on the second floor, a two-story bay on the northwest corner, and an original wood paneled front door with upper-pane glazing.

The *east elevation* of the house is distinguished with a five-sided, two-story bay. The bay is capped by a gabled pediment which is embellished with widely overhanging eaves and decorative modillions. The *west elevation* of the house is dominated by a round two-story tower with a very low-pitched conical roof. The tower contains original curved windows. The *rear, south elevation* of the home features a small sunroom built on the first floor at the southwest corner, and a second-story balcony with a turned-post balustrade in the center of the elevation. The gable peak above the second-story balcony is accentuated by a gabled modillioned pediment. Double doors with plate-glass glazing are located on the first floor in the center back of the house. Wooden steps rise to the level of the doors from grade.

Interior

According to Spokane County Tax Assessor records (2004) the first floor of the house contains 1,534 square feet. The front door opens to a small vestibule, which opens to a large central hall, sometimes called a “living hall.” The large hall is dominated by two focal points: a grand staircase with a unique splayed design that narrows as it winds up to the second floor, and a fireplace which is flanked by built-in bookshelves with leaded-glass doors. Two sets of pocket doors in the hall open to a front parlor in the northeast corner of the first floor, and a formal dining room, which is located in the southeast corner of the first floor. Another pocket door joins the front parlor with the dining room. A small sunroom is located adjacent to the dining room on the south wall. A sitting area is located in the northwest corner bay in the hall and is embellished with a decorative fretwork spandrel. A large kitchen is located behind the central hall at the rear of the house. The vestibule, central hall, sitting area, dining room, and stairwell have oak floors and a mixture of Douglas fir and tamarack woodwork, which is finished with a medium-hued maple-color; the front parlor in the northeast corner has painted woodwork. The ceiling on the first floor measures 9.5 feet high. A china cabinet/buffet with an unusual curved bow front design is located in the northwest corner of the dining room and features curved leaded-glass cabinet windows. The kitchen has a fir floor, painted woodwork, and original built-in cabinets and casework designed in the Shaker style.

The staircase winds up to the second floor through a round tower which is located on the west wall. The second floor is composed of a central hall that opens to three bedrooms, two bathrooms, and a fourth bedroom which was designed for use by domestic help. A small wooden staircase, also designed for use by domestic help, descends from the second floor to the first floor and into the kitchen. The floor on the second floor is a combination of oak and fir in the hall and bedrooms, and ceramic tile in the bathrooms. The basement features basalt rock walls, a poured concrete floor, and is unfinished. Original iron radiators carry hot water throughout the house, providing uniform dust-free heat. An original hot water radiator is located in the floor joists under the first floor in the kitchen, supplying radiant heat through the floor to the area.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

The original 1901 appearance of the Wood House is retained in the existing appearance of the home's north-facing façade and east and west elevations. The home retains its original irregularly shaped two-story form and hip roof, northeast corner wrap-around porch, north façade and east elevation bays, west elevation tower, narrow-width horizontal wood clapboard cladding, fixed and 1/1 double-hung wood-sash windows, leaded-glass windows, modillioned soffit embellishment, round porch columns and turned-post porch balustrade, and cut granite ashlar porch piers. The interior of the home retains original tamarack and fir woodwork, oak and fir floors, a built-in leaded-glass bow-front china cabinet, built-in leaded-glass bookcases, fretwork spandrels (1st and 2nd floors), original porcelain bathroom fixtures and claw foot bathtub, full-height ceilings, and original door and window hardware.

Modifications to the house are minimal. As pictured on a *1902 Sanborn Fire Insurance Map*, an open-air back porch (designated on the map by a broken line) was originally designed and located on the first-floor, south elevation of the house. The 1910 and 1952 maps pictured an *enclosed* porch (designated by a solid line). This finding leads to the conclusion that the porch was enclosed sometime before the map was published in 1910. Other evidence for early porch enclosure is found in the c. 1901-1910 original double-hung wood-sash windows on the west elevation of the porch, and the original fir floor located in the porch and kitchen which extends uninterrupted from the kitchen throughout the enclosed porch area.

According to Spokane building permit #B23552, the basement was enlarged to include space under the front porch in 1954. During this time the front porch deck was re-constructed of poured concrete with a covering of terrazzo tiles. A small addition with a shed roof was added to the southeast corner of the house, and the basalt rock foundation under this addition and the south wall of the house were reinforced with poured concrete.

The exterior of the house and garage were repainted in the 1980s, and the front porch was repainted again in 1998. A new roof of composition shingles was installed in 1998.

In 1998, the fireplace surround on the first floor interior of the house was faced with marble, built-in wood bookcases were installed in the second-floor hall, and antique period-appropriate light fixtures and chandeliers were installed and hung throughout the house. Exterior wood-frame doors with plate-glass glazing were installed on the south elevation (rear wall) of the enclosed back porch. A gas insert was installed in the first-floor fireplace in 2003. The kitchen was remodeled in 2003-2004.

In summary, the Lemuel and Cora Rose Wood House and garage are well preserved. They have some alterations which do not diminish the architectural integrity or historical significance of the property. The house and garage retain excellent exterior and interior architectural integrity which is revealed in their original form, design, materials, and workmanship.

Areas of Significance	Architecture, Community Planning & Development
Period of Significance	1901-1954
Significant Dates	1901, 1922
Architect	Unknown
Builder	Unknown

STATEMENT OF SIGNIFICANCE

Built in 1901 and 1922 respectively, the Lemuel & Cora Rose Wood House and garage are a textbook illustration of the Free Classic Queen Anne style in Spokane, Washington. Identifying features of the style reveal Queen Anne-style elements such as the home's irregular hip roof and two-story form, full-height curved wall tower and conical roof, and a covered wrap-around front porch. Colonial-influenced Free Classic details are revealed in the home's pedimented cross gables, modillioned boxed eaves, narrow-width horizontal wood clapboard siding, and round, porch columns. Listed as a contributing property in the Browne's Addition National Register Historic District (designated in 1976), the Wood House is located in the west end of Browne's Addition on West Pacific Avenue. West Pacific Avenue was one of the most celebrated streets in the area, and Browne's Addition was designed as one of Spokane's first and most lavish, upscale neighborhoods. The home was built for Lemuel S. Wood and his wife, Cora Rose Wood, who were founders, owners, and proprietors of the Spokane Mattress & Upholstering Company. During the period from 1901 to 1954, the Wood House achieved significance in the areas of "architecture" and "community planning & development" as an example of the high style, large size, quality materials, and superior craftsmanship attributed to custom-designed single-family homes that were built throughout Browne's Addition for Spokane's affluent upper middle-class. Historically and architecturally significant, the well-preserved Wood House and garage have remained in use as a single-family residence for more than a century and are eligible for listing on the Spokane Register of Historic Places under Categories A and C.

HISTORICAL CONTEXT

Browne's Addition

Before 1883, Browne's Addition was a 160-acre wooded homestead owned by J. J. Browne, one of Spokane's first prominent pioneers. Browne platted the land and sold individual lots as early as 1883. As the neighborhood grew, infrastructure was developed that included sewer service, fresh water, electric lights, paved streets and sidewalks, a nine-acre public park, schools, and churches. Enticed by these improvements and other neighborhood amenities, such as tree-lined streets, trolley cars, panoramic views across the Spokane River, and the close proximity to Spokane's downtown business district, wealthy businessmen and their families flocked to the new Browne's Addition development. They bought lots, commissioned architects and builders, and erected elegant, sprawling homes in fashionable styles, which showed off their wealth and success. Doctors, lawyers, miners, bankers, businessmen, and commercial merchants such as Amasa Campbell, John Finch, Patsy Clark, and others built extravagant homes in

Browne's Addition, and Spokane's "Age of Elegance" emerged with the ostentatious whims and fancies of Spokane's social elite.

Lemuel & Cora Rose Wood

Lemuel S. and Cora Rose Wood bought Lot 4, Block 26 in Browne's Addition for \$1,650. Sited on the south side of West Pacific Avenue, the Wood's lot was located adjacent east of the Charles Robbins House (2424 W. 2nd Avenue), a high-styled home which was built two years earlier in 1898 for a noted Spokane mining entrepreneur. In August and September, 1900, Wood and his son, Charles R. Wood, began securing permission from the City of Spokane to connect a line to the city's water main and to install a spur from the city's sewer line to the property. Construction of the home began and in 1901, the house was completed. The house was built for prominent business owners, Lemuel Wood and his wife, Cora Rose Wood, who founded, owned, and managed the Spokane Mattress & Upholstering Company. Listed as early as 1893 in city directories, Lemuel Wood was the president of the company and his son, Charles Wood, was the vice president. The factory was located on Havermale Island in the Spokane River in the Penobscot Block (building now demolished).

In June, 1905, the Woods sold the house to Ori E. Bibbins, and his son and daughter-in-law, Charles D. Bibbins and Agnes Bibbins. At the same time, the Woods also sold their mattress and upholstery business and together with their son, Charles Wood, disappeared from the Spokane region; after 1905, they were no longer listed in any Spokane city directories.

Subsequent Homeowners

Charles Bibbins, president and treasurer of the Hartford Investment Company, and his wife, Agnes, sold the property in 1908 to John K. and Mary E. Musselman for \$10,000. In 1915 the Musselmans sold the property to Fred S. and Martha Forest, who were listed in city directories as estate and property managers. In 1922 Alvin C. McElvain and his wife, Lucretia McElvain, bought the property. According to Spokane building permit #17176, dated June 8, 1922, the McElvains built the existing garage for \$100. Along with their two sons, Alvin C. and Ernest McElvain, the McElvain family owned the property for 47 years until 1969. Alvin was employed as a clerk for Railway Mail Service, son Alvin E. worked as a linotype operator, and son Ernest was a teacher at Lewis & Clark High School and was a later a manager for Spokane Teacher's Credit Union in Spokane. Ernest also owned Leecraft Studios, a printing company which was located in the garage behind the Wood House, and was listed in Spokane city directories from 1948 to 1957.¹

In 1969 the property was sold for \$10,600 to Land Equalization, Incorporated, a property management company which was owned by Raymond F. and Ella Anderson. In 1975 the

¹ Remnants of Leecraft Studio business, such as film developing basins and other equipment, are located in the basement of the Wood House.

Andersons sold the property to Arthur and Susan Rosenau for \$31,000. For the next 28 years the property changed hands several times until attorney, Gregory J. Garneau, and real estate agent, Steven M. Torres, purchased the house for \$310,000 in 2003.

HISTORICAL SIGNIFICANCE (Category A)

The Lemuel & Cora Rose Wood House and garage is historically significant in Spokane as a typical demonstration of the development and settlement of the Browne's Addition National Register Historic District. The house was designed and built as a large, high-style single-family home, an expression of domestic architecture which was the preferred building genre in Browne's Addition at the beginning of the 20th century. Although the name of the architect and/or builder responsible for the design and construction of the home remains unknown (not listed in building permits or other records), the house was most probably designed by a professional architect just like the majority of homes in Browne's Addition. The house was sited on a lot that faced West Pacific Avenue at the west end of the neighborhood, an area which contained view lots with some of Spokane's best panoramic vistas of the Latah Creek Valley.

The Wood House was one of the first single-family homes built along West Pacific Avenue and has remained a single-family residence for more than 100 years. This fact is significant when the majority of homes in Browne's Addition were altered for use as multi-family apartment houses during the period from 1920 through the 1950s. For example, the Robbins House (next west at 2425 W. Pacific Avenue) and the Stucci House (next east at 2413 W. Pacific Avenue) were both altered for use as apartment houses in the 1940s-1950s. The first and second-floor façade porches of the Robbins House were partially enclosed, and the interiors of both homes were changed to accommodate multiple apartments. In contrast, the Wood House has served continually as a single-family home for more than 100 years and has few alterations. To summarize, the Lemuel & Cora Rose Wood House was designed, built, and used as a single-family home in a neighborhood where architectural fashion and social status were held in high esteem and drove the development and settlement of the area. The Wood House is a fine example of this trend.

ARCHITECTURAL SIGNIFICANCE (Category C)

The Wood House is a typical example of the Free Classic Queen Anne style—a blend of classic details and Queen Anne-style architecture. *Queen Anne* was the dominant style for domestic buildings throughout America from 1880 to 1910 and included such identifying features as irregular footprints, irregular hip roofs with multiple cross gables, partial or full-width covered front porches and wrap-around porches, vertical windows, and planar wall surfaces that were interrupted by a combination of various porch roofs, bays, brackets, belt courses, balconies, wall claddings, asymmetrical window placement, and turrets and towers.

The *Free Classic* adaptation of the style became widespread at the beginning of the 20th century and is expressed in about 35 percent of Queen Anne-style homes across the country. It is characterized by the dominant use of classical motifs such as round or square porch columns, gabled pediments, modillions, brackets, and dentils which were applied to Queen Anne-style vertical and irregular house forms.²

The Wood House presents a handsome blend of classical elements and Queen Anne-style details. Identifying features of the Free Classic Queen Anne style that are found on the Wood House include the home's irregular two-story form, hip roof and projecting cross gables, gabled pediments, boxed eaves with modillions, wrap-around porch with round porch columns, narrow-width horizontal wood clapboard siding, asymmetrically placed fenestration, bay windows, and a round two-story tower with a conical roof. Free Classic details are particularly evident in the gabled pediments, modillioned eaves, and round porch columns of the house.

The interior of the Wood House is also indicative of the Queen Anne style which is revealed in high ceilings, tall doors and windows with a pronounced vertical emphasis, and various finishes, architectural details, and numerous rooms, servant's quarters, and living spaces. These include a small formal vestibule by the front door, a formal front parlor for receiving guests, a sitting room designed in a corner bay with lacey fretwork spandrels, numerous multi-patterned leaded-glass windows in varying sizes and shapes, a spacious formal dining room with an attached sunroom, living quarters and stairs designed specifically for use by domestic help, hand-rubbed Douglas fir and tamarack woodwork, built-in bookcases and a bow-front china cabinet, and a grand staircase that dramatically curves and winds up through a round tower to the second floor.

Representing a new idea in interior design in the early 20th century, the Wood House was built with a "living hall" in contrast to the aforementioned rooms which were usually designed for one specific use. The living hall idea evolved from precedents established in early 18th-century Colonial houses built in New England and the Mid-Atlantic region of the United States where the central hall was a large "living" room in the center of the house. Designed in the 20th century as a large living space instead of a small foyer, vestibule, or parlor, the design for the living hall was in contrast to the numerous individual rooms and spaces found in so many Queen Anne-style homes. The living hall in the Wood House is located in the center of the first floor and measures approximately 15 feet wide and 25 feet deep. It provides entrance to the front door vestibule, front parlor, northwest bay sitting area, dining room and sunroom, and kitchen which are all located on the first floor. It contains a fireplace, built-in bookcases, and a curved grand staircase that rises to the second floor of the house, and is the dominant public room and focal point of the first floor.

² McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1989.

In summary, the Wood House and garage are significant in the areas of “community planning & development” and “architecture” as excellent examples of the type of domestic architecture preferred by affluent citizens who were responsible for the development and settlement of the Browne’s Addition National Register Historic District during the late 1880s and early 1900s in Spokane, Washington. The Wood House is also an excellent example of the Free Classic Queen Anne style and conveys building trends, designs, materials, and workmanship that were popular during the early 20th century.

BIBLIOGRAPHY

McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York; Alfred A. Knopf, 1989.

Polk, R. L. *Spokane City Directories*. 1888 to 2004.

Sanborn Fire Insurance Maps. 1900, 1927, 1952.

Spokane County assessor records, building permits, warranty deeds.

Yeomans, Linda & Spokane City/County Historic Preservation Office. *Browne's Addition Historic District Historic Resources Inventory*. Spokane: Spokane City/County Historic Preservation Office, 2001-2002.



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WEST RIVERSIDE

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Spokane City/County Register of Historic Places Nomination Continuation Sheet
LEMUEL & CORA ROSE WOOD HOUSE Section 9

Site Plan

Site plan of property, Spokane County Assessor's Records, 2004.



Photos 1 and 2 North façade of house in 2004.



Photos 3 and 4 North façade and north entrance in 2004.



Photos 5 and 6 East elevation in 2004.



Photos 7 and 8 South, rear elevation in 2004.



Photo 9

West elevation of house in 2004.



Photos 10 and 11 First floor interior great hall with staircase leading to second floor in 2004.



Photos 12 and 13 First floor, central hall, northwest corner with fretwork spandrel, and first floor dining room built-in china cupboard in 2004.

