

# 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

**ROY & SYLVIA STONE HOUSE**

## 2. Location

Street & Number 2325 S. Garfield Road  
City, State, Zip Code Spokane, WA 99203  
Parcel Number 35294.1618

## 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              | <b>Public Acquisition</b>                   | <b>Accessible</b>                                   | <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 Noble F. & Judith A. Hundley  
Street & Number 2325 S. Garfield Road  
City, State, Zip Code Spokane, WA 99203  
Telephone Number/E-mail 413-2773, nobjud@comcast.net

## 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 ☒  
Location of Survey Records Spokane Historic Preservation Office

*Final nomination reviewed by SHLC September 15, 2010*

## 7. Description

### Architectural Classification

(see nomination, section 8)

### Condition

☒ excellent

☐ good

☐ fair

☐ deteriorated

☐ ruins

☐ unexposed

### Check One

☐ unaltered

☒ altered

### Check One

☒ original site

☐ moved & date \_\_\_\_\_

## 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

Manito Park 2<sup>nd</sup> portion of Lots 12 & 13, Block 14.

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<sup>th</sup> Avenue, Spokane, WA 99203

Telephone Number

509-456-3828

Email Address

lindayeomans@comcast.net

Date Final Nomination Heard

September 15, 2010

## 12. Additional Documentation

Map

City/County of Spokane current plat map.

Photographs and Slides

Black & white prints, CD-ROM color images.

13. Signature of Owner(s)

John J. Hurdley  
Judith A. Hurdley

14. For Official Use Only:

Date nomination application filed: \_\_\_\_\_

Date of Landmarks Commission hearing: \_\_\_\_\_

Landmarks Commission decision: \_\_\_\_\_

Date of City Council/Board of County Commissioners' hearing: 10/4/10

City Council/Board of County Commissioners' decision: 10/4/10 - Approved

**I hereby certify that this property has been listed in the Spokane Register of Historic Places based upon the action of either the City Council or the Board of County Commissioners as set forth above.**

Kristen Griffin  
**Kristen Griffin**  
**City/County Historic Preservation Officer**  
City/County Historic Preservation Office  
Sixth Floor - City Hall, Spokane, WA 99201

9-16-2010  
**Date**

Attest:

Leri Affler  
**City Clerk**

Approved as to form:

Michael J. Roub  
**Assistant City Attorney**





*Historic Roy & Sylvia Stone House at 2325 S. Garfield Road, Spokane, WA 99203*

***DESCRIPTION OF PROPERTY***

Completed in 1938 and listed on the National Register of Historic Places in 1997 as a contributing historic resource of the Rockwood National Register Historic District, the Roy & Sylvia Stone House is a fine example of the Regency Revival style. The home is highly visible and is sited at a busy intersection on a corner lot in the center of the southern half of the historic district. Well-preserved with few modifications, the Stone House is a two-story box with a hip roof and has two attached lower wings, symmetrical fenestration patterns, and a prominent front entrance which is articulated with a paneled wood crown supported by square pilasters, a paneled wood front door, and leaded-glass transom and sidelights. The Stone House retains a high degree of exterior architectural integrity in original location, design, materials, workmanship, and association as a single-family home built in the 1930s in Spokane, Washington.

***CURRENT APPEARANCE & CONDITION***

***Site***

The Stone House is located in the center of Lot 12 and a portion of Lot 13 on Block 14 in the Manito Park Addition. The house fronts south onto the intersection of Twenty-Fourth Avenue and South Garfield Road on Spokane's South Hill, located across the street from

Hutton Public Elementary School. The Stone House building site is pie-shaped with the broadest curved part of the pie bordering Twenty-Fourth Avenue and Garfield Road. The irregular-shaped site is approximately 230 feet wide and 160 feet deep.<sup>1</sup> The Stone House is built on a flat grade that is bordered at the south by a black basalt rock retaining wall in front of the house, and to the north by a hillside that slopes up to an adjacent lot behind the home. A basalt rock reflecting pool and rock slide are located in the back yard behind the house and feature a waterfall and pool that use re-circulated water.<sup>2</sup> The residence is framed by a manicured lawn, mature deciduous and evergreen trees, and flowering shrubs. Located in the architecturally and socially prominent Rockwood National Register Historic District, the Stone House is surrounded by well-preserved historic homes built from the early 1900s to the 1950s.<sup>3</sup>

### *Exterior of House*

The historic Roy & Sylvia Stone House forms an irregular rectangular footprint which measures 83 feet wide and 45 feet deep. The house is two-story platform frame construction with a hipped roof, and is built on a poured concrete foundation. The roof has little to no overhang and is covered with composition shingles. Two large brick chimneys are located at the east and west elevations of the house and rise above the roof. Confirming its formal symmetrical design, the two-story house has two attached single-story wings: one at the east elevation and one at the west elevation. The east wing contains a two-car garage while the west wing contains the west half of a formal living room. Both wings have flat roof decks composed of built-up tar and are protected by wood balustrades that depict a Chippendale design. The house and garage are entirely clad with brick veneer, which is painted white. The brick veneer extends down to grade over a concrete foundation wall. Fenestration patterns are symmetrical and original, and windows are a combination of original multi-paned metal casement units and one fixed-sash picture window (at rear of house). Each window has a brick window sill and is capped by a brick soldier (flat) arch. A deep frieze highlights roof eaves. The frieze is made of wood, measures 12 inches deep, and is adorned with decorative symmetrically spaced wooden discs applied to the exterior of the cornice board.

### *South Façade*

The face of the house faces south along the intersection of Twenty-Fourth Avenue and Garfield Road. It is distinguished with a symmetrical design and symmetrical fenestration patterns. Three evenly spaced multi-paned metal casement windows are located on the second floor, and two multi-paned metal casement windows flank the home's front entrance which is located in the center of the south elevation. The front

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<sup>1</sup> Spokane County Assessor Records. Spokane County Courthouse, Spokane, WA.

<sup>2</sup> It appears the reflecting pool was perhaps built when the house was erected in 1938 but the waterfall and applicable waterfall plumbing were installed in 2009-2010.

<sup>3</sup> Yeomans, Linda. *Historic Resource Survey of the Rockwood National Register Historic District*. Spokane: City of Spokane, 1997.

door is made of paneled wood and is flanked by sidelights that have leaded-glass lights designed with an Art Nouveau-style motif. A leaded-glass transom window that matches the sidelights caps the front door, and a prominent painted crown caps the transom window. Square pilasters flank the door and sidelights, and support the crown. The entire south façade is clad with brick veneer which is painted white and reveals a stretcher bond.

#### *West Elevation*

The west elevation of the Stone House is dominated by an attached lower, single-story wing addition which is set back 13 feet from the home's south face. Part of the original home design, it was built with the house in 1938. A deep horizontal frieze wraps around the home from the south face of the house to the west elevation and also embellishes roof eaves on the wing. The wing has a flat roof deck and is protected with a wood Chippendale-style balustrade. Located at the west elevation, a large brick chimney rises from grade past the highest point of the home's hipped roof. Fenestration is symmetrical and is features multi-paned metal casement windows.

#### *East Elevation*

Like the west elevation, the east elevation of the house supports a lower, attached single-story wing that is set back 13 feet from the face of the home. Designed a little larger than the west wing, the east wing encloses a two-car garage and a storage room which both have a poured concrete floor. A deep, decorative frieze embellished with applied wood discs wraps around the southeast corner of the house across the east elevation, and is also located on the east wing. A large brick chimney is located at the east elevation, and the house and garage are clad with white-painted brick veneer. A flat rooftop deck is located on top of the garage and like the west wing, and is protected with a wood balustrade that depicts a Chippendale design.

#### *North Rear Elevation*

The north elevation of the house is private and surrounded by a wood fence which prohibits views from all public rights-of-way. Fenestration patterns at the rear of the house are asymmetrical which is in contrast to the symmetrical patterns of the south, east, and west elevations. Windows at the north elevation are all original multi-paned metal casement units with the exception of a window over the kitchen sink, which is a fixed sash picture window (replaced original metal casement window in the 1970). A small shed-roof storage addition was built onto the north end of the east wing in 1970. A flagstone patio extends west from the storage addition across the back of the house (in 2010 flagstone was set in an original c. 1938 concrete slab at patio's west end and replaced c. 1970 aggregate/cedar plank patio at center and east end).

#### *Interior*

A 40-inch-wide solid wood-paneled front door opens to a small entrance landing which is covered with original quarry tile, and to a central reception hall. The hall is covered with

an oak wood parquet floor, the walls and ceiling are original lathe-and-plaster construction, and woodwork is original, painted white. A focal point of the reception hall is a 40-inch-wide formal staircase located on the east wall. The staircase features an L-shaped design with a landing two steps up from the first floor, deep oak treads, shallow risers, an open stringer, and a painted balustrade with plain round tapered balusters. The balustrade features two balusters to each step and has a mahogany-finished handrail. The reception hall leads southwest to a library in the southwest corner of the house, west to a formal living room in the northwest corner of the house, north to a formal dining room, and east to a service hall.

The library is finished with an oak parquet floor, lathe-and-plaster walls, and original multi-paned metal casement windows. The south and east wall of the library are covered with built-in knotty cedar wood bookshelves and a wet bar. Two knotty cedar paneled doors joined to form a bi-fold door open to the wet bar. A fireplace with a knotty cedar mantel and red brick surround and hearth is located in the northwest corner of the room.

A pair of white-painted paneled wood doors opens into a formal living room which features a focal point center fireplace on the south wall, oak plank floor, white-painted molding (floor, chair rail, crown), and two pairs of multi-paned French doors (north wall). Installed in the 1990s, the doors open to a patio. The fireplace has a white-painted wood mantel, a marble surround and hearth, and a rectangular firebox.

Like the living room, a pair of white-painted paneled wood doors opens to a formal dining room located on the center north wall of the house. The dining room is finished with oak plank flooring and white painted molding. A single original wood frame French door with horizontal muntin bars is located in the northwest corner of the dining room and opens onto a patio at the rear of the house. An interior door on the east wall of the dining room opens to a kitchen at the back of the house. The kitchen was remodeled in 2008-2010 with Shaker-style painted wood, built-in cupboards and cabinets, a center island, plumbing, and contemporary appliances. A fixed-sash picture window (installed in the 1970) is located over the sink and replaced an original multi-paned metal casement window. A pair of multi-paned French doors opens from the kitchen on the north wall to a backyard patio at the rear of the house. A south door in the kitchen opens to a service hall which has a quarry tile floor. The service hall leads to a powder room, a small bedroom-turned-office, and an exterior door that opens to a paved walkway and driveway at the east elevation of the house. The powder room and bedroom-turned-office were originally designed for use by domestic help. An east door in the kitchen opens to a laundry room on the first floor which opens to a storage room and attached garage. Ceiling height is eight feet on the first floor.

The formal staircase in the reception hall rises to the second floor which has a large center hall with two smaller corridors, four bedrooms, and three bathrooms. All the rooms except the bathrooms have oak plank floors, the walls and ceilings are lathe-and-

plaster construction, the woodwork is painted white, and the windows are all original multi-paned metal casement units. The bathrooms have glazed ceramic tile floors. Ceiling height is eight feet. A built-in corner cupboard is located in the southeast bedroom, built-in bookshelves are located on the north wall in the master bedroom, and multi-paned French doors open from the master bedroom to a rooftop deck over the west wing. While there is no basement, there is a crawl space with poured concrete walls located under the south half of the house.

### ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

A newspaper article appeared in the October 31, 1937 edition of the *Spokesman-Review* and featured a photograph and the following description of the Roy & Sylvia Stone House:

Among the season's finest homes under construction is the residence being built for R. L. Stone on Twenty-Fourth at Garfield Road, regarded in the \$25,000 class, including cost of the ground. There are five bedrooms and four bathrooms, three of them with built-in showers. All are tiled. In addition to a marble-trimmed large fireplace in the living room, there also is One [with brick trim] in the library. Dining and living rooms are particularly large, with the kitchen having a serving hall together with a dinette. The interior is given special paneled treatment with ornamental molding setting off the artistic plan. Construction is brick-veneered and the home is air-conditioned. The house has a length of 83 feet and a depth of 45.<sup>4</sup>

Original plans drawn for the house confirm the above-stated description.<sup>5</sup> The Roy & Sylvia Stone House represents the designs drawn and materials specified in the original house plans except for the following modifications which were all done from 1970 to 2010:

**1970-71** Kitchen window at north rear elevation replaced with fixed-sash picture window. Kitchen and bathrooms remodeled. Metal storage shed erected in 1940s east of garage was demolished and lawn planted in its place. Wood frame storage shed built onto north rear elevation of garage. Aggregate and cedar plank patio built at back of house between concrete slab at west end of house and garage at east end of house. Original paneled wood garage doors replaced with one large metal overhead door. Garage interior repaired with painted sheetrock. West window in master bedroom replaced with metal sliding glass doors. Original wood shutters at south façade and east and west elevations removed. Metal balusters on interior reception hall stairway replaced with wood balusters.

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<sup>4</sup> "Fine New Home Being Built on Twenty-Fourth." *Spokesman-Review*, 31 Oct 1937.

<sup>5</sup> Kienzle Collection. Bob Kienzle, Spokane, WA.



**1990s** Composition roof shingles installed.

**2008-2010** Exterior: House, garage, and storage shed repainted. Windows and chimneys repaired. Circa 1938 concrete patio slab at back of house overlaid with Idaho granite flagstone. Circa 1970 aggregate stone/cedar plank patio at back of house (center and east end) replaced with Idaho granite flagstone. Multi-paned French doors installed to replace c. 1970 aluminum sliding glass doors in living room, kitchen, and master bedroom (north and west walls). Interior repainted. Wood floors refinished. Kitchen remodeled with new built-in cabinets/cupboards/counter tops/sink. Powder room and service hall floor remodeled/refinished.

The Stone House retains excellent exterior architectural integrity in original location, design, materials, workmanship, and association as a single-family house built in the 1930s in Spokane, WA.

*Areas of Significance**Architecture**Period of Significance**1938-1948**Built Date**1938**Architect**G. A. Pehrson**Builder**Mat Remsing*

## STATEMENT OF SIGNIFICANCE

### *Summary Statement*

Completed in 1938 and listed on the National Register of Historic Places in 1997 as a contributing property of the Rockwood National Register Historic District, the Stone House was custom-designed and constructed for Roy & Sylvia Stone. Roy Stone was a well-known food store owner and operator who built and operated “chains” of food and drug stores in California, Idaho, Oregon, and Washington, including MacMarr markets which later became Safeway Food Stores. In Spokane during the 1930s and early 1940s when he lived in the Stone House, Stone managed at least nine grocery markets which were all owned by his business, Roy L. Stone Food Stores, Inc. The Stone House was designed by celebrated Spokane architect, Gustav Albin Pehrson, who was responsible for hundreds of homes, buildings, and churches throughout the Spokane region. As it neared completion in 1938, the Stone House was featured in the *Spokesman-Review* with a photograph and description that praised the property as “one of the season’s finest homes under construction” with a construction price of \$25,000—more than five times the \$4,000 required by subdivision covenants created by the developer of the Rockwood neighborhood. The property particularly achieved significance during the Stones’ tenure from 1938 to 1948 in the area of “architecture” as a fine example of the Regency Revival style and product of master architect, Gustav Albin Pehrson. The Roy & Sylvia Stone is nominated to the Spokane Register of Historic Places under Category C.

## HISTORICAL CONTEXT

### *The Rockwood National Register Historic District*

Spokane’s rich architectural legacy includes several residential neighborhoods which represent different eras and historic associations. Aptly named for its wooded rocky bluffs, the Rockwood National Register Historic District is unparalleled for its geologic features and open spaces which were carefully preserved by the Olmsted Brothers architectural landscape firm in their design for the neighborhood. Steep slopes, curvilinear streets, and a series of green spaces in the area formed the setting for a variety of homes with architectural styles that were reflective of Spokane’s residential designers and builders through the first half of the 20<sup>th</sup> century. As the residential choice of many of the area’s most prominent citizens, the Rockwood National Register Historic District was and continues to be the chosen home of civic and business leaders of regional and national importance.

In 1903, real estate investors Jay P. Graves, Fred B. Grinnell, and their associates organized a real estate development company called the Spokane-Washington

Improvement Company. Through the company, they purchased wooded acreage in the area which was to become the Rockwood National Register Historic District. They hired the Olmsted Brothers architectural landscape firm and began platting lots for residential construction. The Olmsteds used the rough, hilly, basaltic topography to their advantage, designed curvilinear streets that wound around the outcroppings, and planted trees in the parking strips of each roadway. One of the main tree-lined curvilinear streets was named Garfield Road and is located at the south end of the neighborhood.

In 1903, the Spokane-Washington Improvement Company created and implemented subdivision regulations as they developed the Rockwood neighborhood. Known as property covenants, the regulations were conceived as early land use controls, designed to ensure land use and architectural compatibility. They were legally attached to warranty deeds for each lot sold in the Rockwood development and ran “with the land” in perpetuity. They stipulated the following requirements:

- 1) No residence shall cost less than \$4,000.
- 2) All dwellings shall be of “modern style” of architecture.
- 3) No barns or outhouses may be built before the construction of the house.
- 4) No buildings were to be erected for business purposes of any kind.
- 5) Set-backs from the front of the property need to be at least 35 feet.
- 6) Five feet must exist between outbuildings along side borders.
- 7) Carriage house, barn, or garage style must conform to the style of the house.
- 8) Construction of and/or land use for an apartment house, tenement, lodging house, flat building, or hotel is not allowed.

The implemented covenants/subdivision regulations proved beneficial for the Rockwood National Register Historic District which is well-preserved, well-respected, and is one of Spokane’s most socially and architecturally prominent neighborhoods. It continues to boast some of the highest real estate values in Spokane.<sup>6</sup>

The first houses built in the area were erected mostly along the northern-most stretch of Rockwood Boulevard during the years from 1905 to 1915 as large sometimes grandiose homes, but by the 1920s and 1930s, more modest dwellings were constructed south of Rockwood Boulevard in the vicinity of Garfield, Hatch, Scott, Rhyolite, and Arthur streets. Built on a prominent and highly visible home site at 2325 S. Garfield Road at the intersection of Garfield Road and Twenty-Fourth Avenue across the street from Hutton Public Elementary School, the Roy & Sylvia Stone House was one such home.

### ***Roy & Sylvia Stone***

In 1918, the Spokane-Washington Improvement Company sold multiple undeveloped residential lots on the city’s South Hill to Spokane physician, Dr. Herman Price Marshal, and his wife Edna Marshall. At that time, the Marshalls lived in a house at 524 W. Sound

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<sup>6</sup> Spokane County Assessor’s Records. Spokane County Courthouse, Spokane, WA.

Avenue in the Cliff Park neighborhood and used the property on Garfield Road as a real estate investment. By 1937, Dr. Marshall was deceased and his widow, Edna Marshall, sold the undeveloped property on Garfield Road to Roy & Sylvia Stone for \$1,500. The Stones then commissioned prominent Spokane architect, Gustav Albin Pehrson, to design a single-family home on the site.

Roy L. Stone was born in Driggs, Idaho in 1899. He moved to California where he managed Skaggs Stores (food and drugs) in Oakland in 1924. He then moved to Susanville, CA where he opened his own grocery/drug store. By 1928, Roy Stone was responsible for a chain of 32 food/drug stores, which he built and sold to MacMarr Stores in 1929. Impressed by Stone's work, MacMarr Stores appointed him vice president of the chain's 160 stores in the western United States. In 1931 when MacMarr Stores were purchased by Safeway Food Stores, Roy & Sylvia Stone relocated to Spokane.

In Spokane, Roy Stone began again to build a chain of grocery/drug stores which he called Stone's Food Stores. He was the president and general manager of the company, described his business as "operating retail food stores," established a corporate office at 114 W. Pacific Avenue, and owned a chain of grocery markets throughout Spokane, including those located at 319 S. Cedar, 1724 N. Division, 401 W. First, 801-03 W. Garland, 814 W. Main, 1402-06 N. Monroe, 114 W. Pacific, 1028 S. Perry, and 1909 E. Sprague Avenue. Stone built six other markets in Idaho and Oregon for a total of 15 markets.<sup>7</sup>

In 1946, Roy Stone sold his 15 grocery markets to Sigman's Food Stores and again developed a chain of food markets called Low Cost Foods. He then appointed his son, Roy L. Stone, Jr. an owner and shareholder of Roy L. Stone Foods Incorporated. Roy L. Stone, Jr. and his wife Georgia Stone helped manage Stone's chain of Low Cost food and drug stores, including a store at 1005 W. Ninth Avenue which was called Stone's Low Priced Drugs (later under different ownership, the popular South Hill store was known as Jones Pharmacy & Drug Store). Roy Stone retired in 1961, left management work to his son, and kept an office above the drug store at Ninth and Monroe. He called his business the Roy L. Stone Investment Company. Roy Stone died at age 73 in 1973, and was survived by his wife Sylvia Stone until her death in 1989. Professionally and socially successful, Roy & Sylvia Stone were active in the Spokane Club, Spokane & Country Club, Hayden Lake County Club, and All Saints Episcopal Church. Roy Stone was also a member of the Thunderbird Club, Athletic Round Table, various Masonic bodies, and the El Katif Shrine in Spokane.

### ***Subsequent Homeowners***

In 1948, the Stones sold the house for \$38,000 to Spokane lawyer Bernard Swerland and his wife Virginia Swerland. Sixteen years later in 1964, the Swerlands sold the property to Spokane physician Dr. Roger Shannon and his wife Martha Shannon. In 1981, Eastern

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<sup>7</sup> "Roy L. Stone Succumbs at 73." *Spokane Daily Chronicle*, 8 Feb 1973.

Washington University professor Benjamin Brucker Jr. and his wife Sally Brucker bought the house for \$165,000. In 2005, Virginia Knox-Harris purchased the property for \$499,900, and sold it to Frank & Judy Hundley in 2008 for \$620,000. The Hundleys relocated to Spokane from Southern California, completed a sensitive renovation of the Stone House, and are committed to the property's preservation.

## ARCHITECTURAL SIGNIFICANCE

### *Category C*

As outlined in *National Register Bulletin 15* and adopted by the Spokane City/County Office of Historic Preservation, registration requirements for Category C of the Spokane Register of Historic Places apply to “properties significant for their physical design or construction, including such elements as architecture, landscape architecture, engineering, and artwork.”<sup>8</sup> To be eligible for historic register listing under Category C, “a property must meet at least one of the following requirements:”<sup>9</sup>

1. Embody distinctive characteristics of a type, period, or method of construction.
2. Represent the work of a master.
3. Possess high artistic value.
4. Represent a significant and distinguishable entity whose components may lack individual distinction.<sup>10</sup>

Architecturally significant, the Stone House is nominated under Category C as it applies to registration requirements, respectively numbers 1 and 2. As stated above, the property embodies “distinctive characteristics of a type, period, or method of construction,” “refers to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history,” and represents the “work of a master” architect.<sup>11</sup>

### *Regency Revival Style*

The Stone House is a fine example of the Regency Revival style. Popular in America from about 1935 to 1950, the Regency Revival style is a rebirth or revival of Georgian-style prototypes and stylistic precedents during the time King George IV served as a Regent of England from 1811 to 1820. The style is sometimes called “Modern Georgian” and was “used exclusively in residential applications...in limited numbers across the Pacific Northwest.”<sup>12</sup>

Identifying features of the Regency Revival style include a two-story box-shaped mass, a low-pitched hip roof, a shallow to no eave overhang, frieze band articulation,

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<sup>8</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Page 17

<sup>9</sup> *Ibid*, p. 17

<sup>10</sup> *Ibid*, p. 17

<sup>11</sup> *Ibid*, p. 17

<sup>12</sup> Houser, Michael. *Architectural Style Guide: Regency Revival Style: 1935-1950*. Department of Archaeology & Historic Preservation, Olympia, WA, 2010.

symmetrical fenestration patterns, metal casement and/or wood-sash multi-paned windows, round and/or octagon windows, Georgian and/or Adam-style influenced doorway surrounds and paneled entrance doors, Art Deco and International-style detailing (doors, windows, moldings, interior finishes), and delicate ironwork tracery designs for railings and porch columns.

The overall look of the home is noted for its refinement of detail, a greater restraint, and delicacy in design in comparison with its Georgian-style derivative. Exterior sheathing examples range from brick and clapboard to smooth shiplap siding. Frequently the two-story mass of the building is delineated by the use of different cladding types on the first and second stories. Small one-story gable, hip, or flat roof additions are often found attached to the main façade.<sup>13</sup>

### ***Identifying Elements of the Colonial Revival Style at the Stone House***

The Stone House is a fine example of the Regency Revival style and reveals the following identifying stylistic features: a two-stories with formal box-like massing, a low-pitched hip roof with no eave overhang, a decorative frieze band with applied disc articulation, brick veneer cladding, flanking attached single-story wings, symmetrical fenestration patterns with mostly multi-paned metal casement windows, two round windows at the façade, prominent entry crown (architrave cornice) above the front door, and a paneled wood center front door.

### ***G. A. Pehrson, Architect (1884-1968)***

Gustav Albin Pehrson was born in Sweden and studied architecture at Upsala University in Sweden and Oxford University in England. He came to Spokane in 1913 at which time he was employed by the architectural firm of Cutter & Malmgren as their lead draftsman & architect until 1917. In February 1917, he left Cutter & Malmgren and established his own practice in the Old National Bank building in downtown Spokane. Pehrson proved to be one of Spokane's most prolific architects, responsible for the designs of hundreds of homes and buildings in Spokane and Eastern Washington. Some of these included the Chronicle Building, Paulsen Medical & Dental Building, Culbertson's Department Store (now Macy's), the Catholic Chauncery, Rookery Block, the Greek Orthodox Temple, the Davenport Hotel (in collaboration with Cutter), and the Roosevelt Apartments.<sup>14</sup> Pehrson was also the lead architect commissioned by the United States Federal Government during the 1940s-1950s to design single-family homes for workers employed by the Hanford Reservation (nuclear atomic energy plant) at Richland, WA.

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<sup>13</sup> Ibid.

<sup>14</sup> Pehrson Collection. Northwest Museum of Arts & Culture, Spokane, WA.

In Spokane, examples of single-family homes that Pehrson designed are widespread with some mansion-sized like the Tudor Revival-style Priess House on Rockwood Boulevard and the Colonial Revival-style Louis Davenport House on Waikaiki Road, and others more modest like the Stone House, and Pehrson's own Spanish Eclectic-style home on East Twenty-Fourth Avenue in the Rockwood neighborhood. Pehrson employed a variety of popular 20<sup>th</sup>-century styles for home designs from Colonial Revival, Regency Revival, Tudor Revival, Craftsman, and Spanish Eclectic to Art Moderne, a tradition he used for his daughter's house, also located in the Rockwood neighborhood. In addition he specified building methods and materials that rendered a home "built to last." Gustav Albin Pehrson, a master at his profession, was one of Spokane's most popular and celebrated architects.

To summarize, the Roy & Sylvia Stone House is nominated to the Spokane Register of Historic Places for its architectural significance as a fine example of the Regency Revival style and as a product of master Spokane architect, Gustav Albin Pehrson.

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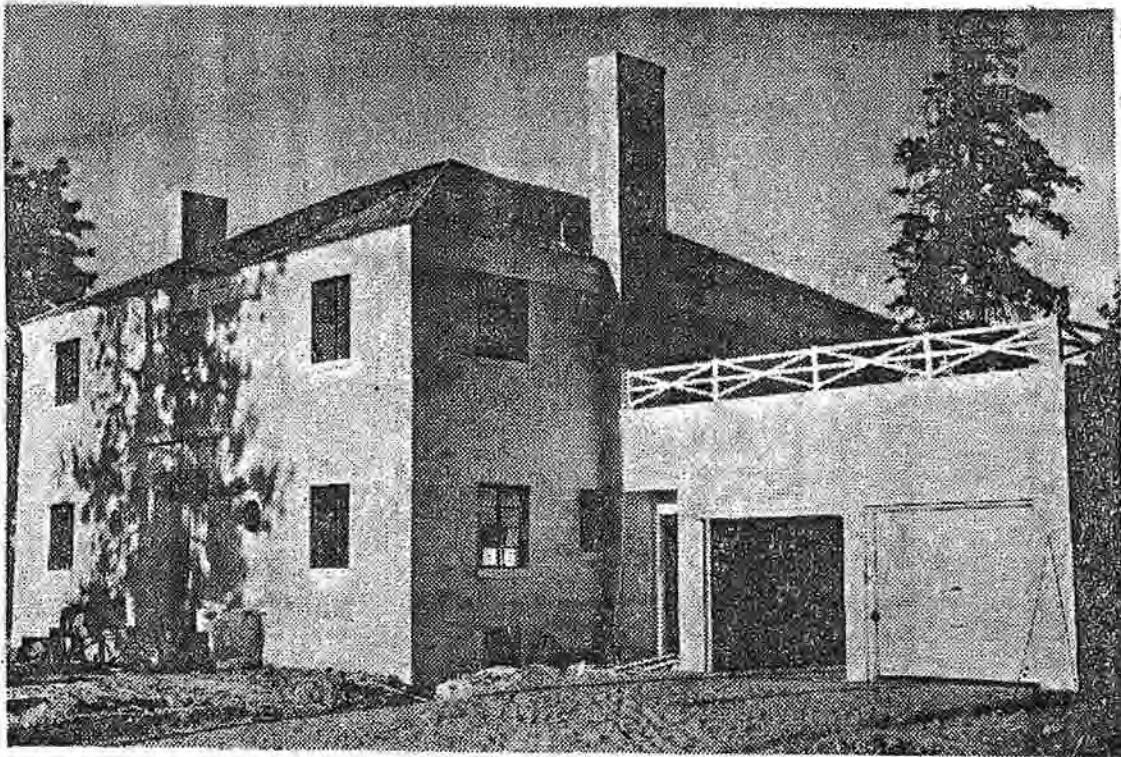
“Sylvia I. Stone, Obituary.” *Spokesman-Review*, 25 May 1989.



NEWSPAPER ARTICLE

Spokesman-Review, 31 October 1937

*Fine New Home Being Built on Twenty-fourth*



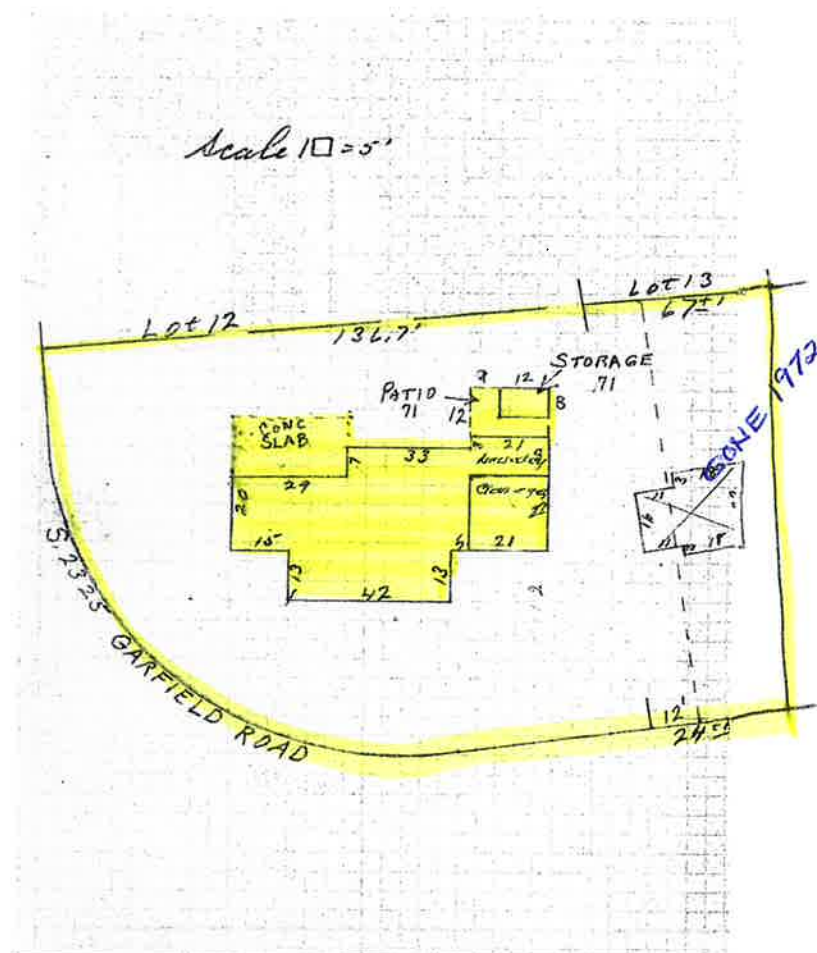
Among the season's finest homes under construction is the residence being built for R. L. Stone on Twenty-fourth at Garfield Road (above), regarded in the \$25,000 class, including cost of the ground. There are five bedrooms and four bathrooms, three of them with built-in showers. All are tiled. In addition to marble-trimmed large fireplace in the living room there also is one in the library. Dining and living rooms are particularly large, with the kitchen having a serving hall together with a dinette. The interior is given a special paneled treatment, with ornamental molding setting off the artistic plan. Construction is brick-veneered and the home is air conditioned. The house has a length of 83 feet and a depth of 45. G. A. Pehrson is the architect and Mat Remsing the contractor.

Spokane City/County Register of Historic Places Nomination Continuation Sheet  
ROY & SYLVIA STONE HOUSE

Section 10

SITE PLAN

Spokane County Assessor's records, 2010



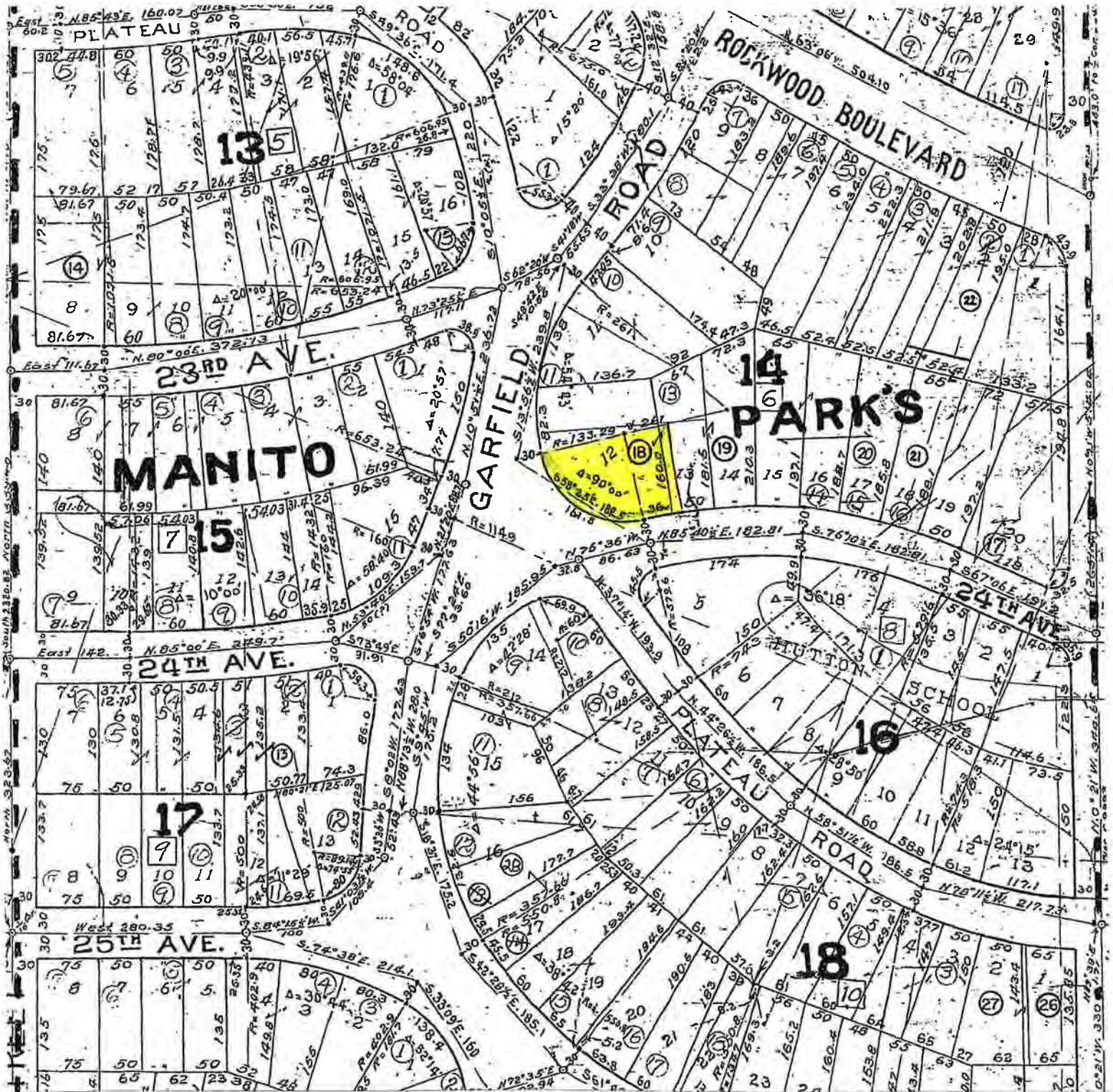


Spokane City/County Register of Historic Places Nomination Continuation Sheet  
ROY & SYLVIA STONE HOUSE

Section 10

PLAT MAP

Spokane County Plat Map, 2010





Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**ROY & SYLVIA STONE HOUSE** **Section 10**

Photo 1

South face of house in 2010.

Photo 2

Southeast corner of house and garage in 2010.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**ROY & SYLVIA STONE HOUSE** **Section 10**

Photo 3 East elevation of garage and house in 2010.  
Photo 4 Southwest corner of house in 2010.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**ROY & SYLVIA STONE HOUSE** **Section 10**

Photo 5 West elevation of house in 2010.  
Photo 6 North elevation (rear) of house in 2010.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**ROY & SYLVIA STONE HOUSE** **Section 10**

Photo 7 North rear elevation of house in 2010.

Photo 8 North rear elevation of house in 2010.





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Photo 9

Slate patio in 2010 at rear of house.

Photo 10

Rock-lined pool and waterfall in 2010 (behind house at west border)





Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**ROY & SYLVIA STONE HOUSE** **Section 10**

Photo 11  
Photo 12

Front door of house at south face in 2010.  
Center reception hall at first floor in 2010.



Photo 13

Formal stairs in center reception hall at first floor in 2010.

Photo 14

Reception hall at first floor looking northwest into LR and north into DR.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**ROY & SYLVIA STONE HOUSE** **Section 10**

Photos 15 and 16 Living room, first floor, looking east at reception hall in 2010.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**ROY & SYLVIA STONE HOUSE** **Section 10**

Photos 17 and 18 Dining room at north wall of house in 2010.



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**ROY & SYLVIA STONE HOUSE** **Section 10**

Photo 19

Kitchen in 2010.

Photo 20

Den/study in 2010.



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**ROY & SYLVIA STONE HOUSE** **Section 10**

Photo 21

Service hallway, first floor, looking east behind kitchen in 2010.

Photo 22

Powder room, first floor, in 2010.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**ROY & SYLVIA STONE HOUSE** **Section 10**

Photo 23

Formal stairs in reception hall, leading to second floor in 2010.





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**ROY & SYLVIA STONE HOUSE** **Section 10**

Photo 24 Bedroom in SE corner of second floor in 2010 (notice built-in corner cupboard).

Photo 25 Master bedroom in NW corner of second floor in 2010 (notice built-in bookshelves).

