

Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, Third Floor
808 Spokane Falls Boulevard, Spokane, Washington 99201-3337*

1. Name of Property

Historic Name **DANIEL MORGAN HOUSE**
And/Or Common Name Whitehouse on Manito / Manito White House

2. Location

Street & Number 242 East Manito Place
City, State, Zip Code Spokane, WA 99203
Parcel Number 35292.1901

3. Classification

Category of Property	Ownership of Property	Status of Property	Present Use of Property
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<input 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 checked="" type="checkbox"/> residential
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes, restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other

4. Owner of Property

Name Peter J. Chase
Street & Number 242 East Manito Place
City, State, Zip Code Spokane, WA 99203
Telephone Number/E-mail 509-951-1107 / petejchase@gmail.com

5. Location of Legal Description

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

6. Representation in Existing Surveys

Title City of Spokane Historic Landmarks Survey
Date Federal__ State__ County__ Local__
Depository for Survey Records Spokane Historic Preservation Office

7. Description

Architectural Classification

(enter categories from instructions)

Condition

☒ excellent
☐ good
☐ fair
☐ deteriorated
☐ ruins
☐ unexposed

Check One

☐ unaltered
☒ altered

Check One

☒ original site
☐ moved & date _____

Narrative description of present and original physical appearance is found on one or more continuation sheets.

8. Spokane Register Criteria and Statement of Significance

Applicable Spokane Register of Historic Places Criteria--mark "x" in one or more boxes for the criteria qualifying the property for Spokane Register listing:

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

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

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

Acreage of Property	Less than one acre (appx .34 acre)
Verbal Boundary Description	Manito Park Ptn E of Wly 15FT Lots 1-2 Block 19
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.


11. Form Prepared By

Name and Title	Annie Doyon, MHP – Architectural Historian & Historic Preservation Consultant
Organization	A. D. Preservation
Telephone Number/E-mail	859-533-9943 / annie@adpreservation.com
Street and Number	PO Box 10296
City, State, Zip Code	Spokane, WA 99209
Date	May 16, 2012

12. Additional Documentation

Map	Attached
Photographs and Slides	Color digital photos on CD-ROM, color printed photos following current NRHP photo standards

13. Signature of Owner(s)



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: _____

City Council/Board of County Commissioners' decision: _____

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.

 6-20-2012

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

Date

Attest:

City Clerk

Approved as to form:


Assistant City Attorney

DESCRIPTION OF PROPERTY**CURRENT APPEARANCE & CONDITION*****LOCATION & SITE***

The Daniel Morgan House is situated on Lots 1 and 2, Block 19, of the Manito Park Addition on Spokane's South Hill. The dwelling sits in a prominent location on the southwest corner of East Manito Place and Grand Boulevard. It is oriented toward the north-northwest, directly facing the southeast corner of Manito Park's easterly portion only one block south of the park's original main entrance. According to Spokane County Assessor records, the lot is approximately 156 feet on the east boundary, 288 feet across the north, 103 feet on the west, and 149 feet on the south totaling approximately 15,000 square feet. The dwelling is surrounded by a manicured, residential lawn on the north, east, and west sides, though the lawn on the west side is divided by a driveway running between the roadway and the garage, which is situated slightly southwest of the dwelling. The house sits far back on its lot very near the southerly (rear) property line.

The Manito Park Addition is characterized by Manito Park itself and a large concentration of middle, middle-upper and upper-class residences primarily dating within the first four decades of the twentieth-century. Manito Boulevard, a wide roadway with center planting strips featuring mature trees, runs in a generally north-south direction between Manito Park/East Manito Place, and High Drive. East Manito Place, which runs in a generally southwest-northeast direction along the north edge of the Daniel Morgan property, once featured a streetcar line, the tracks for which are still visible in the roadway. The historical integrity of the Manito Park Addition, as well as the park itself, remains high.

EXTERIOR

This is a two-and-one-half-story, truncated hip roof, Neoclassical dwelling set on a full basement and supported by a mortared stone foundation. The building features the original central block, a single-story, ten-by-twenty-three-foot addition on the east elevation set on the footprint of the original east porch with a mortared-stone foundation, and a single-story, nineteen-by-nineteen-foot addition on west elevation set on a concrete-block foundation.

A newspaper article published October 24, 1909 provides a thorough narrative of "Dan Morgan's stately residence... just being completed... the most expensive house that has been erected in the Manito Park district this year. Besides its impressive exterior the house has an elegance of finish and a completeness equaled by few residences in the city."¹ The house as originally constructed featured a white exterior of painted four-inch cedar, with a portico supported by four massive columns centered on the façade. A full-width porch extended across the façade and spanned half of the east elevation. The original wrap-around porch was supported by fifteen smaller Tuscan columns with a

¹ "Stately Home in Georgian Colonial, *Spokesman-Review*. October 24, 1909, pp 1.

balcony above; the smaller columns were all paired with the exception of one centered on the east side. A decorative balustrade ran along the edge of the entire lower porch and upper balcony. The west side exhibited a “carriage entrance formed by a pediment.”² The roof shingles exhibited a dark stain, the large front windows were eight feet wide and contained plate glass windows, and “two exposed chimneys of pressed cream laid in red mortar” were also featured.³

The façade of the original central block is symmetrical and exhibits three bays, with a central entry on both the main and second levels, and a prominent full-width, full-height entry porch supported by four large Tuscan columns supporting a gabled pediment above, which contains an oculus window with a diamond-shaped design within it. Moderate overhanging eaves with modillions are found above and below the pediment, with a three-part entablature separating the large columns from the pediment. A similar entablature with a wide cornice and dentil molding spans the width of the front porch atop the small columns. A second-story balcony is found above the front porch, and is supported by ten smaller Tuscan columns; a balustrade spans the second level balcony. Tuscan-styled pilasters are found on all four corners of the original central block of the dwelling.

The primary entryway on the main level features an elaborate door, sidelights, and transom windows filled with decorative leaded glass. Crown molding is found above the door and sidelights, recessed panels below, and small, fluted, Ionic pilasters flank both sidelights; dentil molding is also found just above the entryway. The second-level doorway leading to the balcony features a multi-light French door flanked by one-over-one wood-sash windows. Similar one-over-one wood-sash windows are generally found throughout the remainder of the dwelling; all of the windows are capped with a crown molding. Large, single-light bay windows are found on the façade elevation, both side additions, and the south elevation of the dining room. Three-part wood-framed storm windows are found on the two large bay windows within the original central block.

A small, single-story, partially enclosed, hip-roof porch supported by a concrete-block foundation is situated on the southwest corner of the central block, in the location of an original rear entry leading to a landing and the basement stairway. A single Tuscan column supports the open portion of the rear porch, similar to the small columns found on the façade elevation. The original rear carriage entry leading into a vestibule has been enclosed, though its other features remain with the gabled pediment with modillions, dentil molding, and scrolled brackets. A two-part window and clapboard siding now fill the entry. Above it is a three-sided bay window featuring one-over-one double-hung wood-sash windows with wooden transoms on all three sides. The rear elevation features a four-part window, containing again one-over-one double-hung sashes, topped with

² “Stately Home in Georgian Colonial, *Spokesman-Review*. October 24, 1909, pp 1.

³ *Ibid.*

crown molding and a partial-width awning. A back door is also found on the rear elevation leading out from the kitchen.

The roof of the dwelling is sheathed in asphalt shingles and features a nonhistoric widow's walk surrounded by a white painted balustrade. A single, gable-roofed dormer is found above both the east and west side elevations. Both dormers exhibit paneled, Tuscan pilasters at the corners and a pediment above and contain six-over-one double-hung wood-sash windows. A large brick chimney with graduated brickwork toward the top and multiple shoulders beneath the cornice is found on the east elevation. A similar, slightly smaller chimney pierces the roof over the northwest portion of the central block and a smaller, rectangular, interior brick chimney extends up from the southwest portion of the central block.

INTERIOR – main floor

The first floor plan of the original central block is generally intact and still appears primarily as described in the 1909 newspaper narrative. The narrative noted an entry vestibule with tile flooring was centered on the façade with a swinging door separating the vestibule from a large, twenty-five foot reception hall finished in Honduras mahogany with quarter-sawed oak floors. Columned openings, with fluted mahogany columns, led to the library on the right and the living room to the left. A stairway, with a landing featuring a recessed seat, was two steps up. Today, a single-light hinged door separates the vestibule and entry hall, and the seat is now a recessed display area decorated with a seashell motif. The columned entryways both remain, featuring two fluted, Ionic columns, and two square columns with recessed panels and crown molding set on a base to raise it up slightly and align with the low dado paneling that extends up the hallway. They also feature the original mahogany three-part entablature above with dentil and crown molding. The top of the wall where it meets the ceiling is curved in the library, and dado paneling is found in both the library and living room.

Per the 1909 narrative, the living room originally exhibited a green silk wall treatment, and the ceiling featured hand-done plaster decorations. The large fireplace was faced with green faience tile and the heavy mantle was supported by Ionic columns. The fireplace was originally flanked by large plate-glass windows looking out onto the east porch. The wall treatments have since been changed and the relief-work on the ceiling re-done. The east porch has been enclosed, and is now a sitting room, featuring dado paneling and a denticulated crown molding reflecting what is found throughout the original central block; this renovation resulted in the loss of the original built-in seat, which concealed “a wood lift connecting with the fuel room in the basement.”⁴

Double pocket doors separate the living from the dining room, which featured mahogany beams on the ceiling and a six-foot wall panel; the walls above the paneling was originally treated in blue leather. Today crown molding with dentils is found at the six-foot mark, possibly remaining as the original paneling crown piece; red leather now

⁴ “Stately Home in Georgian Colonial, *Spokesman-Review*. October 24, 1909, pp 1.

covers the walls below the molding. “A built-in buffet with a swelled front, leaded glass doors and plate-glass mirror and glass shelves” was an original element of the dining room, however, it has been replaced with a picture window.

The original carriage entrance on the west side of the dwelling once led into a second small vestibule and side hall providing access to the den, a small lavatory, and storage pantry beneath the stairs. The lavatory, vestibule, and carriage entry have been enclosed to form a small powder room. The den, constructed to display Morgan’s Indian curios, exhibited fir finishes with “a paneled wainscot in brown leather”⁵ and a fireplace of decorative pressed brick and red pottery tile. Wine storage cupboards were installed on either side of the fireplace. Originally the den featured a frieze showing a forest and setting sun and “triple windows on hinges.”⁶ The den with its pressed brick fireplace and red pottery tile remain, and the paneled wainscot with brown leather has been restored. Only one of the original three windows remains, however, as the west-side addition is now accessible via an opening in the original location of the other two windows. This addition extends out from the northwest corner of the original central block and now serves as a family or spare room. It contains a radiator and large picture window, but no architectural ornamentation.

A butler’s pantry originally separated the dining room and kitchen, with the original kitchen featuring tile flooring and three-foot high wall paneling. It was considered at the time of its construction to be one of the most modern kitchens in all of Spokane featuring a large enamel sink, a plate warmer over a radiator, a dumbwaiter system, and a marble worktable. A back stairway and large back porch were both accessible off the kitchen. The walls enclosing the butler’s pantry and porch were both removed, simply expanding the size of the original kitchen. The back stair and two rear entry doors (one on the south elevation and one near the rear of the west elevation) remain.

INTERIOR – second floor

Leading up to the second floor, the stairway features the previously referenced lower landing as well as a larger central landing situated within the three-sided bay window on the west elevation. The stairway to the attic, also U-shaped, continues up from the top of the stairs leading to the second level.

The second floor of the Daniel Morgan house was originally built with five bedrooms and a central hall. According to the 1909 newspaper account the “main chamber” featured a “white tile fireplace with a blue border and columns on each side. The room [had] a large closet and lavatory... [and] connects with a dressing room, which opens upon the front balcony through a French door.”⁷ Today, the original lavatory and closet have been removed, and incorporated into a large master bath situated in one of the original bedrooms. The main chamber and the dressing room remain intact, though the fireplace surround has been re-done with a marble and wood surround and mantle.

⁵ “Stately Home in Georgian Colonial, *Spokesman-Review*. October 24, 1909, pp 1.

⁶ *Ibid.*

⁷ *Ibid.*

The bedroom at the southwest corner of the second level would have originally served as a helpers' quarters, and was accessible via a small hallway adjacent to the washroom, which also led to a back stair providing access to the kitchen. The wall separating the room from the hall has been removed, so that now the rear stair is accessible directly from the bedroom. An exposed brick stack still passes through the room.

All of the second level bedrooms featured large closets, with a large linen closet found near the original washroom entrance. The washroom, the only full bath originally designed in the house, was located at the rear of the central hall. It was designed with a tile floor, tile wainscot with hard plaster walls, a large roman tub, and a pedestal basin – all in white. The original bath also featured a large shower-bath enclosed with marble slabs.⁸ The linen closet and original bathroom remain. The tile has been replaced, but was redone in hexagonal tile similar to what would have originally been there. The tub has been removed, and the bathroom today features a nonhistoric enclosed shower in the location of the original tub. The layout of the bathroom is otherwise unchanged.

INTERIOR – third floor

The house also featured a third floor attic, which was never finished. At the time of the 1909 news article the attic contained only a cedar fur storage room.⁹ The attic remains unfinished today, and the cedar-lined fur storage area, with built in three-drawer chest and west side dormer window, remains. A small shelf is also located in the room. The attic features a large central room, beneath the highest point and flat area of the truncated roof, as well as narrow passageways within the dormers and the front porch pediment. The dormer and oculus windows provide natural light into the attic.

INTERIOR – basement

The basement was originally finished with cement floors, and featured a laundry, fruit cellar, storage room, and fuel room with toilet. A hot water heating plant with “an instantaneous water heating apparatus connecting with all the water faucets,” a built-in vacuum system, electric washing machine, and gravity ventilation system were all original features of the property.¹⁰ The basement remains unfinished today, and one of the original vacuum connection points remains in the main reception hall. It still features the original coal-storage room with coal chute (though the chute has been covered over on the exterior), and a large laundry room. Three additional small storage rooms accessible by five-paneled doors, one of which features a functioning transom window with original lever, also remain. Stone walls and the only remaining original radiator are found in the basement.

⁸ “Stately Home in Georgian Colonial, *Spokesman-Review*. October 24, 1909, pp 1.

⁹ *Ibid.*

¹⁰ *Ibid.*

ALTERATIONS

The dwelling remained under the ownership of Daniel Morgan only for a few years. He traded it to his business partner George M. Colburn in 1914, and by 1916 it became the property of the Catholic Bishop of Spokane.¹¹ The house changed hands a number of times during the next two decades, falling into disrepair and even being used for a period of time during the Great Depression as a soup-kitchen and flop-house.¹² It was finally purchased in 1931 out of foreclosure and having been vandalized and boarded up, by the Hebberds for \$13,500; they owned it until 1983.¹³ Mrs. Margaret Hebberd has produced a detailed written account of the top to bottom renovations she and her husband did to the house, including the following work done between 1931 and 1983, primarily during the 1930s and 1940s:¹⁴

- repair of cedar roof shingles
- exterior painting
- repair of wood flooring
- heating plant in basement replaced
- 350-375 gallon oil tank built by Union Iron Works installed
- replaced seventeen radiators in the house with new ones from four different suppliers
- repair of all three fireplaces
- replaced fifty-five broken windows, with the only two unbroken windows in the house being the large pictures on the façade elevation
- overhauled the wiring
- repaired damaged plaster throughout
- hired a wood specialist to repair the mahogany woodwork and stairway
- a fountain, located in the recessed area on the stairway landing, was removed as the pipes had frozen
- the original marble tub in the second story washroom was removed
- converted the lavatory and vestibule/carriage entry off the rear hall into a slightly larger powder room
- picture window added in the dining room in 1951 in place of the original built-in buffet.

In the early 1950s, when her husband's health began to fail, Mrs. Hebberd spearheaded a project they had envisioned since purchasing the home – to convert the second floor into an apartment.

- several reversible alterations were made to the first floor to accommodate two main level bedrooms in the library and living room
- the original east porch was enclosed to accommodate a bathroom in 1953, resulting in the loss of the five small columns originally supporting that porch

¹¹ Chain of Title Research Notes.

¹² *Tiarabella Spokane's Crown Jewel*.

¹³ *The Manito Place Mansion*, 2.

¹⁴ *Ibid*, 2–6.

- the southeast bedroom on the second level was plumbed and turned into a kitchen¹⁵
- the west-wing addition was added in 1961, to also serve as a main level bedroom.

Following the Hebbard's ownership the house changed hands several times, once again falling into disrepair. New owners in the 1980s, 1990s, and the current owners, have all invested in repairing and maintaining the local landmark dwelling.

- rotted siding was replaced
- the large columns were replaced with authentic reproductions made of the same materials as the original ones
- the porch balustrade was removed on the lower/main level
- a widow's walk was added
- the front foundation and the second story balcony and balustrade were reconstructed in 2009.

Some of the columns were temporarily removed during the 2009 reconstruction, then being returned to their proper locations. Five of the original smaller columns were lost in 1953 when the east porch was enclosed, but the original footprint of that porch remains, as does the curved corner porch wrapping around the northeast corner of the dwelling.

Since the 1980s, on the interior:

- plaster relief work was added to the dining room ceiling by a Russian craftsman to replace the original plasterwork that had been lost
- the original woodwork was refinished
- leather wall treatments were again applied in the dining room and den.

The house was returned to a single family dwelling, little worse for the wear, as the floor plan was never lost.

- the enclosed east porch is no longer a restroom and the walls separating it from the living room, on either side of the fireplace, are now open doorways.

The only subsequent changes include:

- the conversion of the upstairs bedroom, that had housed the kitchen for the second level apartment, into the current large master bath in which a vanity was constructed from an antique table and wood salvaged from the original stair treads
- the removal of the butler's pantry and back porch walls opening up the kitchen within its original space and allowing for the installation of an island.¹⁶

¹⁵ *Ibid*, 17.

¹⁶ "French's Revolution," *Victorian Homes*, October 2001, pp. 55.

GARAGE

According to property records the garage was constructed in 1921, though historical accounts note that a carriage house has been in this location, slightly northwest of the dwelling, since its original construction in 1909. The current garage is a single-story, hip-roof, frame building with a gabled-pediment above the north elevation. It is very similar in character to the dwelling, exhibiting modillions, crown moldings, and Tuscan columns supporting the overhanging pediment. Two nonhistoric, single-vehicle bay doors are found on the north elevation. The building is clad in white painted clapboard siding and the roof is sheathed in asphalt shingles. The garage has been determined to be a non-contributing element.

NARRATIVE STATEMENT OF SIGNIFICANCE

SUMMARY STATEMENT OF SIGNIFICANCE

The Daniel Morgan House is eligible for the Spokane Register of Historic Places under Criterion C as an excellent example of a Neoclassical dwelling in Spokane, and remains an important example of the residential work of local renowned architects Harold C. Whitehouse and George H. Keith during their short-lived tenure as the Keith and Whitehouse partnership. The dwelling was constructed for Daniel Morgan, early Spokane entrepreneur, developer and later Washington state senator, and was completed in 1909 in one of Spokane's finest early neighborhoods, the Manito Park Addition. It retains integrity of location, design, workmanship, and association as well as its most character defining features and details including a full-height entry porch with columns and a gabled pediment above, bay windows, and other details common for its type such as those associated with the cornice and the main entry.

HISTORY

DANIEL MORGAN

Daniel Morgan, born 1869 in Oregon, abandoned his professional aspirations for the law following the realization that there was much money to be made in real estate. He settled in the booming town of Spokane, Washington with his wife Jessie in 1906 quickly finding employment as a salesman with Fred B. Grinnell, a wealthy real estate broker and developer who had been building up his business and his wealth in Spokane since 1889.¹⁷ Morgan found quick success, being named Vice President of the Fred B. Grinnell Company in 1908. His quick rise was leveraged by the Colborn & Morgan Acres project (Morgan Acres) and a number of lucrative South Hill real estate deals, with Grinnell and his company having been instrumental in the real estate sales of properties the Manito Park addition.¹⁸

Shortly after joining the Fred B. Grinnell Company, Morgan partnered with another employee, George M. Colborn, working together to develop a then rural area containing approximately 640 acres directly north of Hillyard as Morgan Acres, selling lots for \$350 each.¹⁹ The two saw an opportunity to purchase and plat several neighborhoods that would appeal not only to the middle- and lower-class populations moving in to the area, but also to those with rural upbringings for whom the bustling city center would not appeal.²⁰

During this period of success, on June 19, 1907, Daniel Morgan purchased lots 1 and 2, block 19, of the Manito Park Addition from O. E. Kenyon for a cost of \$2,016.²¹ The lots,

¹⁷ "Morgan Acres (Spokane County) – Thumbnail History," *HistoryLink.org*.

¹⁸ "Lots Are Active in Manito Park," *Spokesman-Review*, June 23, 1907, n.p.

¹⁹ *Ibid.*

²⁰ "Morgan Acres (Spokane County) – Thumbnail History," *HistoryLink.org*.

²¹ "Lots Are Active in Manito Park," *Spokesman-Review*, June 23, 1907, n.p.; and Chain of Title Research Notes.

each approximately 100 x 150 feet, were prominently situated on the southwest corner of Manito Place and Grand Boulevard in the relatively new addition that had been platted only four years prior, and which Morgan himself had been and continued to be instrumental in selling property for. Though still vacant, Morgan's two lots had already passed through several hands since 1904, including Fred B. Grinnell, and both the Spokane-Washington Improvement Company and Northwestern and Pacific Hypotheekbank. It was noted in the *Spokesman-Review* at the time of Morgan's purchase that he intended to "build a modern home on the ground, costing at least \$7,500."²² He initiated a contract with the local Spokane architectural firm of Keith and Whitehouse to construct one of the most stately and expensive residences in the district; the 6,200 sq ft dwelling was completed in 1909 for what ended up being a total cost of \$16,000.²³ Though lots 1 and 2 were originally platted as deep, narrow lots facing toward the east fronting along Grand Boulevard, Morgan's purchase of the two lots together allowed for the property to be re-sited and the house to be constructed facing toward the north overlooking Manito Park only one block from the park's original main entrance located at 20th and Grand and near the grandstand that formerly stood on the hill north of the house.²⁴

Living in the property only a few years, Morgan traded his grand South Hill home on East Manito Place to Colborn in 1914 in exchange for his remaining shares of the Morgan Acres project. Morgan then moved into a \$10,000 home on North Market Street (at East Wilding Avenue) that he had constructed; though grand for the rural area, the house was quite modest in comparison to his Manito property.²⁵

Though the land for Morgan Acres was located directly above the Spokane aquifer, which held millions of gallons of water just 200-feet below the ground, it featured a desert-like topography characterized primarily by sand dunes, resulting in much slower than anticipated growth for the development. Nevertheless, believing in the project, Morgan gave up his mansion, moved into the Morgan Acres development, and continued pursuing a variety of professional endeavors.

Though some subdivision has occurred in the area, Morgan Acres retains a primarily rural character still today, and despite its perceived value by Morgan and Colborn, the land has never been annexed by the city of Spokane. By the time Morgan left his development north of town and relocated back to the South Hill about seven years after leaving the Manito White House, he had his own real estate, insurance and investment firm and was beginning to refocus his attention toward politics. He was elected to the House of Representatives as a Republican candidate for District 3 in 1923 and was then

²² "Lots Are Active in Manito Park," *Spokesman-Review*, June 23, 1907, n.p.; and Chain of Title Research Notes.

²³ "Stately Home in Georgian Colonial," *Spokesman-Review*, October 24, 1909, pp. 1.

²⁴ Sahlin, *Memories of Manito Park*, 4.

²⁵ "Morgan Acres (Spokane County) – Thumbnail History," *HistoryLink.org*.

elected to the Senate for District 4 in 1925 serving through 1929.²⁶ His most notable political achievement was his instrumental role in securing the legislative groundwork for the Columbia Basin project.²⁷

MANITO PARK ADDITION

The plat for the Manito Park Addition was filed August 3, 1903 containing at that time little more than rough, undulating topography, rock outcroppings, and a large unofficial park site that had been re-named from “Manita Park, referring to its elevation which affords a fine view of the city”²⁸ to Montrose Park by Francis H. Cook, an early Spokane pioneer who had purchased 160-acres of land on Spokane’s South Hill from the Pend Oreille Land Division of the Northern Pacific Railway Company in February 1886. When the financial panic and depression of 1893 hit, many who had established fortunes in real estate, like Cook, lost everything to men who had held onto some measure of financial security. One of these men was Jay P. Graves whose mining fortune allowed him to purchase Cook’s failing enterprises.²⁹ Then in 1902 Graves acquired the Spokane & Montrose Street Railway, the first motorized street railway in the city later reorganized as the Spokane Traction Company. He was determined to provide reliable public transportation to the Manito area of the South Hill. Simultaneously, “Graves and other partners formed the Spokane-Washington Improvement Company to develop and sell properties in their new Manito Park Addition.”³⁰ Realizing the value that a park and other city services would add to the adjacent residential parcels, Graves’ companies along with the Washington Water Power Company, Northwestern and Pacific Hypotheekbank, and investors, made a deal with the city to donate approximately 95-acres of land not particularly suited for residential development for the park in exchange “for extending a water system and more roads to the area”³¹ then officially dedicating the property in 1904 as Manito Park, a word the developers understood “to be an Indian word for ‘hilltop,’ as indicated in a brochure they published to promote their Manito area properties.”³²

The official development of the park and surrounding subdivision, which was platted to feature fine boulevards, resulted in a real estate boom in the area. By the spring of 1904 the Spokane-Washington Improvement Company, together with Fred B. Grinnell, who would later become the primary real estate broker for parcels in the addition, were running ads highlighting the existing and planned improvements, as well as the addition’s protection “by restrictions so that it will build up with nice homes – no shacks allowed.”³³ The existence of the boulevards and the park, as well as many other public

²⁶ Hoemann, *State of Washington, Members of the Legislature 1889–2011*, 16, 18.

²⁷ “Morgan Acres (Spokane County) – Thumbnail History,” *HistoryLink.org*.

²⁸ Bamonte, *Manito Park: A Reflection of Spokane’s Past*, 40.

²⁹ *Ibid*, 22–24, 30.

³⁰ “Graves, Jay P. (1859–1948),” *HistoryLink.org*.

³¹ “Graves, Jay P. (1859–1948),” *HistoryLink.org*; and Bamonte, 40.

³² Bamonte, *Manito Park: A Reflection of Spokane’s Past*, 40.

³³ “\$27,750,” *Spokane Daily Chronicle*, April 4, 1904, pp. 6

improvements, were used as selling points in the advertisements for the residential parcels then being developed, with one article stating the it “is the best place in the city to buy a lot or two and build... the addition is young; prices are low, and now is the time to take advantage of this proposition.”³⁴ The neighborhood also boasted “graded streets, city water, cement sidewalks, water and gas mains laid, electric lights, excellent street car service... features that others do not enjoy. It lies alongside the prettiest park in eastern Washington... there is a tone and elegance about Manito Park.”³⁵ Today, the park and its surrounding residential district retains the same elegance, having been originally developed, and remaining, as one of Spokane’s premier neighborhoods.

ARCHITECTURE

The Daniel Morgan House is an architecturally significant example of a Neoclassical dwelling in Spokane, and of the work of local architects Whitehouse and Keith. Neoclassical architecture was a nationally popular, eclectic building style, utilized primarily between 1895 and 1950. The style emerged following the World’s Columbian Exposition in Chicago in 1893, which displayed a classical theme embodying both order and drama and inspiring a modern use of classical design principles and characteristics in architecture, parks, and city planning.³⁶

The Daniel Morgan House retains distinctive details of its type both inside and out, including the full-height entry porch with four large Tuscan columns supporting a gabled pediment above. Other features common to early twentieth century Neoclassical dwellings include symmetry, dentils and modillions beneath moderate overhangs, a wide frieze band, rectangular windows with double hung sashes, bay windows, transom windows, and an elaborate main entryway;³⁷ all features the Daniel Morgan house retains.

Despite four foreclosures, numerous changes in ownership, and countless updates over the years, the Daniel Morgan house continues to convey the character of its original design and still retains its most character defining features as well as some unique original elements, such as the piping for the central vacuuming system and the mahogany woodwork. The open porch no longer wraps around the northeast continuing along the east elevation, however, a the original east porch form and footprint has been retained within the east side enclosure; both a lower and second level porch still span the full-width of the façade as originally designed. The only other major alteration to the exterior is the west-wing addition.

HAROLD C. WHITEHOUSE & GEORGE H. KEITH

Harold Clarence Whitehouse was born in January 31, 1884 in Massachusetts. Following architectural aspirations early on, he dropped out of school and relocated to Boston in

³⁴ “Many People Spend These Hot Days In Manito Park,” *Spokane Daily-Chronicle*, August 10, 1905, n.p.; and “Manito Park is Not Far Out,” *Spokane Daily Chronicle*, August 1, 1904, 5.

³⁵ “Manito Park,” *Spokane Daily Chronicle*, October 15, 1906, n.p.

³⁶ McAlester, *A Field Guide to American Houses*, 343–346.

³⁷ *Ibid*, 344.

order to work as an architectural apprentice and draftsman. Venturing west to take advantage of rapid city building and development fueled even greater by massive fires, Whitehouse found himself in Butte, Montana in 1906 and Spokane in 1907 answering the demand for architects to meet the challenges of building and re-building.³⁸ He began working for an architect, John K. Dow, but quickly established his own partnership in 1908 with George H. Keith.³⁹ Little evidence was located regarding the type of work done by the Keith and Whitehouse partnership, with the exception the Daniel Morgan House and one additional extant residence located at 2414 West Second Avenue in the Browne's Addition neighborhood; both dwellings date to 1909.⁴⁰ The two men also designed the Weiss house, which was voted in 1922 to be "one of the finest houses in the city by the architectural jury chosen by the City Planning Commission."⁴¹

During his early career Whitehouse was involved in projects in Baltimore, New York, and Havana, Cuba, and made several trips to Europe where he was exposed to the grand cathedrals that would so inspire his career body of work.⁴² "By his own account, [he] was captured by the idea of being a cathedral builder for the Inland Empire."⁴³ Whitehouse enrolled in Cornell University and left Spokane in 1911 to complete formal studies, promptly returning in 1913, dissolving his partnership with Keith and forming a new partnership with Ernest V. Price, former manager of the Sterling Stone Company, the following summer. Working under the name Whitehouse and Price claiming a specialty in church architecture, the men would establish themselves "among the leaders in the architectural world" and certainly one of the most notable firms to ever come out of Spokane.⁴⁴ By the time the partnership was even formed, Whitehouse himself had already been involved in a number of notable projects around Spokane including the Spokane Country Club, the Daniel Morgan house, the F. Lewis Clark house, and several school buildings and churches. Over the lifetime of Whitehouse and Price's notable partnership, the firm designed several hundred buildings, primarily in the Northwest, including residential, institutional, and commercial projects, as well as monuments, representing an eclectic variety of style and form, though their proclaimed specialty continued to be church architecture.

Harold C. Whitehouse can be credited with the original design or additions to no fewer than forty churches just within the Inland Empire, including the monumental St. John's Cathedral located on Grand Boulevard just a short distance north from the Daniel Morgan

³⁸ Woodbridge, "Building Through Time, The Life of Harold C. Whitehouse, 1884-1974."

³⁹ "Harold Clarence Whitehouse," *Washington: Northwest Frontier*, pp. 244-245; and Bamonte, *Manito Park: A Reflection of Spokane's Past*.

⁴⁰ "Art and Comfort in Colonial Home," 1909?, n.p.

⁴¹ *Royal Riblet Complex Nomination Form, City/County Historic Landmarks Commission*, 6.

⁴² "Harold Clarence Whitehouse," *Washington: Northwest Frontier*, pp. 244-245; "Architect Dead," *Spokane Daily Chronicle*, September 24, 1974, pp. 5; and "Whitehouse, Price Form Partnership," Unknown newspaper, 1914, n.p.

⁴³ Woodbridge, "Building Through Time, The Life of Harold C. Whitehouse, 1884-1974," 3.

⁴⁴ "Harold Clarence Whitehouse," *Washington: Northwest Frontier*, pp. 244-245; and "Whitehouse, Price Form Partnership," Unknown newspaper, 1914, n.p.

House.⁴⁵ The pair were also responsible for designing the George Washington Memorial, the Davenport Memorial Fountain (Duncan Gardens), and the Wortman Memorial (sundial, Rose Hill), all located in the adjacent Manito Park.

“His designs won for him election in 1959 to the American Institute of Architects College of Fellows and in 1961 the second annual Allied Arts Award.”⁴⁶ “In the residential field, the houses designed by ... Whitehouse have contributed much to the character of Spokane’s residential suburbs, where whole streets... are nearly lined with them. Since an architectural practice of the scope of Whitehouse and Price’s depends greatly on the contributions of its staff, the office served over the years as an educational training center for those starting out in architecture. The firm’s general contribution to the high level of local professional practice has been frequently acknowledged.”⁴⁷ Additional notable buildings attributable to the Whitehouse & Price partnership include the music and fine arts buildings at the University of Washington, Eastern State Hospital, the Hutton Settlement and West Valley High School in Spokane, and the chemistry building at Washington State University.

Harold C. Whitehouse retired from his partnership with Price in 1965, but continued to practice out of an office in the modern Lincoln Building; a Whitehouse and Price design.⁴⁸ He passed away in 1974 at the age of 90 leaving a tangible legacy in Spokane, across the entire Inland Northwest and beyond.

Whitehouse was involved in a relatively short-lived partnership with another Spokane architect, George H. Keith, who practiced locally between 1907 and the mid- to late-1920s, also partnering for a brief period with Albert Mercier.⁴⁹ Though Keith may not be remembered with as much fame as Whitehouse, evidence of his talent remains on the Spokane landscape today. He was the designer of the Manito Masonic Temple on Grand Boulevard just a few blocks south of the Daniel Morgan House, and the Royal Riblet Mansion (now housing Arbor Crest Winery), which has stood as a landmark in the Spokane Valley since its construction in 1925 despite suffering extensive damage in a 2009 fire. The unique, eclectic Riblet mansion of stone and stucco, which was restored following the fire, stands high on a cliff between Plante’s Ferry Park and the Hutton Settlement (a Whitehouse and Price design).⁵⁰ Keith also designed the Hutton House on East Seventeenth, neighboring the lower portion of Lincoln Park, which was originally part of the Hutton’s property.⁵¹ The house, a grand Neoclassical dwelling reflecting some of the same stylistic characteristics as the Daniel Morgan House and similarly features

⁴⁵ “Architect Dead,” *Spokane Daily Chronicle*, September 24, 1974, pp. 5.

⁴⁶ *Ibid*, pp. 5.

⁴⁷ Woodbridge, “Building Through Time, The Life of Harold C. Whitehouse, 1884-1974,” 8.

⁴⁸ “Architect Dead,” *Spokane Daily Chronicle*, September 24, 1974, pp. 5.

⁴⁹ *Royal Riblet Complex Nomination Form, City/County Historic Landmarks Commission*, 6.

⁵⁰ *Ibid*, 6.

⁵¹ *Hutton, Levi & May Arkwright House National Register of Historic Places Registration Form*, 8-4.

mahogany finishes, and oak and maple floors.⁵² Keith's legacy also continues outside of Spokane represented by the Grant County Courthouse in Ephrata, 1917–1918, also a Neoclassical Keith design. Though the designs attributed to him do not appear as numerous, they are no less celebrated; the Royal Riblet Mansion, the Hutton House, and the Grant County Courthouse are all listed to the National Register of Historic Places and both the Riblet and Hutton properties are also listed on the local Spokane register.

SUMMARY

The Daniel Morgan House is an excellent example of a Neoclassical-styled dwelling in Spokane. It is an easily recognizable local landmark residence within the Manito Park neighborhood, with its commanding views to and from the park itself and its prominent location along Grand Boulevard.

The Manito Park Addition was developed by some of Spokane's most notable early entrepreneurs and developers, among whom was Daniel Morgan, original owner of the dwelling, developer of the Morgan Acres development north of Hillyard, and later Washington state Senator. He lived only a short time in the house, designed by Keith and Whitehouse, local Spokane architects. Whitehouse would later grow in prominence in the field of architecture, famed primarily for his work with Whitehouse and Price whom specialized in church architecture, designing the nearby St. John's Cathedral, as well as a number of other residences, monuments, commercial, and institutional buildings.

Despite a number of renovations, the house remains in character, appearance, and plan very much the same as it was originally designed. Many of the renovations were done in order to repair or restore, rather than to alter the dwelling. Most of the character defining features and many of the home's original materials and details remain. The enclosed east porch and the west-side addition appear to be the most drastic alterations, but the dwelling's symmetry has been maintained and though nonhistoric, single-story side extensions such as these are not at all out of character for Neoclassical dwellings from this period. As a result, the Daniel Morgan house is nominated to the Spokane Register of Historic Places for its architectural significance and its association with the notable Spokane architects responsible for its design.

⁵² *Ibid*, 8-6.

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Tiarabella Spokane’s Crown Jewel. DVD. Produced by George French. 1999; Spokane, WA. Property of Pete and Amy Chase, 242 E Manito Place, Spokane, WA, 99203.

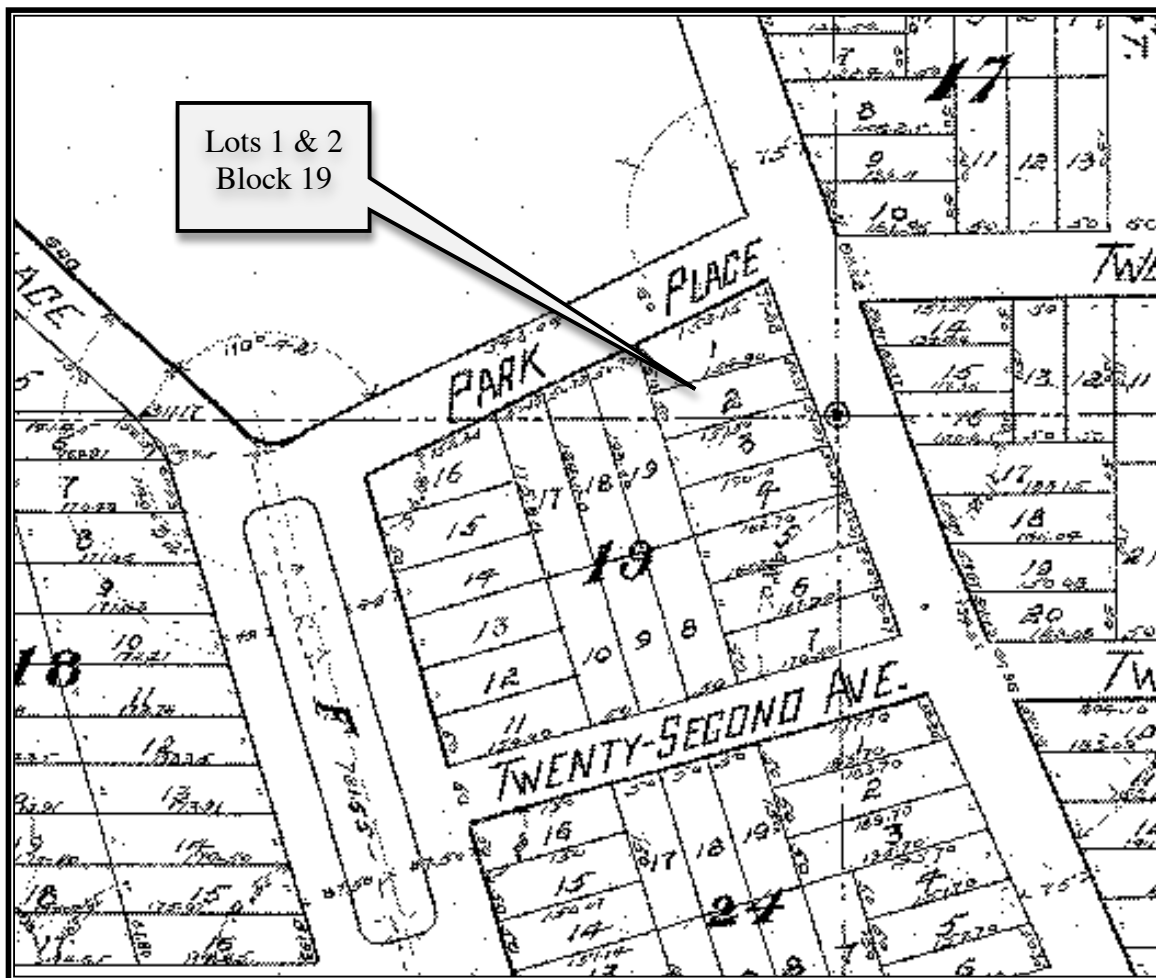
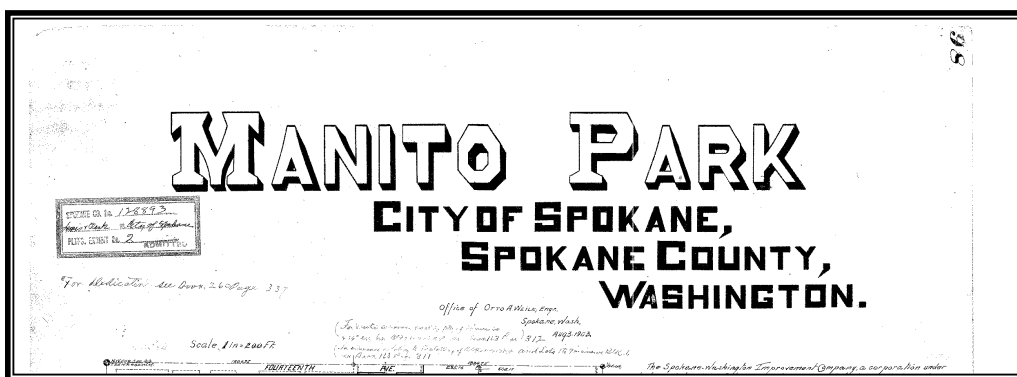
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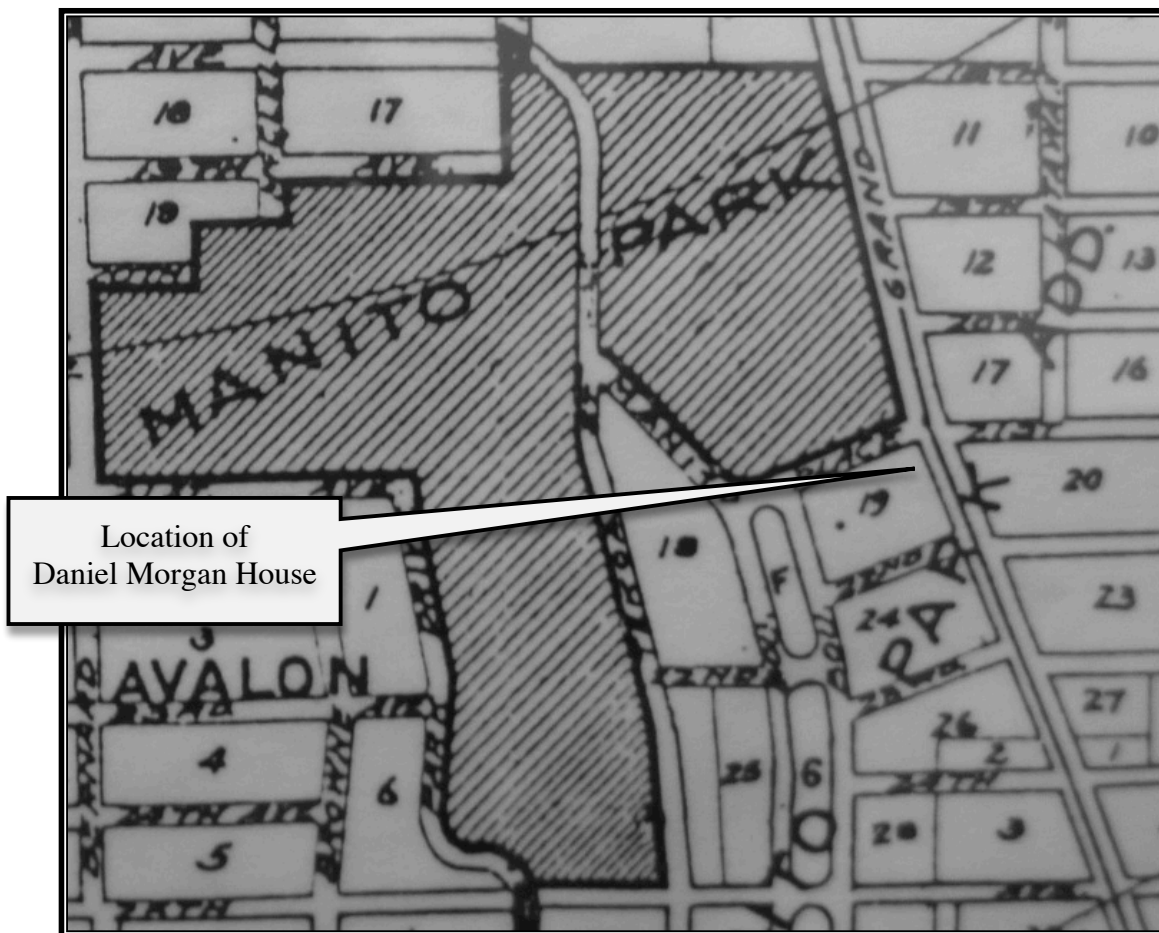
MAP

Plat Map, Manito Park Addition, August 3, 1903.



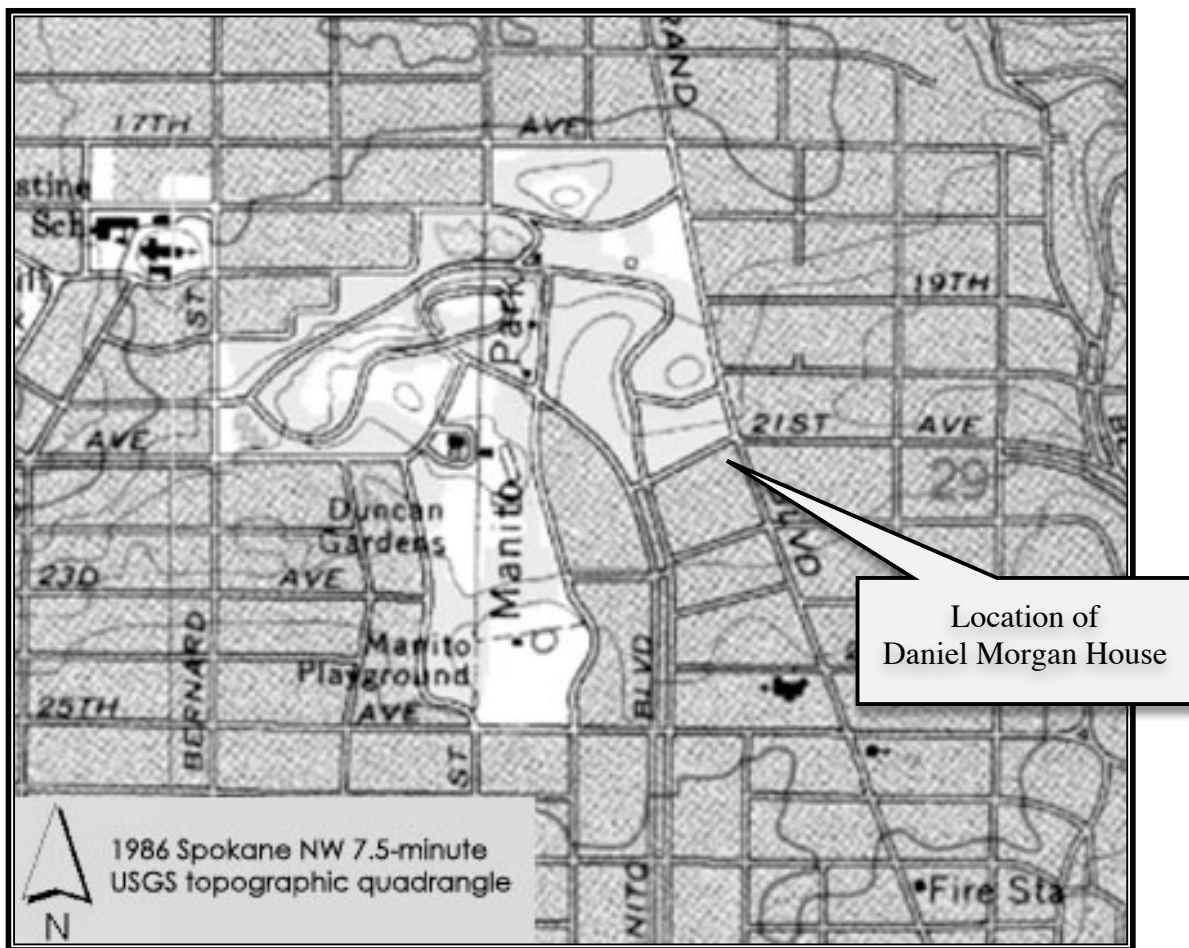
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R. L. Polk & Co's Map of Spokane, 1918.



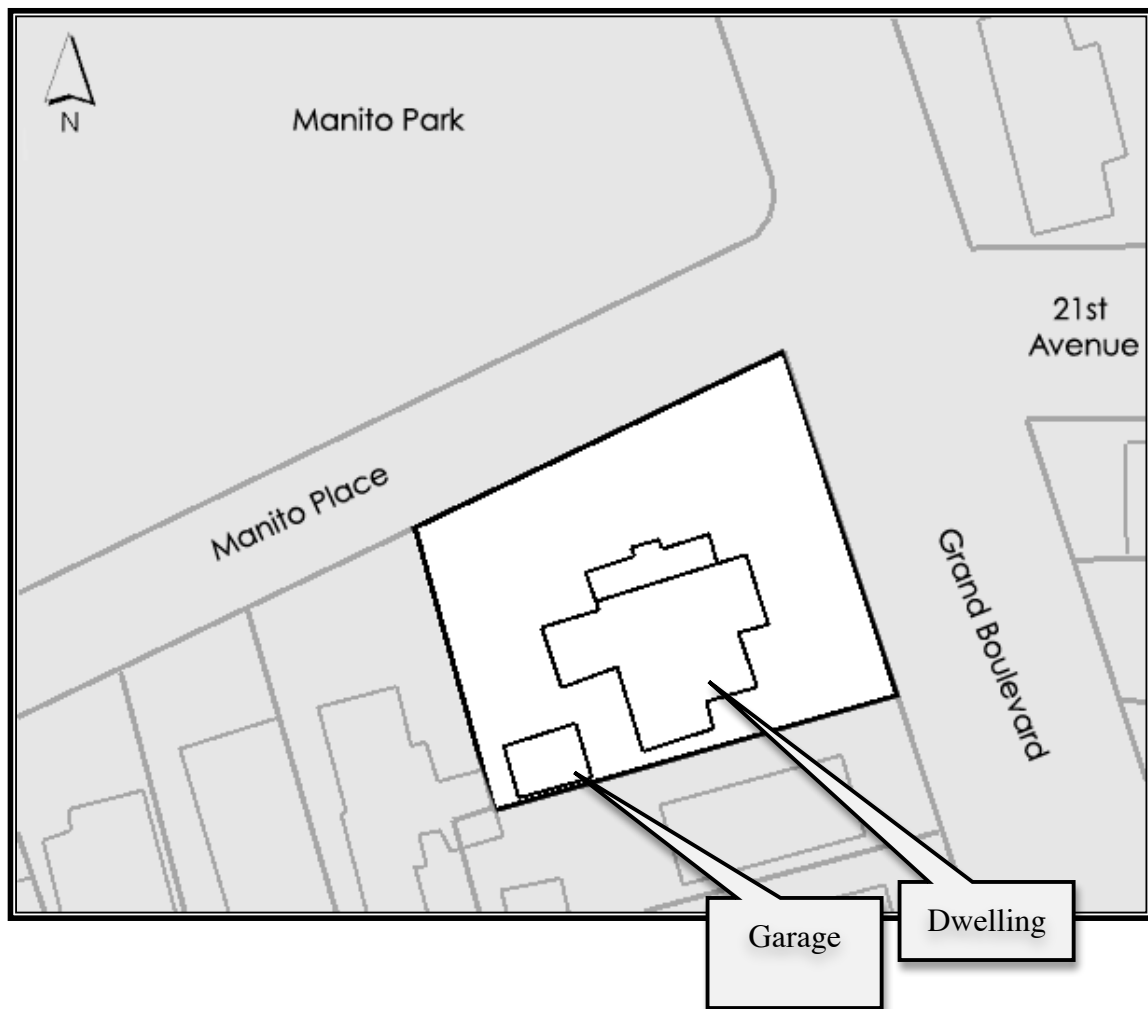
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1986 Spokane NW 7.5-minute USGS topographic quadrangle.



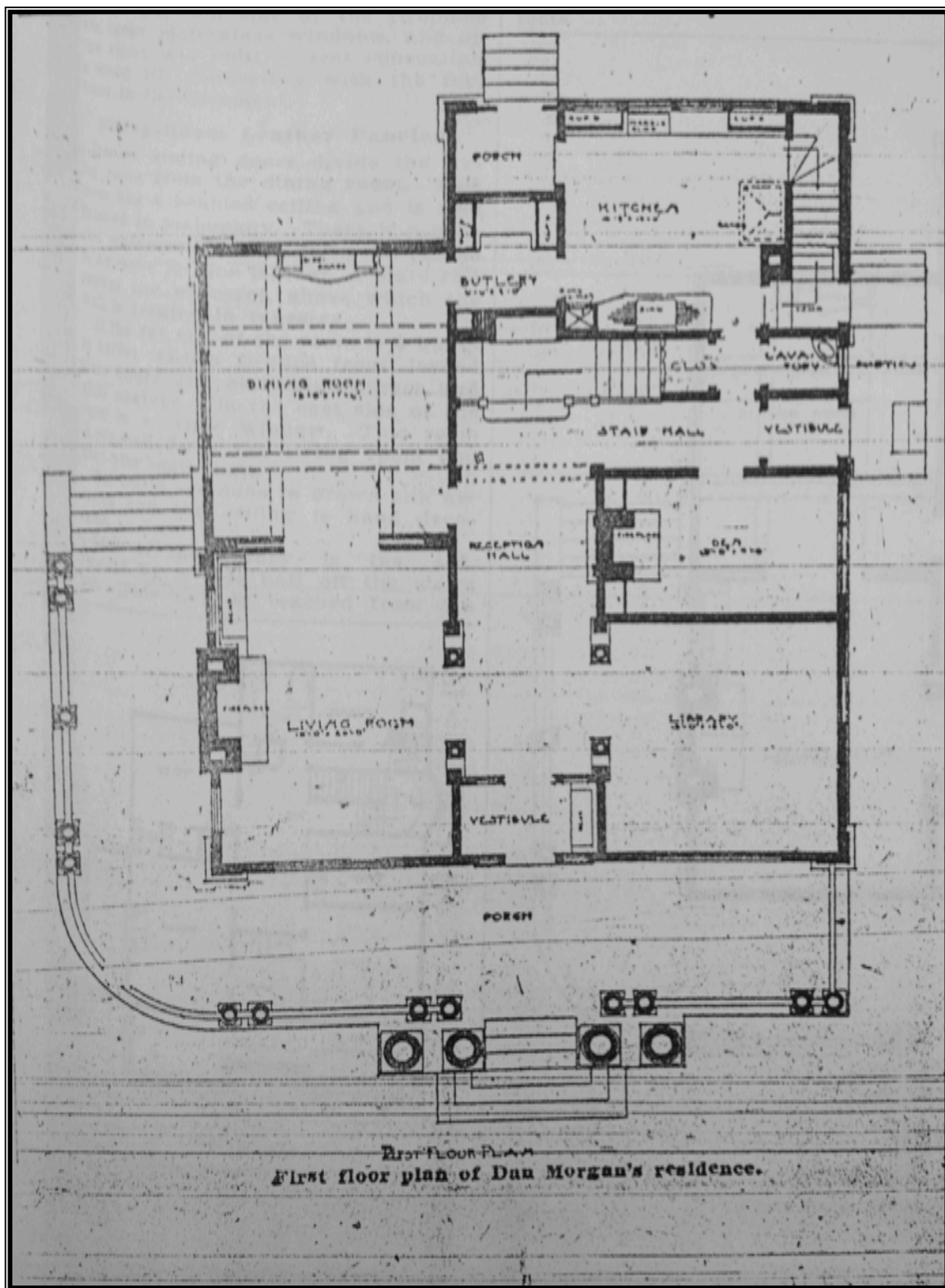
MAP

Sketch Site Plan (Overlaid on Spokane County Assessor Parcel Map).



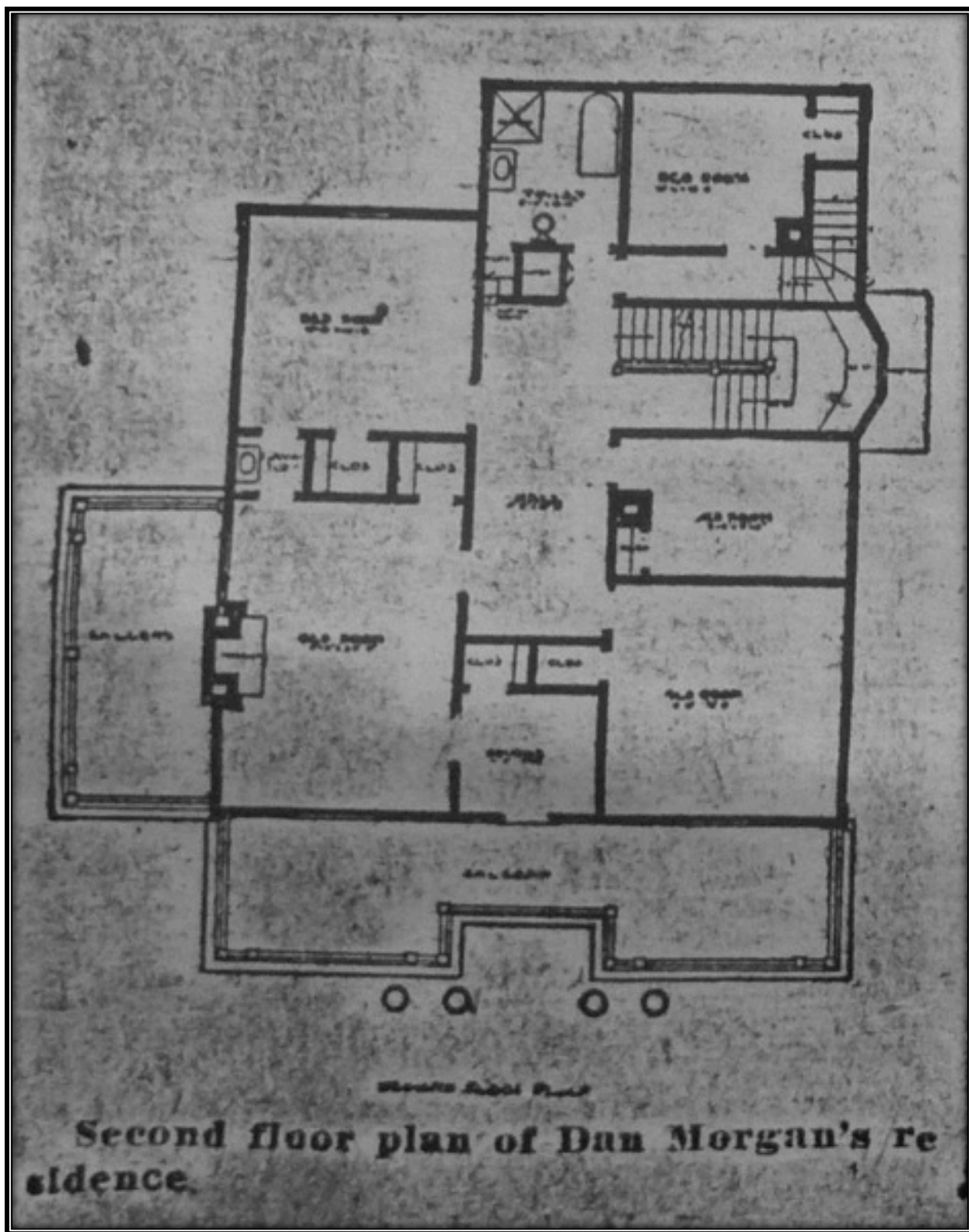
PLAN

First Floor Plan (original), *Spokesman-Review*, October 24, 1909.



PLAN

Second Floor Plan (original), *Spokesman-Review*, October 24, 1909.



PLAN

Sketch Plan, Spokane County Assessor, Accessed 2012.

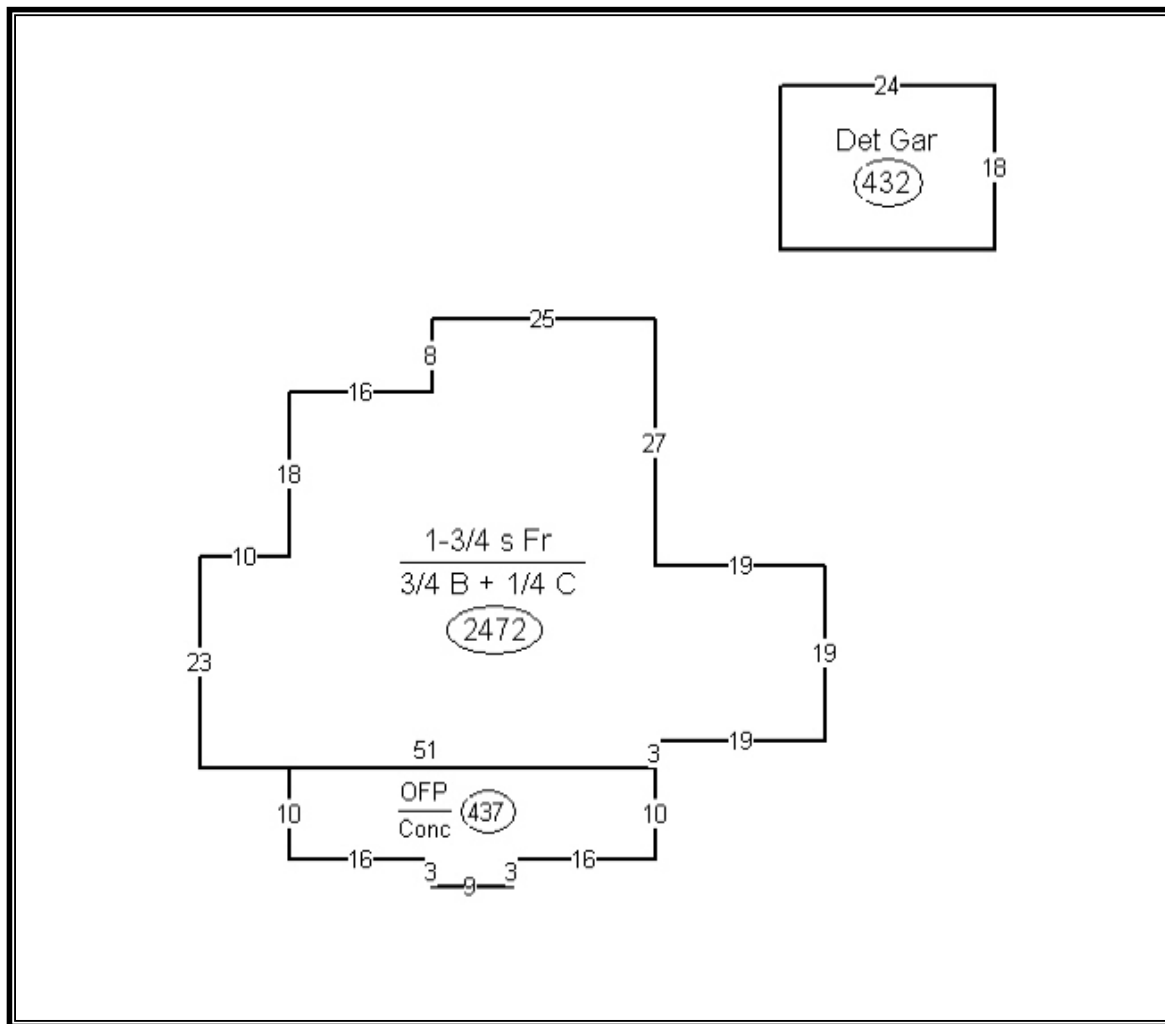


PHOTO (historic)

Spokesman-Review, October 24, 1909.



PHOTO LOG

The following information is the same for all photos:

Name of Property: Daniel Morgan House

Location: 242 E Manito Place, Spokane, Spokane County, Washington

Photographer: Ann Marie P. Doyon

Photo date: March 10, 2012

Photo 1	Façade elevation
Photo 2	Façade and northeast corner of dwelling
Photo 3	Primary entry bay
Photo 4	Small and large porch columns; view toward east
Photo 5	West elevation showing carriage entry & west-end addition
Photo 6	East side elevation
Photo 7	Rear elevation and southwest corner
Photo 8	Southeasterly view of dwelling and vehicular garage
Photo 9	Southwesterly overview of property (left), E Manito Place (center), and southeast corner of Manito Park (right)
Photo 10	North elevation and northwest corner of garage
Photo 11	Columned entryway to original library
Photo 12	Overview of living room with view into enclosed east porch
Photo 13	Southeast overview of dining room
Photo 14	First floor stairway
Photo 15	Main reception hall, looking north toward main entry
Photo 16	Detail of mahogany woodwork between reception hall and side hall
Photo 17	Overview of den
Photo 18	Cedar storage area in attic











