

## *Spokane Register of Historic Places Nomination*

*Spokane City/County Historic Preservation Office, City Hall, 3<sup>rd</sup> Floor  
808 W. Spokane Falls Boulevard, Spokane, WA 99201*

### **1. HISTORIC NAME**

Historic Name **PLUMMER-WHEELER HOUSE**  
Common Name

### **2. LOCATION**

Street & Number 2007 S. Rockwood Boulevard  
City, State, Zip Code Spokane, WA 99203  
Tax Parcel Number 35291.3206

### **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 Dr. Charles & Virginia Brondos  
Street & Number 2007 S. Rockwood Blvd  
City, State, Zip Code Spokane, WA 99203  
Telephone Number/E-mail 509-534-1725, 509-994-3016,  
chuckbari41@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 99201  
County Spokane

### **6. REPRESENTATION OF EXISTING SURVEYS**

Title City of Spokane Historic Landmarks Survey  
Date Federal\_\_\_ State\_\_\_ County\_\_\_ Local 1979  
Location of Survey Records Spokane Historic Preservation Office

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**7. DESCRIPTION**

*(continuation sheets attached)*

**Architectural Classification**

**Condition**

- excellent
- good
- fair
- deteriorated
- ruins
- unexposed

**Check One**

- unaltered
- altered

**Check One**

- original site
- moved & date

**8. SPOKANE REGISTER CATEGORIES & STATEMENT OF SIGNIFICANCE**

*(continuation sheets attached)*

**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.

**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

*Bibliography is found on one or more continuation sheets.*

**10. DIGITAL PHOTOS, MAPS, SITE PLANS, ARTICLES, ETC.**

*Items are found on one or more continuation sheets.*

**11. GEOGRAPHICAL DATA**

Acreage of Property	Less than one acre.
Verbal Boundary Description	Manito Park 2 <sup>nd</sup> Addition, Block 10, Lot 14.
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

**12. FORM PREPARED BY**

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning & Design
Street, City, State, Zip Code	501 West 27 <sup>th</sup> Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	<a href="mailto:lindayeomans@comcast.net">lindayeomans@comcast.net</a>
Date Final Nomination Heard	April 20, 2016

13. Signature of Owner(s)

Charles E. Brando

Virginia E. Brando

14. For Official Use Only:

Date nomination application filed: 3/20/16

Date of Landmarks Commission hearing: 4/20/16

Landmarks Commission decision: approved

Date of City Council/Board of County Commissioners' hearing: 5/9/16

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.

Megan Duvall

4/22/16

Megan Duvall

Date

City/County Historic Preservation Officer

City/County Historic Preservation Office

3<sup>rd</sup> Floor - City Hall, Spokane, WA 99201

Attest:

Sen. [Signature]

City Clerk

Approved as to form:

Michael J. Pirob

Assistant City Attorney



*Plummer-Wheeler House in 2015*

## ***SECTION 7: DESCRIPTION OF PROPERTY***

### ***Summary Statement***

Begun in 1912 and completed in 1913, the construction and design of the Plummer-Wheeler House in Spokane, Washington is a fine representation of the American Foursquare house type. The home was listed in 1997 on the National Register of Historic Places as a contributing property of the Rockwood National Register Historic District, and commands a prominent location in the center of the historic district at the intersection of Rockwood Boulevard and Overbluff Road. In excellent condition, the Plummer-Wheeler House retains a high degree of architectural integrity in original location, design, materials, workmanship, and association.

### ***CURRENT APPEARANCE & CONDITION***

#### ***Site***

The Plummer-Wheeler House is built on a large pie-shaped lot at the southeast corner of S. Rockwood Boulevard and E. Overbluff Road in Spokane's Manito Park Second Addition, Lot 14, Block 10. The south border of the pie-shaped lot measures 99.6 feet, the east border of the lot measures 109.3 feet, and the arc formed by the pie-shaped lot measures 234 feet.<sup>1</sup> A paved pedestrian sidewalk is located along the property's west border at Rockwood Boulevard and the north border along Overbluff Road. Behind the house in the southeast corner of the property is a single-story, two-car garage. A paved

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

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driveway leads south from Overbluff Road to the garage. Built on level grade, the house and garage are framed by a variety of mature evergreen and deciduous trees, shrubs, bushes, and manicured lawn. The home is surrounded by fine single-family homes built from 1909 to 1945 in the architecturally prominent Rockwood National Register Historic District on Spokane's South Hill.

***Exterior***

The Plummer-Wheeler House is 2.5 stories and has an irregular rectangular footprint. The house is 46 feet wide and 34 feet deep. The front porch is 15 feet wide and 9 feet deep.<sup>2</sup> The home is made of stretcher bond painted brick masonry construction. The house is distinguished by a low-pitched hip roof, widely overhanging unenclosed eaves, two dormers, and a covered front porch. The roof is covered with composition shingles and supports two brick chimneys. Original windows are a combination of multi-paned casement and double-hung wood-sash windows, a wood-sash glass block window, and two wood-sash tripartite windows. Located at the home's west façade, the two tripartite windows are focal points of the house with undivided, fixed, center "picture" window panes flanked by tall, narrow, multi-paned sidelight casement windows.

The front face (façade) of the Plummer-Wheeler House looks west along Rockwood Boulevard. Similar to a Palladian window, prominent dormer windows with curved quarter-round lights help distinguish the west façade of the house. The dormer has a low-pitched gable-on-hip roof with a center pedimented gable. A decorative bargeboard articulates the gable. The dormer is clad in wood shingles and has widely overhanging eaves with exposed rafters. Four multi-paned casement windows are located on the dormer's face. The two center windows in the dormer are a window pair, which are capped with a pair of quarter-round curved windows. From a distance, the entire window design simulates the appearance of a multi-paned arched window. Multi-paned casement windows flank each side of the arched window pair. In contrast to the plain exposed rafters at the dormer, the home's low-pitched hip roof has decorative scroll-sawn exposed rafters. Soffits are made of original narrow-width wood tongue-in-groove planks. The west façade at the second floor is 7-ranked with symmetrically positioned 6/1 and 8/1 multi-paned windows. Of the seven windows, the three center windows are located in a 12-inch projecting center brick bay at the second floor above the front porch. Two windows each flank the center projecting bay at the bay's north and south sides and feature brick window sills with two plain brick brackets positioned below each window sill. The three center windows are 6/1 wood-sash casement windows while the four flanking windows are 8/1 double-hung wood-sash windows.

The first floor of the house at the west façade is dominated by a single-story, partial-width, front porch. The front porch is covered with a shallow shed roof supported by massive rectangular brick porch pillars at outside porch corners. The porch deck extends past the covered center portion of the porch to the southern edge of the west face. A low, plain brick porch wall protects the porch deck, and six concrete steps descend from the

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<sup>2</sup> Ibid.

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concrete porch deck to a paved walkway. Plain brick rectangular porch walls flank the steps. The porch ceiling is made of narrow-width wood tongue-in-groove planks. A front door is located on the center of the home's west façade and is flanked by one multi-paned sidelight south of the door. Two large tripartite windows flank the front entry and covered porch, and feature plain brick brackets beneath the window sills.

The north face of the house faces Overbluff Road. It features a continuation of the home's low-pitched hip roof, unenclosed widely overhanging eaves with exposed scroll-sawn rafters, brick masonry construction, and original multi-paned windows. A tall, prominent brick chimney, massive in size and rectangular in shape, dominates the north face of the house. Windows flank the chimney at the first and second floors. A window at the center of the first floor is made of glass block (1950s remodel). At the first floor, two multi-paned casement windows flank the chimney, and an 8/1 multi-paned double-hung window is located east of the chimney and glass block window. Three multi-paned casement windows and one multi-paned double-hung window are located on the home's north face at the second floor.

The south face of the house looks on groomed grounds, which serve as the home's rear "back yard." The south face has a continuation of the home's brick masonry construction, low-pitched hip roof, widely overhanging eaves with exposed scroll-sawn rafters, and a combination of original multi-paned windows and two contemporary windows. A back door is located at the southeast corner of the house at the first floor. A fixed plate glass window is located adjacent east of the back door. A contemporary aluminum-sash sliding window is located at the first floor west of the back door.

The east face of the house parallels a concrete driveway, which leads from the street south to the garage. A back door with multi-paned glazing is located in the center of the east face at the first floor. Except for one large window in the southeast corner of the first floor of the house, all windows on the east face are a combination of original multi-paned casement and double-hung windows. The southeast corner window at the first floor was replaced in the 1950s with a single-pane fixed "picture" window. The home's east face features a continuation of the home's low-pitched hip roof, widely overhanging eaves with exposed scroll-sawn rafters, and brick masonry construction. The roof supports a center shallow-pitched, hip-roof dormer built adjacent to a brick chimney. The dormer has three original multi-paned casement windows.

### ***Interior***

According to Spokane County Tax Assessor data, the first floor of the Plummer-Wheeler House has 1,564 finished square feet, the second floor has 1,564 finished square feet, and the attic under the roof eaves is partially finished with 400 square feet. The basement is finished and holds 1,564 square feet of space.<sup>3</sup> A solid wood front door opens to a reception hall in the center of the house. The reception hall opens south to a formal dining room, north to a formal living room, and east to a north hall, bathroom,

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<sup>3</sup> Ibid.

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library/family room, kitchen, and rear service hall with an enclosed narrow staircase designed for use by domestic help. The staircase descends to the basement and ascends to the second floor.

The formal living room is located in the northwest corner of the house and is dominated by a center fireplace on the north wall, flanked by two multi-paned casement windows. The fireplace has a plain, painted-wood mantle above a rectangular firebox and marble tile surround and hearth (1950s remodel). A formal dining room is located in the southwest corner of the house. A door in the dining room's east wall opens to a kitchen/breakfast room. Remodeled in the 1950s, the kitchen has built-in wood cabinets and cupboards, Formica countertops, sink, two ovens, and a built-in range cook-top. A door on the north wall of the kitchen opens to a back service hall and an interior staircase. The staircase descends from the first floor to an exterior side door at the east face of the house along the driveway. At the first floor, the back hall also leads north to a library/family room. The library/family room has built-in bookcases and opens west to a small north hallway located between the library/family room and the living room. A built-in wet bar is located behind louvered bi-fold doors on the north hall's south wall. Opposite the wet bar, a door on the north hall's north wall opens to a bathroom. All the woodwork on the first floor is painted white. The floor in the reception hall, living room, dining room, library/family room, and north hall is made of solid oak planks with an inlaid mahogany perimeter border. The floor in the kitchen/breakfast room, back service hall, and back stairs is covered with Marmoleum. The floor in the bathroom is made of glazed ceramic tile. Ceilings are 8 feet high.

A formal staircase in the home's front entry reception hall winds up to the second floor. The staircase is made of painted solid oak with an open stringer. The stair's handrail is made of ebony-finished walnut. Three cut-out balusters are anchored to each stair tread. The balusters are emphasized with a cut-out design that resembles a stylized Scottish rose, a popular motif of the Craftsman style. A flat-topped tapered square oak newel post is anchored diagonally to the bottom of the stairs in the reception hall, and features tapered inset panels. A prominent architectural feature of the home, the tapered inset panel design is repeated in the design of interior doors in the reception hall and north hall on the first floor. The second floor has a large central hall around the open stairwell. The hall leads to four bedrooms, a sewing room, and a hall bathroom. The master bedroom is located in the northwest corner of the house and features an *en suite* bathroom with original glazed ceramic tile floor and ceramic tile wainscoting. A fireplace is located on the bedroom's north wall and has a painted wood mantel and glazed ceramic tile hearth and surround. The fireplace is flanked by two multi-paned casement windows, and the west wall has two 8/1 multi-paned double-hung windows. The three remaining bedrooms are located in the northeast, southeast, and southwest corners of the house. A small sewing room is located on the home's west wall between the southwest and northwest bedrooms. The hall bathroom is located on the east wall, and built-in storage closets/drawers are located on the north wall. Second floor ceilings are eight feet high, and the staircase (except handrail) and second-floor woodwork are painted white. The floor in the master bedroom is made of solid oak planks with an inlaid mahogany border

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(matches living room floor). The hall bathroom floor is covered with linoleum, and remaining floor surfaces in second-floor bedrooms and the central hall are covered with wall-to-wall carpet (thought to be oak but undocumented at this time). A prominent circa 1913 original crystal and brass chandelier hangs in the master bedroom, and an original circa 1913 ceiling light fixture illuminates the stairwell and central hall.

Located under the first-floor living room, the northwest corner of the basement is finished with a billiards room constructed in 1913 when the house was built. The billiards room was finished with lathe-and-plaster walls and ceiling, a brick fireplace with a quarry tile hearth, multi-paned basement windows with amber-colored cathedral glass lights, and a plain painted staircase with a closed stringer. The handrail on the staircase is made of ebony-finished walnut, and stair treads and risers are made of hard rock maple. The billiard's room floor is poured concrete and the ceiling is 8 feet high. Four-foot-high wood paneled wainscoting surrounds the room, and a built-in wood storage cupboard is located on the west wall of the room. The floor is covered with porcelain tiles installed in 2014. A painted wood door opens to a central hallway in the basement. The hallway opens south to a storage/mechanical room with a furnace and electrical panel box. Walls are covered with a combination of horizontal wood boards (common to workshops/storage areas), vertical cedar paneling, and built-in storage cupboards and closets. The central hallway opens north to a bathroom, laundry room, and a cold storage fruit cellar located in the northeast corner of the basement. The bathroom was designed and built as an original small "water closet" furnished only with an original single toilet. A flight of interior stairs designed for use by domestic help ascends to the back service door on the east wall of the house. The stairs are covered with linoleum. A partially finished attic under sloped roof eaves is located on the third floor. Designed for use by domestic help, the attic has two finished bedrooms, a bathroom with an original clawfoot bathtub, and is accessed by an interior staircase.

***Garage***

A single-story, two-car, brick masonry construction garage is located behind the house in the southeast corner of the property. Construction of the garage was completed in 1913, and matches the home in design, materials, and masonry construction. In the 1950s, the garage's original red brick masonry construction was painted white along with the red brick masonry construction of the house. The garage has a shallow-pitched hip roof with unenclosed overhanging eaves, exposed rafters, and a small eyebrow dormer on the north façade roof slope above the garage door. The garage measures 22 feet wide and 20 feet deep. A metal accordion-fold garage door opens from the garage's north façade. An original multi-paned wood-sash casement window punctuates the east face of the garage, and a matching multi-paned wood-sash casement window punctuates the west face of the garage. The interior of the garage is unfinished with exposed brick construction perimeter walls. Although the walls are not finished, the ceiling is finished with narrow tongue-in-groove wood planks. In November 2015, a massive 100-foot-tall pine tree fell on the roof of the garage. Damage reversal is planned for 2016 as per the Federal government's Secretary of the Interior's *Standards for Rehabilitation to Historic*

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*Properties*, upgrading the property's condition to excellent. Although a contributing resource of the property, the garage is *not* nominated to the historic register at this time.

***ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS***

Footprint illustrations of the Plummer-Wheeler House and garage were pictured on Sanborn Fire Insurance Maps published in 1950 and 1910 (*corrected in 1914*).<sup>4</sup> The corrected 1914 map and the 1950 map both featured a side porch on the home's north face at the first-floor northeast corner. The side porch was removed and the doorway was filled with a glass block window in the 1950s. A 1960 photograph from Spokane County Tax Assessor records featured a view of the home's west façade and north face, and confirmed the northeast porch/entry way removed and replaced with a glass block window. The photograph also shows the home's brick masonry construction painted white at the exterior as it appears today in 2016.

Modifications to the Plummer-Wheeler House include the following:

*1940s* The house and garage were reroofed with composition shingles. Wide cedar board vertical plank paneling was installed on walls in the basement storage/mechanical room, and scalloped designs made from cedar plank paneling boards were installed as decorative valences over the room's windows. Side-to-side floor-to-ceiling built-in storage cupboards/closets made of cedar were installed on the room's west wall.<sup>5</sup>

*1955* The side entrance porch at the home's north face was removed and replaced by a glass block window. The exterior surface of the red brick masonry construction for the house and garage were painted a bright white. The west facade front porch deck was extended south past the covered front porch to the home's southwest corner. All original 9-foot-high ceilings in the reception hall, living room, dining room, library/family room, north hall, and kitchen were replaced by ceilings lowered to 8 feet, and covered with painted drywall. Original ebony-finished oak woodwork located in the first-floor reception hall, living room, dining room, north hall, and library/family room was painted white (exceptions include the kitchen/butler's pantry, east back door service hall and stairs, second floor, and attic rooms—all areas of the house where woodwork was originally painted white as was the custom in the early 1900s). The fireplace in the living room was remodeled with a marble tile surround and hearth, and painted white. The entrance on the north wall in the north hall was replaced with a bathroom. The north hall was remodeled with a wet bar behind louvered doors on the south wall. The kitchen and butler's pantry were remodeled into a larger kitchen/breakfast room area. The

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<sup>4</sup> *Sanborn Fire Insurance Maps*. Spokane Public Library, Spokane, WA.

<sup>5</sup> The widely cut cedar plank paneling installed in the basement storage/mechanical room of the Plummer-Wheeler House appears to be from the 1940s with widely cut vertical board planks deepened to a rich patina, characteristic of decades-old aging. Wide-cut plank paneling made of cedar or pine boards was fashionable in America in the 1930s and 1940s, and was a popular choice for walls in lake cabins and recreation retreats as well as in "family recreation rooms," a new concept in interior design at the time. In the 1960s and 1970s, wide-cut cedar and pine plank paneling was replaced with narrow-cut vertical and horizontal boards, a change made popular by then new, streamlined, mid-century modern styles.

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original billiards room in the basement was remodeled with acoustical floor tiles, a lowered ceiling with acoustical ceiling tiles, and canned lighting (*Spokesman Review*, 1955). A metal overhead garage door was installed, replacing a pair of original wood carriage house doors.

*Circa 1960s* Built-in storage cupboards and cedar wood-paneled wainscoting were installed in the basement billiards room. The first-floor library/family room was remodeled with medium brown-colored wood wall paneling and wood radiator covers.

*Circa 1970s* Made of wood or aluminum, a combination of glazed and/or screened/glazed storm windows were installed over the majority of the home's existing windows (exceptions include the sidelight window by the front door, fixed picture window on the east wall in kitchen, fixed picture window adjacent next to the back door in the kitchen, casement windows on either side of the master bedroom fireplace, and a casement window in the master bathroom).

*1973* The house and garage were reroofed with composition shingles (Spokane building permit B-5005).

*1978* A 6-foot-high wood board fence was installed in the backyard (Spokane building permit B-23012). A metal overhead garage door replaced a circa 1960s metal overhead garage door.

*2014* The exterior of the garage and house were repaired, reroofed, and repainted. The interior first-floor bathroom was remodeled with a ceramic tile floor, replaced fixtures, and repainted wall, ceiling, and woodwork. The basement billiard room was repaired and remodeled. Acoustical ceiling tiles and canned lights were replaced with a painted drywall ceiling and compatible contemporary ceiling light fixtures. The floor was covered with porcelain tiles, and damage from water leakage was repaired on the west wall.

*2015-16* Due to damage caused by a massive tree that fell on the garage during the November 2015 windstorm, the garage roof, dormer, overhanging eaves, brick masonry construction, and interior tongue-in-groove paneled ceiling were repaired. The garage was reroofed and repainted.

**SECTION 8: STATEMENT OF SIGNIFICANCE**

<i>Areas of Significance</i>	<i>Architecture</i>
<i>Period of Significance</i>	<i>1912-1951</i>
<i>Built Date</i>	<i>1912-13</i>
<i>Architect</i>	<i>Earl W. Morrison</i>
<i>Builder</i>	<i>Amil T. Johnson</i>

***Summary Statement***

Construction of the Plummer-Wheeler House began in 1912 and was completed in 1913. Historically and architecturally significant under Categories B and C, the property is eligible for listing on the Spokane Register of Historic Places. The Plummer-Wheeler House is an excellent rendition of the American Foursquare house form. Described in a 1912 *Spokesman-Review* newspaper article, the home was built for \$20,000—eclipsing by nearly four times the minimum building cost required by neighborhood covenants.<sup>6</sup> The Plummer-Wheeler House is further architecturally significant under Category C as a fine, well-built product of two of Spokane’s most prominent Spokane construction professionals, architect Earl W. Morrison and building contractor Amil T. Johnson. During its period of significance from 1912 to 1951, the Plummer-Wheeler House achieved historical significance under Category B for its associations with Spokane attorney William H. Plummer and Spokane surgeon Dr. Herbert E. Wheeler, the home’s two earliest and most significant residents. In 1912, W.H. Plummer purchased the property, commissioned construction of the home, and lived in it during 1913. A noted Spokane legal leader when he commissioned the Plummer-Wheeler House built, Plummer held a “position of precedence among members of the bar of Spokane,” was “prominent in political circles in the state and...as a member of the Washington State senate,”<sup>7</sup> and “appeared in many of the Inland Empire’s large and sensational cases.”<sup>8</sup> Dr. H.E. Wheeler was a “well-known physician, surgeon, and resident of Spokane for 45 years” where he served at different times as the “Spokane Police [Department] surgeon” and the “chief surgeon for the Northern Pacific Railway Company.”<sup>9</sup> Dr. Wheeler’s career reached its zenith during his residency in the Plummer-Wheeler House from 1922 to 1951.

***HISTORICAL CONTEXT***

***Rockwood National Register Historic District***

From 1900 to about 1920, Spokane experienced a building boom that spread throughout the city and extended up and over a massive basalt bluff which runs east and west along Seventh and Eighth Avenues at the base of Spokane’s South Hill. Neighborhoods were planned, platted, and eventually developed on the plateau that overlooks the city atop the basalt bluff. One of these residential areas was the Rockwood National Register Historic District, the only neighborhood in Spokane designed by the nationally acclaimed Olmsted

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<sup>6</sup> *Spokesman-Review*, 1912.

<sup>7</sup> Durham, N. W. 1912.

<sup>8</sup> *Spokesman-Review*, 1926.

<sup>9</sup> *Spokane Daily Chronicle*, 1955.

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Brothers Landscape Architects, the same firm that designed Boston's park system, the grounds at the Chicago 1893 World Exposition, and New York City's Central Park.

Beginning in the early 1900s, developers Jay P. Graves and Fred B. Grinnell began developing the Olmsted-designed Rockwood neighborhood. In 1903, they formed the Spokane-Washington Improvement Company.

*For an investment of \$250,000, they purchased almost 800 acres on the top of Cook's Hill, mostly undeveloped South Hill land that Francis Cook lost in the Panic of 1893 along with his streetcar line. Promising to add improvements and take full advantage of its scenic possibilities, Graves developed it as Manito Park Addition.<sup>10</sup>*

*In April 1907, the Spokane-Washington Improvement Company...announced the purchase of various land holdings east of the Improvement Company's successful Manito Park Addition, to be developed "with features not be found elsewhere in the city." Included in the purchase were 50 lots of already platted land...60 undeveloped acres...and 80 acres of unplatted land to the south, between 21<sup>st</sup> and 29<sup>th</sup> Avenues. Graves, who "never built anything cheaply," amassed every resource to ensure success. He hired the world-renowned landscape architecture firm, the Olmsted Brothers of Brookline, Massachusetts, to design his subdivision. His principal associate was Aubrey L. White, about to become the president of the newly-created Spokane Park Board. Fred B. Grinnell, a successful and aggressive real estate promoter, was chosen as the Improvement Company's sales agent. By the end of 1909, Rockwood homesites were being actively marketed.<sup>11</sup>*

The new residential community was simply known as "Rockwood." It was planned and developed east of Grand Boulevard on the South Hill across a broad and sometimes steep slope characterized by irregular topography, rocky basalt outcroppings, and a thick pine forest. Following the irregular topography and curvature of the hillside with view lots and curvilinear streets, the new Rockwood neighborhood was touted as a "strictly high-class residence district" on Spokane's South Hill.<sup>12</sup> A November 21, 1909 article in the *Spokesman-Review* reported the following headlines and description of the subdivision:

*ROCKWOOD, HOME OF FINE RESIDENCES  
Spokane's "Exclusive" Section Is Rapidly Being Improved  
Landscape Work a Feature*

*The Rockwood Addition includes 160 acres of ground [located] east of Manito Park, overlooking the city. The Spokane-Washington Improvement Company, the owner for*

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<sup>10</sup> Reynolds, Sally.

<sup>11</sup> Ibid.

<sup>12</sup> *Spokesman-Review*, 21 Nov 1909.

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*which the Fred B. Grinnell [Real Estate Development] Company is the sole agent, is spending more than \$200,000 in improving the property. The Olmsted Brothers, landscape artists of national fame, have laid out the streets, designed the [greenbelts and] parking [strips], and supervised the plotting of the ground... When the property was platted an ordinance was obtained, prohibiting the construction of apartment houses or stores... At present a 30-minute schedule is being maintained on the Rockwood [cable car] carline, which follows the main boulevard through the new addition. The addition is unusually large and the scenery natural.<sup>13</sup>*

Promotional advertisements in pamphlets, fliers and local newspapers described the Rockwood neighborhood as “distinctly different” where “each and every street, boulevard, and drive will be planted with the kind of tree which the Olmsted Brothers [Landscape Architects] have decided most appropriate... Perfection can be secured in no other way than by using...extreme care, even in the most minute details,” which are “being used in Rockwood.”<sup>14</sup> Another advertisement provided the following summary:

*It is these improvements, combined with the rigid [subdivision covenant] restrictions, [neighborhood] location, [cable] car service, view, and natural beauty that make Rockwood the only exclusive home section of the city where a man who builds a fine home may have every advantage and all possible protection from every objectionable feature that surrounds the ordinary residential district.<sup>15</sup>*

Advertisements announcing contracts for paving, tree planting, and water and sewer lines alternated with news of the latest purchases and upcoming homes in real estate sections of Spokane newspapers. A November 28, 1905 promotional advertisement in the *Spokesman-Review* proclaimed the Rockwood neighborhood to be a “strictly high-class residence district...the only exclusive home section of the city where a man who builds a fine home may have every advantage and all possible protection from every objectionable feature that surrounds the ordinary residential district.” Another article printed on January 30, 1910 reported that “Rockwood...promises to be one of the most beautiful additions to the city.”<sup>16</sup> Six months later on June 12, 1910, a third article reported further on-going residential development in the Rockwood neighborhood:

*SPEND \$200,000 FOR FINE HOMES  
One Block in Rockwood Addition in Line for Extensive Improvements This Year  
Will Beautify Grounds*

*That Rockwood, the new high-class residence section put on the local market last year, is destined to be built up with costly homes as was originally planned when the F. B. Grinnell company put the property on the market,*

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<sup>13</sup> *Spokesman-Review*, 21 Nov 1909.

<sup>14</sup> *Spokesman-Review*, 17 April 1910.

<sup>15</sup> *Spokesman-Review*, 28 Nov 1905.

<sup>16</sup> “Parking System Which Will Make Rockwood Most Beautiful Part of City.” *Spokesman-Review*, 30 Jan 1910.

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*seems to be assured in the extensive plans already under way for building this year, and in the houses already being built in the addition..*<sup>17</sup>

Streetcar lines, street lamps, sidewalks, and eventually a school were built in the area. Neighborhood amenities were plentiful and the curvilinear tree-lined streets and hillside lots were being noticed by potential buyers. By mid-1910, six-month sales had reportedly totaled \$160,000 for building sites ranging in price from \$1,250 to as high as \$8,000 for large double lots. Sixteen homes were completed in 1911 in the Rockwood neighborhood, more than twice the figure for 1910. In 1912, over 20 more homes were finished, and by the late 1930s, the majority of houses in the neighborhood were erected. Domestic architectural styles ranged from large American Foursquare, Neoclassical, Tudor Revival, Colonial Revival, and Mediterranean-inspired designs to smaller Tudor-style cottages, Craftsman bungalows, and vernacular dwellings. Houses were built from designs prepared by architects, builders, and from plans distributed in plan books. The homes were constructed by independent contractors who were hired by developers, architects, and property owners.

Restrictive covenants and subdivision regulations were written by the developer, the Spokane-Washington Improvement Company, to control land use and protect neighborhood development. The restrictive neighborhood covenants were conveyed to property owners through property warranty deeds each time a house was sold to a new owner. Rockwood neighborhood properties specified the following requirements:

*“The foregoing covenants are hereby declared to run with the land and bind not only the purchaser but also the subsequent owners thereof.”*<sup>18</sup>

- 1) *On all lots fronting Rockwood Boulevard, cost for dwellings shall be not less than \$6,000,*
- 2) *Said dwelling shall be of “modern” style of architecture,*
- 3) *No outhouse or barn shall be erected and used as a dwelling before the construction of the main dwelling home,*
- 4) *No building erected on said lot shall be used for business purposes of any kind,*
- 5) *No outbuilding shall be erected less than five feet from the side lines of lots,*
- 6) *Any stable or garage which shall be built on any of this property must conform to the style of architecture of the dwelling on the same lot on which it is located,*
- 7) *No building shall be erected less than 35 feet from the front line of the lot on street which building shall face,*
- 8) *No apartment house, tenement house, flat building, lodging house, or hotel shall ever be erected on this lot, nor shall any building constructed thereon ever be conducted or used for any of such purposes.*<sup>19</sup>

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<sup>17</sup> “Spend \$200,000 for Fine Homes.” *Spokesman-Review*, 12 June 1910, part 4, p. 1.

<sup>18</sup> Spokane County Warranty Deed #378139, filed/recorded Dec. 3, 1912. Spokane County Courthouse, Spokane, WA.

<sup>19</sup> *Ibid.*

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Neighborhood covenants and land use regulations implemented in the Rockwood neighborhood allowed for protected architectural development and have resulted in decades of continual strong real estate values. Historically and architecturally significant as one of Spokane's most architecturally prominent residential subdivisions, "Rockwood" was listed in 1997 on the National Register of Historic Places as the Rockwood National Register Historic District.<sup>20</sup>

***Plummer-Wheeler House Homeowners***

In 1912, the Spokane-Washington Improvement Company sold the large, wedge-shaped building site on Lot 15, Block 10 in the center of the Second Addition of Manito Park to Spokane attorney, William H. Plummer. Plummer commissioned a home built on the site, landscaped the grounds, and sold the property after a year for \$30,000 to Roy Bungay (Bungay Fuel Company). Grain dealer Justis Smith purchased the property in 1914. In 1922, Spokane surgeon H. E. Wheeler, and his wife, Beulah Wheeler, bought the house. After 29 years of residency, they sold it to Spokane contractor Arthur Sather, and his wife, Donna Jean Sather, in 1951. The Sathers owned Sather & Sons Company building contractors, specializing in "contracting, paving, and heavy construction" services. In 1960, the Sathers sold the property to Ann & John Schafhausen, a Spokane investment broker. Dr. Charles E. Brondos and his wife, Virginia A. Brondos, purchased the property September 16, 1974, and remain the current owners.

***HISTORICAL SIGNIFICANCE***

The Plummer-Wheeler House is eligible for listing on the Spokane Register of Historic Places under Category B for its associative value with significant persons. The Spokane Register recognizes the "associative value" of "properties significant for their association or linkage to...persons important in the past."<sup>21</sup> William W. Plummer and Dr. Herbert E. Wheeler were two noted Spokane leaders and two of the earliest and most significant residents to live at different times in the Plummer-Wheeler House.

***William W. Plummer (1870-1926)***

On October 13, 1912, the *Spokesman-Review* newspaper in Spokane announced W. H. Plummer's construction plans for a home located in the Rockwood neighborhood:

***ATTORNEY PLANS ROCKWOOD HOME***

*W. H. Plummer Will Build a Fine \$20,000 Residence in Scenic Location*

*One of the most favorably located building sites from a scenic point of view in the Rockwood residential district was sold last week to W. H. Plummer, local attorney. The consideration was \$5,350. [The property] is situated at the intersection of Rockwood Boulevard and Overbluff Road, being a wedge-shaped lot with a total frontage of 234 feet on both streets. The lot is 100 feet deep. There is a parking strip, 15 feet wide, on each street. [The property] is surrounded by some of the finest residences in the city, including those of W. W. McCreery, O. M. Lilliequist, Karl Berggren, Dr. Frank Rose, A.*

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<sup>20</sup> Reynolds, Sally.

<sup>21</sup> National Register Bulletin #15.

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*W. Witherspoon, R.W. Grinnell, Williard Crippen, and others of equally artistic architecture. The home will be in keeping with the high standard of the district and will be an addition to the city's fine homes that will embrace all the best and most approved features in residence construction.*

Although W.H. Plummer and his wife, Verna Plummer, owned the property for only one year, the Plummer-Wheeler House is historically significant for its association with William H. Plummer, who was the property's first owner and was responsible for developing and commissioning construction of the Plummer-Wheeler House.

William W. Plummer was born in Massachusetts in 1870, graduated from Cornell University, came to Colfax, Washington, and three years later to Spokane in 1892. Plummer began his law practice in Suite 1201-02 in the Old National Bank Building located on W. Riverside Avenue in Spokane's downtown commercial business core. By 1913, he and his law partner, J. Lavin, advertised their practice as Plummer & Lavin, Attorneys at Law. Plummer was "for years a leading member of the Spokane County bar" and was active in city and state politics.<sup>22</sup> At different times throughout his career, Plummer served as Corporation Council for the City of Spokane, was elected to serve for four years in the Washington State legislature under the political Silver Party ticket, and was president *pro tem* of the Washington State Senate. Plummer presided over joint sessions of the Washington House and Senate, and was chairman of the Senate Judiciary Committee during his time with the state legislature. In his 1926 obituary, William Plummer was described as a noted Spokane lawyer who "appeared in many of the Inland Empire's large and sensational cases" during his career.<sup>23</sup> He enjoyed fraternal memberships with the Masonic orders, Knights of Pythias, Odd Fellows, and the Spokane Country Club.

***Dr. Herbert E. Wheeler (1883-1955)***

Dr. Herbert Edward Wheeler was born in Illinois in May 1883. He was a graduate of Morgan Park Military Academy, University of Chicago, Rush Medical College, and completed his medical internship at St. Luke's Hospital in Chicago. He married Beulah M. Smith, and together they raised four daughters. During World War I, Dr. Wheeler was a captain in the Army's Medical Corps, serving at the front lines with the 32<sup>nd</sup> Ambulance Corps. He came to Spokane in 1910, lived and worked in the region, and died in 1955. Dr. Wheeler's obituary praised him as a "well-known physician, surgeon, and resident of the city for 45 years."<sup>24</sup> His multi-faceted career was noteworthy for his role at different times as Chief Surgeon for the Northern Pacific Railroad, Spokane Police Department Surgeon, and for the professional medical help and service he gave to hundreds of patients and families in the Spokane region for more than four decades. The Plummer-Wheeler House is historically significant for its association with Dr. H. E. Wheeler, who resided at the property during his most productive years as a leading Spokane physician and surgeon.

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<sup>22</sup> *Spokesman-Review*, 1926.

<sup>23</sup> *Ibid.*

<sup>24</sup> *Spokane Daily Chronicle*, 1955.

### ***ARCHITECTURAL SIGNIFICANCE***

To be eligible for listing on the Spokane Register of Historic Places under Category C, a property must meet *at least one* of the following requirements: 1) embody distinctive characteristics of a type, period, or method of construction, or 2) represent the work of a master. Architecturally significant, the Plummer-Wheeler House meets both of the aforementioned requirements as a fine example and embodiment of the American Foursquare house type, and as the product of two master craftsmen, architect E.W. Morrison and building contractor A.T. Johnson.<sup>25</sup>

#### ***American Foursquare House Form***

The term “American Foursquare” refers to a specific *type of house form* rather than a design style. *The Dictionary of Architecture & Construction* defines the American Foursquare home in two ways: 1) a “one- or two-story house having a square floor plan consisting of four rooms (one in each corner), a hipped roof, and an off-center entry door,” and 2) a “Prairie Box having a low-pitched hipped roof and a symmetrical façade.”<sup>26</sup> Architectural historians, Robert Schweitzer and Michael W. R. Davis (*America’s Favorite Homes*), explain American Foursquare homes were called by a variety of names, including Edwardian, American Foursquare, Square, American Basic, Prairie, Prairie Box, and Box House. The house form was popular in America from about 1900 to 1920, and was considered by many to “be one of the best arranged and most practical plans...a square type of construction which permits the utilizing of every available inch of space.”<sup>27</sup> They further state “the Box House offered a plan for families desiring a four-bedroom home rather than the smaller two- or three-bedroom bungalow...and took the place of the four-bedroom Georgian-style colonial” house.<sup>28</sup>

Architectural historians Lee & Virginia McAlester (*A Field Guide to American Houses*) define features of the American Foursquare house form to include a rectangular or square box-like form with one, two, or three stories; a hipped roof; dormers (hip, shed, or gable); widely overhanging eaves; eaves, cornices, and façade details which work together to emphasize horizontal lines; covered front porches at the first floor; conspicuous front entrances (center or off-center); usually 1/1 casement or double-hung, wood-sash windows; and sometimes massive square porch supports.<sup>29</sup>

#### ***American Foursquare Features at the Plummer-Wheeler House***

With construction begun in 1912 and completed in 1913 during the defined time period for the foursquare house type (1900-1920), the Plummer-Wheeler House is a well-preserved, excellent example of the American Foursquare house form and reflects many of the above-mentioned identifying features. Specifically expressed at the Plummer-Wheeler House, these features include a nearly square box-like form with two-and-one-

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<sup>25</sup> National Register Bulletin #15, pp. 17-19.

<sup>26</sup> Harris, Cyril M.

<sup>27</sup> Schweitzer, Robert and Michael W. R. Davis.

<sup>28</sup> Ibid, p. 161.

<sup>29</sup> McAlester, Virginia & Lee.

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half stories; a hipped roof; hipped roof dormers; horizontal emphasis achieved by a low-pitched roof with wide eaves; a covered front porch at the first floor; massive square, columned porch supports; and four rooms on the first floor and four rooms on the second floor with one room in each of the home's four corners.

***Earl W. Morrison (1889-1955)***<sup>30</sup>

***Architect***

The Plummer-Wheeler House represents the work of Spokane master architect Earl W. Morrison. Morrison was first listed in Spokane city directories in 1906 as an electrician. In 1907 he worked as a “helper” for prominent building contractor, F. E. Peterson, and in 1909 as an independent “designer.” In 1911, he listed himself as an architect, with an office in the Paulsen Building in downtown Spokane, an office he shared with Amil T. Johnson, a successful professional carpenter and builder who built the Plummer-Wheeler House. Together Morrison and Johnson erected many homes in the city, especially in the architecturally prominent Rockwood National Register Historic District. Seven Rockwood neighborhood examples they designed and built include:

- 547 E. Rockwood Blvd.                      Built in 1911
- 416 E. Rockwood Blvd.                      Built in 1911
- 415 E. 12<sup>th</sup> Avenue                              Built in 1912
- 540 E. Rockwood Blvd.                      Built in 1912
- 2007 S. Rockwood Blvd.                      Built in 1913
- 505 E. Rockwood Blvd.                      Built in 1913
- 2020 S. Rockwood Blvd.                      Built in 1913

In addition to the above-referenced homes, other documented buildings designed by architect Earl Morrison include the following:

- 624 W. 15<sup>th</sup> Avenue                              Built in 1909
- 1628 W. 9<sup>th</sup> Avenue                              Built in 1909
- 522 W. Cotta Avenue                              Built in 1910
- 1214 S. Cook Street                              Built in 1910
- 1128 W. 8<sup>th</sup> Avenue                              Built in 1910
- 505 W. Kiernan Avenue                              Built in 1910
- 1125 W. Bernard Street                              Built in 1910
- 814 S. Lincoln Street                              Built in 1910
- 903 S. Adams Street                              Built in 1910
- 1226 S. Cedar                                      Built in 1910
- 458 W. 15<sup>th</sup> Avenue                              Built in 1910
- 220 E. Manito Place                              Built in 1912
- 210 E. Sumner Avenue                              Built in 1912
- 702 S. Bernard Street                              Built in 1912

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<sup>30</sup> Michelson, Alan. *Pacific Coast Architectural Database*.

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- |                                  |               |
|----------------------------------|---------------|
| • 904 W. 7 <sup>th</sup> Avenue  | Built in 1913 |
| • 424 W. 17 <sup>th</sup> Avenue | Built in 1913 |
| • 1704 W. 8 <sup>th</sup> Avenue | Built in 1913 |
| • 626 W. 21 <sup>st</sup> Avenue | Built in 1914 |
| • 749 E. 23 <sup>rd</sup> Avenue | Built in 1916 |
| • 2411 S. Tekoa Street           | Built in 1920 |

In partnership with fellow architect, V. S. Stimson, Earl Morrison was also responsible for the design of the McDonald-Hopkins House at 1305 E. Overbluff Road (built in 1918), and a home located at 8909 N. Mt. View Lane in Spokane (built in circa 1914).

Earl W. Morrison was born in Iowa in December 1889, relocated to Spokane, Washington with his parents, and was educated in Spokane public schools. After high school graduation, Morrison studied architecture at the Art Institute of Chicago. In 1912, Spokane historian and *Spokesman-Review* newspaper reporter, N. W. Durham, said Earl Morrison “displayed remarkable talent in his profession,” and explained that “while a boy in the public schools of Spokane, [he] designed some of the most attractive residences in this city.”<sup>31</sup> A century later in 2012, Spokane architect Glenn Davis discovered Earl Morrison’s work while renovating a 1912 Morrison-built home on Rockwood Boulevard, located a block south of the Plummer-Wheeler House. Impressed with Morrison’s “sophistication of design,” Davis was “surprised to discover the architect designed the home at the age of 23.” The house was “among many large, impressive South Hill homes that Spokane’s ‘boy architect’ had designed as a high school and college student,” including the Plummer-Wheeler House.<sup>32</sup>

Morrison practiced in Spokane for 15 years from 1909 to 1924, at which time he moved to Seattle.<sup>33</sup> During his stay in Spokane, he designed (alone and in partnership) at least 29 homes, one auto body shop, one luxury apartment building, and founded the City Investment Company, a real estate development corporation in Spokane. Completed as large residences for mostly wealthy clients, the homes designed by Earl Morrison rivaled the artistic and stylistic designs rendered by other prominent Spokane architects who were Morrison’s contemporaries at the time such as Kirtland Cutter, John K. Dow, George Keith, Harold Whitehouse, Alfred Jones, Joseph T. Levesque, W. W. Hyslop, and Albert Held. Alluding to his artistic development as a noted architect, an October 4, 1919 *Spokesman-Review* article reported that at that time Morrison had “just returned from California, where he studied the latest ideas in residential architecture.” As described in the article, designs created by Morrison were different and new, “heretofore not seen in Spokane.” As demonstrated by the Plummer-Wheeler House, homes designed by Morrison were mostly built in architecturally prominent neighborhoods on Spokane’s South Hill and remain well-preserved typical representations of the artistic, high-style dwellings for which Morrison became well-known in Spokane.

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<sup>31</sup> Durham, N. W. 1912.

<sup>32</sup> Vestal, Shawn. *Spokesman-Review*, 2012.

<sup>33</sup> Spokane City Directories.

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Architect Morrison left Spokane about 1924, moved to the Yakima-Wenatchee region for a few years, and eventually made his way to Seattle where he remained until his death in 1955. The 1928 professional journal, *Pacific Builder & Engineer*, eulogized Morrison the following praise:

*Morrison is perhaps one of the best-known architects, as least as far as the general public is concerned, in the State of Washington. Scarcely a town in the state cannot show an example of his handiwork. He has done a volume of work that extends from Bellingham in Grays Harbor on the coast and as far east as northern Idaho.*

***Amil T. Johnson (1874-1950)***

***Builder***

Born in Sweden in 1874, Amil T. Johnson eventually came to Spokane in 1904 when he was 30 years of age. He is first listed in Spokane city directories in 1905, when he described his employment as a “setter” for the Sawmill Phoenix Company in Spokane. He boarded in downtown Spokane in a hotel on W. Riverside and listed himself in the *Spokane Directory’s* classified business section as a “builder/carpenter” doing business at 515 W. 3<sup>rd</sup> Avenue (now demolished). By 1906, A.T. Johnson was living in a house he built at 1704 E. 11<sup>th</sup> Avenue. The next year in 1907, Johnson listed his residence at 1708 E. 11<sup>th</sup> Avenue—in a house he built next door east to 1704 E. 11<sup>th</sup> Avenue. By 1908, Johnson called himself a “building contractor” in alphabetical sections of the directory, and a “contractor/builder” under “Carpenters” in the directory’s business section. As recorded in various Spokane city directories, Johnson lived as a “contractor in residence,” living in some of the homes he built as he was building them. In 1909, A.T. Johnson lived in and built a house at 2414 E. South Altamont Boulevard. The following year in 1910, Johnson relocated to a house at 1204 S. Cook at the corner of Altamont Boulevard and Cook Street, and lived in it the house while he constructed it. In 1912 and 1913, Johnson built three homes side-by-side on South Ash Street between 8<sup>th</sup> and 9<sup>th</sup> Avenues, and lived in at least one of them as he erected the dwellings. During this time, he shared offices with Spokane architect Earl W. Morrison and Morrison’s father, James W. Morrison, owner of a real estate/insurance business in Spokane. James Morrison’s real estate/insurance business was located in Suite 202 in the Paulsen Building on W. Riverside Avenue in downtown Spokane’s central business district. Earl Morrison and Amil Johnson were kept busy designing and building houses for James Morrison, who sold them on the speculative market or as custom-designed and custom-built homes for many of Spokane’s wealthy clients and social elite. In 1914, Amil Johnson moved to Deer Park, and by 1919, Johnson and his family had moved to Alberta, Canada.

A successful and experienced builder, Amil T. Johnson constructed at least 24 documented homes and two apartment buildings in Spokane from 1905 to 1917. He came back to Spokane in 1926 to build the Flanders House at S. 1905 Rockwood Boulevard, and returned to Alberta, Canada. A list of homes he built includes the following:

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- |  |   |
|--|---|
| • 1704 E. 11 <sup>th</sup> Avenue                    | Built in 1905                             |
| • 1708 E. 11 <sup>th</sup> Avenue                    | Built in 1905                             |
| • 1718 E. 11 <sup>th</sup> Avenue                    | Built in 1906                             |
| • 2406 E. South Altamont Blvd.                       | Built in 1908                             |
| • 2414 E. South Altamont Blvd.                       | Built in 1909                             |
| • 1204 S. Cook Street                                | Built in 1909                             |
| • 1628 W. 9 <sup>th</sup> Avenue                     | Built in 1909                             |
| • 1314 W. 8 <sup>th</sup> Avenue                     | Built in 1909                             |
| • 903 S. Adams Street                                | Built in 1910                             |
| • 1214 S. Cook Street                                | Built in 1910                             |
| • 814 S. Lincoln Street                              | Built in 1910                             |
| • 1125 S. Bernard Street                             | Built in 1910                             |
| • 313 E. Bridgeport Avenue                           | Built in 1911                             |
| • 416 E. Rockwood Boulevard                          | Built in 1911                             |
| • 27302 N. Spotted Road, Deer Park<br>and his family | Built in 1912 by A.T. Johnson for himself |
| • 415 E. 12 <sup>th</sup> Avenue                     | Built in 1912                             |
| • 704 S. Ash Street                                  | Built in 1912                             |
| • 708 S. Ash Street                                  | Built in 1912                             |
| • 714 S. Ash Street                                  | Built in 1912                             |
| • 702 S. Bernard Street                              | Built in 1912                             |
| • 2007 S. Rockwood Boulevard                         | Built in 1913                             |
| • 505 E. Rockwood Boulevard                          | Built in 1913                             |
| • 1220 W. 6 <sup>th</sup> Avenue                     | Built in 1915                             |
| • 2515 S. Garfield Road                              | Built in 1915                             |
| • 1905 S. Rockwood Boulevard                         | Built in 1926                             |

During the early 1900s in Spokane, it was not uncommon for architects and builders to be identified by certain architectural features. For example, Spokane architect W. W. Hyslop developed a specific bracket/brace design, which he used on many homes. Spokane builder John Anderson used individually or in combination terra orange, red, and/or brown glazed ceramic tiles to cover roofs on many homes he built in Spokane. It is not surprising that Spokane builder Amil T. Johnson became known for his signature design: hardwood floors articulated with a dark-brown-stained inlaid mahogany or walnut perimeter floor strip. Many inlaid strips he laid formed Greek Key designs in perimeter corners as featured in the living room, dining room, north hall, library/family room, and master bedroom of the Plummer-Wheeler House.

Tangible evidence of Johnson's professional craftsmanship is demonstrated throughout the various homes he constructed in Spokane, especially on the South Hill and in the Rockwood National Register Historic District. Amil T. Johnson was as excellent and prolific a builder in Spokane as Earl W. Morrison was a Spokane architect. Together

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they left a legacy of beautiful Spokane homes they designed and erected together from about 1907 through 1915.

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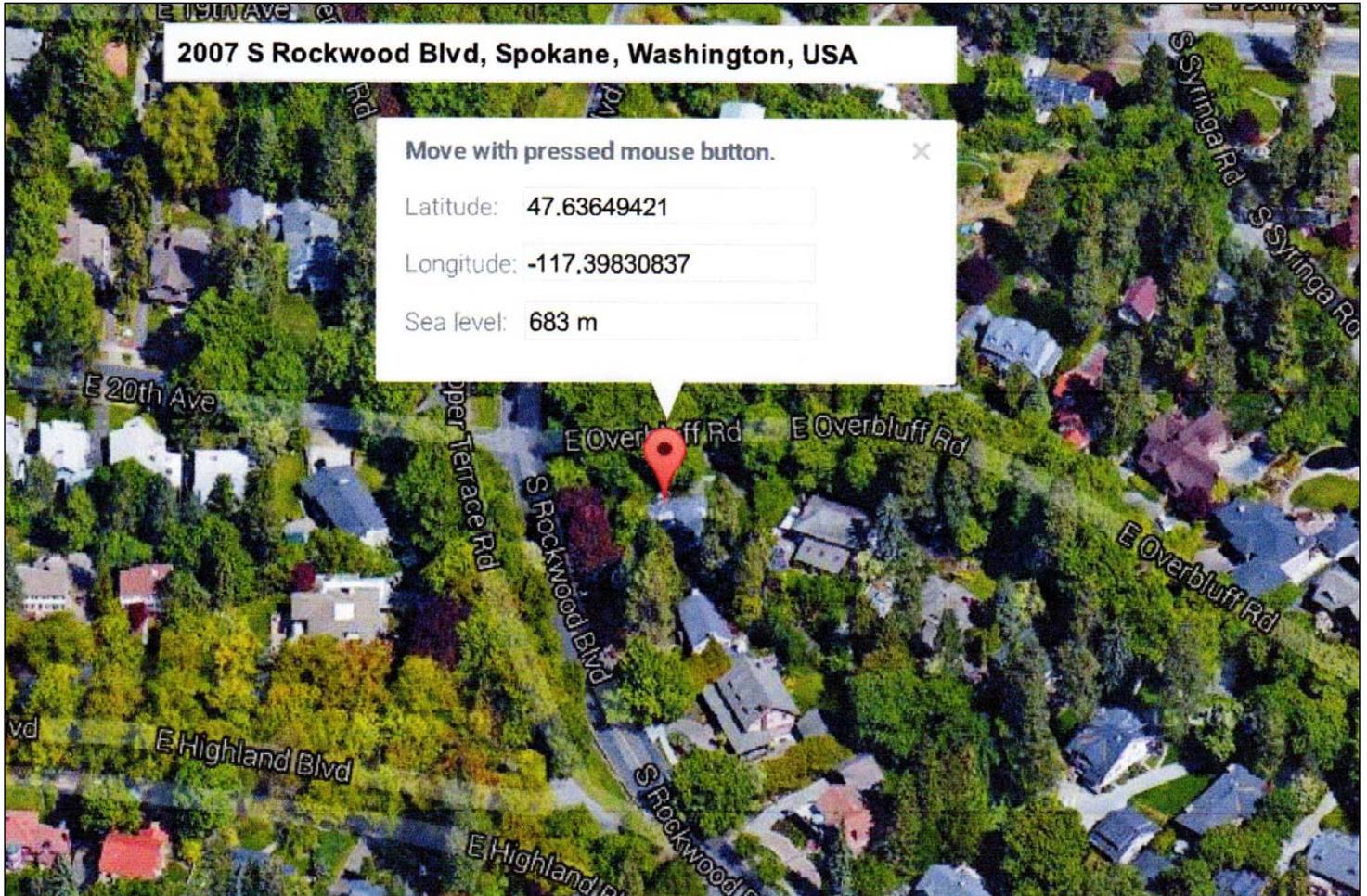
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***2007 S. Rockwood Boulevard  
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*Source: Google Maps 2016*



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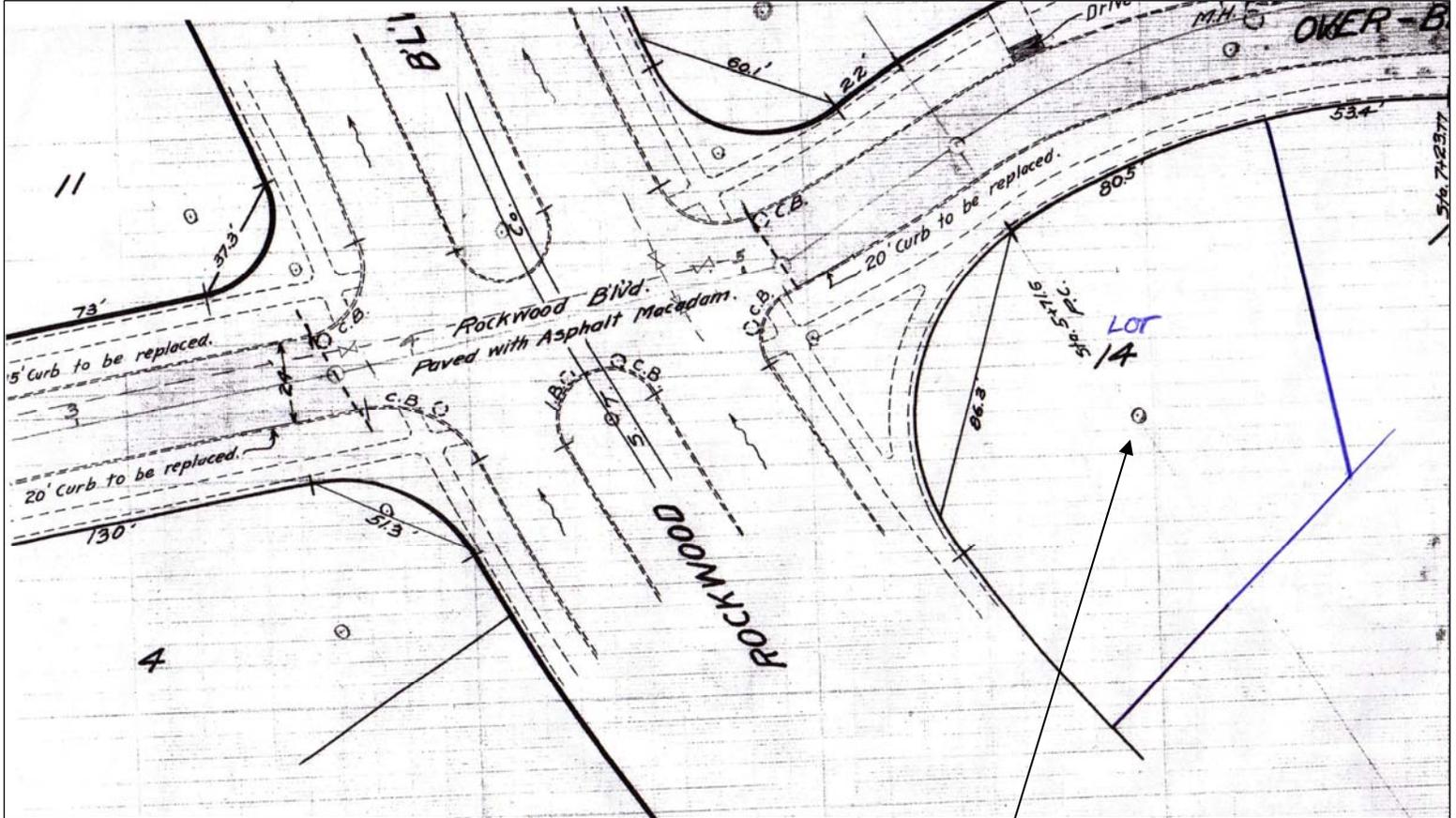


*2007 S. Rockwood Boulevard  
Spokane, WA*

*Source: Spokane County Plat Maps 2016*



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2007 S. Rockwood Boulevard  
Spokane, WA

Source: Spokane County



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*1960  
Spokane County Tax Assessor photo*

*2007 S. Rockwood Boulevard  
Spokane, WA*

*Source: Spokane County*

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PLUMMER-WHEELER HOUSE

FORM 412 10M 1-26 N32233

DEPARTMENT OF PUBLIC WORKS  
BUILDING DIVISION

Permit No. 4170

Number S 2007 Street Rockwood 11-8 19 12

Owner W H Plummer Address 303 Bridgeport

Builder A S Johnson Address \_\_\_\_\_

Architect E W Morrison Address \_\_\_\_\_

Class of Building H Class of Work New Purposes Res Value \$ 17,000.

Permit Expires 2-8 19 12 Extended to \_\_\_\_\_ 19 \_\_\_\_\_

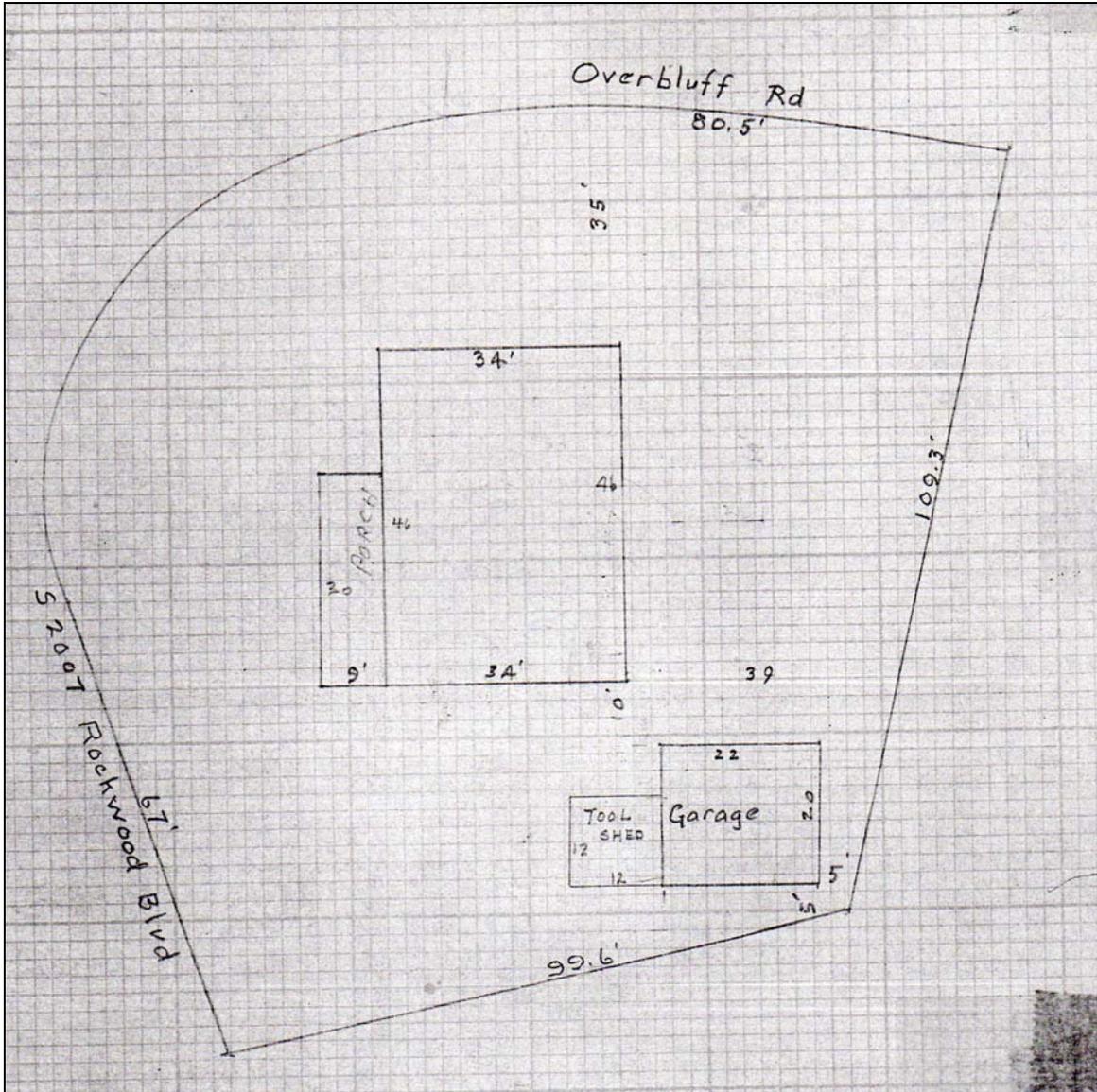
Inspected by (Initials and Date) H W G 11-22-12 OK

Final Inspection H W G 4-30 19 13 Rating \_\_\_\_\_

2007 S. Rockwood Boulevard  
Spokane, WA

Source: Spokane City Building Permits

Spokane City/County Register of Historic Places Nomination  
PLUMMER-WHEELER HOUSE



**2007 S. Rockwood Boulevard  
Spokane, WA**

Source: Spokane County Tax Assessor Records, circa 1950s



## ATTORNEY PLANS ROCKWOOD HOME

W. H. Plummer Will Build a Fine  
\$20,000 Residence on Scenic  
Location.

One of the most favorably located building sites from a scenic point of view in the Rockwood residential district was sold last week to W. H. Plummer, local attorney, by the Fred B. Grinnell company. The consideration was \$5350. The property is legally described as lot 14, block 10, second addition to Manito Park, in Rockwood.

It is situated at the intersection of Rockwood boulevard and Overbluff road, being a wedge-shaped lot with a total frontage of 234 feet on both streets. The lot is 100 feet deep. There is a parking strip, 16 feet wide, on each street, and at the intersection is a triangular park, planted to roses and shrubbery.

It is surrounded by some of the finest residences in the city, including those of W. W. McCreery, O. M. Lillicquist, Karl Berggren, Dr. Frank Rose, A. W. Witherspoon, R. W. Grinnell, Willard Crippen and others of equally artistic architecture.

Plummer has already contracted with Amil T. Johnson to build a residence on the site, to cost in the neighborhood of \$20,000. Plans for the residence are being prepared by Earl W. Morrison and the work of construction will begin as soon as these are completed and will be rushed. The home will be in keeping with the high standard of the district and will be an addition to the city's fine homes that will embrace all the best and most approved features in residence construction.

*“Attorney Plans Rockwood Home: W. H. Plummer Will Build a Fine \$20,000 Residence on Scenic Location.” Spokesman-Review, 13 Oct 1912*

Spokane City/County Register of Historic Places Nomination  
PLUMMER-WHEELER HOUSE

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*Mrs. Herbert Wheeler and daughter in 1940s in living room*

Spokane City/County Register of Historic Places Nomination  
PLUMMER-WHEELER HOUSE

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*West façade of house in 2015*

Spokane City/County Register of Historic Places Nomination  
PLUMMER-WHEELER HOUSE

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*West façade of house in 2015*



*West façade of house, looking northeast in 2015*

Spokane City/County Register of Historic Places Nomination  
PLUMMER-WHEELER HOUSE

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*Front steps on west façade of house in 2015*

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*Front porch in 2015, looking north*



*West façade window, first floor, in 2015*

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PLUMMER-WHEELER HOUSE

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*View from front porch, looking northwest in 2015*



*View from front porch, looking south in 2015*

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*North face of house, looking south in 2015  
Garage located behind house*



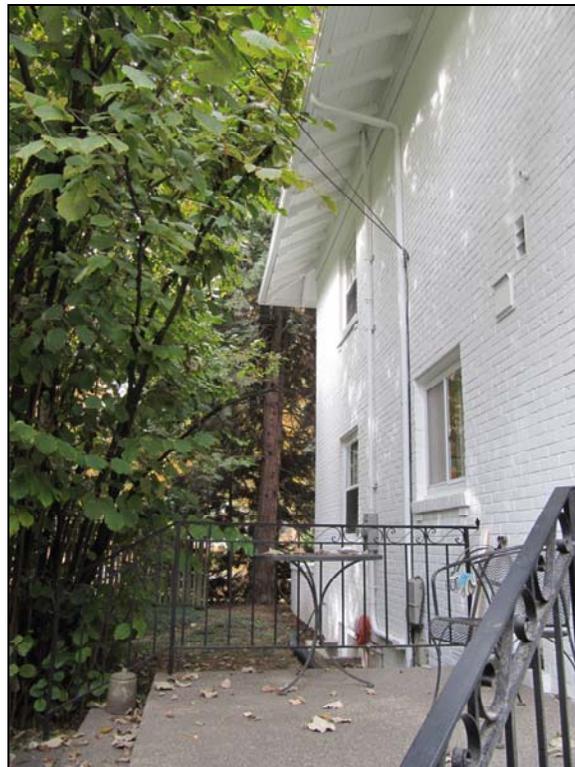
*East face of house in 2015*

Spokane City/County Register of Historic Places Nomination  
PLUMMER-WHEELER HOUSE

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*South face of house in 2015*



*South face of house in 2015*

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PLUMMER-WHEELER HOUSE

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*Backyard south of house, facing east to garage in 2015*

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PLUMMER-WHEELER HOUSE

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*Dormer, eave, window detail in 2015*

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*Garage in before November 2015 wind storm*

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*Reception hall on first floor in 2016*



*Formal stairway to second floor*

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PLUMMER-WHEELER HOUSE

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*First floor hallway leading to front entry reception hall*

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PLUMMER-WHEELER HOUSE

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*Formal living room, looking northwest*



*Formal living room, looking northeast*

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*Detail of oak floor with mahogany inlay and Greek Key design in corner*



*Living room fireplace on north wall*

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PLUMMER-WHEELER HOUSE

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*Formal living room, looking southeast*



*Formal living room, looking southwest*

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*Formal dining room, looking north*

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*Formal living room, looking south through hall to library/family room*



*North hall, looking south into library/family room*

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PLUMMER-WHEELER HOUSE

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*Library/family room*

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*First-floor bathroom, looking north*

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*Kitchen in 2016*

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*Kitchen*



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*Stairway detail*



*Stairway at second floor, looking northwest*

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PLUMMER-WHEELER HOUSE

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*Built in closets and drawers, second floor*



*Southeast corner bedroom on second floor*

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PLUMMER-WHEELER HOUSE

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*Master bedroom in northwest corner of second floor in 2016*





*Antique chandelier in master bedroom*



*Fireplace in master bedroom*



*En suite master bedroom bathroom*

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*Southwest corner bedroom on second floor*

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*Stairs at third-floor attic*



*Third-floor attic bathroom*

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*Third-floor attic bedroom and window detail*

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*Basement family room*

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*Electric panel box and conduits in basement in 2016*



*Basement storage room*

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*Basement stairs, and small basement toilet room.*

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*Basement fruit cellar*



*Laundry tub in basement*