

## 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 EASTMAN-HERITAGE HOUSE  
Common Name

### 2. LOCATION

Street & Number 1214 S. Cook Street  
City, State, Zip Code Spokane, WA 99202  
Parcel Number 35214.2611

### 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
<b>Site</b>	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> original		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other
<input type="checkbox"/> moved				

### 4. OWNER OF PROPERTY

Name John & Patricia Hagney  
Street & Number 1214 S. Cook Street  
City, State, Zip Code Spokane, WA 99202  
Telephone Number/E-mail [jhagney052@gmail.com](mailto:jhagney052@gmail.com), 509-220-7727

### 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 \_\_\_  
Location of Survey Records Spokane Historic Preservation Office

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**7. DESCRIPTION**

<b>Architectural Classification</b>	<b>Condition</b>	<b>Check One</b>
	<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> unaltered
	<input type="checkbox"/> good	<input checked="" type="checkbox"/> altered
	<input type="checkbox"/> fair	
	<input type="checkbox"/> deteriorated	<b>Check One</b>
	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> original site
	<input type="checkbox"/> unexposed	<input type="checkbox"/> 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.
- E Property represents the culture and heritage of the city of Spokane in ways not adequately addressed in the other criteria, as in its visual prominence, reference to intangible heritage, or any range of cultural practices.

**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 1 acre.
Verbal Boundary Description	Altamont Addition, Johnson Subdivision, Lot 11.
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	May 19, 2021

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**13. SIGNATURE(S) OF OWNER(S)**

DocuSigned by:

*John Hagney*  
6149F046A7B14F9...

**14. FOR OFFICIAL USE ONLY**

Date nomination application filed: 4/5/21

Date of Landmarks Commission Hearing: 5/19/21

Landmarks Commission decision: Approved

Date of City Council/Board of County Commissioners' hearing: 6/7/21

City Council/Board of County Commissioners' decision: Approved

**Thereby 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.**

DocuSigned by:

*Megan Duval*

**Megan Duval**  
**City/County Historic Preservation Officer**  
City/County Historic Preservation Office  
Third Floor-City Hall  
808 W. Spokane Falls Blvd.  
Spokane, WA 99201

6/25/2021

Date

DS



Attest:

Approved as to form:

DocuSigned by:

*Jessie J. P. P.*  
City Clerk

DocuSigned by:

*Mike Piccolo*  
Assistant City Attorney

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*The Eastman-Heritage House in 2021*

**SECTION 7: DESCRIPTION OF PROPERTY**

***Summary Statement***

Built in 1910, the architecturally significant Eastman-Heritage House is well-preserved as a hallmark example of the Craftsman-style bungalow, a well-loved American tradition that enjoyed wide popularity throughout the United States during the first 30 years of the 20th century.<sup>1</sup> The home is one and one-half stories with a low-pitched gable-front roof and widely overhanging exposed eaves. The front gable roof extends over a full-width covered front porch. The covered porch is supported by massive square pillars made of ashlar basalt. Wide bargeboards with cutout tail designs outline the slope of the roof and are supported by massive knee-brace brackets. Focal points of the home's east façade are artistically displayed in the gable peak and gable field above the porch with false half-timbering and textured stucco infill positioned above a wide horizontal ribbon of four multi-paned windows, and a center balconette with a cutout balustrade supported by corbelled brackets. The second floor is clad with painted rectangular cedar shingles, and the first floor is covered with painted narrow-width horizontal clapboard siding. A single-car unattached garage with a front gable roof is located behind the house and is also clad with narrow-width clapboard siding. The property is located on a quiet side street in the Altamont Addition, a largely historic residential neighborhood in East

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<sup>1</sup> McAlester, Virginia & Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1989.

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Central Spokane. The Eastman-Heritage House retains excellent integrity in original location, design, materials, workmanship, and association, and is eligible for individual listing on the Spokane Register of Historic Places.

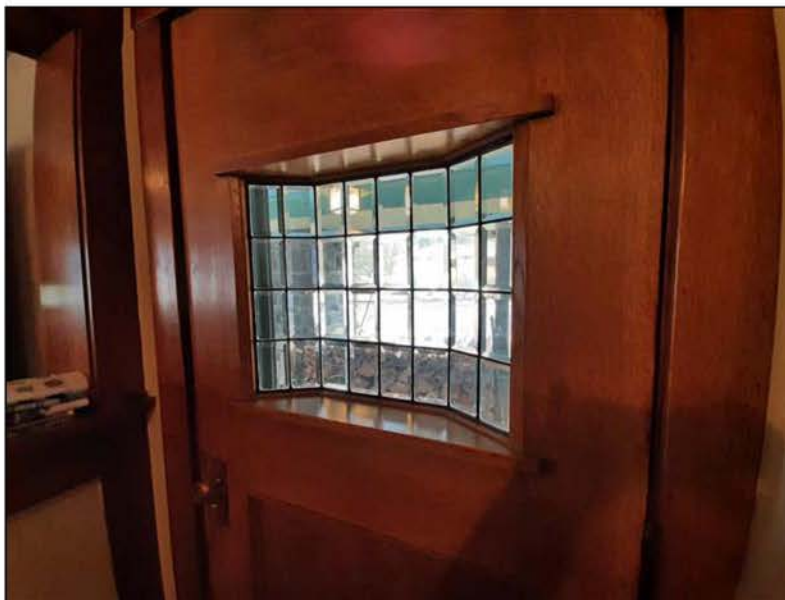
***CURRENT APPEARANCE & CONDITION***

***Site***

The Eastman-Heritage House is located in the center of Lot 11 in Johnson Subdivision in the Altamont Addition, and faces east onto South Cook Street. Lot 11 is deep and narrow on a north-sloping grade, and follows an east/west axis. The lot measures 50 feet wide, 237 feet deep at the north boundary, and 241 feet deep at the south boundary. Grassy lawn, mature trees, and an artistic array of shrubs and flowers surround the Eastman-Heritage House. The surrounding neighborhood is nearly all residential with mostly historic single-family homes constructed from 1900 to 1950.

***House Exterior***

The exterior perimeter of the Eastman-Heritage House measures 33 feet wide, 43 feet deep, and is set back 36 feet from its eastern facade border at South Cook Street. Protected with composition shingles, a low-pitched front gable roof covers the house. The home's east façade is prominent with an eight-foot-deep and 33-foot-wide, full-width covered front porch supported by massive square ashlar basalt pillars and basalt porch walls. The foundation is exposed at ground level and is made of a combination of basalt ashlar and basalt rubblemix. The porch ceiling is covered with narrow-width tongue-in-groove wood planks, and the porch deck is made of scored concrete. Four concrete steps rise to the porch deck from a curvilinear concrete walkway that meanders to a public sidewalk in front of the house.



*The interior face of the front door at the Eastman-Heritage House*

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The first-floor porch leads to a front door, which is next to a ribbon of three multi-paned windows to the south, and a large picture window capped with a narrow leaded-glass transom to the north. The front door is made of honey-colored oak with a plain lower inset panel and an unusual upper light made of 8/4 leaded-glass, designed as a three-sided bay window that protrudes outward at the exterior face of the door.

The roof at the south side of the house supports a large center cross-gable with wide bargeboards. The cross-gable has widely overhanging eaves supported by corbelled brackets. A horizontal row of four multi-paned windows at the second floor are located under a false half-timbered gable peak with textured stucco infill. The first floor is punctuated with an asymmetrical assortment of various-sized windows, and is clad with narrow-width horizontal wood clapboard siding while the second floor is clad with cedar shingles. A wide horizontal stringcourse separates the first and second floors. A wood drip course is located along the bottom edge of the first floor.



*North elevation detail of the Eastman-Heritage House*

The north side of the house also has a center cross-gable with widely overhanging eaves and a wide bargeboard. The basement foundation is made of ashlar basalt, the first floor is clad with narrow-width horizontal clapboard siding, the second-floor gable field is covered with cedar shingles, and the gable peak is embellished with false half-timbering and textured stucco infill. A large red brick tapered-and-stepped chimney is located on the north side of the house, and protrudes through the roof close to the northeast corner of the house by the front porch. Two 6/1 double-hung wood-sash windows flank the brick chimney at the first floor. A single-story box bay with a large tripartite window is located west of the chimney at the first floor in the center of the house. The box bay has a shed roof, widely overhanging eaves, and projecting rafter tails. Next west of the box bay is a small 6/1 multi-paned wood-sash window, which illuminates the kitchen. A

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smaller, plain single-story box bay is located at the northwest corner of the house on the first floor. The small box bay has a shed roof with a small overhang, and is embellished with a centered 1/1 double-hung wood-sash window.



*West rear elevation of the Eastman-Heritage House*

The rear of the house faces west and has a clipped gable roof. Like the rest of the house, the rear elevation's roof has a wide bargeboard, widely overhanging eaves, and a gable peak with false half-timbering, textured stucco infill, and eave knee-brace brackets. A horizontal stringcourse separates the gable peak from a second-floor gable field. The second floor is covered with cedar shingles while the first floor is clad with narrow-width horizontal wood clapboard siding. Another horizontal stringcourse separates the first floor from the second floor. Four multi-paned windows light the second floor, and two 8/1 double-hung wood-sash windows light the first floor. A small enclosed single-story back porch is located on the northwest corner of the home's rear west face. It measures 14 feet wide and extends outward eight feet from the house. The enclosed porch is clad with a continuation of clapboard siding from the first floor of the house, reveals a basalt basement foundation wall, and has an exterior door on the porch's south wall. A wood deck extends south from the enclosed porch across the home's west rear face. Wood steps at the deck descend west to the property's backyard, which is landscaped with grassy lawn, leaf-bearing and evergreen trees, and a profusion of annual and perennial flowering plants.

### ***Garage***

A single-lane black-top driveway extends west from Cook Street between the north side of the house and the property's north border to a detached single-car garage located behind the house. The one-story garage measures 12 feet wide and 18 feet deep, and is

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covered with a gable front roof. It was built in 1918 for a reported price of \$125.<sup>2</sup> A small addition with a shed roof and exposed rafter tails was added to the east front of the garage in the 1960s-1970s to lengthen the garage so as to accommodate longer automobiles. The garage and shed roof are covered with composition shingles, and is clad with narrow-width horizontal wood clapboard. A side door opens from the south elevation of the garage. A fixed multi-pane window is located next to the door. The garage is unfinished in the interior. A small storage shed is attached to the west rear of the garage.

***House Interior***

Spokane County Tax Assessor files report the first floor has 1,510 finished square feet, the second floor has 800 finished square feet, and the basement is unfinished with 1,386 square feet.<sup>3</sup> The door at the east façade opens into a front entry hall on the first floor. The front hall leads south to a library located in a southeast facade corner of the house, north to a living room in the northeast corner of the house, and extends 14 feet west to an interior door that opens to the master bedroom located along the center south wall.



*A built-in bookcase in the library of the Eastman-Heritage House*

***The Library***

Entered from the front entry hall, a small eight-foot by ten-foot library was built in the southeast corner of the first floor. A row of six multi-paned casement windows follows the inside of the southeast corner with three windows on the east wall and three windows

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<sup>2</sup> Spokane City Permit #9503, May 1918, for new construction of a private single-car garage for \$125.

<sup>3</sup> Spokane County Tax Assessor Records. Spokane County Courthouse, Spokane, WA.



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on the south wall. A continuous wainscot shelf cap is located on the south, east, west and north walls at the lower-edge of the windows. A wainscoting of four-inch-wide vertical boards spaced 12 inches apart is located under the wainscot shelf cap on the north, east and south walls only. In contrast, the west wall supports a row of three built-in bookcases with two doors per bookcase and rows of drawers beneath the doors. The doors are made of leaded glass and colored cathedral glass designs. All of the woodwork in the library is walnut-stained oak except for honey-colored oak floors.

*Living Room*

Twin colonnades with tapered square columns anchored to half-height pedestal walls are located at either side of an opening to the living room. The living room is large and measures 14 feet wide and 18 feet long. A large picture window with a narrow leaded-glass transom light illuminates the living room. A matte-finish tiled fireplace with two flanking multi-paned windows is located on the center of the north wall. Two unique mantels are located above the firebox on a ceramic-tiled surround. Made of honey-colored quarter-saw oak, a short mantel located just above the firebox is thick and plain with square edges and corners, a curved and outward-flared center, and is supported with corbelled brackets that match those located beneath the balconette on the east façade of the house. Above the small center mantel are two 24-inch-wide mantel shelves—one located on the left side of the fireplace surround, and one located at the right side of the fireplace surround. The two shelves are separated by a 24-inch-wide gap. The vertical sides of the fireplace and the mantels are made of honey-colored quarter-sawn oak. The hearth is covered with matte-finish ceramic tile.



*Living room fireplace in 2021*

Exposed honey-colored quarter-sawn oak beams support the ceiling in the living room. Floors in the library, master bedroom, entry hall, and living room are made of three-quarter-inch-thick, honey-hued, quarter-sawn oak planks. The oak floor reveals an artistic design with one-inch-wide strips of inlaid walnut that surround the perimeter of the living room, front entry hall, and library. Inlaid walnut strips meet in the living room and the library's four corners to form Greek Key designs.



*Corner inlaid Greek Key design in floor*

#### *Dining Room*

The living room opens west to a formal dining room through a six-foot-wide opening in the wall, which hides a pair of oak-paneled pocket doors. The dining room measures 12 feet by 15 feet, and features a continuation of exposed ceiling beams found in the living room. The dining room floor is covered in the same honey-colored quarter-sawn oak planks and perimeter walnut inlaid strips as the living room. A large tripartite window illuminates the entire dining room from the north wall. A focal point in the dining room is a built-in buffet & hutch on the south wall. It is six-feet-wide and features drawers as well as leaded-glass cabinets with colored cathedral glass. A beveled mirror backsplash and a buffet serving counter are located under the glass doors. The counter curves outward and is supported by a corbelled bracket that matches those used to support the fireplace mantels.

Woodwork around doors and windows in the entry hall/living room/dining room as well as the two half-walled colonnades in the front entry hall, ceiling beams in the living and dining rooms, pocket doors, fireplace mantels, and the dining room's hutch & buffet are all made of the finest quality quarter-sawn oak finished in a golden honey color. Ceilings are eight-feet high. Floors are oak hardwood with inlaid perimeter strips.

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*The dining room oak buffet & hutch in the Eastman-Heritage House*

### *Service Hall & Kitchen*

A door on the west wall in the dining room leads to an interior service hall that opens to the kitchen in the northwest corner of the house, a guest bedroom in the southwest corner of the house, a master bedroom on the center south wall of the house, a bathroom on the west wall, and a partially enclosed west-wall stairway that rises to the second floor. The kitchen has an eight-foot-high ceiling, ceramic tile floor, built-in counter tops, built-in cupboards/cabinets, and a built-in dishwasher.

### *Bedrooms & Bathroom*

A painted built-in linen closet in the service hall is located between the two bedrooms on the first floor. The center south-wall master bedroom is reached by a door that opens from the west end of the front entry hall into the bedroom, and from a door in the central service hall. The master bedroom is large with a hardwood oak floor, an eight-foot-high ceiling, and is finished with painted doors and woodwork. A second bedroom—a southwest corner guest bedroom—is smaller than the master bedroom and is reached from a door in the service hall. The guest bedroom has an oak hardwood floor, an eight-foot-high ceiling, and painted doors and woodwork. A hall bathroom is reached from a door in the service hall. The bathroom has a ceramic tile floor, eight-foot ceilings, painted woodwork, toilet, washbasin, bathtub, and a built-in painted vanity.

### *Second Floor*

A partially enclosed wood staircase rises to the second floor from the interior service hall. The staircase opens to a second-floor hallway, which is illuminated by two multi-paned casement windows on the west wall at the top of the stairs. A painted-wood balustrade with narrow wood vertical balusters and thick, square, wood newel posts protects the stairwell's open north side. A bathroom is located on the south side of the interior stairwell wall that is between the bathroom and the hallway. The bathroom has a multi-paned window on the west wall that looks onto the back yard, a ceramic tiled floor, sloped ceiling (following the slope of the low-pitched roof), built-in vanity with a sink, a toilet, and a full-size cast-iron bathtub with pedestal feet. A four-foot-wide center hallway runs east from the bathroom to a large bedroom on the east wall. The bedroom has a row of four east-facing multi-paned casement windows that overlook the front yard of the property. An identical bedroom with a row of four multi-paned casement windows is located on the south wall, and an identical bedroom with a row of four windows is located on the north wall. The second floor has sloped ceilings, which follow the low-pitched roof slope. Ceiling heights vary in height at seven-and-a-half-feet or less. Floors (except the bathroom) are mostly unfinished four-inch-wide fir planks. Walls and ceilings are finished and painted. Woodwork is painted.

### ***ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS***

The earliest photograph discovered of the Eastman-Heritage House was featured in an April 24, 1910 Spokane *Spokesman-Review* newspaper. Like the 1910 photograph, additional photographs from 1960 and 1962 show the exterior design at the east façade and part of the north elevation, which matches the original preserved appearance of the house in 2021.

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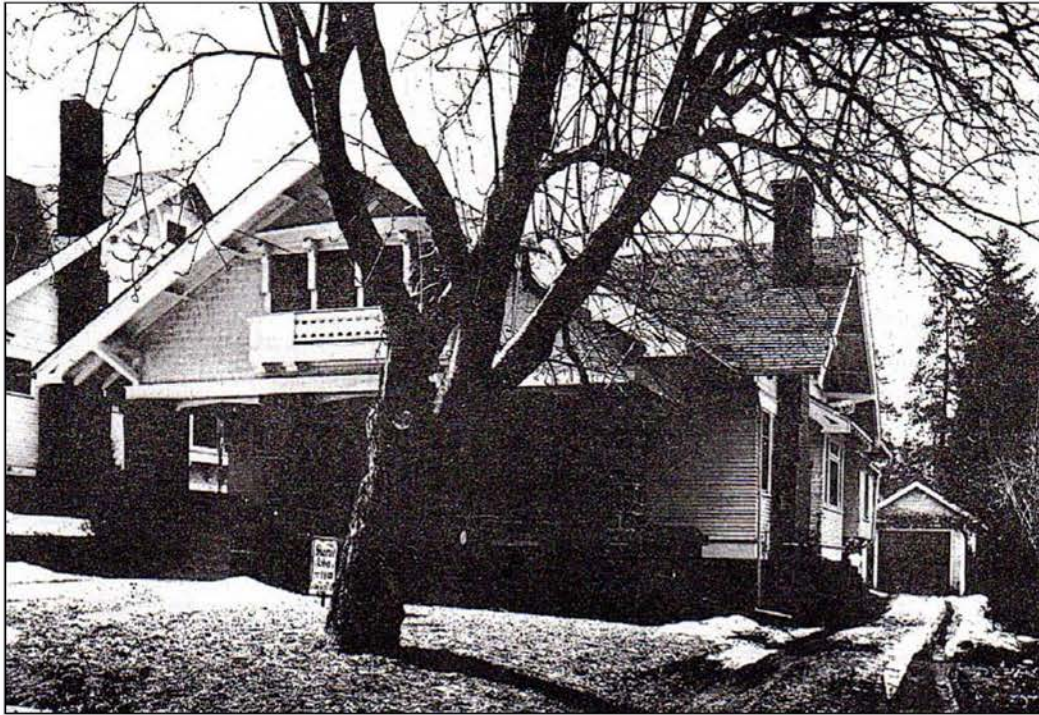
Modifications to the Eastman-Heritage House include the following:

- 1910           A Spokane City water meter and necessary wiring and plumbing were installed in the house when it was constructed.
- 1918           A one-story, single-car detached frame garage was built for \$125 (Spokane City building permit #9503).<sup>4</sup>
- 1918-1940      As noted on building permits, various electrical and plumbing repairs and updates were completed to the house.
- 1939           A Spokane City sewer permit (#15888) was issued.
- 1940           The back porch at the northwest rear corner of the house was enclosed and made part of the kitchen (Spokane City building permit #61028).<sup>5</sup>
- 1940-2005      The house has been reroofed at least three times since it was built in 1910. Interior and exterior repainting as well as electrical and plumbing repairs have occurred at different times. The original oak dining room wainscoting described in a 1910 newspaper article was removed at an unknown date before 1995.
- 1980-1990      The kitchen was remodeled with a ceramic tile floor, built-in casework and counter top.
- 2015-2021      A mix of repairs and upgrades have occurred, beginning in 2015 and extending through 2021. They include replacement of inappropriate non-original attached light fixtures with appropriate period-compatible ceiling and/or wall light fixtures; refinished hardwood oak floors at first floor; remodeled kitchen with new built-in counters and casework; replaced exterior west rear wood deck; replaced metal overhead garage door; replaced water and sewer line to code; updated all original knob & tube wiring to code; repaired/rebuilt basement laundry area; replaced roof covering with composition shingles to code; repaired/refinished 2nd floor attic hallway, bathroom and bedrooms.

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<sup>4</sup> Spokane Building Permit #9503, 1918, \$125.

<sup>5</sup> Spokane Building Permit #61028, 1940, \$100



*1962 photograph of the Eastman-Heritage House <sup>6</sup>*

**SECTION 8: STATEMENT OF SIGNIFICANCE**

<i>Area of Significance</i>	<i>Architecture, Significant Individuals</i>
<i>Period of Significance</i>	<i>1910-1975</i>
<i>Built Date</i>	<i>1910</i>
<i>Architect</i>	<i>Earl W. Morrison</i>
<i>Contractor</i>	<i>Amil T. Johnson</i>

***Summary Statement***

Constructed in 1910, the Eastman-Heritage House is eligible for listing on the Spokane Register of Historic Places under Categories B and C for significance related to individual persons and to historic architecture. The home spans a 66-year period of significance from 1910 to 1976. Important as the property's first homeowners, retirees David & Eliza Eastman purchased the home in 1910 for \$4,500 from Amil T. Johnson, the contractor who built it. In 1918, Sarah Heritage and her daughter, Ruby, bought the house from the Eastman's. Sarah Heritage was a celebrated pianist at Whitworth College in Spokane, and her daughter, Ruby Heritage, was famously known as an internationally acclaimed soloist, voice instructor, department dean, and distinguished music professor at different times in New York, Maryland, Pennsylvania, Mississippi, Spokane, and various European countries. Master Spokane architect, Earl W. Morrison, and accomplished

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<sup>6</sup> Barrett Real Estate Company, Rhodes Collection. Northwest Museum of Arts & Culture, Spokane, WA.

contractor, Amil T. Johnson, designed and built the residence in 1910.<sup>7</sup> The Eastman-Heritage House is remarkably well-preserved and is architecturally significant as a hallmark example of the Craftsman architectural style and the bungalow house form in Spokane.

### ***HISTORIC CONTEXT***

#### ***Altamont Addition***

Platted in 1888, the Altamont Addition was located outside and east of Spokane's city limits, and was legally referred to as the Town of Altamont. The word "altamont" means "high mount" and was used to describe the steep rocky basalt bluffs that characterize the area's topography. In 1906-07, the Addition was re-platted and annexed to the City of Spokane. The Altamont Addition contained affordable lots for sale that radiated from a circular tree-lined street (E. South Altamont Boulevard and E. North Altamont Boulevard) located in the center of the neighborhood, and offered building sites with panoramic views of the city. Although somewhat remote in the early 20<sup>th</sup> century, the Altamont Addition's picturesque setting beckoned prospective homeowners to enjoy life in the country while also enjoying city amenities conveniently located in the area. These amenities included the development of mixed-use commercial/residential services along nearby South Perry Street, public transportation and public schools, buried sewer lines, delivered electricity and fresh tap water, graded streets with poured concrete curbing, and newly planted street trees. From 1888 to 1950, the Altamont Addition developed as a residential urban neighborhood with single-family dwellings. Homes spanned a plethora of styles and sizes from small vernacular bungalows to larger Queen Anne, Colonial Revival, and Arts & Crafts examples. One of the homes built in the neighborhood included the Eastman-Heritage House, which is architecturally significant as an excellent example of the Craftsman style used to embellish a bungalow form. Located towards the east end of South Altamont Boulevard, the home is sited on Lot 11 on South Cook Street in Johnson's Subdivision, part of the larger Altamont Addition.

### ***INDIVIDUAL SIGNIFICANCE***

#### ***Category B***

Category B of the Spokane Register of Historic Places recognizes the "associative value" of "properties significant for their association or linkage to...persons important in the past."<sup>8</sup> Sarah Heritage taught piano and music at Whitworth College during her residence in the Eastman-Heritage House. During that time, her daughter, Ruby Heritage, became proficient in music and was celebrated as an accomplished musician, renowned soloist, and professor of music in Europe, the Eastern United States, and Whitworth College (now University) in Spokane, Washington. The Eastman-Heritage House is significant as the home of Sarah and Ruby Heritage for 57 years from 1918 to 1975.

While residing in the Eastman-Heritage House, Sarah Heritage taught music and piano at Whitworth College while Ruby Heritage earned a Bachelor of Science degree from Columbia University in 1925. She was later awarded a three-year graduate fellowship in

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<sup>7</sup> *Spokesman-Review*, April 24, 1910.

<sup>8</sup> *National Register Bulletin 15*, 1995.

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voice from the Julliard School of Music in New York City, and served as a soloist on NBC Radio for the Greater New York Federation of Churches.



*Photograph of Ruby Heritage as a Whitworth College professor for the Department of Music in 1947<sup>9</sup>*

Highly educated and well-traveled, Ruby earned diplomas at Fontainebleau, France and at the American School of Music, and presented concerts in Europe and throughout the United States. She “taught voice at Maryland State Normal School, was dean of music at a junior college in Pennsylvania, and head of the voice department at Mississippi State College for Women before joining the Air Corps Division of the WACs (Women’s Army Corps) in November 1943.”<sup>10</sup>

After World War II, Ruby earned a Master’s Degree in Music at Chicago’s Musical College in 1945, and returned to Spokane where she joined Whitworth College as a Professor of Music in 1946. Ruby continued to live in Spokane in her home at the Eastman-Heritage House on South Cook Street, and became active in the Spokane Musical community. “She served on the board of Columbia Concerts, was head of the voice division of the Greater Spokane Musical & Arts Festival in 1949, and was a director of Sweet Adelines.”<sup>11</sup> Her many memberships included the Friday Musical

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<sup>9</sup> *Natsihi Yearbook*, Whitworth College, 1947.

<sup>10</sup> *Spokane Daily Chronicle*, 16 August 1987.

<sup>11</sup> *Ibid.*



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Club, Nile Chanters, Washington State Music Teachers Association, National Association of Teachers of Singing Inc, and the Spokane Altrusa Club. Ruby Heritage was soloist with the First Presbyterian Church, and Central Methodist Church choirs. In 1965, she was listed in city directories as a “house mother” to nursing students at “Deaconess Hospital.” She retired in 1975, sold the Eastman-Heritage House, and moved to Coeur d’Alene. Ruby Heritage died in 1987.

*Subsequent Homeowners*

After 58 years of ownership, Ruby Heritage sold the Eastman-Heritage House to Malvin & Glenna Lord in 1976 for \$35,000. In 1991, Art & Kerrie Nichols purchased the property for \$105,000.

John & Patricia Hagney bought the Eastman-Heritage House in 1994. A dedicated educator for 45 years, John retired from instructing AP History and AP Art History at Lewis & Clark High School in Spokane Public School District 81, and from his teaching position as an adjunct professor for Spokane Falls Community College. Like John, Patricia Hagney also contributed to the field of education in Spokane. She was the art teacher at St. Aloysius Elementary School for 13 years, followed by employment with Spokane Public School District 81 as an art instructor for 16 years at Sacajawea Middle School. John and Patricia Hagney raised two daughters, and are the proud grandparents of three grandchildren.

***ARCHITECTURAL SIGNIFICANCE***

***Category C***

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 Eastman-Heritage House meets both of the aforementioned requirements as a fine example of the American bungalow house form embellished in the Craftsman style, and as the product of two historic master craftsmen—architect Earl W. Morrison and building contractor Amil T. Johnson.<sup>12</sup>

***Earl W. Morrison (1889-1955)***

***Architect***

The Eastman-Heritage House is a good representation of the work of 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. He shared the office with Amil T. Johnson, a successful professional carpenter and builder who built the Eastman-Heritage House. Together, Morrison and Johnson erected many homes throughout Spokane. Documented properties designed by Earl W. Morrison include the following:

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<sup>12</sup> *National Register Bulletin 15*, 1995.

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EASTMAN-HERITAGE HOUSE

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- 624 W. 15th Avenue Built in 1909
- 1628 W. 9th Avenue Built in 1909
- 522 W. Cotta Avenue Built in 1910
- 1214 S. Cook Street Built in 1910
- 1128 W. 8th Avenue Built in 1910
- 505 W. Kiernan Avenue Built in 1910
- 1125 S. Bernard Street Built in 1910
- 814 S. Lincoln Street Built in 1910
- 903 S. Adams Street Built in 1910
- 1126 S. Cedar Street Built in 1910
- 458 W. 15th Avenue Built in 1910
- 547 E. Rockwood Boulevard Built in 1911
- 416 E. Rockwood Boulevard Built in 1911
- 415 E. 12th Avenue Built in 1912
- 540 E. Rockwood Boulevard Built in 1912
- 220 E. Manito Place Built in 1912
- 210 E. Sumner Avenue Built in 1912
- 702 S. Bernard Street Built in 1912
- 904 W. 7th Avenue Built in 1913
- 2007 S. Rockwood Boulevard Built in 1913
- 505 E. Rockwood Boulevard Built in 1913
- 2020 S. Rockwood Boulevard Built in 1913
- 424 W. 17th Avenue Built in 1913
- 1704 W. 8th Avenue Built in 1913
- 626 W. 21st Avenue Built in 1914
- 749 E. 23rd 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. Mountain View Lane in Spokane (built in circa 1914).

Earl Wilson Morrison was born in Iowa in December 1889, relocated to Spokane, Washington with his family, 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>13</sup>

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<sup>13</sup> Durham. 1912.

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A century later in 2012, Spokane architect Glenn Davis discovered Earl Morrison's work while renovating a 1912 Morrison-built home on Rockwood Boulevard. 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."<sup>14</sup>

Morrison practiced in Spokane for 15 years from 1909 to 1924. A brief interruption in his architectural work occurred during World War I. After he was made an officer in the United States Army in 1917, Captain Earl W. Morrison was sent to France to serve as a commanding officer in the Quartermaster Corps. As reported in an August 5, 1918 article in the *Spokane Daily Chronicle*, it was Morrison's duty to "to keep a division (30,000 men) supplied with wearing apparel and food, and to provide transportation for them."<sup>15</sup>

Earl Morrison returned to Spokane after the war. He designed (alone and in partnership) at least 29 homes, one auto body shop, one luxury apartment building, and founded a real estate development corporation in Spokane, called the City Investment Company. Completed as single-family homes for families, and as large residences for 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. Architects include Kirtland Cutter (one example is the Glover Mansion), John K. Dow (Paulsen House), George Keith (Hutton House), Harold Whitehouse (St. John's Cathedral), Joseph T. Levesque (S. 1708 Maple Boulevard), W.W. Hyslop (W. 525 Waverly Place), and Albert Held (W. 1225-19th Avenue).

In 1924, he moved to Washington's Pacific Coast where he worked in Seattle and various Western Washington communities. He died in 1955.<sup>16</sup> The 1928 professional journal, *Pacific Builder & Engineer*, celebrated Morrison with 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.*<sup>17</sup>

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

***Builder***

Born in Sweden in 1874, Amil Theodore Johnson 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

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<sup>14</sup> *Spokesman-Review*, 2012.

<sup>15</sup> *Spokane Daily Chronicle*, 1918.

<sup>16</sup> *Spokane City Directories*.

<sup>17</sup> *Pacific Builder & Engineer*, 1928.

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in downtown Spokane in a hotel on W. Riverside and listed himself in the *Spokane City 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 the house he built 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 the house while he constructed it and the Eastman-Heritage House at 1214 S. Cook Street. 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 West 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 then returned to Alberta, Canada. A list of homes he built in Spokane includes the following:

- |                                   |               |
|-----------------------------------|---------------|
| • 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 |

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- 416 E. Rockwood Boulevard            Built in 1911
- 27302 N. Spotted Road, Deer Park    Built in 1912 (Amil Johnson’s home)
- 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

*The “Cipher”*

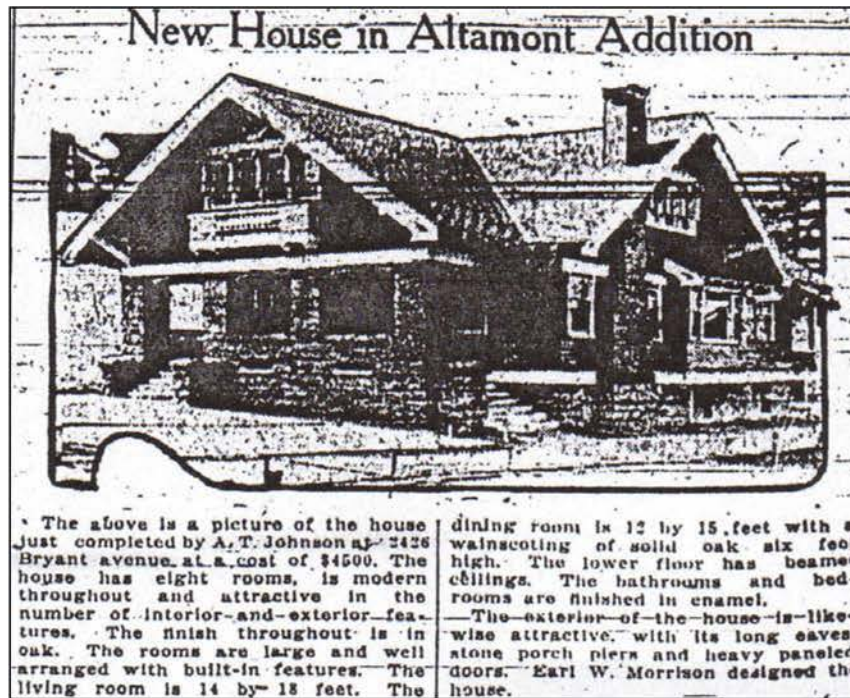
During the early 1900s in Spokane, it was not uncommon for architects and builders to be identified by certain architectural features. For example, Spokane architect W. W. Hyslop developed a specific bracket/brace design, which he used on many homes. Spokane builder John Anderson used glazed terra cotta ceramic roof tiles in orange/red/brown colors to cover the roofs on many homes he built in Spokane. It is not surprising that Spokane builder Amil T. Johnson became well-known for his signature design—hardwood floors articulated with narrow strips of dark-brown-stained inlaid mahogany or walnut floor strips. Johnson’s “Greek Key” designs were especially popular in perimeter corners of living rooms, dining rooms, and libraries as found in the Eastman-Heritage 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 an accomplished Spokane architect. Together they left a legacy of beautiful Spokane homes they designed and erected together from 1907 through 1915.

***The Eastman-Heritage House***

Architecturally significant under Category C, the Eastman-Heritage House is an excellent example of the bungalow house form and the Craftsman style. The house was built in 1910 by Amil T. Johnson from architect Earl Morrison’s plans. Johnson purchased the property in 1909, which is located on Lot 11 in Johnson’s Subdivision, a small east corner in the larger Altamont Addition. Including the Eastman-Heritage House, A.T. Johnson built three homes on three lots in Johnson’s Subdivision.

On April 24, 1910, a published *Spokesman-Review* newspaper article featured the following photograph and caption of the Eastman-Heritage House:



### NEW HOUSE IN ALTAMONT ADDITION

The above is a picture of the house just completed by A. T. Johnson at 2426 Bryant Avenue (now addressed as 1214 S. Cook Street) at a cost of \$4,500. The house has eight rooms, is modern throughout and attractive in the number of interior and exterior features. The finish throughout is in oak. The rooms are large and well-arranged with built-in features. The living room is 14 by 18 feet. The dining room is 13 by 15 feet with a wainscoting of solid oak, six feet high. The lower [first] floor has beamed ceilings. The bathrooms and bedrooms are finished in enamel [paint]. The exterior of the house is likewise attractive with its long eaves, stone porch piers and heavy paneled doors.

Earl W. Morrison designed the house.<sup>18</sup>

### The Bungalow House Form

A “bungalow is a form of house” while an architectural style is defined as a “particular period and genre of design.”<sup>19</sup> The “bungalow house type is a single-family residence, one story or one-and-one-half-stories high, and designed in elevation, plan, and roofline to achieve a horizontal and rectangular emphasis.”<sup>20</sup> The word *Craftsman* refers to an architectural style that usually embellishes a bungalow form.

The American word *bungalow* was derived from the British and East Indian words *bangla* and *bangala*, which referred to low, one-story thatched huts with wide verandas

<sup>18</sup> *Spokesman-Review*, 1910.

<sup>19</sup> Cigliano, Jan. *Bungalow: American Restoration Style*. 1998.

<sup>20</sup> *Ibid.*

and porches built in Hindi East India during British occupation. Wide thatched roof overhangs kept most of the hot sun from heating up walls. “By the late 18th-century, the British had already anglicized *bangala* into *bungalow*, and had adapted aspects of its basic form to serve as a model for their own dwellings.”<sup>21</sup>

The 19th-century bungalow became popular with the British and was eventually built around seaside resorts in England. Ideal values attributed to bungalows were described as “simple; comfortable; nature’s materials and colors and forms; modest; crafted by artisans; integrated with the natural environment; affordable; and art in form and function.”<sup>22</sup> The bungalow house form became particularly popular in the United States, especially along the West Coast in areas like Pasadena, California.

### *The Craftsman Style*

Popular from about 1900 to 1930, the Craftsman style swept the country with designs and materials that could be easily adapted for affordable single-family homes. In direct rebellion to the tall, elaborate, usually costly Queen Anne styles that preceded it, the Craftsman aesthetic and design tradition was embraced by the masses and became one of America’s most dominant styles. In the United States, the style originated in Southern California with many landmark examples built in the Pasadena and Berkley areas. California’s Craftsman-style homes were given extensive publicity in such magazines as the *Western Architect*, *House Beautiful*, *Architect*, *Good Housekeeping*, *Architectural Record*, *Country Life in America*, and the *Ladies’ Home Journal*, thus familiarizing the nation with the style. Gustav Stickley, the famed American Craftsman-style designer, published a house plan magazine called *The Craftsman (1901-1916)* that espoused Craftsman-style designs and the Craftsman aesthetic. Eventually domestic design studios, architectural firms, and building contractors throughout America began to publish plan books that advertised their design interpretations of the Craftsman style. A “flood of pattern books appeared, offering plans for Craftsman bungalows... Through these vehicles, the...Craftsman-style house quickly became the most popular and fashionable smaller house in the country.”<sup>23</sup>

The Craftsman tradition has its roots in nature. Natural materials were revered such as indigenous river rocks or field stones, brick, hand-split wood shingles, wood clapboard siding, coarse to fine stucco, leaded-glass lights, burnished and/or polished copper and brass, and wrought iron. The liberal use of natural woodwork, which was hand-rubbed to a rich patina, was paramount for interior treatments and included oak, ash, walnut, chestnut, tamarack, fir, cedar, and other woods. Along with natural building materials, the Craftsman style emphasized low, ground-hugging horizontal prominence, and designers and architects plied their “tricks of the trade” in achieving this emphasis. Some of these design tricks included the application of architectural forms and elements such as one or one-and-one-half story house forms with low-pitched roofs, widely overhanging unenclosed eaves, wide bargeboards, exposed rafters/purlins, numerous horizontal belt

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<sup>21</sup> Duchscherer, Paul. *Creating an Arts & Crafts Home Along Bungalow Lines*. 2006.

<sup>22</sup> *Ibid.*

<sup>23</sup> Mc Alester, Virginia & Lee. *A Field Guide to American Houses*. 1989.

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courses/stringcourses/water tables that separated different horizontal siding treatments or the juncture between floors, horizontal rows of windows, solid horizontal porch walls, massive battered/tapered porch supports, and partial or full-width covered porches. In addition, colors that matched those in nature were chosen for Craftsman-style bungalows to help blend the homes with surrounding natural materials and colors. Examples include stained wood, polished brass, black wrought iron, and paint colors such as gray, brown, umber, gold, terra cotta, dark or sage green, crème, and dark blue. Carefully chosen architectural details all worked together to accentuate the horizontal orientation of the house and integrate it to its building site.

The Eastman-Heritage House reflects the following elements:

- Craftsman style built dates 1900-1930 (the Eastman-Heritage House was built in 1910)
  - One and one-half stories
  - Low-pitched front-gable roof
  - Unenclosed widely overhanging eaves
  - Exposed rafter tails
  - Wide bargeboards and knee-brace brackets
  - Narrow-width clapboard siding
  - Squared-corners cedar shingle siding
  - Stringcourses
  - False half-timbering and textured stucco infill
  - Original double-hung, casement and fixed wood-sash windows
  - Massive basalt ashlar porch piers and porch walls
  - Basalt rubblemix foundation
  - Full-width covered front porch
  - Balconette with Swiss-style influenced cutout balustrade
  - Wide trim for windows and doors
  - Leaded-glass transom, front door upper light leaded-glass bay-window, cabinet and bookcase leaded-glass doors
  - Rows of multi-paned windows
  - Colonnaded entry into living room
  - Wainscoting
  - Built-in fireplace mantels, bookcases, bathroom vanity, linen closet, dining room hutch & buffett
  - Hardwood oak floor with inlaid walnut perimeter border strips
- 

***Conclusion***

The Eastman-Heritage House is architecturally significant under Category C as an excellent example of the bungalow house form embellished in the Craftsman style. The property is additionally significant under Category B for its association with the property's first owners: David & Eliza Eastman from 1910 to 1917, and Sarah and Ruby Heritage from 1918 to 1975.

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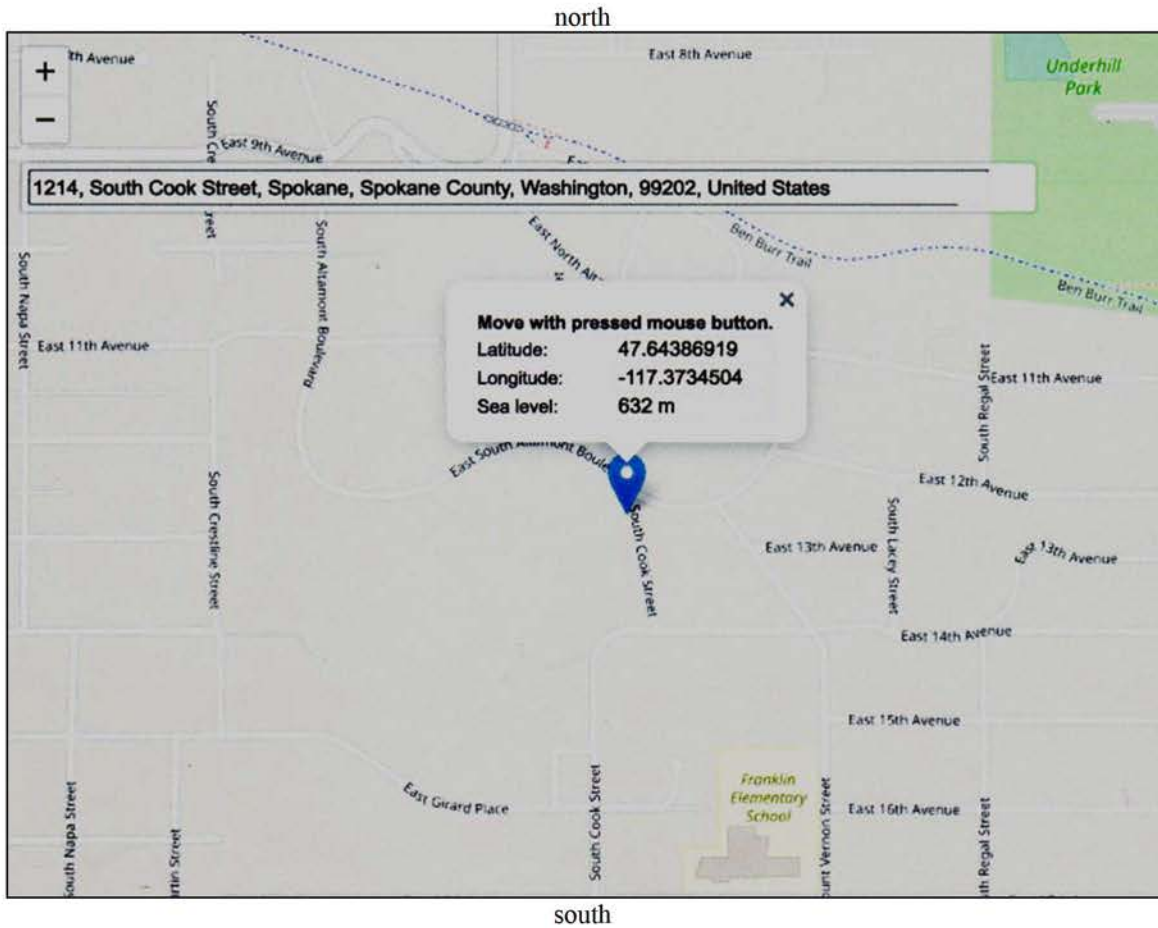
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***ADDITIONAL INFORMATION***

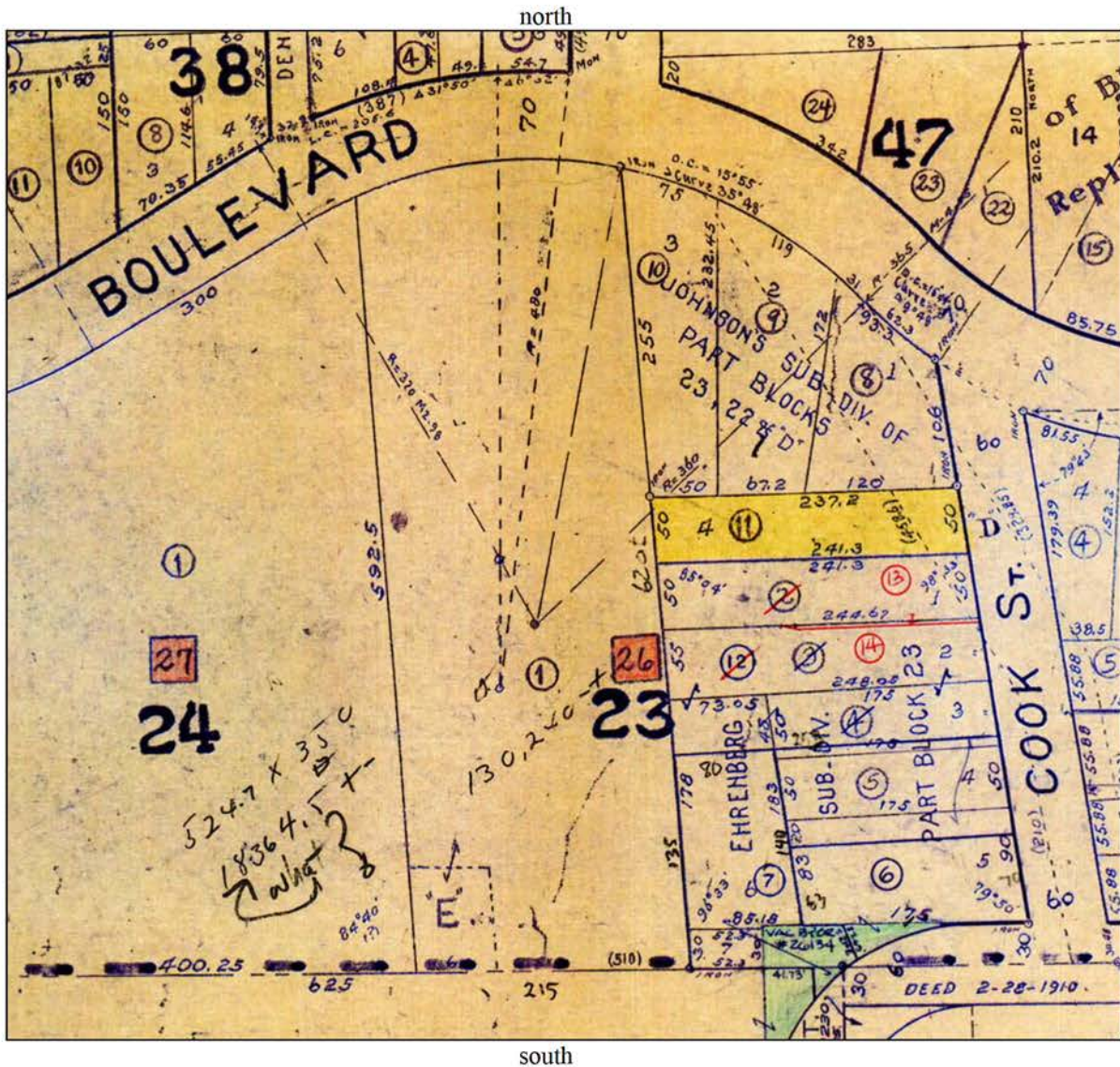


**MAP of**  
**LATITUDE & LONGITUDE MEASUREMENTS**

1214 S. Cook Street

*Source: Google Maps*

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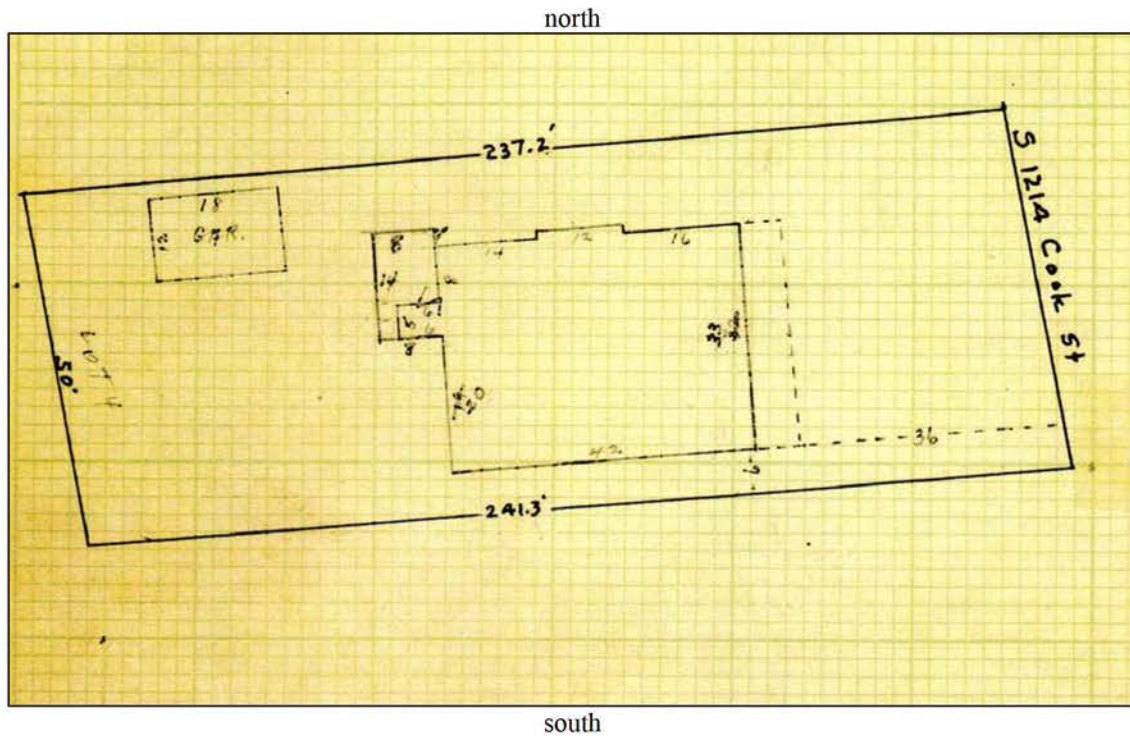
**SPOKANE COUNTY PLAT MAP**

**1214 S. Cook Street—property highlighted in yellow ink**

Altamont Addition, Johnson's Subdivision, Lot 11  
Range 43, Township 25, Section 14

Source: Spokane County Tax Assessor Records

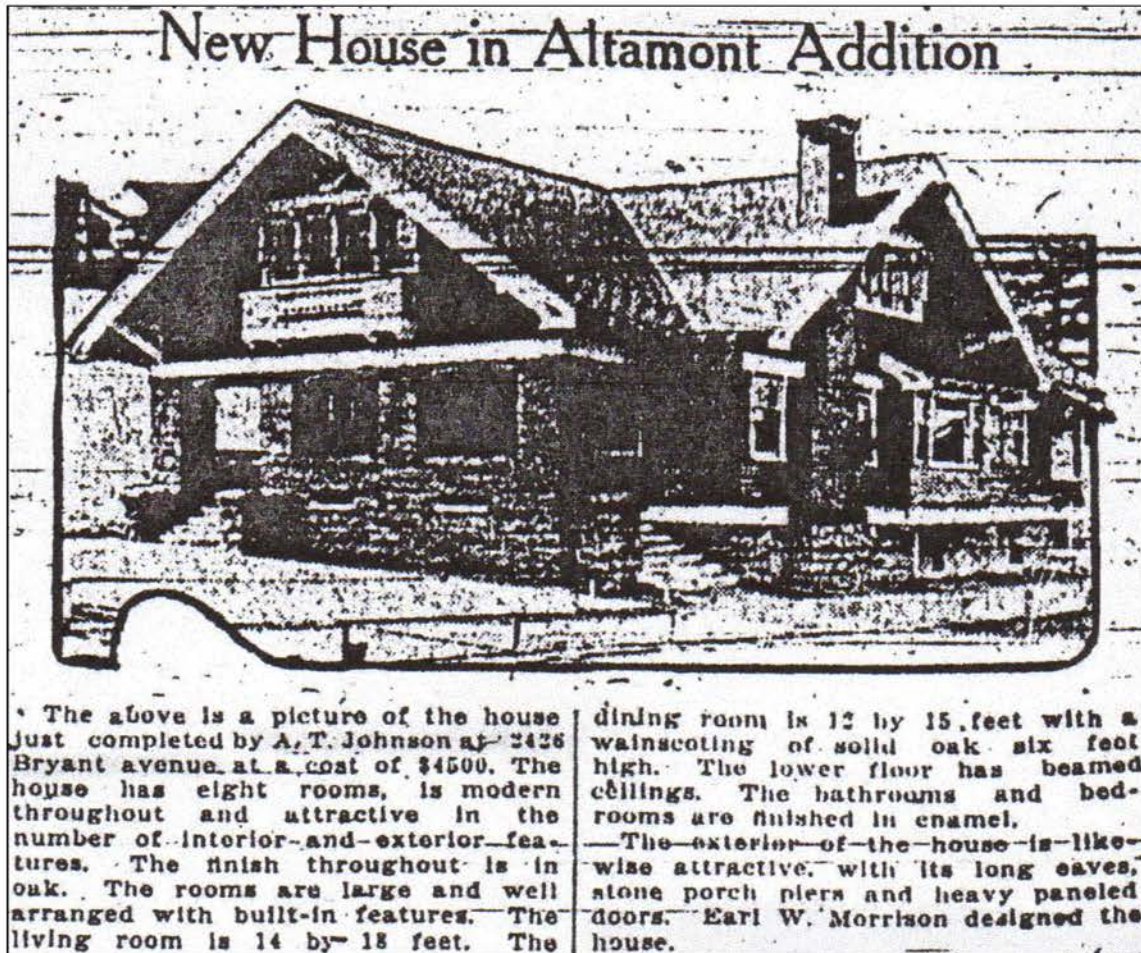
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**SPOKANE COUNTY SITE PLAN**

*1214 S. Cook Street  
Spokane, WA 99202*

Source: Spokane County Assessor's Records  
Spokane, WA



1214 S. Cook Street

“New House in Altamont Addition.”  
*Spokane Spokesman-Review*  
24 April 1910

*Morrison Designed Homes As Schoolboy;  
Now Stands Among Leaders of Profession*

## Ace Men of the Pacific Northwest

**R**EACHING the top in the architectural profession is hard work, but not by far as hard as staying there, according to Earl W. Morris, prominent Seattle architect. About Mr. Morrison—there is no doubt that he has reached the top, and \$2,000,000 worth of "hot" work on his boards convinces one that he is in no immediate danger of slipping.

"Many architects," says Mr. Morrison, "when they become well known in the profession, are content to lay back and let the work come to them. After a while, they find that the work is not coming into their offices but is going to someone who is hard after it. A man must pound, pound, pound all the time, and when the ball is rolling good, the more jobs he has, the more he seems to get."

Mr. Morrison is perhaps one of the best known architects, at 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 to Grays Harbor on the Coast and as far east as northern Idaho.

An Iowan by birth, Morrison moved to Spokane, where he spent his childhood. While attending the old South Central High School there, he opened up architectural offices. By the time he was graduated from high school he had worked up a large practice in designing small homes. This practice he held, when he left Spokane to attend the Art Institute at Chicago, by hiring a draftsman and coming home to work in the summer. After graduating from the institute in 1913, Mr. Morrison went back to his old high school practice and built up a good business designing apartments and large homes. That he is still well known in the Inland Empire is shown in the fact that he has been retained as consulting architect on the large Roosevelt Apartments in Spokane. G. A. Peterson is the local architect on the building.

When the war broke out Morrison was commissioned captain in the Quartermaster Corps. He was sent down to supervise construction on Camp Cody in New Mexico, which was to house the boys of the 34th Division. The task of transforming a barren desert into a city capable of caring for 27,000 troops was one that gave Morrison much valuable experience. When building operations were completed at Camp Cody, Morrison was sent overseas where for the first time in his life he worked at a trade not connected with building. In this job he was what was technically known as a railhead officer and his duties consisted of commanding a troop of colored soldiers who brought supplies and ammunition up to the trenches. For six months Captain Morrison was the only American officer in the famous town of St. Mihiel.



**EARL W. MORRISON**  
Architect

After the war, Mr. Morrison resumed practice in Wenatchee, where he went in partnership with Vas Stimson, who is now also practicing in Seattle. Here the firm of Morrison and Stimson designed such buildings as the Savings and Loan Building, in which was installed the first elevator in Chelan county, the Elks temple, and the great show place of the county, the \$400,000 court house. Many apple warehouses and smaller structures were also built during Mr. Morrison's seven-year stay in the apple capital.

In Seattle Mr. Morrison has had an extremely varied practice. His work has ranged from small store buildings to the largest apartments, and includes hospitals, garages, schools, and newspaper plants. A list of the work Morrison has done from his Seattle office, in the Lloyd Building, would sound like a "who's who" among Western Washington Buildings. In Bell Ingham there is the well known Mount Baker Lodge which cost \$300,000, and the Herald Building which also cost \$300,000. In Everett his work includes the \$350,000 Medical Dental Building, the \$200,000 Central Building, and two Junior High Schools which together cost \$450,000. Four schools in Hoquiam and smaller schools in Burlington, Sedro-Woolley, Mukilteo, Pinehurst and other towns are all products of Morrison's drafting boards.

In Seattle the Marlborough House, the new Olive Tower apartments and some twenty or thirty smaller apartments testify to Mr. Morrison's skill.

### Buildings Now on Drafting Boards

Perhaps that \$2,000,000 worth of work on the boards needs some more explanation. This includes a \$500,000 apartment for the Arjo Investment Co., on which construction will start soon, and a large apartment for A. G. Smith. Construction was recently started on a large sales garage for Colin Radford of the National Bank of Commerce. Details of the remainder of the work have not yet been announced. Most of this will be built on First Hill, according to Morrison.

Mr. Morrison has just become associated with Edward St. John Griffith, who maintains offices in Hoquiam and who will undoubtedly act as consulting architect on many of Mr. Morrison's projects.

Mr. Morrison is a member of the Elks, the Seattle Yacht Club and the American Legion, is married and lives on Boren ave.

—William K. Dickson.

"Ace Men of the Pacific Northwest." *Pacific Builder & Engineer*, Fall 1928, page 44

**"Amil T. Johnson Obituary."**

*Ponoka Herald, Ponoka, Alberta Canada*  
5 March 1950

**Amil T. Johnson**

Sunday, March 5th, marked the passing of a well-known Ponoka farmer. Mr A. T. Johnson, who passed away quietly at his home in the Wolfville district after a lengthy illness. Mr Johnson was 75 years of age.

Born at Rockford, Illinois, March 24, 1874, he moved to Minneapolis as a young man. Here he was united in marriage to Hanna Olsen in 1905. The following year they moved to Spokane where Mr Johnson worked as a building contractor till 1917, at which time they moved to the Ponoka district where for the exception of five years spent in Wetaskiwin, they have made their home.

He leaves to mourn his passing besides his loving wife, four sons, Roy, Kalmath Falls, Oregon; Earl, Rochester, Wash.; Gordon, Seattle; and Byron of Ponoka; one daughter, Mrs Peter Davies, Ponoka; three sisters, Mrs H Berquist, Rockford, Ill.; Mrs J. Beatty, Chicago, and Mrs J. Schiel, Long Beach one brother in Seattle; ten grandchildren and four great-grandchildren.

Funeral services were conducted by Rev. C. G. Ashdown from the Bowker and Bascom Funeral Chapel on Thursday, March 9th. During the services two beautiful vocal solos were rendered by Mrs A. Erickson, accompanied by Mrs Reed at the organ.

The many beautiful floral tributes were testimony of the high esteem in which Mr Johnson and family were held.

Pall-bearers were: Earl Johnson, Gordon Johnson, Byron Johnson, Peter Davies, Ronald Doupe and Vernon Doupe.

Interment took place in the family plot Forest Home cemetery.

### Ruby A. Heritage

8.24-16-1987  
Memorial service for Ruby A. Heritage, a former instructor in the Whitworth College Music Department and a concert soprano soloist, will be at 10 a.m. Saturday at Christ the King Lutheran Church, 1700 Pennsylvania Ave., Coeur d'Alene. Yates Funeral Home in Coeur d'Alene is in charge of arrangements.

Miss Heritage died Monday at Kootenai Medical Center in Coeur d'Alene. She was 85.

Born in Kansas, she came to Spokane in 1918. She graduated from Lewis and Clark High School in 1920 and received her bachelor of science degree from Columbia University in 1925.

Miss Heritage won a three-year graduate fellowship in voice at the Juilliard School of Music. While in New York, she was soloist on NBC Radio for the Greater New York Federation of Churches. She also earned two diplomas at Fontainebleau, France, at the American School of Music.

Miss Heritage, who presented concerts in Europe and throughout the United States, taught voice at Maryland State Normal School, was dean of music at a junior college in Pennsylvania and head of the voice department at Mississippi State College for Women before joining the Air Corps Division of the WACs (Women's Army Corps) in November 1943.

Miss Heritage took advanced work for a master's degree at Chicago Musical College in 1945 and joined the music department at Whitworth College in September 1946, remaining there 15 years.

Active in the Spokane musical community, she served on the board of Columbia Concerts, was head of the voice division of the Greater Spokane Music and Arts Festival in 1949, was a director of Sweet Adelines, was a life member of Friday Musical Club and a member of the Nile Chanters, Washington State Music Teachers Association and the National Association of Teachers of Singing Inc.

She also was a former member of Spokane Altrusa Club.

Miss Heritage was soloist in the production of Elijah and the Messiah and was soloist with the First Presbyterian and Central Methodist church choirs here.

She moved to Coeur d'Alene several years ago and was a member of Christ the King Lutheran Church there. Memorials are suggested to the church.

Survivors include several cousins.

### "Ruby A. Heritage Obituary."

*Spokesman-Review*

16 April 1987



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Photo 1—East façade of property in 2021, looking west



Photo 2—South elevation of property in 2021, looking west

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Photo 3—North elevation of property in 2021, looking south



Photo 4—North elevation detail in 2021

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Photo 5—West rear elevation of property in 2021, looking east  
(Current property homeowner, John Hagney, pictured along left margin of photograph)



Photo 6—Garage in northwest corner of property in 2021, looking northwest

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Photo 7—East façade of house in 2021, looking west



Photo 8—Front porch and steps of house in 2021, looking northwest

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Photo 9—Covered front porch at east façade in 2021, looking northwest



Photo 10—Covered front porch in 2021, looking southwest

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Photo 11—Front door in 2021, looking east onto covered front porch through open door



Photo 12—Front door detail in 2021, looking at the door's interior face and bay window

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Photo 13—Living room in 2021, looking north



Photo 14—Living room in 2021, looking west into dining room

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Photo 15—Living room fireplace in 2021, looking north



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Photo 16—Dining room in 2021, looking northeast



Photo 17—Built-in hutch & buffet in dining room in 2021, looking southeast

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Photo 18—Library in facade southeast corner of house in 2021, looking southeast



Photo 19—Library's original 1910 built-in bookcases in 2021, looking west

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Photo 20—Built-in linen closet in first-floor hall in 2021

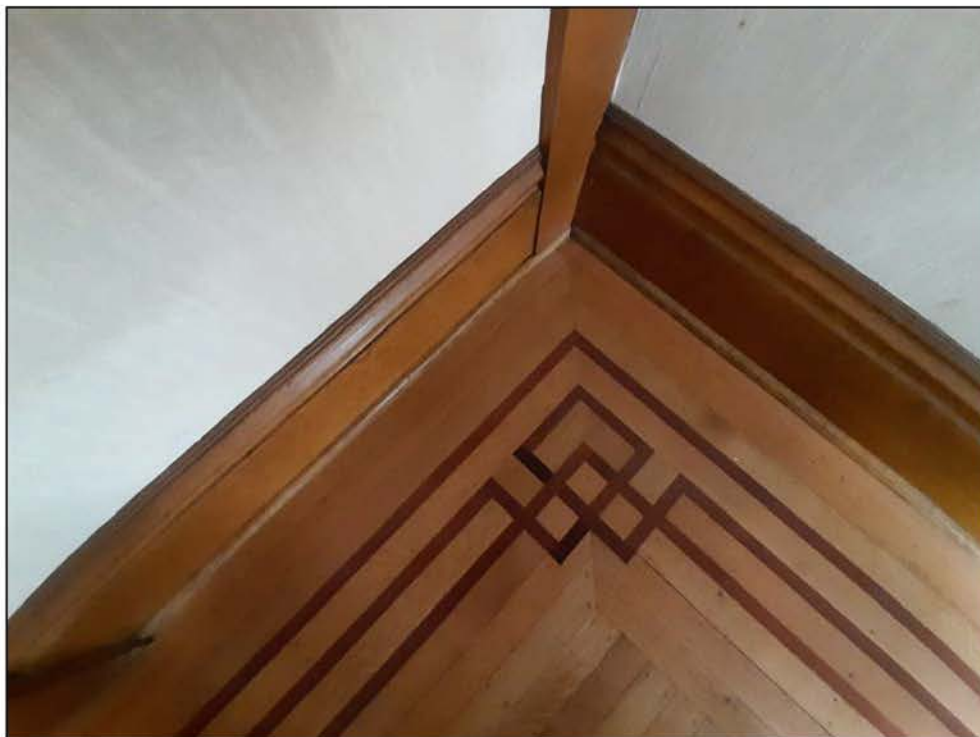


Photo 21—Hardwood oak floor boards with inlaid walnut border and corner Greek key design in 2021

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Photo 22—First-floor master bedroom in 2021



Photo 23—First-floor guest bedroom in 2021

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Photo 24—Kitchen in northwest corner of house in 2021, looking northwest



Photo 25—Kitchen in 2021, looking northeast

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Photo 26—Second-floor bathroom-hallway-stairwell in 2021, looking west



Photo 27—Second-floor bedroom in 2021



*The Eastman-Heritage House in 2021*

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

### ***Summary Statement***

Built in 1910, the architecturally significant Eastman-Heritage House is well-preserved as a hallmark example of the Craftsman-style bungalow, a well-loved American tradition that enjoyed wide popularity throughout the United States during the first 30 years of the 20th century.<sup>1</sup> The home is one and one-half stories with a low-pitched gable-front roof and widely overhanging exposed eaves. The front gable roof extends over a full-width covered front porch. The covered porch is supported by massive square pillars made of ashlar basalt. Wide bargeboards with cutout tail designs outline the slope of the roof and are supported by massive knee-brace brackets. Focal points of the home's east façade are artistically displayed in the gable peak and gable field above the porch with false half-timbering and textured stucco infill positioned above a wide horizontal ribbon of four multi-paned windows, and a center balconette with a cutout balustrade supported by corbelled brackets. The second floor is clad with painted rectangular cedar shingles, and the first floor is covered with painted narrow-width horizontal clapboard siding. A single-car unattached garage with a front gable roof is located behind the house and is also clad with narrow-width clapboard siding. The property is located on a quiet side street in the Altamont Addition, a largely historic residential neighborhood in East

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<sup>1</sup> McAlester, Virginia & Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1989.

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Central Spokane. The Eastman-Heritage House retains excellent integrity in original location, design, materials, workmanship, and association, and is eligible for individual listing on the Spokane Register of Historic Places.

***CURRENT APPEARANCE & CONDITION***

***Site***

The Eastman-Heritage House is located in the center of Lot 11 in Johnson Subdivision in the Altamont Addition, and faces east onto South Cook Street. Lot 11 is deep and narrow on a north-sloping grade, and follows an east/west axis. The lot measures 50 feet wide, 237 feet deep at the north boundary, and 241 feet deep at the south boundary. Grassy lawn, mature trees, and an artistic array of shrubs and flowers surround the Eastman-Heritage House. The surrounding neighborhood is nearly all residential with mostly historic single-family homes constructed from 1900 to 1950.

***House Exterior***

The exterior perimeter of the Eastman-Heritage House measures 33 feet wide, 43 feet deep, and is set back 36 feet from its eastern facade border at South Cook Street. Protected with composition shingles, a low-pitched front gable roof covers the house. The home's east façade is prominent with an eight-foot-deep and 33-foot-wide, full-width covered front porch supported by massive square ashlar basalt pillars and basalt porch walls. The foundation is exposed at ground level and is made of a combination of basalt ashlar and basalt rubblemix. The porch ceiling is covered with narrow-width tongue-in-groove wood planks, and the porch deck is made of scored concrete. Four concrete steps rise to the porch deck from a curvilinear concrete walkway that meanders to a public sidewalk in front of the house.



*The interior face of the front door at the Eastman-Heritage House*



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The first-floor porch leads to a front door, which is next to a ribbon of three multi-paned windows to the south, and a large picture window capped with a narrow leaded-glass transom to the north. The front door is made of honey-colored oak with a plain lower inset panel and an unusual upper light made of 8/4 leaded-glass, designed as a three-sided bay window that protrudes outward at the exterior face of the door.

The roof at the south side of the house supports a large center cross-gable with wide bargeboards. The cross-gable has widely overhanging eaves supported by corbelled brackets. A horizontal row of four multi-paned windows at the second floor are located under a false half-timbered gable peak with textured stucco infill. The first floor is punctuated with an asymmetrical assortment of various-sized windows, and is clad with narrow-width horizontal wood clapboard siding while the second floor is clad with cedar shingles. A wide horizontal stringcourse separates the first and second floors. A wood drip course is located along the bottom edge of the first floor.



*North elevation detail of the Eastman-Heritage House*

The north side of the house also has a center cross-gable with widely overhanging eaves and a wide bargeboard. The basement foundation is made of ashlar basalt, the first floor is clad with narrow-width horizontal clapboard siding, the second-floor gable field is covered with cedar shingles, and the gable peak is embellished with false half-timbering and textured stucco infill. A large red brick tapered-and-stepped chimney is located on the north side of the house, and protrudes through the roof close to the northeast corner of the house by the front porch. Two 6/1 double-hung wood-sash windows flank the brick chimney at the first floor. A single-story box bay with a large tripartite window is located west of the chimney at the first floor in the center of the house. The box bay has a shed roof, widely overhanging eaves, and projecting rafter tails. Next west of the box bay is a small 6/1 multi-paned wood-sash window, which illuminates the kitchen. A

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smaller, plain single-story box bay is located at the northwest corner of the house on the first floor. The small box bay has a shed roof with a small overhang, and is embellished with a centered 1/1 double-hung wood-sash window.



*West rear elevation of the Eastman-Heritage House*

The rear of the house faces west and has a clipped gable roof. Like the rest of the house, the rear elevation's roof has a wide bargeboard, widely overhanging eaves, and a gable peak with false half-timbering, textured stucco infill, and eave knee-brace brackets. A horizontal stringcourse separates the gable peak from a second-floor gable field. The second floor is covered with cedar shingles while the first floor is clad with narrow-width horizontal wood clapboard siding. Another horizontal stringcourse separates the first floor from the second floor. Four multi-paned windows light the second floor, and two 8/1 double-hung wood-sash windows light the first floor. A small enclosed single-story back porch is located on the northwest corner of the home's rear west face. It measures 14 feet wide and extends outward eight feet from the house. The enclosed porch is clad with a continuation of clapboard siding from the first floor of the house, reveals a basalt basement foundation wall, and has an exterior door on the porch's south wall. A wood deck extends south from the enclosed porch across the home's west rear face. Wood steps at the deck descend west to the property's backyard, which is landscaped with grassy lawn, leaf-bearing and evergreen trees, and a profusion of annual and perennial flowering plants.

### ***Garage***

A single-lane black-top driveway extends west from Cook Street between the north side of the house and the property's north border to a detached single-car garage located behind the house. The one-story garage measures 12 feet wide and 18 feet deep, and is

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covered with a gable front roof. It was built in 1918 for a reported price of \$125.<sup>2</sup> A small addition with a shed roof and exposed rafter tails was added to the east front of the garage in the 1960s-1970s to lengthen the garage so as to accommodate longer automobiles. The garage and shed roof are covered with composition shingles, and is clad with narrow-width horizontal wood clapboard. A side door opens from the south elevation of the garage. A fixed multi-pane window is located next to the door. The garage is unfinished in the interior. A small storage shed is attached to the west rear of the garage.

***House Interior***

Spokane County Tax Assessor files report the first floor has 1,510 finished square feet, the second floor has 800 finished square feet, and the basement is unfinished with 1,386 square feet.<sup>3</sup> The door at the east façade opens into a front entry hall on the first floor. The front hall leads south to a library located in a southeast facade corner of the house, north to a living room in the northeast corner of the house, and extends 14 feet west to an interior door that opens to the master bedroom located along the center south wall.



*A built-in bookcase in the library of the Eastman-Heritage House*

***The Library***

Entered from the front entry hall, a small eight-foot by ten-foot library was built in the southeast corner of the first floor. A row of six multi-paned casement windows follows the inside of the southeast corner with three windows on the east wall and three windows

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<sup>2</sup> Spokane City Permit #9503, May 1918, for new construction of a private single-car garage for \$125.

<sup>3</sup> Spokane County Tax Assessor Records. Spokane County Courthouse, Spokane, WA.