

## *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 **ALEX & FANNY RITTER HOUSE**  
Common Name

### **2. LOCATION**

Street & Number 702 West 21st Avenue  
City, State, Zip Code Spokane, WA 99203  
Parcel Number 35302.4010

### **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 Richard E. Waltrip  
Street & Number 702 West 21st Avenue  
City, State, Zip Code Spokane, WA 99203  
Telephone Number/E-mail 509-995-0830, richwaltrip@msn.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 \_\_\_  
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 of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory history.
- 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 one acre.

Verbal Boundary Description

Cannon Hill Park Addition, Lot 18, Block 15.

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

[lindayeomans@comcast.net](mailto:lindayeomans@comcast.net)

Date Final Nomination Heard

June 21, 2023

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

Richard E. Wally

**14. FOR OFFICIAL USE ONLY**

Date nomination application filed: March 1, 2023

Date of Landmarks Commission Hearing: June 21, 2023

Landmarks Commission decision: Approved

Date of City Council/Board of County Commissioners' hearing: 7/10/2023

City Council/Board of County Commissioners' decision: Approved

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

Megan Duvall

7/20/23

Megan Duvall

Date

**City/County Historic Preservation Officer**

City/County Historic Preservation Office

Third Floor—City Hall

808 W. Spokane Falls Blvd.

Spokane, WA 99201

Attest:

Approved as to form:

Leri S. Gato

City Clerk

Margaret K. Haydon

Assistant City Attorney

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*A circa-1940s photograph of the Alex & Fanny Ritter House*

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

***Summary Statement***

Built in 1914 in Spokane, Washington's Cannon Hill Park neighborhood, the Alex & Fanny Ritter House is a fine Craftsman-style bungalow with influence from Prairie and Mission traditions. The Craftsman style is strongly emphasized by the dwelling's very low-pitched hip roof, widely overhanging eaves, deep cornice, full-width covered front porch, thick porch walls, and rough-textured pebbled-stucco cladding. Finished with an arcade, the front porch is supported by a series of prominent arches influenced by Mission-style designs. Roof eaves are accentuated by Prairie-style modillions. Interior details reflect additional Craftsman-style features, including solid oak hardwood floors, select oak woodwork and doors finished to a rich dark honey-colored hue, and finished-oak hardwood built-in furniture, including a dining room buffet/hutch, a built-in library drop-leaf desk/bookcases, and a pair of built-in bookcases with leaded-glass doors that flank a center brick fireplace. Transom and casement windows in the house feature leaded mullions with both clear and colored glass. Well-preserved with a high degree of integrity in original location, design, materials, workmanship, and association, the Alex & Fanny Ritter House is eligible for listing on the Spokane Register of Historic Places.

***CURRENT APPEARANCE & CONDITION***

***Site***

Located on Spokane’s South Hill in the southwest quadrant of the city, the Cannon Hill Park neighborhood is a highly coveted residential area with many well-preserved historic homes, including the historic Ritter House. The home was built two blocks south and uphill from the park on Lot 18, Block 15 at 702 West 21st Avenue. The paved street at 21st Avenue is divided down the center by a 50-foot-wide, park-like boulevard named the “21st Avenue Parkway.”<sup>1</sup> The parkway/boulevard is bordered at 21st Avenue by multiple single-family homes that look onto the parkway’s rows of mature deciduous trees and a manicured lawn of green grass. Facing south onto the Parkway, the Ritter House was erected on a rectangular lot characterized by a gentle descending north-facing slope. The lot spans 50 feet in width along its south facade border at West 21st Avenue, and along its north border at the rear of the property. The lot is 125 feet deep from south to north.



***Looking northwest at the south façade of the Ritter House in 2023***

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<sup>1</sup> Spokane County Assessor’s Office, Spokane County Courthouse.

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The Cannon Hill Park area was developed in the early 1900s with a public park/pond and residential lots for sale. Single-family homes were built from 1910 to the early 1940s, and include a mix of Colonial Revival, English Tudor Revival, Italian Renaissance, Spanish Eclectic, Mission, Prairie, and Craftsman styles. In addition to the construction of residential homes, a church/rectory/school and a City of Spokane fire station were also erected in the residential Cannon Hill Park neighborhood.

***House Exterior***

Constructed in 1914, the Ritter House was built in the center of Lot 18 on Block 15. The width of the house measures 30 feet, and the length of the house measures 48 feet. The exterior of the house includes three strong focal points: 1) single-story height with a very low-pitched hip roof, 2) a covered full-width arcaded front porch, and 3) coarsely pebbled-stucco exterior cladding.<sup>2</sup>

The home's hip roof is nearly flat and covers the entire house and front porch. A small extension of the hip roof at the southwest corner of the house extends 10 feet from the west end of the front porch over an original narrow-width single-car concrete driveway, forming a small covered carport. The roof is clad with composition roof shingles installed in 2022. The home's nearly flat hip roof extends four feet past the exterior walls of the home on all four sides. The underside of the deep overhanging roof eaves is reinforced by the application of three symmetrically spaced rows of 1x6-inch wide boards that run parallel to the roof's cornice boards. Decorative scroll-sawn modillions are cut to fit around the boards and highlight the undersides of the deep roof eaves that encircle the house.

***South Façade***

The front porch of the Ritter House spans the full 30-foot width of the house plus an additional 10 feet at the home's front southwest corner that serves as a covered carport. The front porch is formed by an extension of the principal roof over a 10-foot deep poured concrete porch deck. Concrete steps descend from the center of the deck to a concrete walkway that leads south to a concrete public sidewalk in front of the property. Porch walls are located on either side of the porch steps. The walls are clad in the same coarsely pebbled stucco used for the house, and are covered with concrete porch wall caps. The façade design of the front porch and carport is nearly symmetrical. Thick, massive square full-height porch piers support the porch roof over the porch deck and carport. The spaces between the full-height porch piers are symmetrical and form arched arcades. Like the porch and carport piers, the arcaded porch walls are also clad with coarsely textured pebbled-stucco. All of the stucco that covers the porch and carport is painted a light gray color. The overhanging eaves and cornice are painted a dark brown, and the exposed eave modillions and porch caps are painted a medium green. The concrete porch floor and steps are painted brown. The coarse pebbled stucco covers all of the exterior walls at the porch and around the house down to grade. No basement foundation walls are exposed. The south façade of the Ritter House is dominated by the

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<sup>2</sup> Ibid.

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single-story full-width front porch and attached carport. A front door is located in the center of the home and is covered by the porch. Two identical picture windows flank the center door. Two transom windows with clear and colored leaded-glass lights are located atop the picture windows.



*Looking east at the west elevation of the house in 2023*

*West Elevation*

A stucco-clad tapered chimney is located on the west elevation of the house. Two small leaded-glass casement windows are located on either side of the chimney. A box bay that measures 2 feet deep and 16 feet wide is located next north of the chimney in the center of the west elevation. It features a large tripartite window with a narrow leaded-glass transom window. The tripartite window below the transom window features fixed panes. A small 4/1 multi-paned double-hung window is located next north of the box bay. A single exterior paneled door with multi-paned upper lights is located by the rear northwest corner of the house in a small partially enclosed back entrance porch. The porch is built under the roof's widely overhanging eaves, and features a wood porch deck, a partially enclosed wood porch wall, and six wooden porch steps that descend to the ground. A square wood newel post and railing anchor the porch steps to the partially enclosed back porch structure.

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*Looking north at the east elevation of the Ritter House in 2023*



*Looking south at the north rear elevation of the Ritter House in 2023*



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*East Elevation*

The east elevation of the house features the southeast corner of the arcaded front porch and its small porch wall. A 2-foot-deep and 7-foot-wide box bay is located next north of the arcaded porch end at the east elevation of the house. It features a leaded clear and colored glass transom window at the top of the box bay. Three double-hung wood-sash windows are located next north of the box bay.

*North Elevation*

The north rear elevation of the house features an exposed basement level due to the descending northward grade on which the house is built. The home's north elevation from ground to roof is clad with continuous pebbled-stucco that covers the exterior of the entire house. In the 1920s-1930s, a small sleeping porch was built onto the north wall of a first-floor bedroom at the northeast corner of the house.<sup>3</sup> The sleeping porch measures 10 feet wide and 12 feet deep, and is clad with tongue-and-groove vertical boards rather than pebbled-stucco like the rest of the house. The home's low-pitched hip roof was extended north to cover the sleeping porch. Different than the deep roof eave design for the 1914-built house, the sleeping porch roof eaves feature shallow overhanging eaves and no scroll-sawn modillions. The cornice board on the roof over the sleeping porch is smaller than the depth of the home's original 1914 cornice boards. Due to the northward slope of the grade on which the house is built, the basement foundation wall at the home's rear north elevation is exposed. Built onto the house at the first floor above the level of the basement, the sleeping porch is supported by vertical wood posts. The area under the sleeping porch is used as a covered patio. Next west of the covered patio is an at-grade solid wood pedestrian door that opens from the north rear elevation of the house into the home's basement.

*House Interior*

The Spokane County Tax Assessor's office reports the first floor of the Ritter House holds 1,486 finished square feet of space. The basement holds 795 square feet of finished space. The first floor is finished with a living room, library, formal dining room, kitchen, two bedrooms, and a bathroom. Ceilings are nine feet in height.<sup>4</sup>

The original front door to the house is made of solid oak and appointed with a brass door handle/handle plate, and two wide horizontal strap hinges. The door opens from the center of the home's south façade into a spacious living room that measures 20-feet-wide from east to west, and 16-feet-long from south to north. The west wall of the living room is the room's focal point with a center fireplace flanked by two built-in bookcases with leaded-glass doors. A 16-foot-wide oak mantel spans the top of the bookcases and fireplace. Two casement windows open above the bookcases on either side of the fireplace. The casement windows contain leaded-glass lights with a colored-glass diamond pattern. The fireplace surround is made of brick, and the hearth is protected with glazed ceramic tile.

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<sup>3</sup> No building permits have been found that include the date when the sleeping porch was added. Sleeping porches were popular in the United States from the early 1900s through the 1930s.

<sup>4</sup> Spokane County Tax Assessor. Spokane County Courthouse, Spokane, WA.

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*Looking at the west wall of the living room in 2023 during repairs*



*Looking into living room in 2023 after repairs and painting completed*

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*Looking at an oak built-in desk/bookcases on the east wall of the library in 2023*



*Looking south into the dining room in 2023 at a built-in oak buffet/hutch, plate rail, battens*

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*Looking north in 2023 into the kitchen of the Ritter House*

A six-foot-wide opening in the living room's east wall opens into a small library with built-in bookcases that flank a drop-leaf desk made of burnished oak. Leaded-glass doors cover the bookcases. A leaded-glass transom window is located above the desk. The floor is oak hardwood.

A ten-foot-wide opening is located in the center of the living room's north wall, which opens into a formal dining room. The dining room is 21 feet wide from east to west and 16 feet long. A tripartite window capped with a narrow leaded-glass transom window illuminates the west wall. A built-in buffet/hutch highlights the north wall. The buffet has a mirrored backsplash, and is beveled outward into the dining room. Multiple drawers with wooden knobs open from under the buffet's counter surface. The hutch above the buffet holds a center open shelf with a mirrored backsplash, and is flanked by two china cupboards with leaded-glass doors. Original sconces light either side of the hutch. An original Arts & Crafts-style brass chandelier with square china shades illuminates the dining room. An oak plate rail encircles the room. Vertical oak battens are located between the plate rail and oak floor. The floors and woodwork in the living room, library, and dining room are all made of the finest quality quarter-sawn golden oak. The woodwork and vertically paneled interior doors in all three rooms are also made of oak, burnished to a deep golden color.

The dining room opens to the kitchen. The kitchen has a linoleum floor, Shaker-style casework, and two multi-paned casement windows above a porcelain sink. A paneled door with upper multi-paned lights opens to the exterior back porch from the kitchen's

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west wall. The kitchen opens east into an interior service hall that leads to a bathroom, two bedrooms, and the basement. The floor is made of oak and is a continuation of the oak floors in the living room, dining room, and library. In contrast to the oak woodwork in the living room/dining room/library, the woodwork in the kitchen, service hall, bathroom, and two bedrooms is fir finished with white enamel paint. A full-length built-in linen closet is located in the service hall. The larger of the two bedrooms is located in the northeast corner of the house, and opens north into a sleeping porch, which was built onto the rear north elevation of the house in the 1920s-1930s. The sleeping porch is illuminated with windows across its north face.

An interior staircase descends to the basement from the service hall. A recreation room is located under the kitchen and is finished with a painted ceiling, walls, and woodwork. A door in the recreation room opens south to a finished bathroom. An interior hall behind the staircase opens to two finished bedrooms, and an unfinished storage room, workshop, and laundry area.



*Looking east into the central hall and linen cupboards, and into a bathroom in 2023*

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*Looking south in 2023 into a first-floor northeast corner bedroom*



*Looking north in 2023 into the basement recreation room*

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***ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS***

The earliest photographs found of the Ritter House include a Spokane County Tax Assessor photo from 1959, a Barrett Real Estate photo from 1964, and a Rhodes Real Estate photo from 1973. All three photos show the original design of the house at the south façade with original stucco-clad exterior walls, and a full-width covered arcaded front porch with an attached covered carport at the west end of the porch.

Two additions were added to the house in the circa-1920s-1930s: 1) a single back porch at the northwest corner of the house, and 2) a second-story sleeping porch attached to the north rear of the house. No building permits were found to substantiate the dates when the additions were built.

Modifications to the property include:

- |         |  |
|---------|--|
| 1911    | Connect to City water main. Sewer permit.  |
| 1913    | A building permit was issued to building contractor Gus Bostrom for \$4,000 in November 1913 to construct a single-family residence (Ritter House). A final inspection of the house was scheduled for March 1914.  |
| 1914    | Side sewer permit.   |
| 1915    | House number verified. Water meter installation verified.  |
| 1936    | Plumbing.  |
| 1946/48 | Heater and range.  |
| 1959    | Electric dryer.  |
| 1976    | New electric service.  |
| 2022-23 | In 2021, a mature evergreen Spruce tree fell on the Ritter House between the living room and the dining room from the next west neighbor's property. The Ritter House has undergone repairs from March 2021 through March 2023 to repair damage and restore the house. |

**SECTION 8: STATEMENT OF SIGNIFICANCE**

<i>Area of Significance</i>	<i>Architecture</i>
<i>Period of Significance</i>	<i>1914</i>
<i>Built Date</i>	<i>1914</i>
<i>Architect</i>	<i>Unknown</i>
<i>Builder</i>	<i>Gus Bostrom, building contractor</i>

**SUMMARY STATEMENT**

Built in 1914, the Alex & Fanny Ritter House is eligible for listing on the Spokane Register of Historic Places under Category C as an expression of Spokane building contractor Gus Bostrom. In addition, the property is architecturally significant as a fine example of a Craftsman-style bungalow with Prairie-style and Mission-style influence. The Ritter House was the home of Fanny Ritter and her husband, Alex Ritter. A resident of Spokane for 28 years until his death, Alex L. Ritter was a well-known pioneer prescription pharmacist who established three drug stores, and ultimately sparked a three-generation drug-store-owner legacy in Spokane. Before Alex Ritter's death in 1926, his son, Herbert Ritter, became a registered prescription pharmacist and founded two additional drug stores in Spokane. Following Herbert Ritter's death in 1954, his two drug stores passed to his son, Herbert Ritter Jr. (Alex Ritter's grandson), who was also a registered prescription pharmacist.

**HISTORIC CONTEXT**

***Cannon Hill Park Neighborhood***

Spokane's "South Hill" is located about 1.5 miles southwest and uphill from the city's downtown professional and merchant center. The South Hill's Cannon Hill Park residential neighborhood covers the area between South Monroe/Lincoln Streets east to South Bernard Street, and from W. 16th Avenue south uphill to W. 29th Avenue.<sup>5</sup> Before it was platted, the area was characterized by a gentle northward-facing descending slope, rocky basalt outcroppings, a canopy of evergreen and leaf-bearing trees, and a natural clay-lined wetland and drainage swale. The wetland and clay deposits were developed in the 1880s and 1890s as one of the city's first brickyards where large quantities of bricks were made for the construction of homes and commercial buildings throughout Spokane. As the clay deposits were exhausted, the brickyard was eventually demolished in 1907.

At that time, the famous Olmsted Brothers' Landscape Architectural firm from Brookline, Massachusetts arrived in Spokane by invitation from the Spokane Park Board. They proposed a comprehensive park plan for the entire city that included a small 15-acre park at the abandoned brickyard site. The Olmsted Brothers espoused ideals that linked clean, fresh air to renewed invigorated health, and promised that city parks presented

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<sup>5</sup> 1912 George A. Ogle & Company Plat Maps. Page 52.



“one of the best means” of drawing urban residents out of doors.<sup>6</sup> Most importantly, they argued that parks were aesthetically necessary to cities—a way to “provide and preserve the landscape for the enjoyment of [all] people.”<sup>7</sup>

The Olmsted’s design for the public park was adopted. It was originally called Adams Park in honor of U.S. President John Quincy Adams, but was renamed Cannon Hill Park. Construction commenced in 1908, and the small wetland was restored with a pond, basalt bridges, and manicured grass and trees. Surrounding the park and following the hillside south and uphill up to 29th Avenue, the Cannon Hill Park neighborhood was platted with 50-foot-wide residential lots intersected by a blend of straight, diagonal, and curvilinear streets. By 1910, lots were advertised “for sale” in Spokane’s *Spokesman-Review* and *Spokane Daily Chronicle* newspapers. In an October 30, 1910 *Spokesman-Review* article, Arthur D. Jones, the Spokane land developer who was responsible for creating the public park and surrounding residential neighborhood, exclaimed that Cannon Hill Park and all the homes around the park “did not just happen but were specifically planned.”<sup>8</sup> He explained in the following:

***Unanswerable Reasons Why You Should Buy in Cannon Hill Park***

*The whole plan was worked out in detail before a shovelful of earth was turned.*

*Its graceful streets, the uniformity of its clean-cut cement work,  
its paved roadways, its elaborate system of tree planting [in parking strips],  
the general tone of the [Cannon Hill Park] district—not one improvement  
is lacking. The graceful streets, curbs, concrete cross-walks, steel water mains,  
complete sewers, gas, electric lights, telephones, paved streets, everything is in now.  
These improvements are all paid for, all included in the price of the lot.<sup>9</sup>*

The cost of buildable lots averaged around \$1,000 each, and protective neighborhood covenants were tied in perpetuity to the deed of trust for each property. In 1909, covenants mandated that each dwelling cost a minimum of \$3,000 to \$4,000, prohibited the construction of stores or apartments, and specified that every house must sit back at least 30 feet from the street.<sup>10</sup>

By the early 1940s, nearly all of the planned residential construction in the Cannon Hill Park district was complete. Over eight miles of shade trees were planted between sidewalks and streets, around the park, and along the West 21st Avenue Parkway (Boulevard) that divides the paved street along 21st Avenue. Single-family homes were built according to the neighborhood’s covenants and subdivision guidelines. The Cannon Hill Park neighborhood became one of the South Hill’s most popular and attractive suburban residential areas. In summary, Cannon Hill Park and its picturesque pond were

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<sup>6</sup> Olmsted Brothers Landscape Architectural Firm. *Proposal to Spokane Park Board of Park Commissioners, 1907-1913.*

<sup>7</sup> *Ibid.*

<sup>8</sup> *Spokesman-Review*, 30 October 1910.

<sup>9</sup> *Ibid.*

<sup>10</sup> *Spokesman-Review*, April 1909.

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the anchor and catalyst for much of the design, development, and subsequent successful settlement of the residential Cannon Hill Park district.

***HOMEOWNERS***

***Alex & Fanny Ritter***

Born in 1878 in the Midwest, Alex L. Ritter lived in Spokane for 28 years until his death in November 1926. When he arrived in Spokane from the Midwest in 1898, Alex Ritter was a young registered prescription pharmacist with ideas and energy. He not only compounded and sold prescription drugs, medicines, capsules, and syrups, but he also sold drug store items such as toilet articles, stationery, and cosmetics. Alex Ritter owned at different times three drug stores with prescription pharmacies (apothecaries within drug stores) in Spokane, a separate compounding laboratory, and served as president of a state organization called the Washington Drug Company, Inc. Alex Ritter was instrumental in guiding his son, Herbert L. Ritter into a career as a registered prescription pharmacist and drug store owner. Herbert L. Ritter, in turn, helped his son, Herbert L. Ritter, Jr. to become a third-generation registered prescription pharmacist and drug store owner in the Ritter family, respecting the family legacy begun by his father, Alex L. Ritter.

In 1899, Alex Ritter opened Ritter's Avenue Drug Store at 507 West Riverside Avenue in the center of downtown Spokane. He listed himself as "manager, president and proprietor" of the drugstore, and advertised items for sale such as "pure drugs, homeopathic goods, surgical instruments, and toilet articles."<sup>11</sup> The next year he also stocked and traded in "leather goods, stationery, and fine perfumes, a specialty."<sup>12</sup>

In 1907, Alex Ritter established a pharmaceutical laboratory at 1727 West Broadway in addition to running Ritter's Avenue Drug Store on West Riverside Avenue in downtown Spokane. In 1908, Alex Ritter included space for his brother, jeweler Louis J. Ritter, to display and sell jewelry in the drugstore on Riverside Avenue. Alex continued to call the shop Ritter's Avenue Drug Store but named his business the Ritter Drug Company, Inc. Alex Ritter was acting president and treasurer of the company while his brother Louis Ritter was named vice-president. As members of Spokane society, Louis Ritter and Alex & Fanny Ritter were listed in the *1909 Spokane Blue Book*, a social register of Spokane residents with their addresses, phone numbers, and preferred days for accepting visitors. Alex and Fanny also listed their son, Herbert Ritter, and their daughter, Edith Ritter, in Spokane's social register.<sup>13</sup>

In 1915, Alex & Fanny Ritter bought a single-family home at 702 West 21st Avenue. The house looked south onto the West 21st Avenue Parkway, a 50-foot-wide public parking strip with mature trees and manicured lawn. In 1914, the parking strip/boulevard was claimed as the "*finest street in Cannon Hill Park,*" and extended east from South

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<sup>11</sup> *The 1899 Polk's Spokane City Directory.*

<sup>12</sup> *The 1900 Polk's Spokane City Directory.*

<sup>13</sup> *1909 Spokane Blue Book.*

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High Drive for a mile along 21st Avenue to South Bernard Street.<sup>14</sup> It was designed and built as part of Spokane's park system, and was specifically suggested as such in 1907 to the Spokane Park Board by the well-known Olmsted Brothers Landscape Architectural firm of Boston, Massachusetts.<sup>15</sup>

Gus Bostrom, a Spokane building contractor, erected the single-family house at 702 West 21st Avenue in 1914. He followed guidelines presented by the neighborhood's developer, Arthur D. Jones & Company. Written as early land use protections and appropriate architectural controls, Jones developed the Cannon Hill Park neighborhood. Regulations were tied to ownership deeds as protective covenants, and stipulated the following:

- 1) *No building of any kind shall be erected or maintained on said lands within 30 feet of the street line in front of said land or within the side street,*
- 2) *The same building shall face the front of the premises, and not face the side street,*
- 3) *No apartment house, store, or business structure of any kind shall be erected or maintained on said lands,*
- 4) *No dwelling shall ever be erected or permitted to remain on said land of less value than three thousand dollars (\$3,000),*
- 5) *All buildings of every kind on said lots must be painted with at least two coats of paint.*<sup>16</sup>

By 1917, the drugstore founded by Alex Ritter in downtown Spokane was replaced by the jewelry business, owned by Alex Ritter's brother, jeweler Louis Ritter. Louis specialized in selling "diamonds, watches, complete stock-talking machines, and records."<sup>17</sup> He changed the name of the drugstore to Ritter Jewelry, and maintained his showroom at 507 W. Riverside Avenue.

In 1920, Alex & Fanny Ritter sold the Ritter Drug Company to the F. C. Baldwin Drug Company in Spokane. Alex Ritter then opened a small prescription drug store at 502 East 5th Avenue, and called it Ritter Drugs & Sundries. At the same time, Fanny Ritter worked with their son, Herbert Ritter, and helped him open a new prescription pharmacy and drug store. Owned and operated by Herbert, the business was called Ritter Drugs, and was located at 1827 N. Monroe Street (Monroe & Indiana). A few years later, Herbert Ritter changed the drug store's name to the Public Drug Store, specializing in "drugs, candies, cigars, Kodak finishing, Edison Mazda lamps, soda fountain, ice cream."<sup>18</sup>

Alex Ritter died in November 1926. He was survived by his wife, Fanny Ritter, and his two children, Herbert Ritter and Edith Ritter Gleason. Less than two years before he

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<sup>14</sup> *Spokesman-Review*, 11 October 1914

<sup>15</sup> *The Olmsted Brothers Landscape Architects, Brookline, MASS, 1909.*

<sup>16</sup> City of Spokane Warranty Deed #4361590, dated 14 April 1999.

<sup>17</sup> *1917 Polk's Spokane City Directory.*

<sup>18</sup> *1927 Polk's Spokane City Directory.*

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died, Alex & Fanny started another new business at 329 W. 2nd Avenue. They named it the Ritter Pharmacy, and advertised its ownership by “an old time druggist.”<sup>19</sup>

After Alex Ritter’s death, the Ritter Pharmacy and drug stores on West 2nd Avenue and on East 5th Avenue closed, and his wife Fanny remained in their home on 21st Avenue until her death in May 1948. Herbert Ritter continued to operate his two prescription pharmacies/drug stores, which he renamed Ritter’s Drugs, located at Monroe & Indiana and at Washington & Broadway. Alex Ritter’s brother, Louis Ritter, relocated his jewelry business from Riverside Avenue to 3 North Post Street. In 1954, Herbert Ritter died, leaving his two drug stores to his son, Herbert L. Ritter Jr.

*Subsequent Owners*

In 1952, Clem Schroeder, a Washington Water Power Company (Avista) field agent, and his wife, Mabel Schroeder, purchased the Ritter House. In 1960, John & Betty McRae bought the property. John McRae worked as a lawyer with offices in the Old National Bank Building. He sold the property in 1964 to Max C. & Billie J. Stockwell for \$10,750. Max Stockwell worked as an agent and manager for Northwestern Mutual Insurance, and his wife Billie was employed as a registered nurse.

In 1973, public school teacher V. J. Wood bought the house for \$19,500. He sold it for \$29,450 in 1975. Allderic Douglas bought the house in 1977 for \$44,200. In 1981, Cheryl A. Strang, a legal secretary for Clawson & Brown Lawyers, purchased the property for \$61,500. By 1987, Jeff Sher, a *Spokesman-Review* news reporter, and his wife Ellie Sher bought the house for \$62,250. In 1996, K. Thomas purchased the property for \$129,500.

In April 1999, Richard Waltrip bought the Ritter House for \$135,000. Richard is a self-employed railroad surveyor for WGG (Waltrip Geomatics & Geospatial Services), and works part time for Ruen Weager & Associates, Inc in Coeur d’Alene, Idaho.

**CATEGORY C:**

**ARCHITECTURAL SIGNIFICANCE**

***The Craftsman Style***

The Ritter House is a fine example of the single-story bungalow form built in the Craftsman style, popular from 1900-1930. Author Jan Cigliano (*Bungalow: American Restoration Style*), defines *bungalow* as a “form of house—a type of structure designed in a number of architectural styles.” “*Style*,” by contrast, is a “particular period and genre of design.”<sup>20</sup> The term bungalow refers to a low-slung house form characterized by small size, overall simplicity, and a partial or full-width front porch covered by an extension of the principal roof. The origin of the term bungalow began in 19th-century British East India and is derived from the East Indian word *bungal*, which means “covered porch.”<sup>21</sup>

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<sup>19</sup> Ibid.

<sup>20</sup> Cigliano, Jan. *Bungalow: American Restoration Style*.

<sup>21</sup> *Old House Dictionary*, and *The Bungalow: America’s Arts & Crafts Homes*.

The bungalow emerged as an independent movement in American architecture and became popular as an affordable home in reaction to the more Victorian styles that preceded it. Heavily influenced by the 19th-century English Arts & Crafts Movement, which rejected the mass reproduction and mediocre design associated with the Industrial Revolution, American bungalows built particularly in the *Craftsman style* were designed to harmonize with nature and the environment. Traditional handcraftsmanship and natural materials such as native field stone/basalt rock, irregularly textured clinker brick, wood shingles, textured stucco, and smooth woodwork were revered. Identifying features of the Craftsman style include a broad low-slung house form with a shallow-pitched roof, widely overhanging eaves, a deeply covered porch, eave brackets/rafter tails, and tapered porch piers/columns/foundation walls—all forming the illusion of a ground-hugging house. The style quickly spread throughout the United States by builder’s pattern books, pre-cut house packages, and home design magazines. From 1900 to 1930, the Craftsman architectural style became the most popular and fashionable small house design in America. By the early 1930s, however, it had quickly faded from favor. Strong Craftsman-style elements used at the Ritter House include the home’s built date within the Craftsman period, and the home’s low ground-hugging form, low-pitched roof, widely overhanging roof eaves, coarsely pebbled stucco cladding, and the finest solid oak woodwork and built-in furniture (floors, bookcases, desk, hutch/buffet).

### ***Prairie-style Influence***

The Prairie style spread throughout the United States by hundreds of pattern books published in the Midwest. It is among the more short-lived styles, having grown, flourished, and declined in the years between 1900 and 1920. The Prairie style aesthetic emphasizes the ground-hugging horizontality of the prairie landscape that sweeps across the American Mid-West. Homes that characterize the Prairie style include homes with low proportions; one or two stories; one-story wings, porches and/or carports; gently sloping hipped roofs with deeply overhanging and low-spreading eaves; eave and cornice-line modillions; massive square or rectangular porch piers; projecting caps/copings at roof lines and on the tops of piers, parapets, porch walls and porch stair walls; contrasting color for eaves, modillions, and porch caps/copings; ribbon windows with wooden casements; suppressed heavy-set chimneys; light-colored painted, pebbled or coarse stucco cladding; and spacious open interiors. Specific examples of Prairie-style influence at the Ritter House the home’s one-story height, low-pitched hip roof, light-colored pebbled stucco cladding, eave modillions, and a spacious open interior.

### ***Mission-style Influence***

The Mission style became popular in California and the southwestern United States in the 1890s, with a few examples spreading eastward through 1920. Architectural historians Lee & Virginia McAlester (*A Field Guide to American Houses*) explain that the Mission style in the American West was the “California counterpart” of the “Georgian-inspired Colonial Revival” influence that was gaining popularity in the northeastern United States. The McAlester’s further exclaim that “rather than copy the East’s revival of its own

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Colonial past, California turned to its Hispanic heritage for inspiration.”<sup>22</sup> Mission-style designs include low-pitched hip roofs, second-story square towers (originally used for housing bells), shaped parapets, arcaded entry porches, and quatrefoil windows. One of the strongest features of the Ritter House is its façade identified with a Mission-style arcaded front porch. The roof over the front porch is an extension of the home’s principal roof, and covers the deck of the porch. The front porch roof is supported by an arcade of thick porch piers. The wall surface of the arcaded front porch is “one smooth plane” consisting of “pier, arch, and wall surface,” part of the Mission-style design aesthetic used at the Ritter House.<sup>23</sup>

***The Alex & Fanny Ritter House***

Built in 1914, the Ritter House is a fine example of the Craftsman style with design influences from Mission and Prairie traditions:

- 1914 construction date within Craftsman-style time period, 1900-1930
- Single-story house, called a bungalow
- Low-slung, ground-hugging horizontal house shape
- Nearly flat, low-pitched hipped roof
- Widely overhanging roof eaves
- Deep roof eaves
- Cornice-line modillions under roof eaves (popular in Craftsman and Prairie styles)
- Wide, thick brick chimney
- Arcaded full-width front porch
- Massive square arcaded porch piers
- Thick rectangular porch walls with overhanging porch wall caps
- Coarsely pebbled and painted (pale gray color) stucco exterior wall cladding, extending to grade (covering basement foundation wall)
- Attached covered carport
- Front door, original Craftsman-style design of solid oak, multiple vertical lights, and decorative brass hardware
- Casement and transom windows with leaded-glass clear and colored lights
- Boxed bays at exterior
- Expansive interior
- Oak floors and interior doors, woodwork, and built-ins—highest-quality select oak
- Built-in furniture—bookcases with leaded-glass doors, drop-leaf desk, buffet & hutch, full-height linen closet
- Horizontal oak plate rail and vertical battens
- Shaker-style kitchen and bathroom casework
- Original dining room chandelier and wall sconces
- Original hot water heat and interior room radiators

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<sup>22</sup> McAlester, Lee & Virginia. *A Field Guide to American Houses*, 1989.

<sup>23</sup> *Ibid*, page 410.

***Gus Bostrom, Spokane Building Contractor (1856-1935)***

Gus Bostrom worked as a building contractor in Spokane from 1906 to 1923. During the 17 years that he lived and worked in Spokane, he made a name for himself as he concentrated his efforts in building multiple single-family homes specifically in the Cannon Hill Park neighborhood around the newly formed Cannon Hill Park & Pond.<sup>24</sup> Bostrom was praised in a *Spokesman-Review* newspaper article from January 29, 1910 as an “extensive builder” of homes in the area.<sup>25</sup> Another *Spokesman-Review* article printed four years later on September 18, 1914 noted that a single-family residence on Twentieth Avenue west of Bernard Street was the “fourth house Bostrom... built” in the Cannon Hill Park neighborhood, and exclaimed that he was “now planning a fifth.”<sup>26</sup> Bostrom kept buying lots in the Cannon Hill Park district, and continued to erect homes on those lots until he retired and relocated to California in 1923.<sup>27</sup>

On November 3, 1913, Gus Bostrom registered Spokane Building Permit #5093 with the city’s building division, stating his intention to erect a \$4,000 single-family home on Lot 18, Block 15 at 702 West 21st Avenue. The City of Spokane gave Bostrom less than five months to complete construction of the house, with a final inspection date of March 16, 1914. He met the date, and in October 1914, placed a real estate advertisement in the *Spokesman-Review* newspaper for a newly built residence for sale at \$5,500.<sup>28</sup>

**\$5,500**

*This [home] is priced \$1,500 below market value for a quick sale;  
newly completed 6-room bungalow at West 702-21st Avenue on the*

***finest paved street in Cannon Hill Park.***

*Oak floors, oak finish, built-in sideboard,  
writing desk and bookcases; laundry and toilet in basement;  
arranged for hot water heat.*

***This is one of the finest California bungalows in the city,  
and is a bargain.***

Alex & Fanny Ritter purchased the above-described Bostrom-built property at 702 West 21st Avenue in April 1915.<sup>29</sup> The Ritters made the house their home and resided in it until their respective deaths in 1926 and 1948.

***CONCLUSION***

In conclusion, the low-slung single-story Ritter House at 702 West 21st Avenue survives as an architecturally significant home in Spokane that well-reflects the Craftsman style with Prairie and Mission-style influences. The Ritter House is a good example of the work of Gus Bostrom, a building contractor who helped populate the Cannon Hill Park

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<sup>24</sup> *Spokesman-Review*, 19 February 1935

<sup>25</sup> *Spokesman-Review*, 29 January 1910.

<sup>26</sup> *Spokesman-Review*, 18 September 1914.

<sup>27</sup> *Spokesman-Review*, 19 February 1935.

<sup>28</sup> Spokane Building Permits.

<sup>29</sup> *Spokesman-Review*, 8 April 1915.

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neighborhood with single-family homes he constructed and sold. The Ritter House was the home of Alex Ritter, a popular and noteworthy Spokane merchant and prescription pharmacist. In his work, he showcased the “prescription-pharmacy-within-a-drug-store” idea to his son Herbert Ritter, who copied the idea in his drug stores, and passed it to his son, Herbert Ritter Jr. (Alex Ritter’s grandson). The father, son, and grandson offered a unique three-generation legacy of Ritter prescription pharmacies and drug stores in Spokane.



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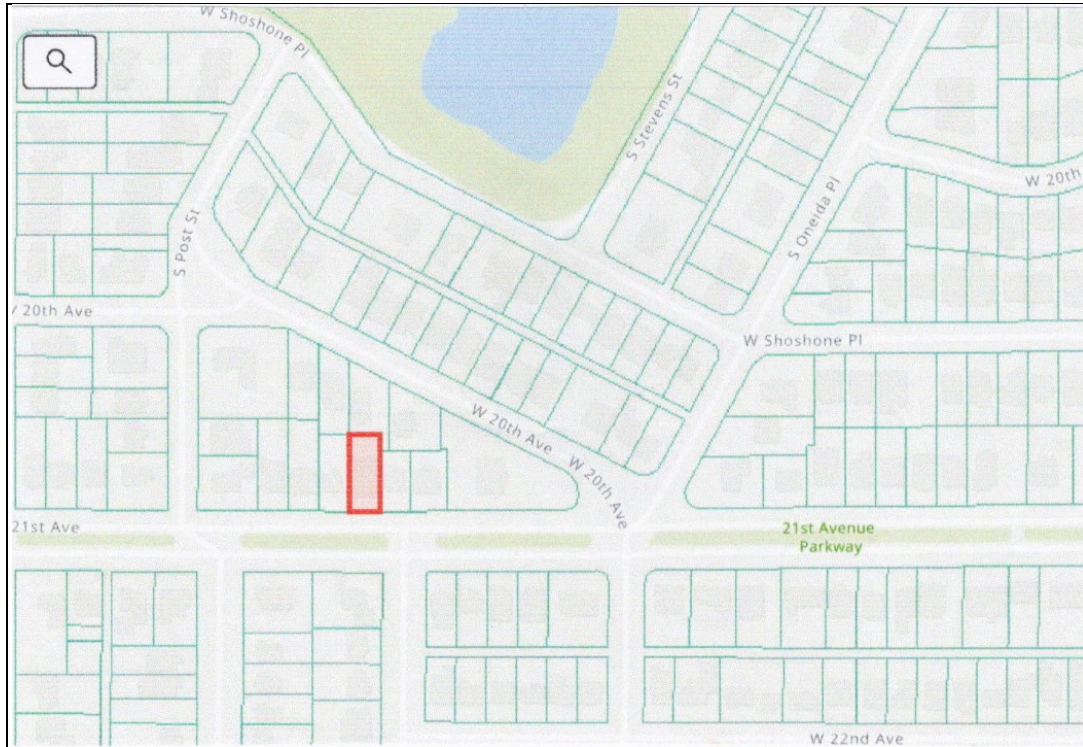
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- "Cannon Hill Park Has Active Week." *Spokesman-Review*, 29 Jan 1910
- "Fanny Ritter Sells Home to W. H. Allen." *Spokane Daily Chronicle*, 23 Dec 1910
- "L. J. Ritter Buys \$8,000 Residence." *Spokesman-Review*, 4 March 1911
- "Railroad Head Buys Home." *Spokesman-Review*, 1 June 1911
- "Several Homes Being Planned." *Spokane Daily Chronicle*, 19 August 1911
- "Place Fixtures for Ritter Store." *Spokane Daily Chronicle*, 13 October 1911
- "Advertisements." *Spokane Press*, 3 June 1912 and *Spokane Daily Chronicle*, 27 March 1918
- "Builds Home in Cannon Hill Park." *Spokesman-Review*, 18 September 1914
- "Cards Out for Wedding." *Spokesman-Review*, 18 September 1914
- "Porter Acquires Cannon Hill Park Home from Gus Bostrom." *SDC*, 24 Nov 1914
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- "Druggists Form Cut-Rate Union." *Spokane Daily Chronicle*, 6 April 1923
- "Fighting Druggist Arrests Bowman." *Spokane Daily Chronicle*, 9 December 1925
- "Alexander Ritter, Pioneer Druggist, Found Dead in Bed." *SDC*, 8 Nov 1926
- "Ritter Funeral to be Tomorrow." *Spokane Daily Chronicle*, 10 November 1926
- "G. Bostrom, 79, Passes." *Spokesman-Review*, 19 Feb 1935
- "City Asked to Care for Parking Strip." *Spokesman-Review*, 9 March 1938
- "Death Summons Mrs. A. L. Ritter." *Spokesman-Review*, 13 May 1948
- "Herbert Ritter Taken By Death." *Spokesman-Review*, 29 November 1954
- 1959 City of Spokane Assessor photograph. 1959.
- 1962 Barrett Real Estate photographs. 1962 and 1964.
- 1973 Rhodes Real State photograph. 1973.
- "Marguerite Ritter Claimed by Death." *Spokesman-Review*, 1 June 1976
- "Scout Rally Head Named." *Spokane Daily Chronicle*, 28 May 1981
- "Edith Gleason." *Spokane Daily Chronicle*, 9 January 1982

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north



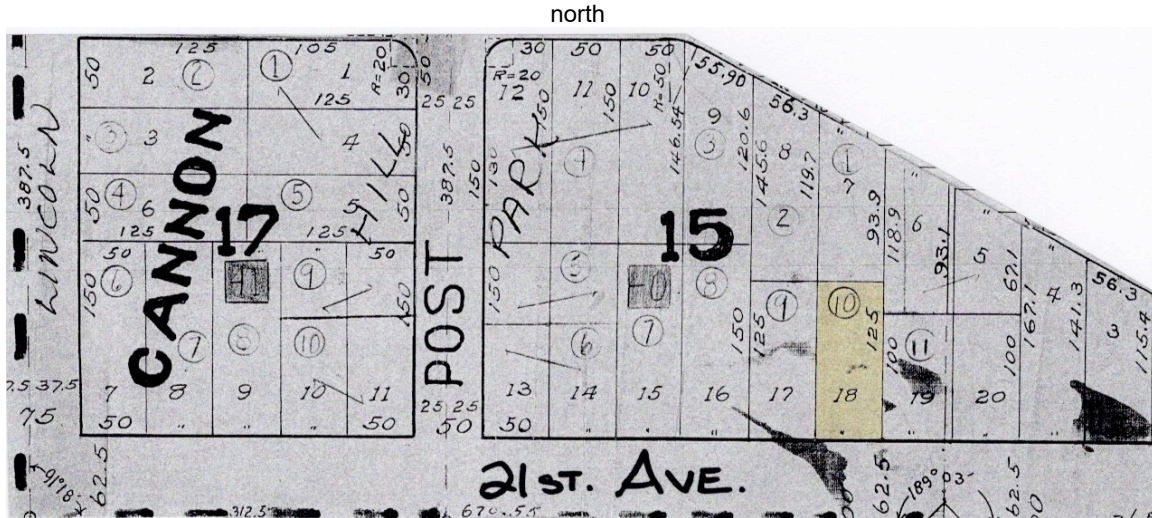
**2022  
SPOKANE COUNTY PLAT MAP**

**Alex & Fanny Ritter House  
702 West 21st Avenue  
Spokane, WA**

*The map shows part of the Cannon Hill Park neighborhood,  
Cannon Hill Park, and Cannon Hill Park pond.*

*The red and pink highlighted residential lot designates  
the historic Ritter House property at 702 W. 21st Avenue.*

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ALEX & FANNY RITTER HOUSE



**SPOKANE COUNTY ASSESSOR'S  
PLAT MAP**

**Alex & Fanny Ritter House  
702 West 21st Avenue**

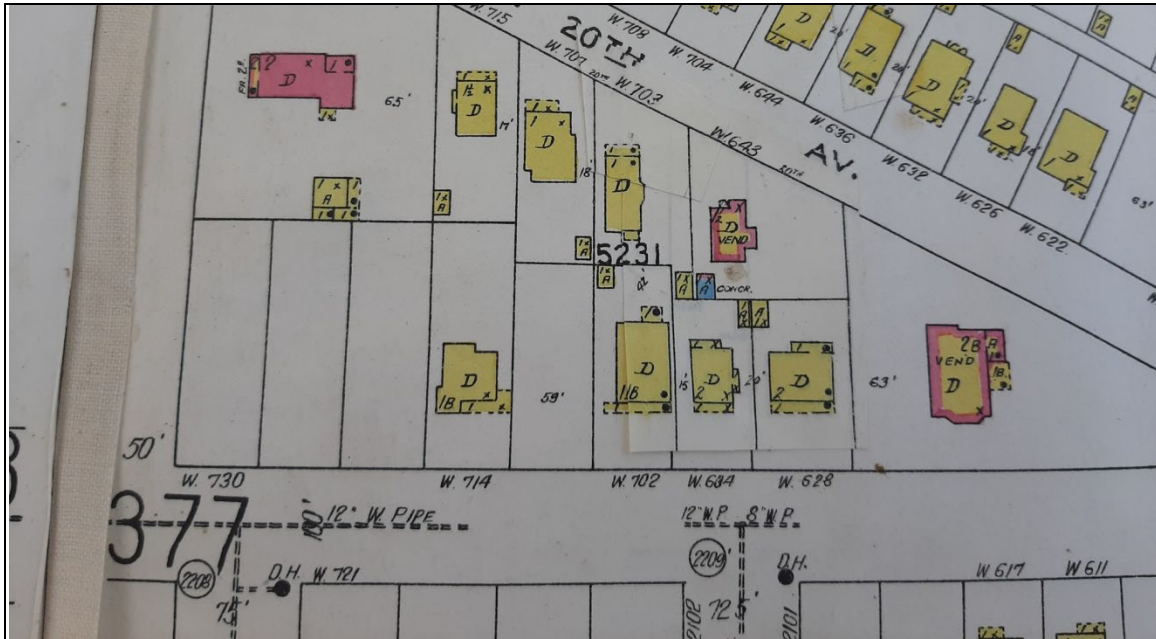
*The map's yellow-colored Lot 18 on Block 15 at 702 West 21st Avenue was vacant until 1914 when construction of a single-family home for \$4,000 began.*

*The lot and house were purchased in 1915 by Alex & Fanny Ritter.*

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north



**1952  
SANBORN FIRE INSURANCE MAP**

**Alex & Fanny Ritter House  
702 West 21st Avenue**

A 1952 footprint drawing of the Ritter House is shown on the map.  
It is addressed as "W. 702" along 21st Avenue  
in the Cannon Hill Park Addition.

The drawing of the home is colored "yellow" on the map, which denotes wood  
frame construction.

The letter "D" appears in the center of the drawing of the house, denoting a  
dwelling.

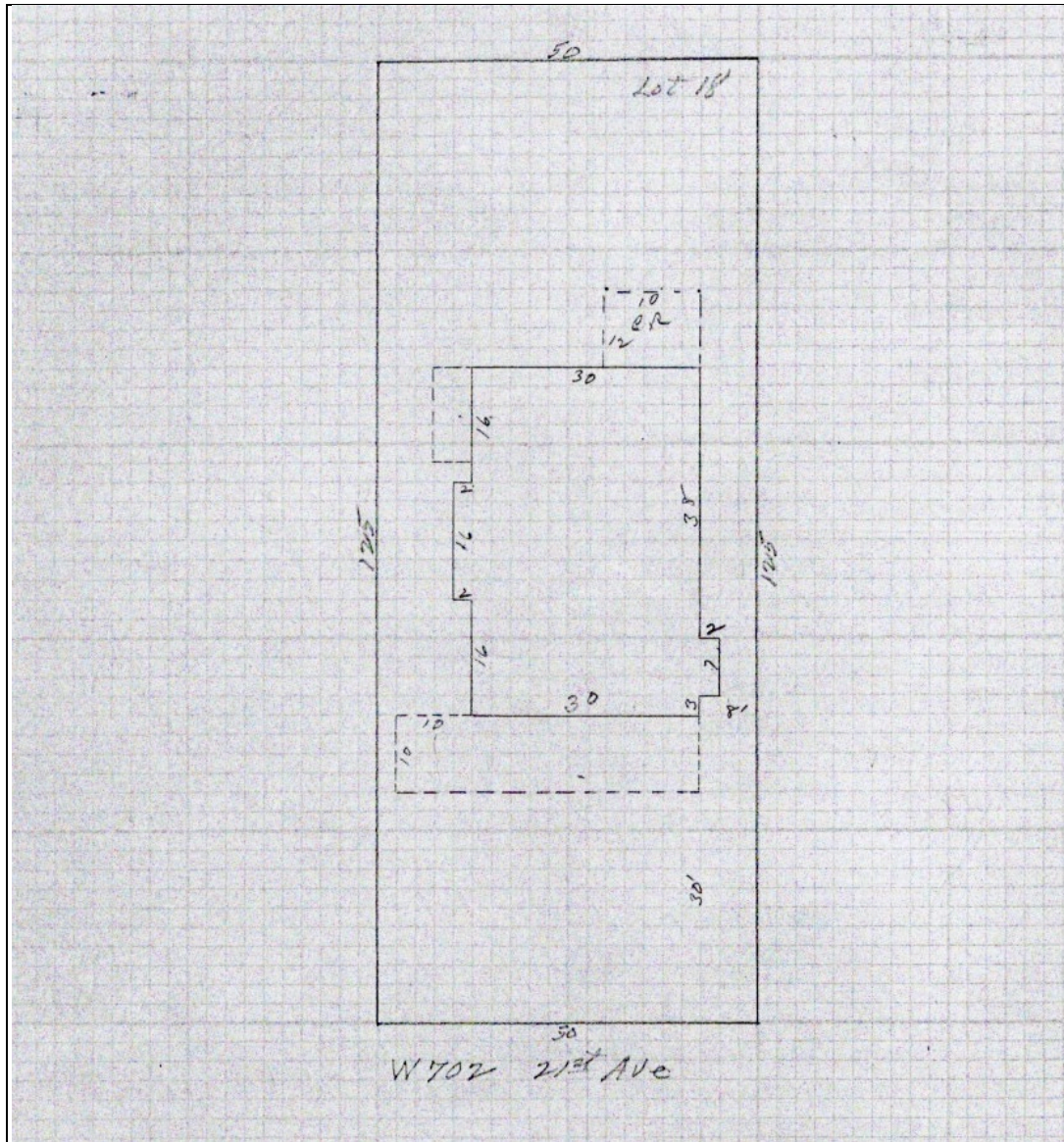
The abbreviation "1 B" in the bottom left-hand corner of the drawing of the house  
indicates one-story construction with a basement.

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*Note: The two houses next east of the Ritter house addressed as W. 634 and W. 628  
on 21st Avenue were also built by Gus Bostrom.*

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north



**SITE PLAN**

**Alex & Fanny Ritter House**  
**702 West 21st Avenue**

Source: Spokane County Assessor's Records Field Book

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ALEX & FANNY RITTER HOUSE

FORM 417 11-2008

DEPARTMENT OF PUBLIC WORKS  
BUILDING DIVISION

Permit No. 5093

Number 702 Street Twentyfirst Ave 11-3 1913

Owner G Bestrom Address S 1311 Walnut

Builder Address

Architect Address

Class of Building H Class of Work New Purposes Res Value \$ 4,000.

Permit Expires 2-3 19 14 Extended to 19

Inspected by (Initials and Date) HWG 11-13-13

Final Inspection HWG 3-16 19 14 Rating OK

1913  
CITY of SPOKANE BUILDING PERMIT

**Alex & Fanny Ritter House**  
**702 West 21st Avenue**

**\$5500—\$5500.**  
This is priced \$1500 below market value for a quick sale; newly completed 6-room bungalow at W702 21st ave. on the finest paved street in Cannon Hill Park. Oak floors, oak finish, built-in sideboard, writing desk and bookcases; laundry and toilet in basement; arranged for hot water heat. This is one of the finest California bungalows in the city and is a bargain. \$1000 down and terms on balance. M. 2511. Owner.

**“FOR SALE \$5,500.”**

***Spokesman-Review***  
**11 October 1914**

Alex & Fanny Ritter bought the house on Lot 18, Block 15 in the Cannon Hill Park neighborhood at 702 West 21st Avenue, which was located across the street from the groomed and landscaped boulevard parkland called the “21st Avenue Parkway.”

The Ritters paid \$5,500 for the property in 1915.

Alex Ritter lived in the house from 1915 until his death in 1926. His wife, Fanny Ritter, lived in the house until her death in 1948.

## ALEXANDER RITTER, PIONEER DRUGGIST, FOUND DEAD IN BED

In Spokane 27 Years—  
President of Washington  
Drug Company.

Alexander L. Ritter, age 58, a resident of Spokane for 27 years, was found dead in his bed at 10:30 o'clock this morning at his home, W102 Twenty-first avenue.

Mr. Ritter was well known in the northwest through his connections with the Washington Drug company, of which he was president.

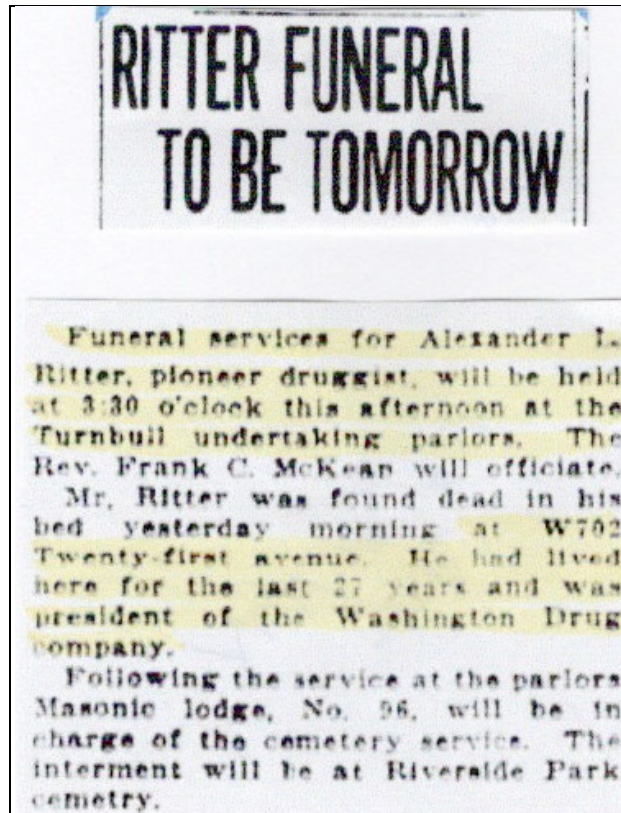
The cause of his death was not reported.

Mr. Ritter is survived by his widow, Fanny; a son, Herbert L., and a daughter, Mrs. Edith Gleason. Two brothers, Louis J. in Spokane and F. M. in Grand Forks, B. C., and a sister, Mrs. Matilda Hayes, also of Grand Forks, survive. The body is at the Turnbull parlors.

**“Alexander Ritter, Pioneer Druggist, Found Dead in Bed.”**

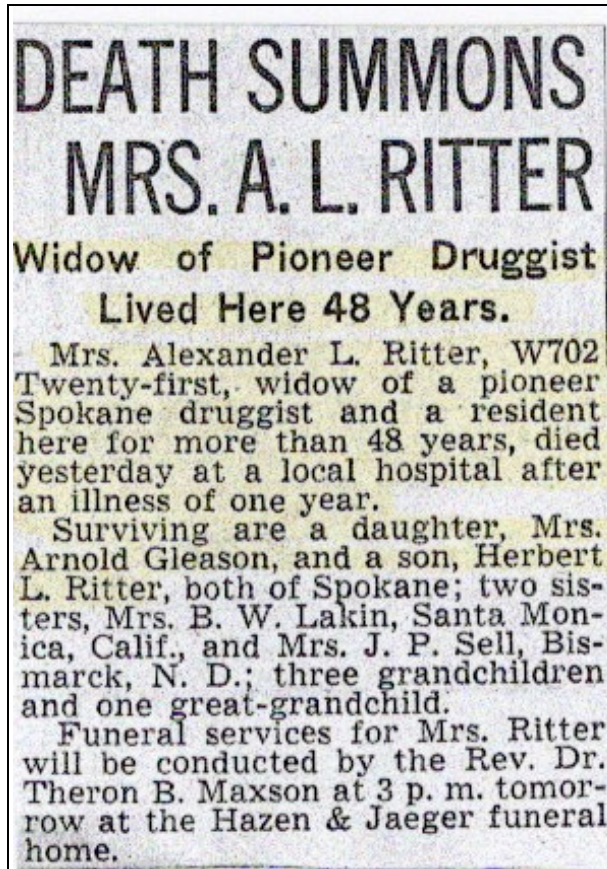
*Spokane Daily Chronicle*  
8 November 1926





**“Ritter Funeral to Be Tomorrow.”**

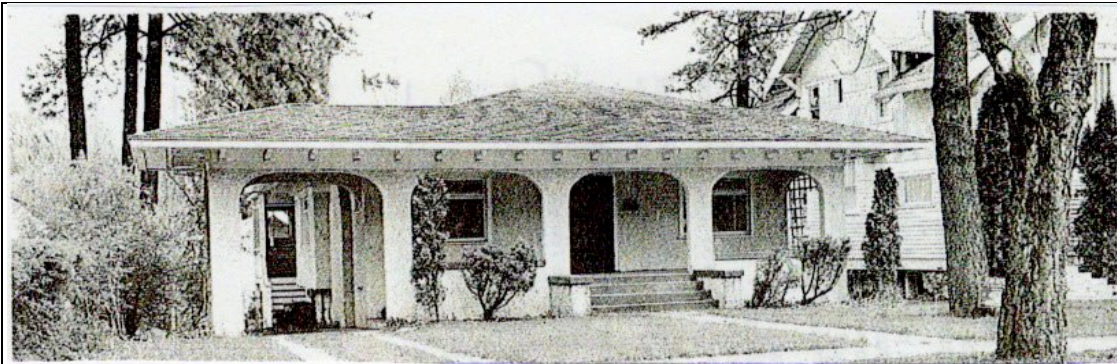
*Spokane Daily Chronicle*  
10 November 1926



**“Death Summons Mrs. A. L. Ritter.”**

*Spokesman-Review*  
13 May 1948

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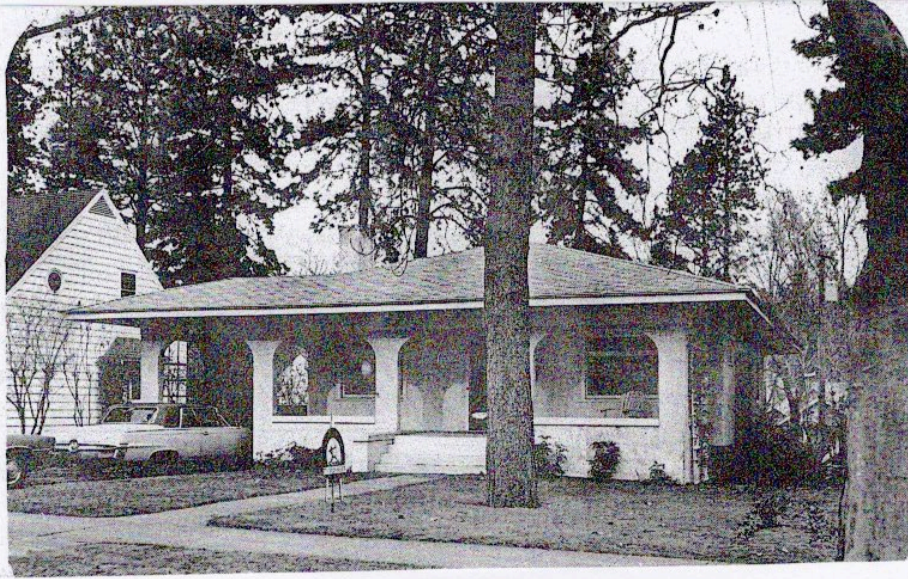


. B2778 Address W. 702 21st Price \$ 12,250  
 gal Desc.: Lot 18 Block 15 Addition to \_\_\_\_\_  
Cannon Hill Park  
 Graded  Paved  Curb  Walk  Sewer: Con.  Avail. \_\_\_\_\_  
 s. to Bus: 2 Schools: 4-St. Aug. 7-Wilson  
 . Pmt. \$ offer or M.B.M.A. \$ \_\_\_\_\_ Inc. \_\_\_\_\_ % Int. \_\_\_\_\_ Main 6 1/2 2d no Bsmt \_\_\_\_\_  
 ge. at F1668 J.L.C. Bal. \$ 6,000 Total \_\_\_\_\_  
 . Pay't \$ 95 Inc. Res. \$ \_\_\_\_\_ & \_\_\_\_\_ % Int. \_\_\_\_\_ Liv. Rm. 16 x 18  
 s. Bal. \$ \_\_\_\_\_ Taxes \$ 185 Frplc. yes  
 row at \_\_\_\_\_ Bal. \$ \_\_\_\_\_ Din. Rm. 14 x 15  
 . Pay't \$ \_\_\_\_\_ Inc. \_\_\_\_\_ % Int. \_\_\_\_\_ Floors hdw.  
 erior Rock Magnesite on Roof comp. Nook yes  
 ulation steel mesh Storms yes Bdrms. 12x15 2 1/2  
 ndition good Water Tank elec. Baths 1 yes  
 at oil hot water Patio \_\_\_\_\_ Fam. Rm. den  
 A @ \_\_\_\_\_ Value \_\_\_\_\_ Ldry. \_\_\_\_\_ yes  
 . Size 50 x 125 Fence \_\_\_\_\_ Other storage  
 . Sq. Ft. 1486 Poss. immediate Blt. Approx. 19 14  
 hwasher \_\_\_\_\_ Disposal \_\_\_\_\_ Blt. in Rge. \_\_\_\_\_ Fans \_\_\_\_\_  
 Car garage port Att./ \_\_\_\_\_ Def. \_\_\_\_\_ Bsmt. \_\_\_\_\_ Drive front  
 ty for Sale: No need. **SOLED**  
Well built. Excellent location among fine homes.  
BY Patrick S. Kenney  
DATE 10-2-64 200<sup>00</sup> - front for down  
PRICE 10,750<sup>00</sup> - 744<sup>00</sup> 221-D2  
loan to J. T. Cooper & Co  
 rner. Mr. & Mrs. John McRae office Phone MA 4-5104  
 cupant vacant lock box \_\_\_\_\_ Phone \_\_\_\_\_  
 te. 5/1/64 Salesman Pat Kenney Phone FA 8-4427  
 ing Office F. S. Barrett & Co. Phone TE 8-2055

**1964 PHOTOGRAPH**  
Source: F. S. Barrett Real Estate

**RITTER HOUSE**  
**702 West 21st Avenue**

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# 132615 Address W. 702 21st B'rms. 2 Yr. Blt. 1914 Price \$ 19,950.

St. Loc. S Occ. Owner Ph. # TE8-8810 B 1 2 3

Owner M/M Stockwell Address Same 2 Bdrms.

List. Office Archer Realty Ph. # TE8-8309 1 Baths

Salesman B. Taylor SImn. Home Ph. # FA5-9176 y 1 Toilet

Key lockbox/call ls Exterior Stucco 1 Basin

Name & Blks. to Schools St. Augustine, Roosevelt, Sac. LC Shower

Blks. to Bus 1 Tub

Mtge. Bal. 8561.95 Mo. Pay 93. 5 1/2 % To Commerce y Ldry.

Cont. Bal. Mo. Pay Red % To 1 F. P.

Proposed Terms Conventional 1-5-73 19500 Cons. y den Rec. Rm.

Describe Kitchen Spotless, convenient, many cabinets ww & hw Floor Cov.

Eating Space y Tax 72 259.46

Legal: City of Spokane County of Spokane Wash. Sewer city 15 1/2 x 17 Liv. Rm.

Lot 18 Blk 15 Cannon Hill Park P#30532-4010 Paving y 13 1/2 x 15 Din. Rm.

Walk y Curb y 65 % Bsmt.

Owner will paint roof eaves. Fence back HW Heat

Remarks Roof 1 yr. old, lovely older home with Patio no Comp Roof

beautiful oak built-in desk and china cabs & Garage crpt 50 x 125 Lot Size

woodwork, sewing or dress rm off M. BR Closing W.W. Jones 1486 Approx. Sq. Ft.

# 132615 Address W. 702 21st B'rms. 2 Yr. Blt. 1914 Price \$ 19,950.

**1973 PHOTOGRAPH**  
Source: George Rhodes Real Estate

**RITTER HOUSE  
702 West 21st Avenue**

Spokane City/County Register of Historic Places Nomination  
ALEX & FANNY RITTER HOUSE

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*Photo 1*  
*A 2023 photograph, looking north at the south façade of the Ritter House*



*Photo 2*  
*The south façade of the Ritter House in 2023*

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*Photo 3*  
*The south facade front porch of the Ritter House, looking west in 2023*



*Photo 4*  
*The south facade front porch of the Ritter House, looking east in 2023*

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*Photo 5*  
*The west elevation of the Ritter House in 2023, looking east*



*Photo 6*  
*The southwest front corner of the Ritter House in 2023, looking east*

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*Photo 7*

*The southeast front corner and east elevation of the Ritter House in 2023*



*Photo 8*

*The north rear elevation of the Ritter House in 2023, looking south*





*Photo 9*  
*The circa-1914 solid oak front door of the Ritter House in 2023*  
*with its original design and brass hardware*

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*Photo 10*  
*Looking southwest into the living room in 2023*



*Photo 11*  
*Looking east at the built-in desk in the library*

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*Photo 12*  
*Looking north into the dining room in 2023 with oak woodwork and a built-in hutch/buffet*



*Photo 13*  
*Looking north into kitchen in 2023*

*Final nomination May 31, 2023*

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*Photo 14*  
*A 2023 photograph of the linen closet and the interior hall at the first floor*



*Photo 15*  
*Looking south in the home's northeast corner master bedroom in 2023*

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*Photo 16*  
*Looking north in 2023 at the basement recreation room*



*Photo 17*  
*Looking south in 2023 at the basement recreation room*

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*Photo 18*  
*A 2023 photograph, looking northeast into a basement bedroom*



*Photo 19*  
*A 2023 photograph of the basement workshop/storage room*