

Spokane Register of Historic Places Nomination

Spokane City/County Historic Preservation Office, City Hall, Sixth Floor
808 W. Spokane Falls Boulevard, Spokane, WA 99201

1. Name of Property

Historic Name **ANDERSON-WEBSTER HOUSE**

2. Location

Street & Number 1217 South Wall Street
City, State, Zip Code Spokane, WA 99204
Parcel Number 35194.0503

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	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> residential
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other

4. Owner of Property

Name Judith Stone
Street & Number 1217 South Wall Street
City, State, Zip Code Spokane, WA 99204
Telephone Number/E-mail 838-0190, stonej19@cs.com

5. Location of Legal Description

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

6. Representation of Existing Surveys

Title City of Spokane Historic Landmarks Survey
Date Federal____ State____ County____ Local 1979
Location of Survey Records Spokane Historic Preservation Office

Final nomination reviewed & recommended for listing at Sept 20, 2006 hearing.

7. Description

Architectural Classification (see nomination, section 8)	Condition <input checked="" type="checkbox"/> excellent <input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> deteriorated <input type="checkbox"/> ruins <input type="checkbox"/> unexposed	Check One <input type="checkbox"/> unaltered <input checked="" type="checkbox"/> altered Check One <input checked="" type="checkbox"/> original site <input type="checkbox"/> moved & date _____
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8. Spokane Register Categories and Statement of Significance

Applicable Spokane Register of Historic Places Categories: Mark "x" on one or more for the categories that qualify the property for the Spokane Register listing:

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

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

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

Acreage of Property	Less than one acre.
Verbal Boundary Description	Cliff Park Resurvey Addition, Lots 2 & 3, Block 14.
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning
Street, City, State, Zip Code	501 West 27 th Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	lindayeomans@comcast.net
Date Final Nomination Heard	September 20, 2006

12. Additional Documentation

Map	City/County of Spokane current plat map.
Photographs and Slides	Black & white photos and color digital prints (CD)

13. Signature of Owner(s)

Name Judith Stone

Name _____

14. For Official Use Only

Date Received _____ Attest _____

Date Heard _____ City Clerk _____

Commission Decision _____ Approved as to Form
Assistant City Attorney _____

Council/Board Action _____

Date _____

We hereby certify that this property has been listed in the Spokane Register of Historic Places.

DEPUTY MAYOR, City of Spokane
or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

OFFICER, Spokane City/County Historic Preservation Officer
Spokane City/County Historic Preservation Office
Third Floor, City Hall, W. 808 Spokane Falls Boulevard, Spokane, WA 99201

NARRATIVE DESCRIPTION

Built in 1912, and listed in 1978 on the National Register of Historic Places as a contributing property of the Marycliff-Cliff Park National Register Historic District, the Anderson-Webster House is an excellent example of the Arts & Crafts tradition expressed in the Craftsman style. The home retains defining features of the style, including strong horizontal emphasis, a low-pitched pyramidal hip roof with six-foot-deep overhanging eaves, exposed scroll-sawn rafter tails, a second-floor sleeping porch, a full-width front porch and *porte cochere*, a thick basalt rock porch wall, tapered brick porch posts, heavily textured cobbled clinker brick veneer, false half-timbering with coarse-grained stucco cladding, and original 1/1 double-hung wood-sash windows and fixed-pane leaded-glass windows. A two-car garage, built in 1915, is located behind the house in the southeast corner of the property and is also a fine representation of the Craftsman style. Original black basalt rock retaining walls and rock-rimmed reflection pools are located throughout the property. With few exterior alterations, the Anderson-Webster House is well-preserved and retains superior exterior architectural integrity in original location, design, materials, workmanship, and association as an early 20th-century single-family home built in Spokane, Washington.

CURRENT APPEARANCE & CONDITION*Site*

The Anderson-Webster House is located on Spokane's South Hill in the Marycliff-Cliff Park National Register Historic District in the Resurveyed Cliff Park Addition, Lots 2 and 3, on Block 14. The property is identified by Spokane County as tax parcel number 35194.0503 and measures 100 feet wide and 140 feet deep.¹ The house is built in the center of the parcel which reflects a slight uphill, eastward grade from the curb at South Wall Street to the rear east property line. Basalt rock retaining walls front the property along Wall Street, and a curved paved driveway leads to a garage at the rear southeast corner of the lot. Single-family homes surround the Anderson-Webster House to the north, east, and south. Wall Street fronts the house on the west. The home and garage are framed by mature deciduous and evergreen trees, shrubs, and a manicured lawn. The Marycliff-Cliff Park National Register Historic District surrounds the Anderson-Webster House in the Cliff Park neighborhood and is distinguished with a public park and greenspace area (Cliff Park), tree-lined streets, and prominent historic homes built from 1900 to 1940.

Garage

Built in 1915,² the Anderson-Webster Garage was built to house two automobiles. It has a low-pitched pyramidal hip roof which is covered with composition shingles. The roof has widely overhanging eaves with exposed rafter tails. The garage is built on a poured concrete foundation and is clad in cobbled clinker brick veneer. Fenestration includes

¹ Spokane County Tax Assessor's Records. Spokane County Courthouse, Spokane, WA.

² Spokane Building Permit #6012, dated 1 April 1915. Spokane City Hall, Spokane, WA.

original 6/1 multi-paned double-hung wood-sash windows which are located on the north and south elevations, and two overhead wood garage doors which open from the west façade of the building. The garage is in excellent condition and retains excellent exterior architectural integrity in original location, design, materials, workmanship, and association as a residential garage built in Spokane during the early 1900s. A contributing historic resource of the Anderson-Webster House property, the garage is nominated with the house for listing on the Spokane Register of Historic Places for its historic and architectural significance under Categories A, B, and C.

Basalt Rock Walls

Constructed in 1912, the basalt rock walls and rock landscape features which are contributing historic resources of the Anderson-Webster House property are nominated for listing on the Spokane Register of Historic Places under Categories A, B, and C. A four-foot-high retaining wall made of black basalt rock is located at the front of the property and runs parallel to South Wall Street. The wall is highlighted with square corner/gate posts that frame the entrance to the driveway and a front walkway which leads uphill to the house, and at the northwest and southwest corners of the property. The posts are at least 12 inches taller than the wall and are crowned with pointed basalt rocks. The top of the wall is crowned with flat slabs of rock which form irregular rock coping. Jagged pointed rocks are set in the coping, mimicking the points of a picket fence. A shorter rock wall is located along the south and east borders of the property. A small rock-lined reflecting pool is located in the side yard next south of the house, and a larger reflecting pool is located in the southeast corner of the property in the vicinity of the garage. It is oval in shape, is lined with poured concrete, and is encircled with basalt rocks.

House Exterior

The Anderson-Webster House is a two-and-one-half-story home with a low-pitched pyramidal hip roof which is covered with composition shingles. A full-width covered front porch extends across the front of the house and is connected to a covered *porte cochere* at the south elevation. The porch and *porte cochere* are supported by brick posts and a basalt rock porch wall. The house is clad in cobbled clinker brick veneer at the first floor, and false half-timbering with stucco infill at the second floor. The foundation is made of black basalt rock. Fenestration is original (except for three windows at the rear northeast corner where a back porch was enclosed) and includes a combination of multi-paned double-hung and leaded-glass fixed-pane windows.

The Anderson-Webster House *faces west* onto South Wall Street. It has a pyramidal hip roof with a center front-facing lower-cross gable that projects eight feet over the front porch. The cross-gable is highlighted by a ten-inch-deep bargeboard with decorative cutouts and pointed ends, and widely overhanging eaves with exposed rafter tails. Clad with false half-timbering and stucco infill, the cross-gable was originally designed as an open-air sleeping porch. It was enclosed in the 1920s with sliding wood-framed screen

windows and multiple rows of multi-paned casement windows. The screens slide sideways and the casement windows open inward. A small wood flower box supported by wood brackets sits just below the facade windows. The west façade of the house is dominated by a full-width front porch and *porte cochere*. Extending across the width of the house and driveway for 42 feet, the porch and *porte cochere* form a strong horizontal design and cast a deep horizontal shadow across the façade of the home. The porch and *porte cochere* are covered with a very shallow hip roof which is embellished with widely overhanging eaves and exposed rafter tails. Massive tapered cobbled clinker brick porch posts support the porch. They are anchored to a basalt rock porch wall which also supports the posts at the south end of the *porte cochere*. The porch is eleven feet deep and has a poured concrete porch deck. The porch ceiling is made of original tongue-in-groove wood paneling. The first floor of the house is clad in clinker brick veneer and the second floor is clad in false half-timbering with stucco infill. The clinker bricks are highlighted with irregular brick and basalt rock cobbles which project randomly from the brick veneer. The mortar between the bricks is black. A front door is located near the center of the house at the front porch. Fixed-pane picture windows with leaded-glass transoms flank the door at the north and south. The second floor has two windows that flank the lower center cross-gable.

The *south elevation* of the house is regarded as a secondary façade of the house (the south elevation is mostly visible from Wall Street, a public right-of-way). The design of the south elevation is dominated by the south end of the *porte cochere* which extends 15 feet past the south elevation of the house. At the center of the south elevation, a tapered brick chimney rises from grade, projects through the roof eave at the second floor, and is embellished with two rectangular chimney pots. A square box bay is located at the southeast corner on the first floor and is covered with a low-pitched hip roof. The first floor and box bay are clad in clinker brick veneer, and the second floor is clad with false half-timbering and stucco infill. Fenestration is nearly symmetrical and features five 1/1 double-hung wood-sash windows and one tripartite window with a leaded-glass transom (located in the box bay). The foundation is made of exposed black basalt rock. A twelve-inch deep belt course of red glazed ceramic tile separates the foundation from the first floor, and a ten-inch-deep wood stringcourse supported by a decorative course of small wood scroll-sawn brackets separates the first floor from the second floor.

The *north elevation* features widely overhanging eaves with exposed rafter tails, a basalt rock foundation, cobbled clinker brick cladding at the first floor, and false half-timbering with stucco infill at the second floor. The basalt rock foundation is separated from the first floor by a belt course made of glazed ceramic tile. The first floor is separated from the second floor by a wood stringcourse with a course of small wood scroll-sawn brackets. Second-floor fenestration patterns are symmetrical with 1/1 double-hung wood-sash windows. In contrast, first-floor fenestration patterns are asymmetrical with both fixed-pane and double-hung windows. A center wood cellar door at grade opens to

stairs which descend to the basement. Basement windows are original and are 1/1 double-hung wood-sash units.

The *east, rear elevation* of the house features the east slope of the pyramidal hip roof which is embellished with widely overhanging eaves and exposed rafter tails. A center hip roof dormer projects from the east roof and also has widely overhanging eaves with exposed rafter tails. A trio of 1/1 double-hung wood-sash windows illuminates the dormer. The dormer is clad with square wood shingles. The second floor is clad in coarse-grained stucco and false half-timbering, the first floor is clad in a continuation of cobbled clinker brick veneer, and the foundation is made of black basalt stone. Fenestration patterns are asymmetrical and include 1/1 double-hung wood-sash windows and three fixed-pane windows (two have multiple small lights and one has leaded-glass lights). A small eight-foot-wide back porch with a hip roof projects six feet out from the planar wall surface at the rear northeast corner of the house. Originally designed as an open air porch, it was enclosed in 1951 with a back door, a picture window, and a beveled bay which has three plate-glass windows. The enclosed porch is clad with horizontal wood lap siding. A wood porch deck is attached to the back of the house and extends the full width of the dwelling.

House Interior

The interior of the house has 1,226 finished square feet at the first floor, 600 finished square feet on the second floor,³ and 1,178 partially finished square feet in the basement.⁴ A 40-inch wide front door opens into a vestibule at the front of house at the west façade. The door is made of solid oak and is embellished with vertical grooves, hand-forged solid brass hinge straps, a brass door plate and door knob, and a unique diamond-shaped window in the upper half of the door. The vestibule is small (six feet wide and five feet deep) and has a beveled-glass door that opens to a central reception hall. The hall leads north to a small library/den, east to a stairwell and door that opens to a central service hall, and south through a large opening to a formal living and dining room. The entrance to the living room measures ten feet wide and is flanked by round columns that extend from the floor to a flat spandrel at the ceiling. Considered focal points of the first floor, the living room and dining room are embellished with boxed beams, oak floors, and leaded-glass windows. A fireplace is located in the center of the south wall in the living room. It has a wood mantel, a glazed ceramic tile surround, and a glazed ceramic tile hearth. Two small half-walls frame the entrance into the dining room from the living room. Round columns are anchored to the half walls and appear to support a flat spandrel. A leaded-glass buffet window is located on the east wall in the dining room. The leaded-glass design in the dining room window and in the home's other leaded-glass windows follows the same pattern which mimics the stylized diamond-shaped design in the window of the front door. A door in the dining room leads northeast to a kitchen and breakfast room. The kitchen and breakfast room reveal a 1970s-1980s remodel and have

³ Although the house is a full two stories, the second floor has less square feet due to stairwell space.

⁴ Spokane County Tax Assessor's Records. Spokane County Courthouse, Spokane, WA.

built-in wood cabinets, cupboards, and counter tops. The interior service hall opens to a powder room and two staircases. One staircase leads down to the basement and the other staircase, which ascends to the second floor, was designed for use by domestic help. The first floor has nine foot ceilings, painted woodwork, oak floors (except the kitchen and powder room), and original lathe-and-plaster construction.

A focal point of the center reception hall is a staircase which rises to two landings as it turns and ascends to the second floor. The staircase is made of painted wood with a square oak newel post and handrail, and has an open stringer with cutout painted wood balusters. The second floor has a central hall which leads to a master bedroom with *en suite* bathroom, two guest bedrooms, one guest bathroom, an enclosed sleeping porch on the west end of the hallway, and an interior staircase that ascends to the attic. The ceilings are eight feet high, the walls and ceilings are made of lathe-and-plaster construction, the floor is made of maple, and the woodwork is painted white. The attic features a bedroom in the east elevation dormer and has unfinished storage space under the eaves. The woodwork is painted and the floor is made of oak. A partially finished basement has a recreation room with knotty pine paneling on the walls and a cobbled clinker brick fireplace with a wood mantel. The house is heated by gas-fired hot water through original cast iron radiators.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

The original design for the house was drawn by the Ballard Plannary Company and is featured with elevation drawings and floor plans as “Plan Number 227” in *The Modern Bungalow*, a house plan book published by the architectural firm in 1910.⁵ A photograph of the house was taken in 1912, and was featured in the *Spokesman-Review*. It confirmed that the current appearance of the house in 2006 matches the appearance of the house in 1912 with two exceptions: the west façade second-floor sleeping porch was originally open with no windows in 1912 (enclosed in 1927), and the *porte cochere* was not yet built in 1912 (built in 1927). Another difference which is not pictured in the newspaper photograph is found in the back porch, which was originally designed as an open air porch (enclosed in 1951). The newspaper article described the original appearance of the house:

COMPLETES \$14,000 RESIDENCE ON HILL

Rustic Stone and Clinker Brick Combine in Structure Replete with Features

The house is two stories high and elaborately finished from basement to attic, being especially replete with modern conveniences.

The exterior of the first story is clinker brick laid in black mortar.

The interior arrangements provided a large reception hall, cloak room [vestibule], den, lavatory, large living room with built-in seats and bookcases

⁵ Ballard Plannary Company. *The Modern Bungalow*. Spokane: Shaw & Borden Printers, 1910, p. 20.

and a large dining room with built-in features, including a handsome millwork buffet. There are heavy beamed ceilings in both the living and dining rooms. The buffet kitchen is finished in white enamel and has all modern built-in kitchen conveniences.

The exterior of the second floor is stucco. The interior on this floor provided for four bedrooms, bath, linen closets and ample clothes closet space. There is also a sleeping balcony on this floor. The basement of the house is equally well finished, containing fruit, coal and laundry rooms in the service portion [north half], a large ballroom and billiard room with fireplace, and a hot water heating plant.

The house occupies an attractive site and has a view which can not be easily obstructed. A rustic stone fence surrounds the property, adding to the Old English effect.⁶

Modifications to the property since 1914 when the house was built include:

1915: Garage built in southeast corner of property.⁷

1927: *Porte cochere* built onto south elevation of house at south end of front porch. Second-floor sleeping porch enclosed with wood-framed casement windows and wood-framed window screens.⁸

1951: First-floor back porch at northeast corner of house enclosed and remodeled as breakfast room and as part of kitchen.⁹

1970s-1980s: Kitchen, breakfast room, and second-floor bathroom remodeled with new built-in casework, plumbing fixtures, ceramic tile floors, and three picture windows in the breakfast room. Wood deck built at back of house. Dining room buffet and living room bookcases and bench seats removed.

2004-2006: Composition shingles installed on roof (original roof was made of wood shingles and had been covered at least twice, the last time with wood shakes in the 1970s; these were removed and replaced by composition shingles in 2004-2006). The vestibule, reception hall, den, stairwell, living room and dining room were repainted (walls and woodwork). The second floor and attic were repainted. Oak floors (first floor and attic bedroom) and maple floors (second floor) were refinished. A northeast corner bedroom

⁶ "Completes \$14,000 Residence on Hill." *Spokesman-Review*, 1914.

⁷ Spokane Building Permit #6012, dated 1 April 1915. Spokane City Hall, Spokane, WA.

⁸ Spokane County Assessor's Records. Spokane County Courthouse, Spokane, WA.

⁹ Spokane Building Permit #B-9454, dated 19 October 1951.

on the second floor was remodeled as a bathroom *en suite* with the southeast corner bedroom.

The Anderson-Webster House & Garage, rock wall and rock landscape features are in excellent condition and retain nearly all of their original exterior design, materials, and workmanship. The property embodies designs, especially the Craftsman style, which were popular in the early 1900s in Spokane, and conveys building practices and construction materials from that time period.

Areas of Significance	Architecture, Community Planning & Development
Period of Significance	1912 to 1956
Significant Dates	1912, 1915, 1927
Architect	Ballard Plannary Company, architectural firm
Builder/Contractor	Timothy M. O'Connor (house) J. J. Cox (garage)

STATEMENT OF SIGNIFICANCE

Built in 1912 and 1915 respectively, the Anderson-Webster House & Garage together reflect one of the finest and best-preserved examples of the Arts & Crafts tradition rendered in the Craftsman style on Spokane's South Hill. In 1978, the property was listed on the National Register of Historic Places as a contributing resource of the Marycliff-Cliff Park National Register Historic District. The home's Craftsman style with its widely overhanging eaves, exposed scroll-sawn rafter tails, and robust use of false half-timbering with coarse-grained stucco infill, heavily textured cobbled clinker brick, and black basalt rock gained local notoriety in 1912 when it was built. Pictured on the front page of the real estate section in the *Spokesman-Review*, the property was venerated as "one of the most attractive" homes built in Cliff Park.¹⁰ The house was also featured in *The Modern Bungalow*, a house plan book published in 1910 by the Ballard Plannary Company, the architectural firm that designed the home. Identified as "Plan Number 227" in the house plan book, illustrations of the property were prominently displayed and included an artist's rendering of the home, elevations, floor plans, and specification drawings for fireplaces, leaded-glass windows, interior casework, reception hall staircase, and the home's front door. The house was built for Hannah & John D. Anderson, a Spokane civil engineer, who later sold the property to J. Stanley Webster, a former United States District Court Judge and Washington State Fifth District Congressman, and his wife, Margaret Lathrum Webster. Noted for his legal work in Spokane while he resided in the Anderson-Webster House, Judge Webster was "famed for his eloquent instructions to juries, rulings and decisions" and received a commission as a Washington State district court judge by United States President Warren G. Harding.¹¹ He taught law at Gonzaga University and was regarded as a "prominent figure in the Inland Empire for more than five decades."¹² Architecturally and historically significant during its period of significance from 1912 to 1956, the Anderson-Webster House achieved importance as an especially excellent example of the Craftsman style and as a product of the Ballard Plannary Company, as the home of Judge J. Stanley Webster, and for its association with the trends and patterns of urban residential development that led to the subsequent settlement of the Cliff Park neighborhood in the Marycliff-Cliff Park National Register Historic District. The Anderson-Webster House & Garage, rock retaining walls, and rock landscape features are eligible for listing on the Spokane Register of Historic Places under Categories A, B, and C.

¹⁰ "Completes \$14,000 Residence on Hill." *Spokesman-Review*, 1914.

¹¹ "Ex-Judge Webster is Dead." *Spokane Daily Chronicle*, 24 Dec 1962.

¹² "Noted U.S. Judge-Lawmaker J. S. Webster Dead at 85." *Spokesman-Review*, 24 Dec 1962.

HISTORICAL CONTEXT***Marycliff-Cliff Park National Register Historic District***

The Anderson-Webster House is one of the finest high-style homes in the Marycliff-Cliff Park National Register Historic District. Located less than a mile south of Spokane's central business district, the boundaries for the Marycliff-Cliff Park National Register Historic District begin at the base of a high basalt bluff. West Sixth, Seventh and Eighth Avenues parallel the base of the bluff as it rises more than a hundred feet up a sheer rocky face to a bluff-top plateau. The historic district includes the neighborhood built at the base of the bluff and also the neighborhood built on top of the bluff from Cliff Drive south to West Fourteenth Avenue and between Cliff Drive, Ben Garnett Way and Grand Boulevard.

The Marycliff-Cliff Park National Register Historic District is regarded by many as "one of the most impressive and prestigious residential areas in Spokane."¹³

The...district...has been the residential area for many prominent and influential people throughout Spokane's history. From its earliest development in the late 1880s to the present day, the area's residents have included the leading citizens of Spokane: bankers, senators, businessmen, mining and lumber entrepreneurs, as well as prominent doctors, lawyers, and architects. As is often the case where the wealthy live, the area rapidly became a showplace of architectural styles [with] a number of homes having been designed by Spokane's leading architects.¹⁴

In the early 1900s, the south half of the Marycliff-Cliff Park National Register Historic District which was built south of the bluff at Cliff Drive, surrounded Cliff Park and was regarded as one of the "up-and-coming" neighborhoods developed on Spokane's South Hill. Spokane city leaders adopted a plan presented by the nationally famous Olmsted Brothers Landscape Architecture firm that suggested Cliff Park be established as public parkland. The park was developed as a neighborhood focal point which helped spur real estate developers to construct single-family homes in the area. Local newspaper ads from 1905 to 1909 featured the following headlines:

"Cliff Park—Scenic Addition to Spokane"

*"Cliff Park—The Addition Where the Choicest and Most Artistic Homes Are Building"*¹⁵

Building sites were advertised from \$900 to \$1,550, and most house prices ranged from \$2,500 to 8,000, with some as high as \$14,000. By 1912, most of the neighborhood had

¹³ Marycliff-Cliff Park National Register Historic District National Register Nomination, 1978. Spokane City/County Office of Historic Preservation, Spokane, WA. p. 8:7.

¹⁴ Ibid. p. 8:1.

¹⁵ Spokane Preservation Advocates. *6th Annual Holiday Heritage Home Tour brochure*, 2005.

been built with single-family homes that spanned an eclectic mix of styles, sizes, and shapes. These included Tudor and Colonial Revival examples, French and Spanish Eclectic styles, and both large and small dwellings interpreted in the Arts & Crafts tradition. Depicting the Craftsman style (part of the Arts & Crafts tradition), the Anderson-Webster House & Garage constitute a prominent historic resource in the Cliff Park neighborhood.

The Anderson-Webster House

On December 6, 1911, Spokane contractor, Timothy O'Connor, sold the house he had begun to build at 1217 South Wall Street to Spokane civil engineer, John D. Anderson, and his wife, Hannah Anderson. The Andersons were the first owners of the home after it was erected.

Just three years later, the Andersons sold the property to Julia & Edward Lenahan, a vice president of Bates & Rogers Construction Company in Spokane. The Lenahans owned the property until Julia Lenahan's death in 1926. After his wife's death, Edward Lenahan sold the house to Judge J. Stanley Webster and his wife, Margaret Lathrum Webster. The Websters lived in the house for 17 years during Judge Webster's career as a United States District Court Judge for Washington State. In 1943, Dr. Richard N. Humphreys, a Spokane physician, and his wife, Marion Humphreys, bought the property. They sold it in 1963 to John & Betty McRae. John McRae worked as a lawyer with offices in the Lincoln Building at 818 West Riverside Avenue in downtown Spokane. Current owner Judith Stone, a physical therapist, bought the property in 2004.

HISTORICAL SIGNIFICANCE

Category A

The Anderson-Webster House is historically significant for its association with the trends and patterns of urban residential development in the Marycliff-Cliff Park National Register Historic District. The property is a tangible demonstration of the type and quality of single-family homes that were built throughout the District in the Cliff Park neighborhood. The house, garage, rock retaining walls, and rock landscape features clearly embody design aesthetics that were popular during the early 1900s in Spokane, and convey styles, fabrics, finishes, and construction techniques that were prevalent at that time. The *porte cochere* and two-car garage illustrate early 20th-century broad transportation trends that swept the country with the public's growing desire for private cars and trucks and the construction of garages in which to house them. Finally, the documented prominent ownership of the Anderson-Webster House is reflective of the prominent ownership of other homes in the area, and helped to establish Cliff Park as an "up-and-coming" area and one of the "choicest" residential neighborhoods on Spokane's South Hill.¹⁶

¹⁶ Spokane Preservation Advocates. *6th Annual Holiday Heritage Home Tour brochure*, 2005.

Category B

The Anderson-Webster House is historically significant under Category B for its association with one of Spokane's most noted lawmakers, jurists, and politicians, Judge J. Stanley Webster, and his wife, Margaret Lathrum Webster. The Websters owned and resided in the Anderson-Webster House from 1926 to 1943, during the zenith of Judge Webster's career.

A United States District Court Judge and a Washington State Fifth District congressman, J. Stanley Webster was noted in Spokane as "a prominent figure in the Inland Empire for more than five decades."¹⁷ Judge Webster studied law at the University of Michigan, was admitted to the bar in Kentucky, and arrived in Spokane where he was appointed assistant prosecutor for Spokane County in 1907. Two years later he was elected to the bench as a Superior Court judge. In 1916, he was elected judge to the State Supreme Court, and in 1918, was elected a Washington State Fifth District congressman. In 1923, three years before he purchased the house at 1217 S. Wall Street, Webster was appointed judge of the Eastern Washington Federal Court District by United States President Warren Harding. Although ill health prompted his retirement from the bench in 1939 Judge Webster's "position as federal judge was a lifelong appointment. He remained subject to call with the prerogative of declining to officiate if he felt his health would not permit him to act."¹⁸ During his career, Judge Webster "taught the first law classes at Gonzaga University,"¹⁹ "won acclaim not only as a jurist but also as a public speaker on human rights and the Constitution,"²⁰ and "was famed for his eloquent instructions to juries, rulings and decisions, and...was known as the best of storytellers..."²¹ Judge Webster was active in Masonic orders and was a member of the Eagles Lodge and the Knights of Pythias. He died in 1962 after 33 years of public service.

ARCHITECTURAL SIGNIFICANCE***Category C***

The Anderson-Webster House is architecturally significant as a fine rendition of the Craftsman style and as a product of the Ballard Plannary Company.

The Craftsman Style

The Craftsman style has its roots in the 19th-century British Arts & Crafts movement which rejected the mass reproduction and mediocre design propagated by the Industrial Revolution. Rooted to the earth in its design approach, the Craftsman style was designed to harmonize with nature and the environment. Traditional handcraftsmanship and natural materials such as native field stone or basalt rock, irregularly textured clinker brick, hand-split wood shingles, and smooth-finished hand-rubbed woodwork were

¹⁷ "Noted U. S. Judge-Lawmaker J. S. Webster Dead at 85." *Spokesman-Review*, 24 Dec 1962.

¹⁸ *Ibid.*

¹⁹ "Ex-Judge Webster Is Dead." *Spokane Daily Chronicle*, 24 Dec 1962.

²⁰ "Noted U. S. Judge-Lawmaker J. S. Webster Dead at 85." *Spokesman-Review*, 24 Dec 1962.

²¹ "Ex-Judge Webster Is Dead." *Spokane Daily Chronicle*, 24 Dec 1962.

revered and used. Identifying features of the Craftsman style include a low-slung house form with a broad low-pitched roof, widely overhanging un-enclosed eaves, exposed rafter tails and decorative brackets, a deep covered front porch, tapered porch piers and posts, and battered walls and fenestration surrounds that all work together to form the illusion of a ground-hugging house that appeared to emerge from its building site. The style quickly spread throughout the United States by builder's pattern books, pre-cut house packages, and home design magazines like Gustav Stickley's magazine called *The Craftsman* (1901-1916). Hundreds of thousands of Craftsman-style homes were built in American cities from about 1900 to 1930. The style became one of the most popular and fashionable home designs in America, but by 1930, had quickly faded from fashion.

The Anderson-Webster House is a particularly fine example of the Craftsman style. It depicts many of the identifying elements of the style, and is especially fine for its widely overhanging eaves (six feet in depth), scroll-sawn rafter tails, tapered porch piers, use of black basalt rock (an indigenous stone), false half-timbering with coarse-grained stucco infill, and for its use of clinker brick veneer with black mortar. The clinker brick, with its projecting basalt rock and broken-brick cobbles, helps organically integrate the house to the ground on which it is sited. The basalt rock walls and landscape features along with the hillside site further establish the home's integration with the environment and its natural surroundings.

The Ballard Plannary Company

The Anderson-Webster House is a product of William J. Ballard, architect and founder of the Ballard Plannary Company, a noted architectural firm that practiced in Spokane from 1910 to 1925. Ballard was born in 1871 in Plainfield, Illinois and became interested in design and construction, being influenced by his father who was a general contractor. With an interest in architecture, Ballard was first educated in Joliet, Illinois, and then moved to California where he attended the University of California at Berkeley and the Troop Institute at Pasadena. After his education in architecture was completed, he began practicing in Los Angeles but "thinking that better business opportunities might be secured in the northern district, Ballard came to Spokane in 1902," remaining one year.²² During that time he was employed as a building superintendent by the Chamberlain Real Estate & Improvement Company who was responsible for numerous house designs in the Sherwood and Nettleton's Additions in west central Spokane. In 1903, Ballard returned to California, specifically Pasadena, where he practiced architecture, "devoting the greater part of his time to bungalow and cottage construction...the favorite style of building" in the Pasadena area.²³

²² Durham, N. W. *History of the City of Spokane and Spokane Country, Vol. 2.* Spokane: Clarke Publishing, 1912, pp. 604-08.

²³ Ibid.

Ballard came to Spokane in 1907 and began designing homes for the Chamberlin Real Estate & Improvement Company. He then founded his own offices by 1910 in downtown Spokane.

He designed and was supervising architect for...a large number of brick buildings, ranging in price from \$30,000 to \$40,000. However, he makes a specialty of cottage homes and apartment houses, and has designed and built altogether about 400 in Spokane, while evidences of his skill and handiwork are seen in about 600 homes in the Inland Empire.²⁴

At least eight homes in Spokane and one home in Tekoa, Washington are documented as designs rendered by Ballard and the Ballard Plannary Company:

- South 1248 Wall Street built in 1909
- West 614 Thirteenth Avenue built in 1910
- South 2504 Lamonte Street built in 1911
- South 1217 Wall Street built in 1914
- East 1214 Fourteenth Avenue built in 1912
- West 416 Twenty-Second Avenue built in 1912
- South 2624 Lamonte Street built in 1913
- South 2627 Manito Boulevard built in 1916
- 210 Broadway, Tekoa, WA built in 1917

Well-preserved, all nine homes retain excellent integrity in original design with superior workmanship. As good representations of the Arts & Crafts tradition, Craftsman style, and the Colonial Revival style, the homes reflect Ballard's discriminating eye for detail and design. In addition to residential designs, William Ballard also gained notoriety for the "Ballard Barn & Silo,"²⁵ agricultural construction which was built throughout Eastern Washington. In 1925, the Ballards moved to the Los Angeles area where William Ballard continued to practice, designing "more than 400 homes" in the area.²⁶

In summary, William Ballard's impact on Spokane was great. He founded an architectural firm that employed numerous people for 15 years. He designed and built hundreds of homes and buildings throughout Spokane and Eastern Washington and was an active member of the Spokane Chamber of Commerce and two philanthropic organizations, the Independent Order of Oddfellows and the Independent Order of Foresters. As a tribute to his professional accomplishments, William Ballard was

²⁴ Ibid.

²⁵ "Designer Eyes 100." *Spokane Daily Chronicle*, 27 Oct 1970.

²⁶ Ibid.

praised for his contributions which were described as “wide and varied” and which “had a direct result upon Spokane’s welfare and improvement.”²⁷

To summarize, the Anderson-Webster House is architecturally and historically significant as a fine example of the Craftsman style, a product of the Ballard Plannary Company, the home of Judge Webster and his wife, Margaret Lathrum Webster, and as a demonstration of the residential urban development trends and patterns that led to settlement in the Cliff Park neighborhood in the Marycliff-Cliff Park National Register Historic District. The home and its associated contributing resources (garage, basalt rock landscape features) are eligible for listing on the Spokane Register of Historic Places under Categories A, B, and C.

²⁷ Durham, N. W. *History of the City of Spokane and Spokane Country*, Vol. 2. Spokane: Clarke Publishing, 1912, p. 608.

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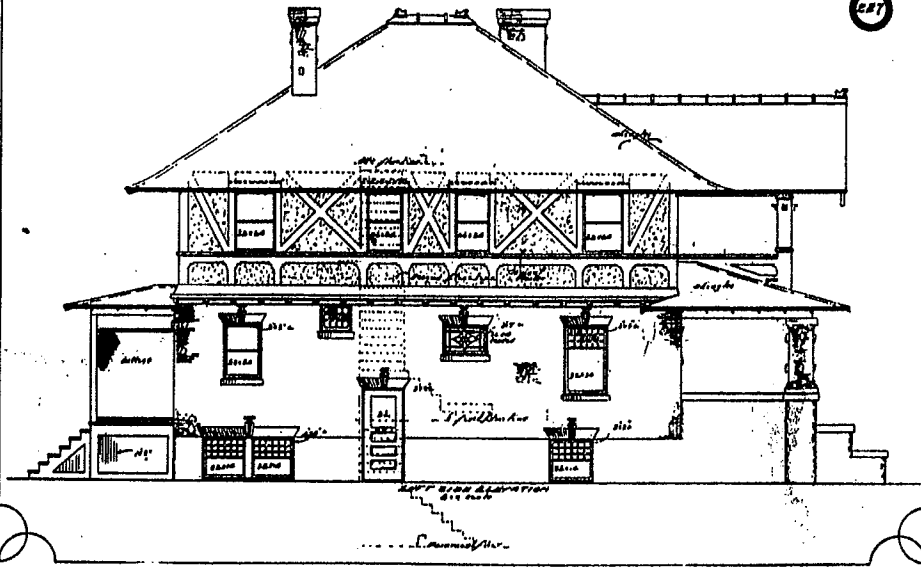
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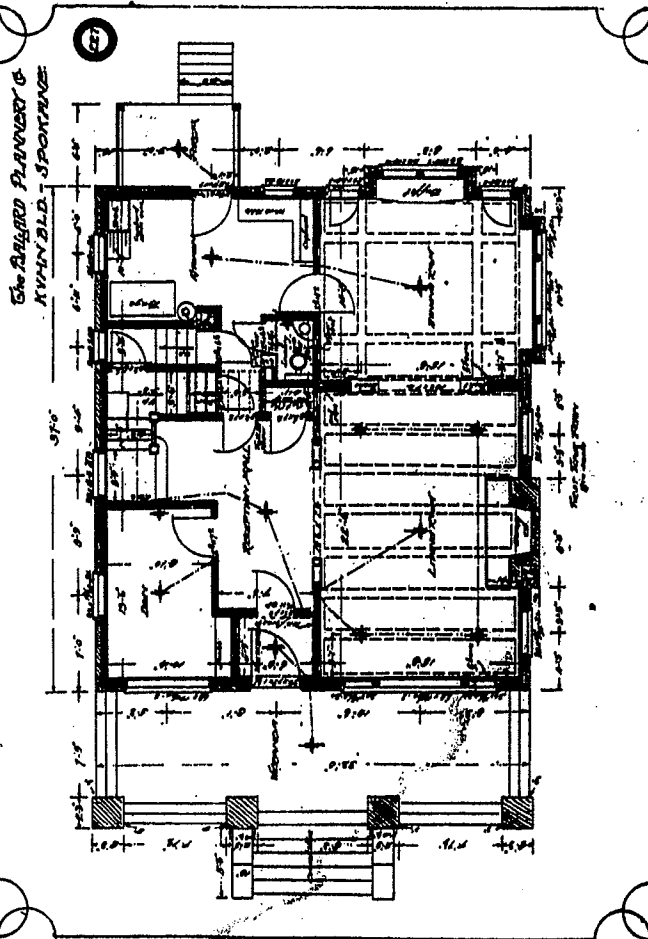
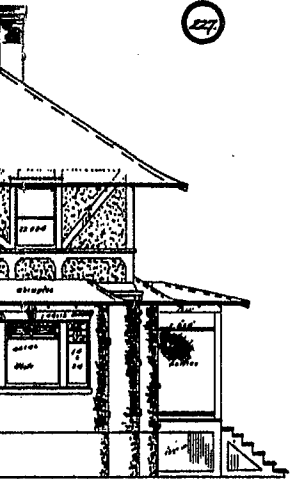
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KIMBLE - SPOKANE.

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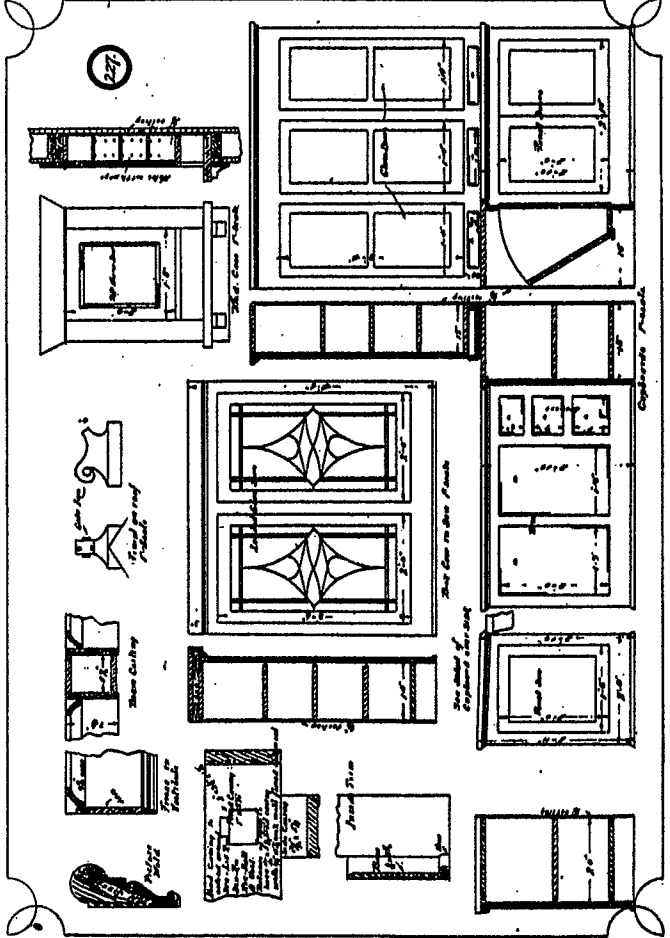
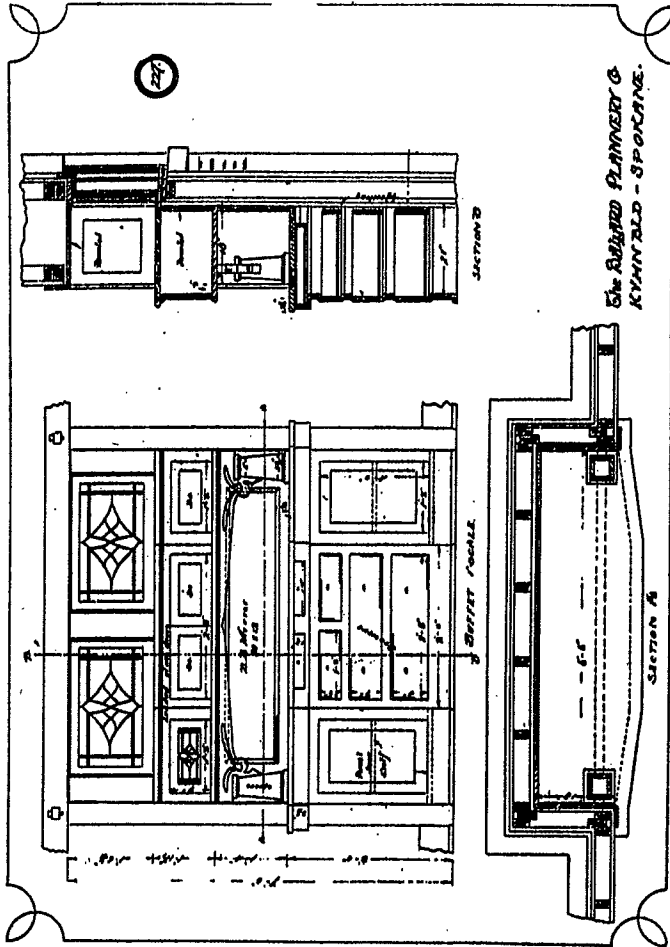
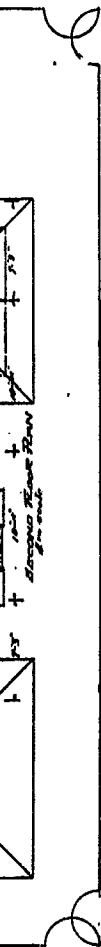


The RALPH PLANNERY &
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AR IN DEAL

Powell-Sanders Int-ment Home in Addition.

IN EXCHANGE

area in Valley, 12 blocks, Taken by us at \$9000.

Powell-Sanders com- a two-story apart- 5 Fifth avenue from 1,000. The property s of lots 11 and 12. addition, and is or- ner of Fifth avenue. Mr. Powell bought ictly, through the ent of Neely & t. Mr. Grace accepted oved land 12 miles ained at \$9000. This 14, and lot 19, ex- 10 acres, in section nge 15. Mr. Grace lace as a home. It 00.

RESIDENCE

Breaks Ground kwood Home. started excavation new \$12,000 resi- on Rockwood n Sherman and The site is on the ckwood boulevard the new home pur- McGoldrick. The age of 50 feet and it overlooks the

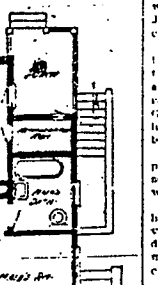
be a nine-room e will be completed

PERMITS. \$323,285

alls Below Month 1910.

permits for May of about a half is spring as com- for May, 1910. rmits issued and 222,285, while in re 255 permits val- of \$221,425.

South Side



BUYS IN COLUMBIA HEIGHTS

W. M. Cook Pays \$1000 for Lot on Magnolia. W. M. Cook has purchased from the Guaranty Loan and Investment com- by 6, block 4, Columbia Heights addition, for \$1000. The property is on Magnolia street, between Larrouse and Walton avenues. It is improved with a three-roomed bungalow. The deal is handled by the Fred H. Grinnell company.

N. E. ROSS PARK LOTS SELL

Calista Lence Invests \$470 on North Side of River. Calista Lence has purchased from Charles Lence, through the Fred H. Grinnell company, the east 45 feet of lots 4, 9 and 10, and the west 46 feet of lots 1, 2 and 3, block 30, Northeast Ross Park addition, for \$475. The property is on the south side of Smith street, between Louak and Harriett streets.



Site covering nine acres of gravel bank is being cleared rapidly and Charles Jasper and K. G. Malmgren say first section of big building will be started this fall or next spring. The site is on Division street, Liberty place and Prospect avenue, overlooking Corbin Park.

PUT \$20,000 HOUSE ON A \$9,000 SITE

Private Turkish Bath Among Features Planned in New Residence on Rockwood Boulevard.

BIG PLUNGE IN BASEMENT

Prominent Contractor to Erect One of the Most Unique Houses on South Side.

A. T. Johnson, prominent building contractor, has just purchased a new site in Manito. Third addition, on Rockwood boulevard, just at the entrance to Rockwood, for \$9,000, and will start the construction at once of a \$20,000 three-story brick residence, which will have among its many features a Turkish bath parlor. The site was purchased from the Fred H. Grinnell Co. It is just 150 feet west of the new home of George W. Odell, on Rockwood boulevard, near Sherman street. It is on the south side of the boulevard. The site is 120 by 125 feet and is described as lots 12 and 13, block 7, Third to Manito addition.

Soft Water Cistern. Architect Earl Morrison is preparing the plans and will make it one of the attractive old English residences on the South Side. The Turkish bath in the basement, which will include a plunge, hot room, steam and shower equipment, is one of the novel features, although a soft water cistern to catch rain water is another of the features. The house will have 15 rooms and will be built of red vitrified brick and stone and will cover a plot 45 by 42 steps relative of the open porch, which will be 12 feet deep on three sides. This terrace will have a tile floor.

The basement will be handsomely finished and will have a large billiard room finished in solid quartered sawed oak, besides the big plunge, soft water cistern and Turkish bath compartment. There will also be a hot water heating plant in connection.

Mahogany, Oak and Walnut Finish.

The first floor will have a vestibule with marble wainscoting, living room 16 by 20 feet, done in mahogany, with a dining room 16 feet square, done in mahogany, with panel wainscoting and all built-in features. A conservatory piped for cold weather adjoins the dining room. This will be 10 feet square. There will also be a library 13 by 14 feet on this floor. This will be finished in oak. A large kitchen, pantry, butler's pantry and built-in refrigerator will complete the present arrangement of this floor.

The second floor will be devoted exclusively to sleeping quarters, providing an owner's suite with a bath, two bedrooms, private bath, dressing, and a linen and clothes closet. There will be four other chambers and a general bath.

Ground Already Broken.

Mr. Johnson broke ground for the new house last week and the plans will be ready within a few days. Mr. Johnson expects to have the house completed in the early fall.

The site is in the center of a district now well built up with attractive and costly homes. It is in the same block with the new four-story brick block home of J. D. McGoldrick and the A. E. Grant costly home on Sheridan and Rockwood boulevard.

The site purchased by Mr. Johnson possesses exceptional view. A landscape gardening scheme is being worked out for the grounds also. The property is on the edge of the high cliff just above Rockwood boulevard and is reached by a private drive leading from Thirteenth avenue. It has a view out across the city from practically any angle.

DONNELLY BUYS FOR \$5500

Purchases 8-Room Modern Home in South Side. J. C. Donnelly has purchased from the Kiernan Construction company lot 1, block 12, South Side. Cable addition, improved with an eight-room modern house, for \$5500. The deal was made through the Fred H. Grinnell company. The property is on the north side of Seventeenth avenue, between Butler and Wall streets. The house is finished with all modern conveniences.

BIG JOB TO BE FILLED

SPECIAL EXAMINER TO NEW YORK CLEARING HOUSE.

Will Have Unhalted Authority to Investigate and Will Receive \$20,000 a Year.

One of the most important banking positions in the United States must shortly be filled and already the possible candidates are being considered. The office is that of special examiner for the enlarged New York clearing house.

No other man in the country will be placed in possession of so full information concerning the financial operations of New York city. It will be his duty to ascertain the exact status of every bank and trust company in the organization. From him nothing will be hid.

He will be clothed with unlimited powers in regard to investigating banking accounts and transactions. The knowledge he will thus gain would be worth purchasing at almost any price. It is essential, therefore, that the governors of the clearing house make the most rigid stipulations as to the conduct of this official during his term of office and

Big \$300,000 Sectional Apartment For North Division Is Assured

COMPLETES \$14,000 RESIDENCE ON HILL

T. M. O'Connor Finishes Work on Attractive Old English House in Cliff Park.

IS AT 1217 WALL STREET

Rustic Stone and Clinker Brick Combined in Structure Replete With Features.

T. M. O'Connor, building contractor, has completed a new nine-room residence at 1217 Wall street in Cliff Park. The house is one of the most attractive completed in Cliff Park this summer and represents a cost of about \$14,000.

The architecture follows the Old English style, combining rustic stone, brick and stucco. The house is two stories high and is elaborately finished from basement to attic, being especially replete with modern conveniences. Exterior attractive.

The exterior of the first story is clinker brick laid in black mortar. The interior arrangements provided a large reception hall, cloak room, den, lavatory, large living room 15 by 21 feet, with built-in seats and bookcases, and a large dining room with built-in features, including a handsome mill work buffet. There are heavy beamed ceilings in both the living and dining



New structure at 1217 Wall street, just completed by T. M. O'Connor, at a cost of about \$14,000.

after he may resign. To secure the right kind of man a very large salary will be necessary— not less than \$20,000 per annum, in all probability. To have the clearing house thoroughly and impartially investigated would be worth four times that sum to New York. It is said that no local banker will be chosen, for reasons that need not be specified.

Second only in importance to the admission of trust companies to clearing house membership is the agreement to appoint a special examiner with an adequate staff. It is even said that the financial powers were so explicit in this new arrangement as they were to enroll the trust companies.

Without casting the slightest aspersions on the state banking department it can not be said that the public examinations inspire full confidence, now that the trust company business has reached such a magnitude and has become so extremely diversified in character.

When merely trust funds were handled the public's interest in these institutions was not very great, but today the New York trust companies are to be found engaging in all sorts of speculation, from the promoting of "bores in the ground" as mines to the holding of interest on government bonds of "widow" and "orphan." The national banks want to have a proper check upon questionable doings, and it is believed that the new arrangement will prove a valuable step in the right direction.

Residence on Field Road. A. E. Jones has sold to Mrs. H. D. Harman a bungalow at 1317 Field road, in Minnehaha addition. The deal was negotiated by Arthur H. Crowell.

K.-G. Malmgren and Charles Jasper Say Work Will Start This Fall or Next Spring.

SITE INCLUDES NINE ACRES

Plans Call for 25 Separate Three-Story Brick Buildings Joined by Common Walls.

One of the big building enterprises which will be started late this fall or early next spring, is the big sectional apartment house covering a tract of nearly nine acres of land on the North Division street hill, is rapidly being cleared and within a few months the site for the first section of the big apartment house block will be excavated.

The site, which a few months ago was a large gravel bank on the North Division street hill, is rapidly being cleared and within a few months the site for the first section of the big apartment house block will be excavated. The site is more than 600 feet square, between Erie and Prospect avenues, and Division and Short streets. It has a frontage of 200 feet on Division street and 600 on Prospect avenue, although the apartment block will cover a site of 200 feet on Division street and 100 feet on Prospect avenue. A strip 100 feet west from Division street will not be used in the apartment site, this being reserved for business purposes, but a street will be run between Erie and the strip which is to be occupied by the apartment house.

The building develops a new adventure in the building world, as the \$300,000 sectional structure will be built on platted lots, each building separated by walls with utility wall agreements. There will be 25 individual buildings, of three stories each. The building will be of red brick with a flat or apartment of five rooms to each floor.

Each building will be confined to a lot so that they can be sold individually. Inside Court of Two Acre. The first building will be probably the one on the Division street side and will be completed within four months after excavation is actually started. The other sections on the Prospect and Erie avenue sides will be built the following year. A court on the inside of the block will cover about two acres and will be parked with drives and walks to each of the buildings. There will also be a parking strip along each front.

The site is one which overlooks almost the entire city and looks down immediately upon Corbin park. There will be about 100,000 cubic yards of gravel removed from the site. This work is being done by the Hawkeye Fuel company.

Mr. Jasper announced last week that negotiations were under way which would secure the site for the building either this fall or next spring and that the first section would be rushed when construction was started. The plan is a new one in Spokane and is being handled by K. G. Malmgren, architect, who is one of the owners in the plan, is working out the details.

The sectional apartment plan, where separate buildings covering a large additional area are built on more uniform buildings, is followed in New York and Chicago and some of our cities, but it is the first time that it has been introduced in Spokane.

Several Years Before Completed. "We will be three or four years perhaps in completing all the buildings," said Mr. Jasper, "but we plan to start at once on the first section. The site is being cleared now and is one of the choice apartment sites in the city. The building will be modern throughout, and will be provided with all conveniences, but it will not at rates considerably lower than the downtown apartments. Because of this we think the building will be in demand and pay a fair return on the investment and demonstrate the wisdom of the sectional apartment house plan."

Basement in Basement. The basement of the house is equally well finished, containing fruit, coal and laundry rooms in the service between a large bathroom and billiard room with fireplace and a hot water heating plant.

The house occupies an attractive site and has a view which can not be easily obstructed. A feature of the grounds now being beautified by Mr. O'Connor is that rustic stone fence surrounds the property, adding to the Old English effect.

PEACEFUL VALLEY LOT SELLS

W. H. Rowan Pays \$700 for Vacant Lot on Bennett Avenue.

W. H. Rowan has purchased from the Spokane & Inland Empire Electric company lots 56 and 61, block 4, Bennett's addition, in Peaceful valley, for \$700. The property is vacant and is located on Bennett street, north of the intersection of North Division street. The deal was negotiated by the Fred H. Grinnell company.

Land Near Milan Sells.

M. C. Mancher has purchased 20 acres of improved irrigated land near Milan from George Nixon.

and Gardner avenue, sold by Bergum to a client of Thomas Investment company, for \$11,500 property is being used as a business building. The site fronts on 50 feet and is 119 depth. It is described as lots 14, block 1, Keystone addition.

Sells 70-Acre Ranch for \$21 W. F. Leeper has sold to H. D. Lindsay a well improved ranch of 70 acres near Sharon and Electric streets, for \$21,000. The land is about 13 miles east of Spokane and 45 acres bearing orchard.

Mr. Leeper has owned the ranch about eight years and realized a profit on his purchase of \$10,000.

In exchange Mr. Lindsay sold 100 acres of hay land 13 miles east of Wall and 13 miles east of Sprague streets. The land is well irrigated and has been used as a timber and grain ranch for four years. C. L. Gillett has sold to A. O. Orenscaer, containing 48 acre irrigated fruit lands, of which 20 acres are in orchard, for \$7500.

Sells \$2000 Home. Clayton E. Felts has sold E. M. Brown, lot 1, block 1, northy addition, for \$2000. The property is improved with a modern known as 2123 Carlisle avenue.

Thomas H. Gillivan has sold to Charles W. Robinson the east block 68. Opportunity, include acre improved with a house consideration was \$3500.

A. Grandall has sold to C. L. Gillett the east block 68 house on lot 16, block 14, Pi Terrace addition, for \$1800. The property is known as 212 Gordon street.

FILERS-BUILDING COMPLETE AU

Charles Jasper, Contractor Early Date for Finishing Story Block.

Miss E. new piano house, course of construction on the corner of Sprague avenue street, will be ready for a practical occupancy in a few days.

This announcement is made by contractor, Charles Jasper, who is working on the new building, which outside of the club is the largest building in the business district at this time.

Mr. Jasper has a crew of men working steadily on the and is paying out at the rate to \$2000 a week for wages and materials.

The walls of the building were early next week and the roof finished in seven weeks Thursday, according to the estimate of the man in charge.

Work was started on the foundation of the building last fall. The new plans for a six-story building with a porch have been completed and K. G. Malmgren, architect, and called construction of the building. When the walls are and the roof on an extra, it will be put to work on the finishing. The lower floor will be let for occupancy by the city council not later than August possibly before. The plans will occupy all of the lower the basement.

The red pattern brick which used on the exterior of the building is making it particularly attractive. An artistic commercial structure inland club is planning to be in the new building by the September. The roof garden of the club are being worked and finished by the time the installed.

WILL BUILD HOME IN

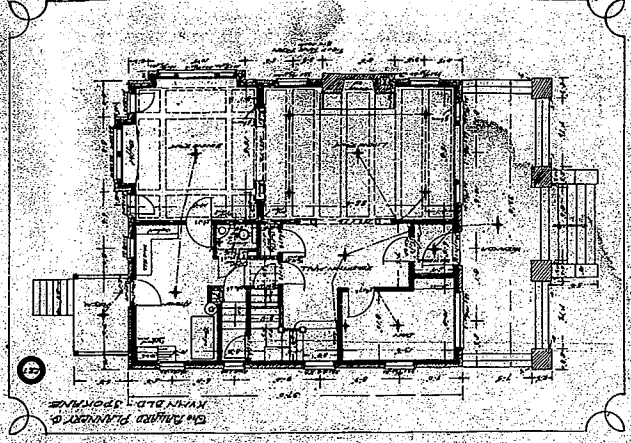
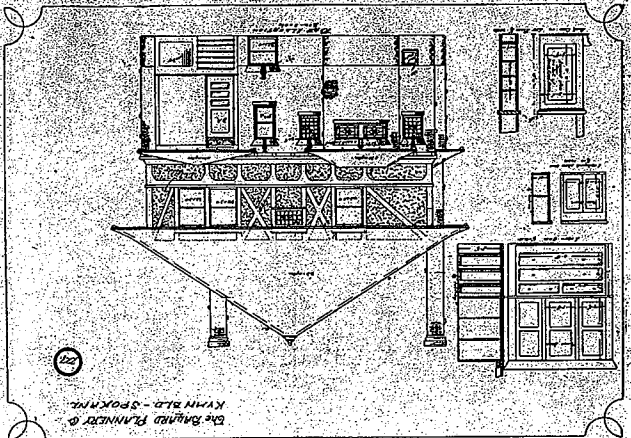
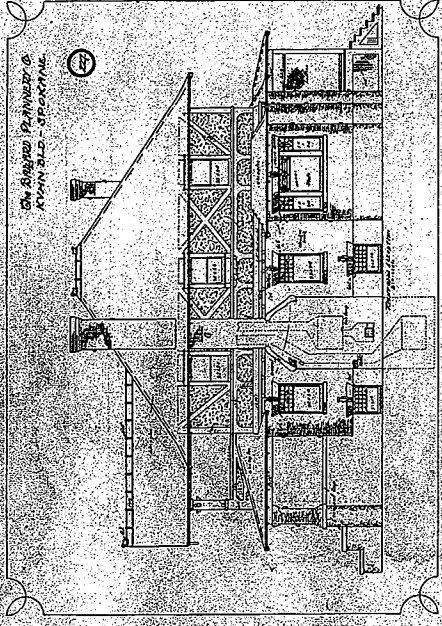
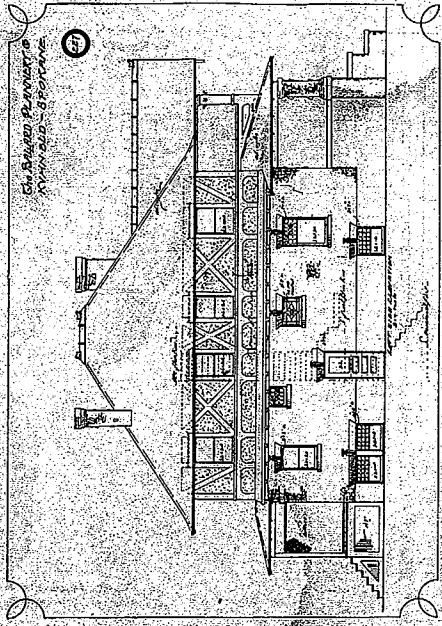
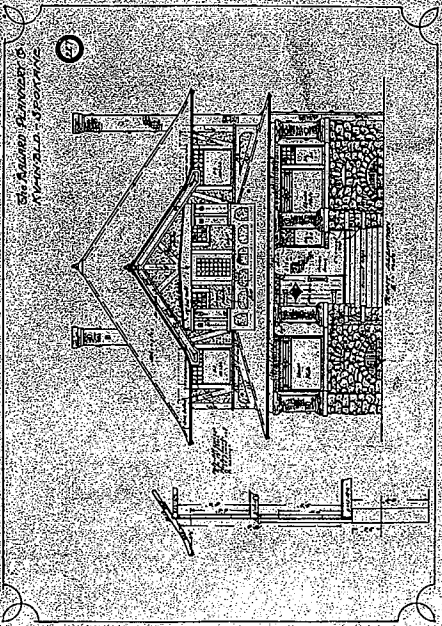
F. C. Van DeWalker Pays \$1 Lot on Tekoa Street.

William Kuhman has sold Van DeWalker a lot on Tekoa street, between D and K, Manito add 11600. This property is on the side of Tekoa street, between eighth and Twenty-ninth avenues. The deal was negotiated by the Fred H. Grinnell company.

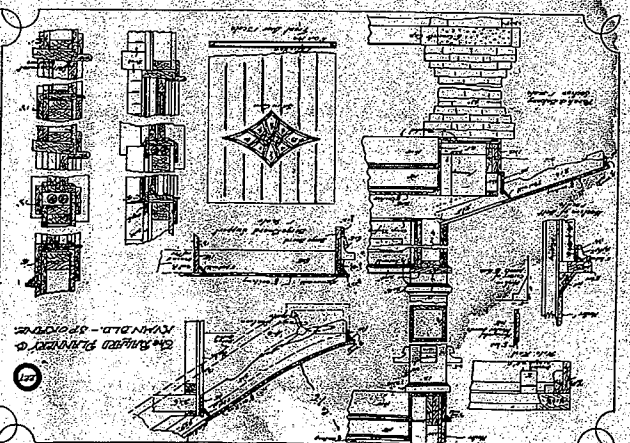
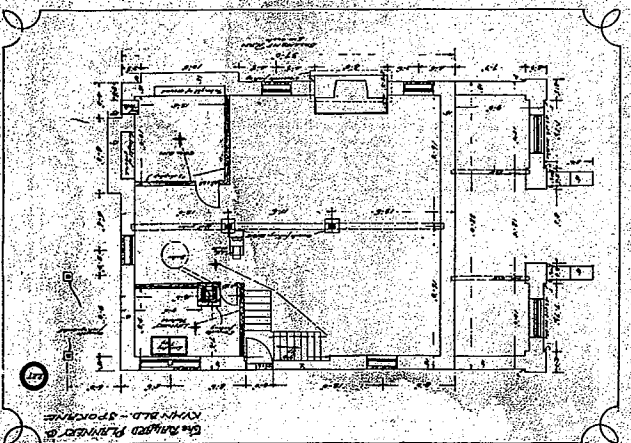
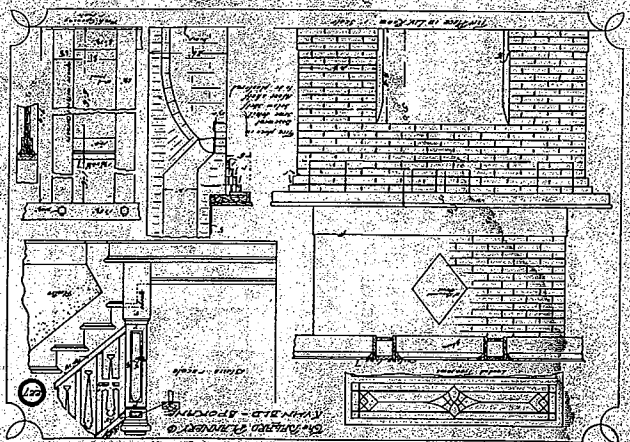
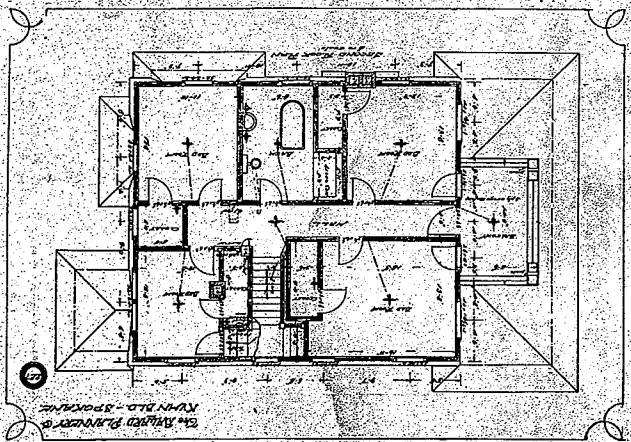
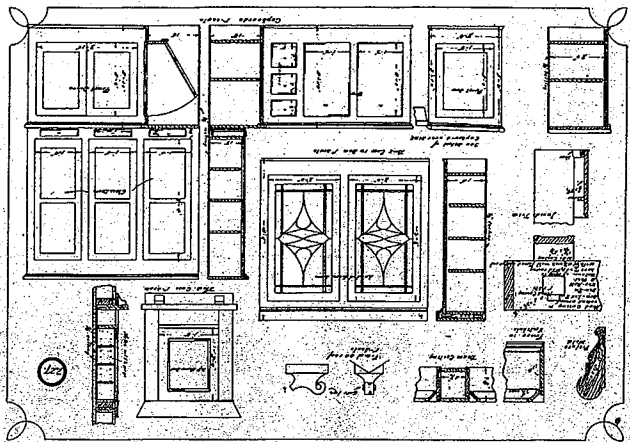
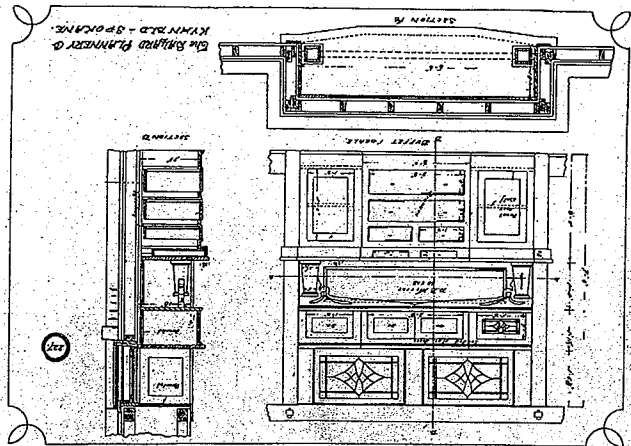
Real Estate Agents Get Ready to Handle New Projects in.

"Real estate men are cleaning up their last year's projects and getting ready to take on new projects this fall," said Roy Slater of Slater & Slater, one of the most successful addition real estate agents in the city. Mr. Slater is one of the "salesmen" or improved property to the extent of good water available, graded streets and a connecting on the situation further said. You will find out that in the next few weeks the real estate men who have completed their last year's work will be branching out with new work.

I have heard of several new under way which I can not see. We are cleaning up all the projects that have been neglected. I have a real success last year had a throbbing village out of wood. Our success with that came that success awaited a hard and long project and of that an going to close for a new "revelation" of the real estate talking that way, and I too property and all in all. In fact the latest with next June is when I know just how the crops know what to expect from that

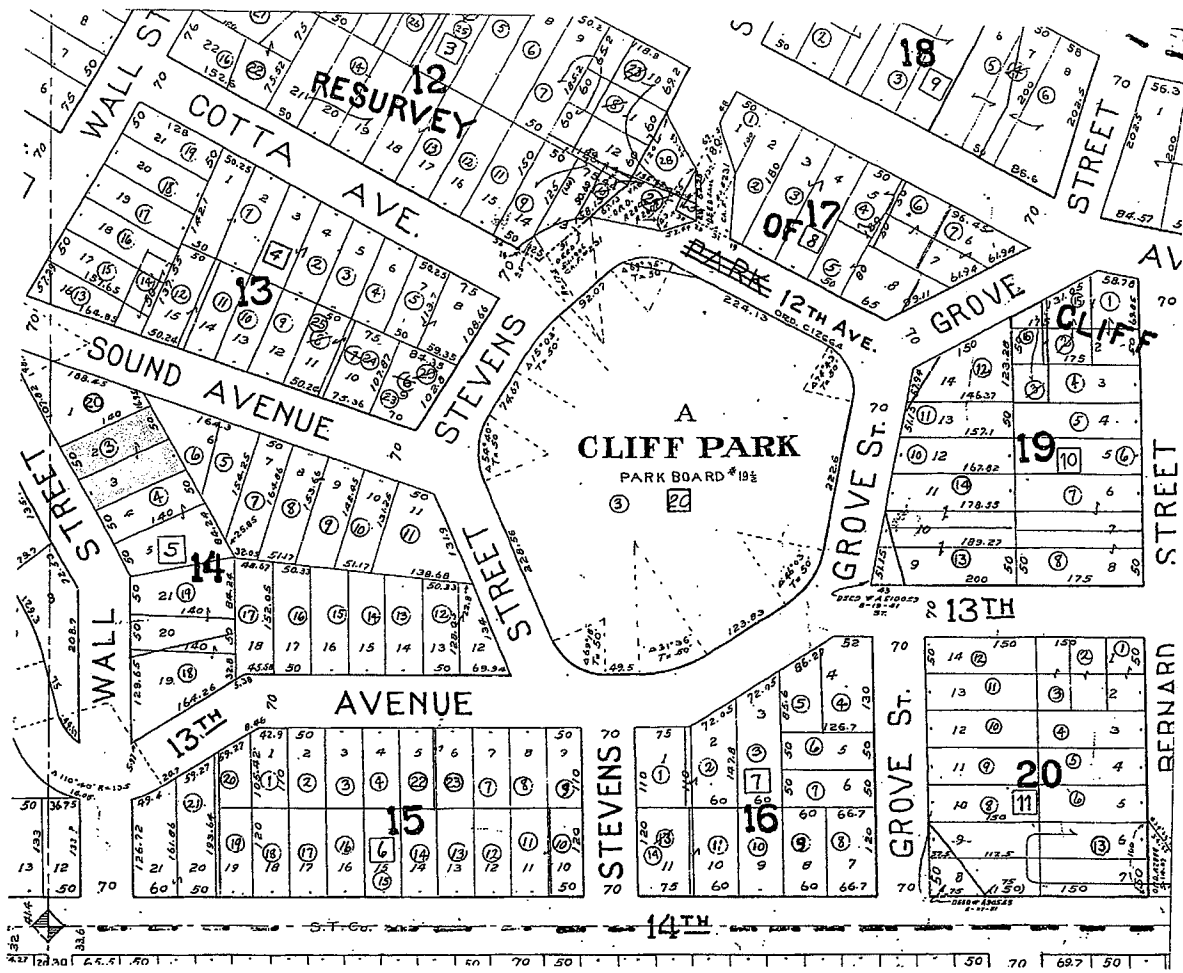


This is one of our stock plans in miniature, showing all the elevations, basement and floor plans; also all detail drawings. The details are designed especially to fit each plan, and no plan leaves our office without them. Each one of the cuts shown here represent one sheet of drawings.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ANDERSON-WEBSTER HOUSE Section 10

Spokane County Plat Map, 2006



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ANDERSON-WEBSTER HOUSE **Section 10**

Photos 1 and 2

West façade of house in 2006.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ANDERSON-WEBSTER HOUSE **Section 10**

Photos 3 and 4 South and east elevations of house in 2006.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ANDERSON-WEBSTER HOUSE **Section 10**

Photos 5 and 6
2006.

North elevation of house and northwest elevation of garage in



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ANDERSON-WEBSTER HOUSE **Section 10**

Photos 7 and 8 First floor living room, looking west in 2006.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ANDERSON-WEBSTER HOUSE **Section 10**

Photos 9 and 10 First floor dining room, looking north and southeast in 2006.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ANDERSON-WEBSTER HOUSE **Section 10**

Photos 11, 12, 13 Stained-glass window in DR, sleeping porch on 2nd floor, and basement fireplace.

