

# EDWARD & HELEN CANNON HOUSE

416 S. Rockwood Boulevard  
Spokane, WA 99203

Built in 1911  
Earl Morrison, Architect



Photograph taken in c. 1940

# ROCKWOOD BOULEVARD ESTATE

416 EAST ROCKWOOD BOULEVARD  
SPOKANE • WASHINGTON



•Georgian Colonial Architecture • Formal Double-Terraced Gardens • Fancy Mission Brick • Grand Ballroom • Billiard Hall • Classic Library • Carriage House with Maids Quarters • Conservatory with Double French Doors • Mahogany Accents, Inlays & Panels • Original Fixtures • Crystal Door Knobs Throughout • Elegant Foyer with Vestibule • Formal & Servant's Stairways • Sleeping Balconies • Personal Sitting Room • Five Distinctive Fireplaces • Sweeping Veranda with View Points • Stunning City & Garden Views • Prestigious South Hill Address

# 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 **EDWARD & HELEN CANNON HOUSE**

## 2. Location

Street & Number 416 E. Rockwood Boulevard  
City, State, Zip Code Spokane, WA 99203  
Parcel Number 35203.3407

## 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 checked="" type="checkbox"/> work in progress	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input type="checkbox"/> educational	<input type="checkbox"/> religious
<input type="checkbox"/> object	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> residential
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other

## 4. Owner of Property

Name Jennifer J. Snead  
Street & Number P.O. Box 333  
City, State, Zip Code Malden, WA 99149  
Telephone Number/E-mail (509)569-3162 or (509)397-9212  
jsnead@stjohncable.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 at hearing 17 Nov 2004*

**7. Description**

<b>Architectural Classification</b> (see nomination, section 8)	<b>Condition</b> <input type="checkbox"/> _excellent <input checked="" type="checkbox"/> _good <input type="checkbox"/> _fair <input type="checkbox"/> _deteriorated <input type="checkbox"/> _ruins <input type="checkbox"/> _unexposed	<b>Check One</b> <input type="checkbox"/> _unaltered <input checked="" type="checkbox"/> _altered  <b>Check One</b> <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	Manito Park 3 <sup>rd</sup> Addition, part of Lots 11-12-13, Block 7.
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 <sup>th</sup> Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	<a href="mailto:lkyeomans1@aol.com">lkyeomans1@aol.com</a>
Date Final Nomination Heard	17 November 2004

**12. Additional Documentation**

Map	City/County of Spokane current plat map.
Photographs and Slides	13 B&W prints, 20 color slides, 5 historic photos

13. Signature of Owner(s)

Name Jennifer J Sneed  
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

Terese Burn  
\_\_\_\_\_

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

**NARRATIVE DESCRIPTION**

Built in 1911, the Edward & Helen Cannon House is an excellent example of the Colonial Revival style. Prominent identifying features of the style are revealed in the home's original design which includes formal massing, a hip roof, a wide cornice with brackets, symmetrical fenestration patterns, a prominent façade portico, multi-paned windows, red brick cladding, and classic white trim. Sited on a steep north-facing slope along Rockwood Boulevard, the property is located in the Rockwood National Register Historic District in Spokane, Washington. It is listed as a contributing property of the district and includes the main house, a two-story garage, a façade terrace/front porch, basalt rock retaining walls, basalt rock steps, and a basalt rock fountain. With minimal exterior modifications to the original design, the Cannon House, garage, and rock walls retain excellent exterior architectural integrity which is represented in the property's original location, design, materials, workmanship, and association as a single-family home and garage built in Spokane in the early 1900s.

**CURRENT 2004 APPEARANCE & CONDITION*****Site***

The Cannon House and garage are located roughly two miles southeast of downtown Spokane on the South Hill in the Rockwood National Register Historic District. The home and garage are sited on the north 30 feet of Lot 11, all of Lot 12, and the south 16 feet of Lot 13 in Block 7 of the 3<sup>rd</sup> Addition to Manito Park. The parcel, identified as number 35203.3407 by Spokane County, measures 106 feet wide and 183 feet deep. It is sited on a very steep north-facing slope which descends downhill to Rockwood Boulevard from the base of a basalt bluff. The home is built in the center of the parcel and the garage is located behind the house in the southwest corner of the property. A long driveway of poured concrete, which was constructed when the house was built in 1911, runs uphill from Rockwood Boulevard, past the house, to the garage. Designed to accelerate water/snow/ice run-off and provide necessary traction for automobile use, the driveway is contained within raised, square concrete curbs, and has a center swale with intersecting drainage grooves.

***House Exterior***

The Cannon House has an irregular rectangular footprint that measures approximately 53 feet wide and 41 feet deep.<sup>1</sup> It is a two and one-half story brick masonry dwelling with a truncated low-pitched hip roof. The roof is covered with composition shingles. Three brick chimneys rise from the east, west, and south slopes of the roof. The roof has overhanging boxed eaves with wide soffits that are constructed of narrow wood tongue-and-groove boards. A wide frieze with square-cut brackets further articulates the roofline. The house is clad in red face bricks laid in Flemish bond and is accentuated with brick quoins on all four corners. Symmetrical fenestration patterns dominate the design of the home and include an original wood-paneled front door with decorative glazing, a center façade dormer with a Palladian window, and a combination of fixed,

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<sup>1</sup> Spokane County Tax Assessor's records, 2004.

casement, and double-hung wood-sash multi-paned windows on the first and second floors. The house is supported by a basalt rock and reinforced concrete foundation. A wide concrete terrace/porch fronts the house and wraps around the northwest and northeast corners of the dwelling. The terrace/front porch is uncovered across the north facade of the house except for the front stoop which is protected by a center front entrance portico. The terrace/porch is covered on the west elevation by a single-story porch wing.

Perched atop a steep slope, the Cannon House faces north, commanding a panoramic view of northeast Spokane. The *façade* of the home is dominated by a symmetrical Colonial Revival-style design and a sharp color contrast achieved by the use of red face brick and white-painted trim. The facade has three main focal points. These include an extensive terrace/front porch design that spans the entire width of house and wraps around the northwest and northeast corners, a one-story center entry portico with a pedimented gable on the first floor, and a center roof dormer with a Palladian window. The portico projects three feet out from the planar wall surface of the house and is supported by two round, tapered, fluted columns and two square, fluted, engaged pilasters. The portico is accented with a wide frieze and square-cut brackets, a design which is repeated on the house. The front door is flanked by two side-lights embellished with leaded-glass. A tripartite window with a unique scalloped surround is located above the portico on the second floor. The portico is flanked by two large tripartite windows on the first floor. The center glazed section of each window is fixed while the end sections hold multi-paned casement units. Leaded-glass transom lights are located above all three sections of the tripartite windows. The second floor features four symmetrically placed pairs of multi-paned casement units. Basement windows flank the portico and feature casement units with decorative leaded and stained-glass lights.

The *west elevation* of the house is dominated by a covered side porch on the first floor. The porch is covered with a flat roof, projects out eight feet from the side of the house, and is supported by round, tapered fluted columns that are anchored to square, brick porch piers. The porch covers a terrace with is constructed of poured concrete and wraps around the northwest corner of the house, joining the front terrace/porch. West elevation fenestration includes an asymmetrical design, a large round-arched window with multi-paned transom lights, a combination of multi-paned double-hung, and casement windows, and a door that opens from the second floor to the deck on top of the porch roof.

The *east elevation* of the house is dominated by a brick chimney and a one-story conservatory/sunroom wing with a flat roof that forms a roof-top deck/balcony. A wrought iron balustrade surrounds the roof-top deck. The interior of the conservatory/sunroom is illuminated by three rows of multi-paned casement windows.

The *rear elevation of the house faces south* and features a center dormer with a pyramidal hip roof, asymmetrical fenestration patterns, and a second-floor balconette. The balconette is protected by a wood balustrade with a Chippendale design. A wood staircase rises from grade to the level of the first floor and to a recessed back door on the southwest corner of the house.

### ***House Interior***

Designed with spacious rooms, the Cannon House has a formal foyer, living room, and dining room; a library/den; a conservatory/sunroom; four bedrooms and an enclosed sleeping porch; four fireplaces; a finished attic; and a finished basement billiards/recreation room. The first floor, second floor, and basement contain more than 5,400 combined square feet of interior space.<sup>2</sup> The front door of the house is made of paneled wood and is embellished with decorative beveled lights with leaded-glass designs. The door opens to a small vestibule. The vestibule has paneled wainscoting finished in a combination of ebony-colored mahogany and white-painted pine. A built-in bench seat is located over a hot-water-heat radiator on the east wall of the vestibule. The vestibule opens to a formal foyer/central reception hall. The hall opens east to a large living room, west to a small library/den, and south to a kitchen and laundry room. A wide wood staircase is the focal point of the foyer/reception hall.

The living room is spacious, measuring 17 feet wide and 24 feet deep. It is finished with lathe-and-plaster walls, a nine-foot-high ceiling, and paneled wainscoting that features a unique combination of finished mahogany and white-painted pine. Located on the east wall, a center fireplace with a marble surround is the focal point of the room and is flanked by built-in window seats. Square, tapered, fluted pilasters with Ionic capitals frame the alcove opening to the living room from the foyer, and also frame the two built-in window seats beside the fireplace. On the south wall, paneled pocket doors slide open to reveal a formal dining room, which measures 15 feet wide and 17 feet deep. The dining room is dominated by a center built-in sideboard and cupboard. The sideboard has a beveled-glass mirror backsplash, and the cupboard is backlit by natural light that radiates through two stained-glass windows. The sideboard and cupboard are finished with doors that have leaded-glass lights, and built-in drawers designed to store linens and silverware. The ceiling in the dining room has boxed beams. A conservatory/sunroom opens east from the dining room and is flooded with light from multiple rows of multi-paned casement windows. A library/den is located west of the foyer/reception hall. It measures 12 feet wide and 16 feet deep, and has a fireplace on the west wall. With a unique design, the fireplace encompasses the entire west wall of the library/den, featuring a central fire box, an olive green-colored mottled matte-glazed ceramic tile surround that extends from the floor to the ceiling, and a matte-glazed ceramic tile hearth.<sup>3</sup> At mantel

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<sup>2</sup> Spokane County Tax Assessor records, 2004.

<sup>3</sup> The glazed ceramic tile in the Cannon House is similar to the ceramic tile fireplace surround in the Corbet-Aspray House (820 W. 7<sup>th</sup> Avenue, SRHP and NRHP), which is clad in tile made by the Rookwood Company--one of the most popular art tile companies of the early 1900s.



level, the fireplace is flanked by two small multi-paned casement windows. A tiled niche is located above the firebox. The woodwork in the library/den is ammonia-fumed oak. The floors in the foyer, living room, dining room, conservatory/sunroom, and library/den are solid oak, the ceilings are nine feet high, and the walls are made of lathe-and-plaster construction. Except for the library/den, the woodwork and wainscoting in these rooms reveal a combination of white-painted pine and ebony-colored Philippine mahogany. The living room and dining room contain original crystal and decorative etched-glass light fixtures and chandeliers.

A five-foot-wide formal staircase on the first floor leads to a mid-point landing, and then turns and rises to the second floor. The staircase has an open stringer, square tapered newel posts, and finely turned balustrade spindles. The handrail is made of walnut-colored mahogany and the balusters are white-painted pine. The stairwell is illuminated at the landing by a large arched window with multi-paned transom lights.

The second floor has a central hall that opens to four bedrooms, an enclosed sleeping porch, and a full bathroom. The northwest corner bedroom has a fireplace and a door that opens to the west elevation porch deck. A built-in linen closet with drawers and shelving is located on the east wall in the hall. The bathroom retains its original hexagonal ceramic tile floor, glazed ceramic “subway-style” tile wainscoting, white porcelain pedestal washbasin, freestanding oval bathtub, and built-in medicine cabinet and linen cupboard. Except for the bathroom, the floor on the second floor is made of solid oak, the woodwork is painted pine, the ceilings are eight feet high, and the doors retain their original polished brass hardware and crystal doorknobs.

The third floor is finished with storage space. The basement is unfinished with a furnace/mechanical room and storage space. The house is heated by the original hot water radiator system which is fired by natural gas.

### **ORIGINAL 1911 APPEARANCE**

Two newspaper articles heralded the construction of the Cannon House and appeared in the *Spokesman-Review*. The first article was featured on June 26, 1911 just before the house was built and included a drawing of the property. The anticipatory article reported that the “exterior will be of mission brick, laid in Dutch bond... The [front] terrace will extend across the entire front and one-half of the side [of the house]...”

After the house was built, the second newspaper article appeared with a photograph of the property on November 12, 1911. The property was described in detail:

#### **A. T. JOHNSON COMPLETES \$30,000 HOUSE ON SOUTH SIDE**

The house is strictly Colonial... It is built of red pressed brick trimmed in stone. One of the features of the exterior is the large

open terrace and gardens at each side of the main entrance approach.

The interior of the house is finished throughout in oak floors with mahogany and white enamel finish in all of the rooms except the library/den and the ball room which follow the English style of finish in darker hardwoods.

There are six rooms [on the first floor], including a large living room, dining room, kitchen, conservatory, den/library, and maid's quarters with bath.

There is a covered veranda at the west end of the house. This provides also a west view balcony [second-floor porch deck].

The attic, which is about 21x23 feet, is finished, and has...several storage rooms and closets with [a] lavatory. The large ballroom is in the basement and is provided with built-in seats and a large fireplace.

Two photographs taken in c. 1940 clearly picture the north façade of the house and part of the west elevation.<sup>4</sup> The original façade design included an elaborate approach to the front door of the home. This included a long, wide staircase of poured concrete that led from the sidewalk uphill to the house. Just before reaching the house, the staircase terminated at the base of a brick retaining wall. The stair steps split, flanking the retaining wall, and rose to a poured concrete terrace. The terrace measured 63 feet wide and 12 feet deep, extending past and wrapping around the northwest and northeast corners of the house.<sup>5</sup> Square brick porch piers and turned wood balusters formed a balustrade around the perimeter of the terrace.

The original design for the exterior of the house also included an inset balcony with a Chippendale-style balustrade at the base of the Palladian dormer on the home's façade. A Chippendale-style balustrade was also located on the roof-top deck of the west elevation side porch and the east elevation conservatory/sunroom wing.

### MODIFICATIONS

The *exterior* of the property looks similar to the exterior design pictured in the 1911 and c. 1940 photographs. The home currently retains its original form and footprint, massing, exterior design, red brick cladding, multi-paned windows, front door, entry portico, side porch, and conservatory/sunroom wing. Differences are found in the following modifications:

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<sup>4</sup> Eastern Washington State Historical Society photographs, c. 1940.

<sup>5</sup> 1949 survey of property.

- *Front terrace:* In 1949 the front terrace design was altered. The original brick retaining walls, brick posts, and terrace balustrade were removed and replaced with basalt rock retaining walls and basalt rock terrace posts. The split steps were removed and replaced with steps that extended in a straight line from the original concrete staircase to the front porch. In 2004, the front steps that rose from the sidewalk in front of the house to the terrace/front porch were removed.
- *Façade dormer:* An inset balcony with a Chippendale-style balustrade was originally located at the base of the façade dormer. It was removed between 1951 and 1961 and replaced with an extension of roof shingles.
- *West elevation and east elevation second-floor porch decks:* The porch decks were originally protected with Chippendale-style balustrades, which were removed between 1951 and 1961. They were replaced with wrought iron balustrades.
- *South elevation window:* A first-floor window in the southwest corner was replaced with a contemporary aluminum-sash unit in the 1980s.
- *Roof:* The c. 1940 photographs picture a roof which appears to be covered with some kind of shingles—wood or composition. Between that time and 2000, the roof was recovered with composition shingles.
- *Basalt rock foundation:* Due to structural insufficiencies, the original basalt rock foundation was replaced in 2004 with a reinforced concrete foundation to support the house. During the rehabilitation, the original basalt rock retaining wall by the sidewalk, the concrete steps and front terrace, façade entrance portico, and face bricks on the façade of the house were removed to facilitate the foundation work. Currently, the work is still being completed. Rocks from the original rock wall and the original face brick will be replaced. The front terrace and front porch stoop will also be replaced.

The *interior* of the house retains its original floor plan, oak floors, staircase, woodwork, wainscoting, mahogany and painted pine finish, fumed oak woodwork in library/den, hardware and doorknobs, built-ins, bathroom fixtures, and some light fixtures. Exceptions include the following: 1) the original fireplace hood over the fireplace in the library/den is missing; 2) the sleeping porch was enclosed during the 1930s-1940s; 3) the latest remodel in the kitchen was completed in the 1980s (original 1911 kitchen cupboards and cabinets are presently stored in basement); 4) the maid's room was converted for use as a laundry room in the 1980s; 5) the original vestibule floor was covered with slate in the 1970s-1980s; and 6) the basalt rock north, west, and east foundations walls (which included a fireplace and inglenook) in the basement were

removed and replaced with reinforced concrete foundation walls to support the house and prevent any more slippage and deterioration in 2004.

### ***Garage***

The garage was built just after the house was completed in 1911. Designed to mimic and compliment the style and materials of the house, the garage is a two-story structure with a low-pitched pyramidal hip roof, boxed eaves, and wide frieze. The roof is covered with composition shingles and has a center eyebrow dormer vent on the north roof slope. The structure is clad in red face bricks that match those on the house. The façade of the garage faces north and is distinguished with symmetrical fenestration patterns that include a double-wide garage door on the first floor, and four multi-paned casement windows on the second floor. Wood shutters flank the two outside windows. In 1939 a small addition was built on the east elevation of the carriage house. The addition has an east-facing gable roof, narrow horizontal wood clapboard siding, a front door and multi-paned windows. The interior of the carriage house was finished in 1911 and remodeled in 1939 for use by domestic help (chauffeur/gardener).

### ***Rock Walls***

The grounds of the Cannon House were originally larger than they are today. In 1947, all of Lot 14 and part of Lot 13, Block 7, 3<sup>rd</sup> Addition to Manito Park, were sold. The property line was then established along the west edge of the driveway. In 1911 a basalt rock retaining wall was built parallel to the sidewalk along Rockwood Boulevard in front of the property and was removed in 2004 to accommodate structure work that was done to the basement of the house. Behind the house, an eight-foot-high basalt rock retaining wall was built in 1911, and a basalt rock staircase was constructed in the wall. The staircase leads to a plateau above the retaining wall which is covered with lawn. A basalt rock round pedestal fountain is located in the lawn.

Even with the aforementioned alterations, the Cannon House, garage, and rock walls retain excellent integrity and convey the property's original design.

Areas of Significance	Architecture, Community Planning & Development
Period of Significance	1911-1944
Significant Date	1911
Architect	Earl W. Morrison
Builder	Amil T. Johnson

### **STATEMENT OF SIGNIFICANCE**

Built in 1911, the Edward & Helen Cannon property, which includes the Cannon House, garage, front terrace/porch, and basalt rock retaining walls, is eligible for listing on the Spokane Register of Historic Places under Categories A and C. The property was built for Edward J. Cannon, one of early Spokane's most noted lawyers, and his wife Helen Appleton Cannon. Lauded as "one of the brilliant members of the Spokane bar" at the time of his death in 1934, Cannon was also honored as a "model trial lawyer" by his peers, and was applauded for helping found and establish the Gonzaga University School of Law in 1912.<sup>6</sup> During the most productive period of his life, Edward Cannon resided in the Cannon House with his wife and their three daughters for 23 years. The house, carriage house, and basalt rock retaining walls were listed on the National Register of Historic Places in 1998 as a contributing property in the Rockwood National Register Historic District. Established during its period of significance, 1911-1944, the property is architecturally significant as an excellent example of the Colonial Revival style and as a product of Spokane architect, Earl W. Morrison, and Spokane builder, Amil T. Johnson, both accomplished craftsmen who worked in Spokane during the early 1900s. In the context of "community planning & development," the property is significant for its association with Morrison and Johnson, and for building trends and patterns of development that occurred during the settlement of the Rockwood neighborhood. In summary, the Cannon House, garage, and basalt rock retaining walls demonstrate architectural and historical significance as a well-preserved representation of the Colonial Revival style, as a product of professional craftsmen, as an example of specific building and development trends that led to prescribed residential settlement in the Rockwood neighborhood, and for the property's association with Edward Cannon, one of Spokane's most articulate and well-respected pioneer attorneys and law professors.

### **HISTORICAL CONTEXT**

Incorporated in 1903, the Spokane-Washington Improvement Company was responsible for most of the development of the Rockwood National Register Historic District. In 1908, the company purchased multiple parcels of land that fronted both sides of Rockwood Boulevard between East Eleventh Avenue and Highland Boulevard. To control future land use and appropriate residential architectural development in the neighborhood, the Spokane-Washington Improvement Company prepared and instituted subdivision regulations known as "land use covenants." The covenants ran with the warranty deeds for each piece of property in the area, specifically prescribing appropriate

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<sup>6</sup> "E. J. Cannon Dies; Pioneer Lawyer." *Spokesman-Review*, 4 Oct 1934, p. 1.

residential development that was pre-planned by the development company for the Rockwood neighborhood. The covenants specified the following provisions:

1. "On all lots fronting Rockwood Boulevard such cost for...dwellings shall be not less than \$6,000...and on all lots in Blocks 3 and 7, not less than \$7,500..."
2. "Said dwellings shall be of modern style of architecture, and no outhouse or barn shall be erected and used as a dwelling before the construction of the main dwelling house..."
3. "No building erected on said lot shall be used for business purposes of any kind."
4. "No building shall be erected less than 35 feet from the front line of the lot."
5. "No building shall be erected less than five feet from side lines of lot."
6. "Any stable or garage which shall be built on any of this property must conform to the style of architecture of the dwelling on the same lot on which it is located."
7. "No apartment house, tenement house, flat building, lodging house, or hotel shall ever be erected on this lot, nor shall the building ever be conducted or used for any of such purposes."<sup>7</sup>

By the end of 1909, Rockwood neighborhood home sites were being actively marketed. Advertisements announcing contracts for paving, water and sewer, street tree plantings, and boulevard landscaping alternated with news of the latest purchases and upcoming homes in real estate sections of Spokane newspapers. A November 28, 1905 promotional advertisement in the *Spokesman-Review* proclaimed Rockwood to be a "strictly high-class residence district...the only exclusive home section of the city where a man who builds a fine home may have every advantage and all possible protection from every objectionable feature that surrounds the ordinary residential district."<sup>8</sup> Another article printed in the *Spokesman-Review* on January 30, 1910 announced that "Rockwood...promises to be one of the most beautiful additions to the city."<sup>9</sup>

The predictions proved true. Streetcar lines, street lamps, sidewalks, and eventually an elementary school were built in the area. Neighborhood amenities were plentiful and the curvilinear tree-lined streets and hillside lots were being more than noticed by potential property owners. By mid 1910, it was proclaimed that six-month sales had totaled

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<sup>7</sup> Spokane County warranty deed #281-432-335099, dated 12 September 1911.

<sup>8</sup> Reynolds, Sally. *Rockwood National Register Historic District Nomination*, NRHP, Spokane City/County Office of Historic Preservation, Spokane, WA, 1998.

<sup>9</sup> "Parking System Which Will Make Rockwood Most Beautiful Part of City." *Spokesman-Review*, 30 Jan 1910.

\$160,000 for building sites ranging in price from \$1,250 to as high as \$8,000 for large double lots. At least 16 homes were completed in 1911 in the Rockwood neighborhood, which was more than twice the figure for 1910. In 1912, over 20 more houses were finished, and by the late 1930s, the majority of homes in the neighborhood were erected. Various house styles were built, reflecting the owner's personal tastes and economic stature. Domestic architectural styles ranged from large Neoclassical, Tudor Revival, and Colonial Revival-style homes to smaller Tudor-style cottages, Craftsman bungalows, and vernacular dwellings. Houses were built from designs prepared by architects, designers, builders, and from house plans distributed in plan books. The homes were constructed by independent contractors who were hired by developers, architects, and property owners. One of the largest homes built along fashionable Rockwood Boulevard, the neighborhood's most prominent street, was the Edward & Helen Cannon House.

### *The Cannon House*

At the same time the Rockwood National Register Historic District was being developed, Edward J. Cannon, a noted attorney and appointed counsel for the Northern Pacific Railway Company, was busy looking around Spokane where he was planning to build a home for himself and his family. A *Spokesman-Review* article announced on April 15, 1906 that Cannon "will build a \$10,000 home in Cliff Park on the brow of the hill [Cliff Drive]" The report proved false when in 1911, Cannon commissioned a home built on property that fronted Rockwood Boulevard, which was located one mile east of the Cliff Park neighborhood.

The Cannon House was completed at 416 S. Rockwood Boulevard in 1911. As the primary Spokane residence for Edward Cannon for 23 years from 1911 until his death in 1934, the Cannon House is locally significant for its historical association with Cannon, an important pioneer and lawyer of early Spokane, Washington.

Edward J. Cannon was born on a farm near Warnerville, Wisconsin in 1866. He was educated in St. Paul, Minnesota and worked there as an intern for the law firm of Thompson & Taylor. He was admitted to the bar in 1890, and practiced law in St. Paul until 1906. At that time he relocated to Spokane, "having received the appointment of division counsel for the Northern Pacific Railroad Company for that portion of the line extending from Paradise, Montana to the Columbia River, and including all of its branches."<sup>10</sup> Cannon was also the attorney for the Spokane, Portland & Seattle Railroad, the Camas Prairie Railroad, the Washington, Idaho & Montana Railroad, the New World Life Insurance Company, the First National Bank of Hillyard, and the National Bank of Commerce in Spokane. In 1912, Cannon helped found Gonzaga University's School of Law and served as its dean for 22 years (1912-1934). In addition to his responsibilities as

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<sup>10</sup> Durham, N. W. *The History of the City of Spokane and the Spokane Country, Washington, Vol. 2.* Spokane: Clarke Publishing Company, 1912, p. 155-156.

dean of the law school, Cannon also regularly lectured at Gonzaga University on constitutional law, real property law, and tort law.<sup>11</sup>

When Cannon arrived in Spokane, he was first recorded in city directories as residing at 304 West 6<sup>th</sup> Avenue. He listed himself as a “lawyer” in bold typeface in both the alphabetical name section and the classified business section of the city directories. Cannon worked independently until 1909, at which time he formed the firm Cannon & Lee. In 1911, Cannon reorganized and founded the legal firm of Cannon, Ferris, Swan & Lally. In 1916 the firm had changed to Cannon & Ferris, and in the 1920s, it was called Cannon, McKeivitt & Fraser, Attorneys at Law.

After a legal career in Spokane that spanned 28 years, Edward Cannon died on October 3, 1934. Cannon’s impact and contributions as a legal advisor, educator, and civic benefactor were praised in his obituary. Attesting to his importance in the Spokane community, Cannon’s photograph and obituary were printed on the front page of the *Spokesman-Review* newspaper on October 4, 1934:

“E. J. CANNON DIES; PIONEER LAWYER...MANY LAUD HIM”

“Recall Charities, Church Work and Aid to Young Men”

E. J. Cannon, 68, one of Spokane’s pioneer lawyers...died late yesterday afternoon... Senior member of the law firm of Cannon, McKeivitt & Fraser in the Old National Bank Building, Mr. Cannon was recognized as one of the brilliant members of the Spokane bar... He was active in the formation of the Gonzaga Law School, was a member of the faculty, and was dean of the school at the time of his death...

Judge W. A. Huneke paid tribute to Cannon and said that “after an association of 25 years, I learned to look upon Mr. Cannon more as a personal friend...[and]...respect him as a leader of the bar... He was really a model trial lawyer... The bar of [Washington] State has suffered a great loss in his death.”

Lawrence R. Hamblen, a prominent Spokane attorney, described Cannon as “one of the outstanding lawyers” in Spokane, and said that “not only was he an excellent lawyer, but a most genial friend. He understood the human side of practice and was successful in all his jury cases.”

Cannon was known for his “quiet way” in helping others. A member of the Catholic faith, Cannon was a staunch churchman, “was thoughtful of others, and did much for charity” in the Spokane community:<sup>12</sup>

<sup>11</sup> “Gonzaga Selects Teachers of Law.” *Spokane Daily Chronicle*, 13 July 1914, p. 1.

<sup>12</sup> “E. J. Cannon Dies; Pioneer Lawyer.” *Spokesman-Review*, 4 Oct 1934, p. 1.



Three young lawyers who have since become prominent at the Spokane bar owe much of their success to the early training he gave them in his office after they graduated from Gonzaga School of Law. They are E. J. Connelly, Joseph A. Albi, and Francis J. McKeivitt, the latter a member of [Cannon's] firm. Of [Cannon], Mr. Albi said, "He always had a helping hand out for the young lawyer and was charitable toward everyone. A brilliant lawyer, he was also a warm friend and he did much good during his residence here."<sup>13</sup>

Edward Cannon and his family lived in the home from 1911 until his death in 1934. His wife, Helen Appleton Cannon, and their daughters continued to reside in the property until 1944, when she sold it after 33 years of ownership.

### ***Subsequent Homeowners***

George and Pearl Olson bought the property in 1944 for \$8,500. George was employed as a switchman for the Pacific Telephone & Telegraph Company in Spokane. One year later the Olsons sold the property to Fred and Minnie Sullivan. Fred Sullivan died soon after the real estate closing, and Minnie Sullivan sold a portion of the property which had been improved by the Cannons as groomed grounds and gardens. As pictured in a c. 1940 photograph, the area was located just west of the house, driveway, and garage.<sup>14</sup>

James McGivern, dean of Gonzaga University's School of Engineering, and his wife, Frances McGivern, bought the Cannon House in 1949, and sold it to Linwood Incorporated, a general contractor in Spokane. George Castle, Linwood's vice president, and his wife, Betty Castle, company treasurer, resided at the property for three years. Robert and Ann Powers then bought the house in 1953 for \$20,000. Robert Powers was an owner/agent for the Massachusetts Mutual Life Insurance Company in Spokane. Later he and his wife, Ann Powers, owned and operated the Powers Candy Company, a wholesale distributor of candies and various confectionaries. After 48 years, they sold the house to Paul and Janet Hacker-Brumley for \$190,000. Jennifer J. Snead, an economic development director for the City of Colfax, Washington, purchased the property in 2004 for \$250,000.<sup>15</sup>

## **HISTORICAL & ARCHITECTURAL SIGNIFICANCE**

### ***Category A***

The Edward & Helen Cannon House, garage, and basalt rock retaining walls are significant to the history of Spokane as a contributing property of the Rockwood National Register Historic District. The property relates to the context and area of significance, "community planning & development in Spokane," as a product of the suburban growth

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<sup>13</sup> Ibid.

<sup>14</sup> Eastern Washington State Historical Society c. 1940 photograph of landscaped grounds and the west elevation of the house.

<sup>15</sup> Spokane County warranty deeds.

of the city and the planned development of the Rockwood neighborhood. The property is associated with and is part of the early 20<sup>th</sup>-century settlement of the Rockwood neighborhood, which was an early Spokane residential community that was specifically planned for prominent residential development. Built in 1911, the house and garage are an example of the type of “modern” dwelling that was required by neighborhood covenants adopted at the time the area was being developed. The cost of the land was \$6,250,<sup>16</sup> and the cost of the Cannon House and garage was \$30,000,<sup>17</sup> which totaled \$36,250—a sum that exceeded the \$7,500 minimum neighborhood covenant requirement by more than \$28,000. The excellent physical integrity and documented historic integrity retained in the house, garage, and basalt rock walls clearly convey the property’s association with neighborhood building trends that were popularized in 20<sup>th</sup>-century Spokane, and its importance as a single-family residence in the Rockwood National Register Historic District.

### *Category C*

The Edward & Helen Cannon House, garage, and basalt rock retaining walls constitute one of Spokane’s best preserved properties. The property is architecturally significant in the context of Spokane architecture for its ability to convey residential design, construction materials, and building practices that were popular during the home’s period of significance from 1911 to 1944. An excellent example of the Colonial Revival style, the house and garage embody distinctive elements of the style and possess high artistic value as representative examples of work completed by two master craftsmen, architect Earl Morrison, and builder A. T. Johnson.

### *Earl W. Morrison and Amil T. Johnson*

The Cannon House was designed by Spokane architect Earl W. Morrison. Morrison was first listed in Spokane city directories in 1906 as an electrician. In 1907 he worked as a “helper” for building contractor, F. E. Peterson, and in 1909 as an independent “designer.” In 1911, he listed himself as an architect, with an office in the Paulsen Building in downtown Spokane. Beginning in 1912, Morrison shared his office with Amil T. Johnson, a carpenter and builder who also worked in Spokane. Together they erected many homes in the city, especially in the Rockwood National Register Historic District. Four of these include:

- |                                  |                        |               |
|----------------------------------|------------------------|---------------|
| • 416 E. Rockwood Blvd.          | Cannon House           | Built in 1911 |
| • 415 E. 12 <sup>th</sup> Avenue | Wolfe House            | Built in 1912 |
| • 505 E. Rockwood Blvd.          | Avery-McClintock House | Built in 1912 |
| • 2007 S. Rockwood Blvd.         | Plummer House          | Built in 1913 |

In addition to the above-referenced homes, Morrison also designed the following documented buildings:

<sup>16</sup> Spokane warranty deed #281-432-335099, dated 12 September 1911.

<sup>17</sup> “A. T. Johnson Completes \$30,000 House on South Side.” *Spokesman-Review*, 12 Nov 1911.

• 1226 S. Cedar	Winter House	Built in 1911
• 1628 W. 9 <sup>th</sup> Avenue	Johnson House	Built in 1909
• 1704 W. 8 <sup>th</sup> Avenue		Built in 1913
• 2020 S. Rockwood Blvd.	O. M. Lilliequist House	Built in 1912
• 547 E. Rockwood Blvd.	McGoldrick House	Built in 1911
• 540 E. Rockwood Blvd.	Meisenheimer House	Built in 1912
• 749 E. 23 <sup>rd</sup> Avenue	Crane House	Built in 1915
• 702 S. Bernard Street	Oxford Apts.	Built in 1913

In partnership with fellow architect, V. S. Stimson, Morrison was also responsible for the design of the Dr. Hopkins House at 1305 E. Overbluff Road, and a home located at 8909 N. Mt. View Lane in Spokane.

Earl W. Morrison practiced in Spokane for only a short time from 1909 to 1924, at which time he moved to Seattle.<sup>18</sup> During his brief stay in Spokane, he designed (alone and in partnership) at least 13 homes and one luxury apartment building, and founded the City Investment Company, a real estate development corporation in Spokane. Completed for mostly wealthy clients, the homes designed by Morrison rivaled the artistic and stylistic designs rendered by other prominent Spokane architects who were Morrison's contemporaries at the time, such as John K. Dow, George Keith, Harold Whitehouse, Alfred Jones, Joseph T. Levesque, W. W. Hyslop, and Albert Held. Alluding to his artistic development as a noted architect, an October 4, 1919 *Spokesman-Review* article reported that at that time Morrison had "just returned from California, where he studied the latest ideas in residential architecture." As described in the article, designs created by Morrison were different and new, "heretofore not seen in Spokane." The houses he designed, which were mostly built in the Rockwood neighborhood, and the home he designed for Edward & Helen Cannon were typical representations of the artistic, high-style dwellings for which Morrison became well-known in Spokane.

***The Cannon House & the Colonial Revival Style***

When construction of the Cannon House was completed, it was prominently featured in the *Spokesman-Review* newspaper on November 12, 1911, with a photograph of the home and a detailed description of the property:

Contractor A. T. Johnson has just completed a new 12-room Colonial [style] residence on Rockwood Boulevard overlooking the city. It represents a cost of about \$30,000. The house is strictly Colonial... It is built of red pressed brick trimmed in stone. One of the features of the exterior is the large open terrace and gardens at each side of the main entrance approach.

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<sup>18</sup> Spokane City Directories.

The interior of the house is finished throughout in oak floors with mahogany and white enamel finish in all of the rooms except the library/den and the ball room, which follow the English style of finish in darker hardwoods.

As described in the aforementioned newspaper article, the Cannon House is a fine example of the Colonial Revival style. The term “Colonial Revival” refers to the entire rebirth of interest in architecture popularized during the 1700s when America’s 13 colonies were being developed and settled. Rachel Carley, in her book, *The Visual Dictionary of American Domestic Architecture*, described the evolution and emergence of the Colonial Revival style in the late 1880s:

The style, which borrowed heavily from early American architecture...was largely an outgrowth of a new pride in America’s past and a rapidly growing interest in historic preservation... In this early phase, the Colonial Revival style remained the exclusive domain of fashionable architectural firms and was favored for the large residences of wealthy clients.

The Colonial Revival style was adopted and built in Spokane from the late 1890s through the 1950s. Examples include one and one-half story Cape Cod cottages, “Dutch” Colonial dwellings with gambrel rooflines, and larger two-story homes with side-gable or hip roofs. Main identifying features of the style include a symmetrically balanced façade design, multi-paned windows, and an accentuated center entrance, sometimes with a pediment, portico, columns, and sidelights or fanlights. According to architectural historians, Virginia and Lee McAlester (*A Field Guide to American Houses*), about 25% of all Colonial Revival-style dwellings are two-story rectangular boxes with hip roofs and some kind of pediment or portico that emphasizes the center front entrance of the home. “This subtype, built throughout the Colonial Revival era, predominates before about 1910... After about 1910 detailing became more ‘correct’ by closely following Georgian or Adam precedents.” (pp. 321-322).

Identifying features of the Colonial Revival style illustrated in the exterior design of the Cannon House include the home’s two and one-half story rectangular form and low-pitched hip roof, boxed eaves, a wide frieze with decorative square-cut brackets, multi-paned windows, and a symmetrical design with symmetrical fenestration patterns. Other identifying features of the style include the home’s single-story side porch on the west elevation, and a single-story conservatory/sunroom wing on the east elevation. The house is clad in red pressed face brick and has a Palladian facade dormer, which are strong influences borrowed from the Colonial Georgian and Adam traditions (1700-1830).<sup>19</sup> Along with the elements already listed, one of the most dominant Colonial Revival-style features of the house is the single-story portico that identifies the front entrance of the home. A throwback to classic Greek and Roman architecture from which

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<sup>19</sup> McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred Knopf, 1989.

the Colonial Revival style grew, the portico has a pedimented gable with square-cut brackets and is supported by round fluted columns and square fluted pilasters. To further emphasize its Colonial-style roots, the portico and exterior trim of the house are painted white (like the sun-bleached color of Grecian marble), which forms a crisp contrast to the red pressed face bricks that clad the home.

The interior of the Cannon House also features Colonial Revival-style features. These include the home's classic hall-and-parlor first-floor plan; a wide formal staircase that rises to the second floor; a combination of painted and ebony-finished pine and mahogany wainscoting, columns, built-ins, and woodwork; multi-paned windows with leaded-glass lights; polished brass and crystal doorknobs; crystal and etched glass chandeliers; and oak floors. English Tudor Revival-style influence is reflected in the walnut-finished fumed-oak woodwork in the library/den, and the ebony-colored fir woodwork in the basement billiard/recreation room.

As stated in Section 7, the garage mimics the Colonial Revival style and materials of the house. The basalt rock retaining walls, steps, and fountain, however, illustrate a strong influence from the Arts & Crafts period. In contrast to the basalt rock features, the home's original terrace/front porch, which was outlined with brick porch piers and white-painted turned-post balustrades, reflected a more formal Colonial Revival-style appearance.

To summarize, the Cannon House is historically significant as a demonstration of community planning and building trends that led to the establishment of neighborhood covenants in the development of the Rockwood National Register Historic District. The Cannon House embodies the preferred and required cost and design desired by the Spokane-Washington Improvement Company, which developed the Rockwood neighborhood as one of Spokane's finest residential neighborhoods. The Cannon House is architecturally significant as an excellent example of the Colonial Revival style and as the product of professional craftsmen, Earl Morrison (architect) and Amil T. Johnson (builder). And finally, the Cannon House, garage, and basalt rock retaining walls are historically significant for their association with the most productive period of the life and career of Edward J. Cannon, one of Spokane's most prominent and celebrated lawyers.

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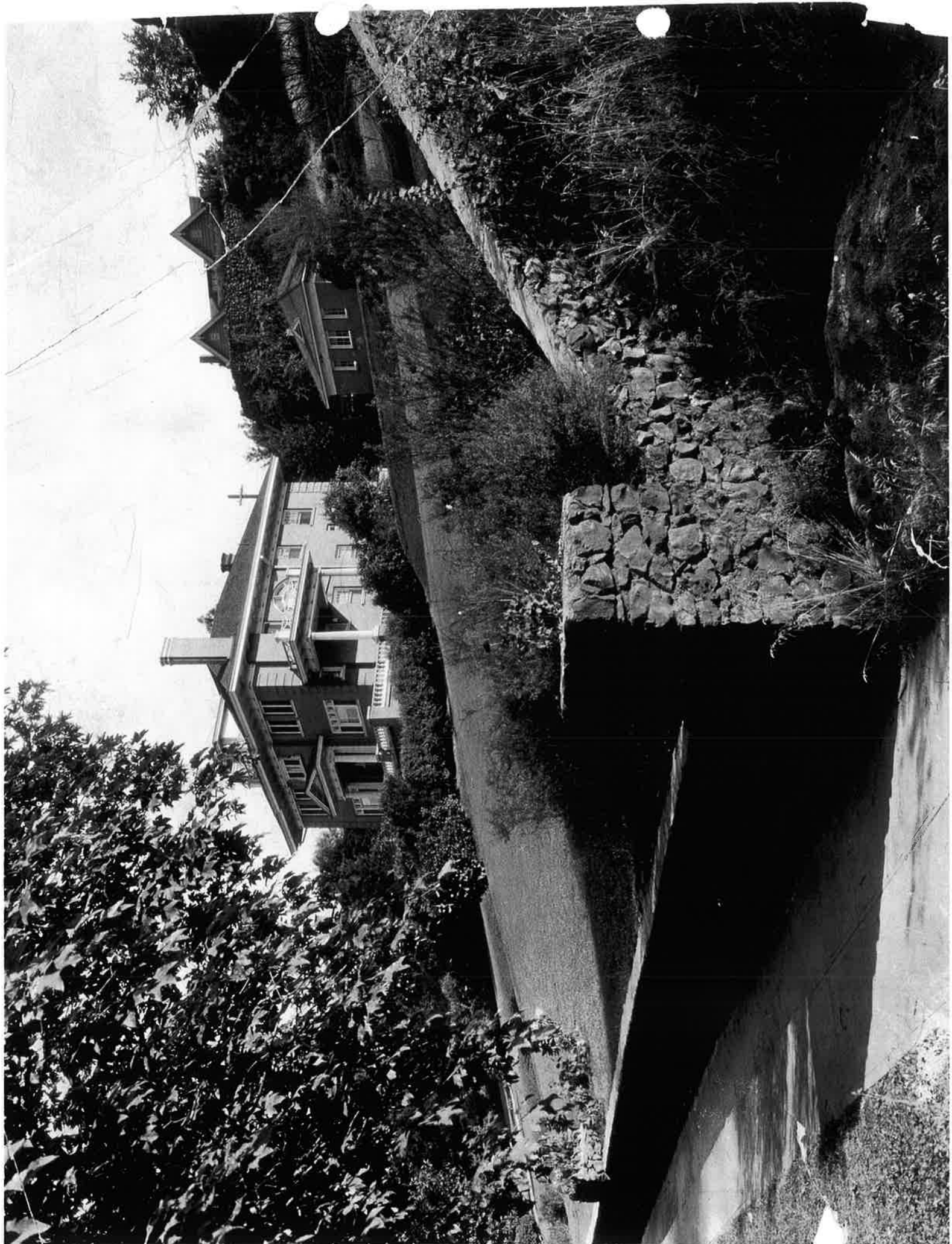
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Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**EDWARD & HELEN CANNON HOUSE** Section 9

Historic Photo 1

North façade of house in c. 1940.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**EDWARD & HELEN CANNON HOUSE** **Section 9**

Historic Photo 2

North façade of house in c. 1940.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**EDWARD & HELEN CANNON HOUSE** **Section 9**

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Historic Photo 3

West elevation of house in c. 1940.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**EDWARD & HELEN CANNON HOUSE** **Section 9**

Historic Photo 4

North façade and west elevation of house in c. 1942.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**EDWARD & HELEN CANNON HOUSE** **Section 9**

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Historic Photo 5

North façade of house in 1951 (Libby Studios).



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**EDWARD & HELEN CANNON HOUSE** **Section 9**

Photos 1 and 2

North façade of Cannon House in 2004.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**EDWARD & HELEN CANNON HOUSE** **Section 9**

Photos 5 and 6

North façade of Cannon House in 2004.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**EDWARD & HELEN CANNON HOUSE**

**Section 9**

Photos 7 and 8

West elevation of house in 2004.





Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**EDWARD & HELEN CANNON HOUSE**

**Section 9**

Photo 11

South, rear elevation of house in 2004.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**EDWARD & HELEN CANNON HOUSE** **Section 9**

Photo 12

Carriage house in 2004; east elevation.

Photo 13

Steps to garden terrace in backyard in 2004; looking south.

