

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 **CHANDLER-MEADORS-ANDERSON HOUSE**

2. Location

Street & Number 3003 South Manito Boulevard
 City, State, Zip Code Spokane, WA 99203
 Parcel Number 35322.0615

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 Linda Warren Holloway
 Street & Number 3003 South Manito Boulevard
 City, State, Zip Code Spokane, WA 99203
 Telephone Number/E-mail (509) 747-5171, hollowaylw@gmail.com

5. Location of Legal Description

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

6. Representation of Existing Surveys

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

Revised final nomination reviewed/recommended by SHLC on June 16, 2010

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	Manito Park Addition Lot 17, Block 44.
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	June 16, 2010

12. Additional Documentation

Map	City/County of Spokane current plat map.
Photographs and Slides	Black & white prints, CD-ROM color images.

13. Signature of Owner(s)

Linda H Holloway

14. For Official Use Only:

Date nomination application filed: _____

Date of Landmarks Commission hearing: _____

Landmarks Commission decision: _____

Date of City Council/Board of County Commissioners' hearing: _____

City Council/Board of County Commissioners' decision: _____

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

Kristen Griffin

7-13-2010

Kristen Griffin

Date

City/County Historic Preservation Officer

City/County Historic Preservation Office

Sixth Floor - City Hall, Spokane, WA 99201

Attest:

Approved as to form:

City Clerk

Michael J. Puck
Assistant City Attorney



*2010 photo of the Chandler-Meadors-Anderson House
at 3003 S. Manito Boulevard, Spokane, WA*

DESCRIPTION OF PROPERTY

The Chandler-Meadors-Anderson House was built in 1922 as an American Foursquare house form. Typical of the style and form, the home is distinguished with a box-like rectangular footprint, two full stories, a low-pitched hip roof, symmetrical fenestration patterns, a full-width covered front porch, and a prominent Prairie-style front entrance door.¹ Horizontal emphasis is achieved by the home's low-pitched hip roof and hip roof dormers, widely overhanging boxed eaves, wide cornice, modillion course, brick belt and soldier courses, and a very low-pitched front porch roof which is supported by thick square porch pillars and an enclosed porch wall. The house, porch wall, and square porch pillars are all clad with variegated red brick veneer while the dormers are covered with split wood shingles. In contrast to the home's red brick veneer cladding at the first and second floors, a raised foundation is made of black basalt rock cut in square and

¹ The Prairie style and American Foursquare form are defined by nationally acclaimed architectural historians, Lee & Virginia McAlester, in their textbook/reference book, *A Field Guide to American Houses*, pages 439-451.

rectangular-shaped blocks (ashlar). A single-story wood frame garage² is located behind the home and is reached by a paved driveway which runs along the north border of the property. The Chandler-Meadors-Anderson House is sited along Manito Boulevard, a prominent landscaped parkway in the center of the Manito Park residential neighborhood on the South Hill, and retains a high degree of exterior architectural integrity in original location, design, materials, workmanship, and association as a single-family home built in the early 1920s in Spokane, Washington.

CURRENT APPEARANCE & CONDITION

Site

The Chandler-Meadors-Anderson House is built in the center of Lot 17 on Block 44 in the Manito Park Addition on Spokane's South Hill. The lot measures 50 feet wide and 142 feet deep, and faces west as it fronts South Manito Boulevard. The boulevard was developed as a lawn and tree-groomed parkway that separates a paved city street—one half of the street is located on the east side of the parkway and runs north, and the other half of the street is located on the west side of the parkway and runs south. The Chandler-Meadors-Anderson House is built on a slight west-ward facing slope which abuts the one-way-north-only street at the east side of the parkway, and is framed by maple trees, shrubs, manicured lawn and a paved driveway at the north border of the property. The home is part of a socially and architecturally prominent historic residential neighborhood which was developed during the first half of the 20th century with single-family homes situated along a directionally correct grid work of paved streets. The Manito Boulevard parkway is a focal point of the neighborhood and provides a landscaped link to Manito Park, an Olmsted Brothers-inspired city park which is located ten blocks north of the Chandler-Meadors-Anderson House.

Garage

A private single-story wood frame garage, which was originally designed to accommodate two vehicles, was built in 1922 for \$150 according to Spokane building permit #16736 (dated May 1, 1922), and is sited in the northeast corner of the property behind the house. It is not known with what the garage was originally clad but in the 1990s, the garage was covered with painted vertical wood siding. The garage faces west and has a low-pitched gable front roof which is covered with composition shingles. A metal overhead garage door opens at the north end of the west façade, and a metal pedestrian door is located next south of the garage overhead door. Due to exterior modifications and loss of original design and materials, the garage retains poor exterior architectural integrity and is regarded as a “*non-contributing historic resource*” of the property, and is *not* nominated to the Spokane Register of Historic Places.

² The garage is *not* nominated to the Spokane Register of Historic Places due to poor integrity associated with a loss of original design, materials, and workmanship.

Exterior of the House

The exterior of the Chandler-Meadors-Anderson House is clad with striated multi-hued red face brick veneer at the first and second floors while the foundation of the house is made of one to two feet-thick black basalt rock ashlar. The wood trim on the house is painted white in contrast to the red color of the brick veneer cladding and the black basalt foundation stone. The home follows a rectangular footprint which measures 30 feet wide and 43 feet deep, and has a front porch at the first floor which measures 26 feet wide and ten feet deep. The house is wood platform frame construction, has a full two stories, a low-pitched hip roof which is covered with composition shingles, and three center hipped dormers with one each at the west, south, and north roof slopes. At the north elevation of the house, a single brick chimney rises from grade and penetrates the roof eave. The boxed eaves of the house are prominent with a wide overhang, plain cornice, and scroll-sawn modillion course. Dormer eaves are also widely overhanging with plain cornices but without the modillion course. The dormers are clad with straight-cut wood shingle siding and provide illumination to the attic through original 8/1 double-hung, wood-sash windows. The windows at the first and second floors of the house are original; feature a combination of 6/1 and 8/1 multi-paned wood-sash double-hung units, multi-paned stationary units and multi-paned sliding units; are capped with brick soldier courses; and are supported by brick sills. Basement windows are multi-paned awning windows with wood sashes (some windows are partially missing and covered with plywood boards).

West Façade

Facing west, the façade of the house is embellished with a symmetrical design, symmetrical fenestration patterns, and a full-width covered front porch at the first floor. The porch is covered with a very low-pitched hip roof, and like the dormers and house, has widely overhanging eaves with a plain cornice. Large square brick pillars support the porch roof and are joined together by a brick porch wall. The wall is capped by molded concrete coping and is articulated with brick lozenge designs and a brick soldier course. The brick soldier course separates the brick veneer cladding at the first floor from a black basalt rock foundation wall, and one lozenge design each is located in the center of the north and south facade of the porch wall which are located on each side of the porch steps. Flanked by a black basalt rock ashlar stairway wall that matches the black basalt rock ashlar foundation, a center concrete staircase with five steps ascends from a brick paver-lined walkway in front of the house to a concrete porch deck. The porch deck is partially encircled by the brick porch wall, and the porch ceiling is covered with original wood V-groove paneling which is painted white. The encircling porch wall is interrupted with an opening at the northeast corner of the porch, and forms an entrance to concrete steps that descend to grade from the porch at the north elevation of the house. A front entrance with a single door is centered at the west façade of the house and is flanked by two identical 8/1 double-hung, wood-sash windows. The door is made of solid oak and an oak veneer which exhibits a rich, dark-colored patina. Unique to the Chandler-Meadors-Anderson House, the front door is 40 inches wide and is distinguished with an unusual geometric Prairie School design and deeply beveled divided lights. The second

floor at the west façade of the house has another center entrance door which opens onto the porch roof, and is flanked by two identical 8/1 double-hung, wood-sash windows. Like the windows, the door is multi-paned and painted white.

South, North, and East Elevations

The north, south, and east elevations of the house match the home's west façade in that they are also clad with brick veneer at the first and second floors, and are supported by a black basalt rock foundation. The raised foundation is prominent and is punctuated by multi-paned basement awning windows. Some of the windows are covered with painted plywood boards but all are original. Like the west façade of the house, the three elevations are embellished with an encircling brick soldier course that separates the basalt foundation wall from the brick cladding at the first floor, and with an encircling projecting brick belt course which breaks up the planar wall surface of the house as it separates the first floor from the second floor. As the belt course extends around the house, it also forms window sills for second-story windows. Fenestration patterns are mostly symmetrical but the symmetrical design at the north elevation is interrupted by a side entrance door at grade and by a brick chimney which projects up the wall and penetrates the eave. Two small multi-paned fixed windows flank the chimney at the first floor. The rear east elevation is divided into three bays at the second floor with each bay holding four multi-paned sliding windows. Altogether the rear elevation windows form a strong horizontal window row with 12 multi-paned windows. Below the row of second-floor windows at the rear east elevation is a set of multi-paned French doors (installed in 2009) which is flanked by original multi-paned double-hung windows. The French doors open onto a frame deck (installed in 2010).³

Interior of the House

The front door at the west façade opens into a spacious living room which extends across the width of the house from the north wall to the south wall, measuring 30 feet wide and 18 feet deep. The north wall is distinguished by a center fireplace and built-in flanking bookcases with wood doors and multi-paned glazing. A surround and hearth made of dark brown glazed ceramic tile frame the firebox which is filled with a gas-fired fireplace insert. A thick square-cut wood mantel caps the fireplace and extends uninterrupted across the top of the built-in bookcases. The south wall opposite the fireplace is distinguished with floor-to-ceiling built-in bookshelves which flank a center built-in window seat under a multi-paned window. The ceiling is nine feet high, the floor is oak plank, the walls and ceiling are original lathe and plaster construction, and the woodwork is painted white and features plain, oversized, square-cut floor molding, crown molding, window and door surrounds, and built-ins.

³ A small concrete porch stoop with steps is located at the rear of the house under the attached porch deck. It is assumed that the porch stoop/steps led to a back entrance which was removed sometime between the 1960s-1980s.

The living room opens through multi-paned French doors into a formal dining room at the center south wall. Like the living room, the dining room has a nine foot-high ceiling, original lathe and plaster construction, oak plank floor, and oversized square-cut woodwork. Located east of the living room and north of the dining room is a service hall which leads to a kitchen. The service hall is intersected by a stairwell that ascends to the second floor, and another flight of stairs that descend to a north elevation exterior side door, turn at the landing, and descend to a basement (partially below grade). The kitchen features a nine foot-high ceiling, oak floor, and built-in painted wood cupboards and cabinets with polished granite countertops (2009 remodel). The kitchen opens south through a wide entrance to a back hall and a powder room (2009 remodel). The back hall has built-in cupboards and storage closets, and the powder room contains a toilet, washbasin, and shower stall. French doors (2009 remodel) located on the east wall in the back hall open to an outside deck.

A four foot-wide stairwell ascends from the first floor to a wide center hall at the second floor. The hallway extends from the east end of the house to the west end. It opens to one full hall bathroom (north wall), two bedrooms (south wall), an enclosed sleeping porch (east wall), and a master bedroom/bathroom suite (west wall). The ceiling is eight feet high, the walls are original lathe and plaster construction, the floor is refinished fir plank (except in the bathrooms which are covered with ceramic tile), and the woodwork includes oversized, painted, plain square-cut molding and surrounds like that at the first floor of the house. The basement is partially finished with storage and laundry rooms but is mostly unfinished with a large mechanical room. Heating is gas-fired radiant hot water heat which is transported throughout the house by original cast iron radiators at the first and second floors.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

According to Sanborn Fire Insurance maps dated from 1926-28 and 1953, and a Spokane County Assessor's photograph from 1960, the exterior of the Chandler-Meadors-Anderson House retains nearly the same appearance as it did when it was built in 1922 (two exceptions: the current roof shingles, side door at the north elevation, and French doors at the rear east elevation which are all replacements). The home's footprint is original, the Foursquare form is original, window design and placement are original, Prairie-style wood front door is original, brick veneer and belt courses are original, black basalt rock ashlar foundation is original, and the front porch and steps include original designs and materials. The materials and interior design of the first and second floors appear to be original except for remodels listed below.

Modifications to the house include:

1960 Kitchen remodeled and powder room installed on first floor in SE corner (Spokane City building permit #B-47316, dated March 22, 1960).

- 2005 Living room fireplace surround and hearth remodeled with glazed ceramic tile; gas insert installed in firebox; recessed ceiling light fixtures installed in kitchen; kitchen remodeled.
- 2006 Composition shingle roof installed (original wood shingle roof was replaced at least twice before 2005); exterior trim painted; north elevation side door replaced; HVAC and electrical system upgraded.
- 2008-10 *Exterior:* front door refinished; wood trim, porch deck, porch steps, dormers, soffits, modillions repainted; north elevation side door repainted.
- Interior:* wallpaper removed, walls and ceilings repainted, wood floors refinished, kitchen remodeled, back hall remodeled, living room built-in bookcases and window seat on south wall installed (originally this wall was plain with no built-ins), second floor hall bathroom remodeled, master bedroom closet remodeled into closet and bathroom, built-in linen cupboard installed on south wall in second-floor hallway, period-appropriate light fixtures installed throughout house.

In summary, the Chandler-Meadors-Anderson House retains a high degree of exterior integrity with some minor exterior modifications.

<i>Areas of Significance</i>	Education, Architecture
<i>Period of Significance</i>	1922-1960
<i>Significant Dates</i>	1922
<i>Built Date</i>	1922
<i>Architect/Builder</i>	M. Randolph Smith

STATEMENT OF SIGNIFICANCE

Summary Statement

Built in 1922, the Chandler-Meadors-Anderson House is a fine example of the American Foursquare form. The house was designed by prominent award-winning and widely known Spokane architect and builder, M. Randolph Smith, and erected for three sisters who lived in the home for 37 years from 1923 to 1960. Louise Chandler Anderson, one of the three Chandler sisters, achieved particular historic significance in the community from 1915 to 1956 as a leading educator, department head, and professor emeritus at Eastern Washington University where she made “a monumental contribution”⁴ to the college and to “education in [the] state” of Washington.⁵ She was further recognized at the university when Louise Anderson Hall, a women’s dormitory on the EWU campus, was erected and named in her honor. Historically and architecturally significant, the Chandler-Meadors-Anderson House gained importance from 1923 to 1960 in the area of “education” for its associative values as the home of Louise Chandler Anderson, and in the area of “architecture” as a textbook example of the American Foursquare house form and as a product of accomplished Spokane architect/builder, M. Randolph Smith. The property is nominated to the Spokane Register of Historic Places under Category C.

HISTORICAL CONTEXT

Manito Park Addition

Located atop the Manito Plateau on Spokane’s South Hill between Fourteenth and Thirty-third Avenues and between Division Street and Hatch Road, the Manito Park Addition was platted in 1903⁶ before residential development and settlement of the plateau began. At that time, the area was characterized by natural, picturesque topography which was distinguished by an irregular hilly and rocky landscape with natural springs, spotty pine and cedar tree growth, wild grasses and farmland, and a sprawling multi-acre greenspace and groomed parkland called Montrose Park (now called Manito Park). Except for the park, the area was undeveloped and had great potential to be one of the finest residential neighborhoods in Spokane. A July 31, 1903 article in the *Spokane Daily Chronicle* described future plans for the neighborhood and reported that “two main drives through the Addition will be Grand street and [Manito] Boulevard, running parallel with each other north and south, or lengthwise through the tract...The boulevard will be 175 feet in

⁴ 1955 letter to Louise Chandler Anderson. EWU Special Collections & Manuscripts Library, Cheney, WA.

⁵ “Retired Professor Louise Anderson Dies.” *Spokesman-Review*, 5 Jan 1979.

⁶ Spokane County Assessor’s Plat Book. Spokane Courthouse, Spokane, WA.

width with a 77 foot parking strip in the center.”⁷ Influenced by Olmsted park designs,⁸ the plan for the boulevard with a center greenbelt/parking strip provided an important link, connecting the park with the neighborhood.

At this time, noted Spokane real estate developer and businessman, Jay P. Graves, became interested in the area and saw an opportunity for residential development on the plateau, especially around the park. He purchased acreage in the Manito Park Addition and along with his attorney brother, Will Graves, formed the Spokane-Washington Improvement Company. The Graves brothers then reorganized and improved the area’s existing transportation system—the Spokane & Montrose street railway which transported people to and from downtown Spokane. Recognizing the need for graded roads and infrastructure to be in place before residential plats could be successfully sold, Graves and his associates made a deal with the City of Spokane: Montrose Park and its 92 acres could be the City’s if city coffers and contractors would pay for and install the needed infrastructure, specifically roads and an underground fresh waterline. The deal was made and the name of the park was changed to Manito Park, which name was derived from an Algonquin Indian word that meant “spirit” and “supernatural force that pervades nature,” a fitting description for the area.⁹ Today, Manito Park is one of Spokane’s most popular and revered public parks, and the Manito Park neighborhood is regarded as a highly coveted residential area.

In 1907, Graves hired Fred Grinnell, a seasoned real estate salesman, to sell property in the Manito Park Addition. Grinnell placed advertisements in fliers and local newspapers, proclaiming that “the Manito residence section is known as one of the most desirable residence sections of the city,” and applauded plans for the development of Manito Boulevard “which is to be the show street of the city.”¹⁰ Another 1907 newspaper advertisement announced the following:

Some Facts About Manito

10 miles of cement sidewalks.

62 houses now under construction.

1600 shade trees planted along the streets.

\$35,000 spent in the public park.

12 miles of graded street.

7 miles of water main laid.

⁷ Bamonte, Tony and Suzanne Schaeffer Bamonte. *Manito Park: A Reflection of Spokane’s Past*. Spokane: 1998, p. 54.

⁸ Although the infamous Olmsted Brothers Landscape Architectural firm of Massachusetts did not prepare formal plans for Manito Park, the designs for the park were *influenced* by the Olmsted firm and their 1907 suggestions for Spokane parks along with their work in cities across America.

⁹ Bamonte, Tony and Suzanne Schaeffer Bamonte. *Manito Park: A Reflection of Spokane’s Past*. Spokane: 1998, p.40.

¹⁰ *Ibid*, pp. 64-65.

207 houses completed in 3 years.
Several miles of gas mains laid.¹¹

Manito Boulevard, Manito Park, the addition of city-financed infrastructure, and the high plateau site for the Manito Park Addition on Spokane's South Hill lured architects, builders, and prospective homebuyers to the area. Aware of the need for architectural compatibility and land use controls, Jay P. Graves, through his Spokane-Washington Improvement Company, initiated subdivision regulations as "binding covenants" which became a legal part of each property's warranty deed. Although initially prepared in 1903, the covenants were designed to run in perpetuity with the land as the property was developed for successive homeowners. The following covenant conditions were specified on warranty deeds for properties in the Manito Park Addition, including the Chandler-Meadors-Anderson House:

- 1) Any residence built on any lot facing Grand Boulevard, Manito Boulevard, or Manito Park shall not cost less than \$5,000.
- 2) No residence built on any of the remaining lots in said addition shall cost less than \$1,500.
- 3) All buildings shall be of modern style of architecture.
- 4) No outhouse or barn shall be erected and used as a dwelling before the construction of the main dwelling house.
- 5) No building erected on any of said lots shall be used for business purposes of any kind.¹²

The aforementioned covenants were put into place, and architects and builders got busy designing and building single-family homes for the next 50 years from 1903 to the 1950s, ranging from Colonial and Tudor Revival-style examples to Craftsman, Prairie, and Minimal Traditional examples. Public schools were built, churches erected, park and landscaping work in Manito Park continued to evolve, and by the 1950s, development and settlement in the Manito Park Addition was complete. Manito Park and Manito Boulevard, the street along which the Chandler-Meadors-Anderson House is sited, have proved to be popular amenities of the neighborhood, and along with protective covenants and well-preserved homes, the Manito Park Addition continues to be one of Spokane's finest residential sections and continually demands higher real estate values than other parts of the city.¹³

Chandler-Meadors-Anderson House

On February 16, 1922, the three Chandler sisters—Marguerite Chandler, Rachel Chandler Meadors, and Louise Chandler Anderson—purchased the property at 3003 S. Manito Boulevard from the Spokane-Washington Improvement Company. A year earlier

¹¹ Ibid, p. 64.

¹² Spokane County Warranty Deeds. Spokane County Courthouse, Spokane, WA.

¹³ Spokane County Tax Assessor's Records. Spokane County Courthouse, Spokane, WA.

in 1921, prominent Spokane architect, Randolph Smith, agreed to a legal option with Frank Graves, the developer of the neighborhood, who gave him the opportunity to design homes in the Manito Park Addition, including Lot 17 on Block 44 on which the Chandler-Meadors-Anderson House is sited. According to Spokane building permit #16735 dated May 1, 1922, the house cost a reported \$7,000 to construct which is \$2,000 *more* than the neighborhood's covenant requirement for homes erected along Manito Boulevard. Smith's three-bedroom-with-large sleeping-porch house design appeared to well-suit the three sisters who did not modify, remodel, or enlarge the home during their residency from 1923 to 1960.

The three sisters first lived with their parents (James & Mecca Chandler), two brothers (Robert and Hunter Chandler), and another sister (Carey Chandler) before purchasing the Chandler-Meadors-Anderson House. Of the sisters who purchased the property, Louise Chandler Anderson, achieved special historic significance as a celebrated educator in the community at Eastern Washington University in Cheney, Washington.

Louise Chandler Anderson (1886-1979)

Born in 1886 in McKenzie, Tennessee, Louise Chandler Anderson came to Spokane around 1900 with her family. In Spokane Louise's sister, Rachel Chandler, married and with her husband, George Meadors, worked for the Hazelwood Dairy. Louise Chandler also married, and both she and her unmarried sister, Marguerite Chandler, became teachers. By the time they moved into the Chandler-Meadors-Anderson House, Rachel and Louise were widowed and Marguerite remained unmarried. Rachel worked for various businesses as a telephone/telegraph operator and personnel supervisor, Marguerite taught at the Northwest Business College in Spokane, and Louise was an educator at Eastern Washington State College (now EWU) in Cheney. Louise Chandler Anderson outlived the two sisters with which she shared the Chandler-Meadors-Anderson House, and died in 1979 at the age of 92.

Louise Chandler Anderson enjoyed an interesting, engaging education and career at Eastern Washington University as told in her obituary:

She enrolled at the old Cheney State Normal School (now EWU) in 1913 and was awarded her life teaching certificate in 1918. She did advanced work at Teacher's College at Columbia University in 1919-20, and later did more advanced work at the University of California at Berkeley, at Oregon State University, and at the University of Washington. She was a longtime advisor to Tawanka, the women's honorary at EWU.¹⁴

Two placards, which were placed on the EWU campus in the 1950s-1960s, gave the following summary:

¹⁴ "Services Are Planned for Retired Professor." *Spokane Daily Chronicle*, 5 Jan 1979.

Louise C. Anderson taught at the college from 1914 until 1956. She was first with the Hot Lunch Department at the Training School from 1914 until 1920, and from 1921 until her retirement in 1956, taught Home Economics courses, particularly in Foods & Nutrition. In 1948 she was made an associate Professor of Foods & Nutrition, and in 1955 was promoted to the Chairmanship of the Home Economics Department. She was granted Emeritus status in 1956. At its regular meeting on March 12, 1955, the Board of Trustees voted to name the New [Women's] Dormitory for Mrs. Louise Anderson, the Chairman of the Home Economics Department.

Louise Anderson Hall was part of the post-World War II expansion on the campus. Plans for a new women's dormitory were made in 1949, and on August 2, 1949, the college began selling \$700,000 worth of bonds to finance the construction of a new women's dorm. Construction of the three story U-shaped brick structure began after the bond sales, and the building was completed in the summer of 1951 at a cost of \$810,000. It was placed in service in the fall... at the beginning of the 1951-52 academic year, and was simply called the "New Dorm." At the time it was finished, it contained a kitchen and dining room, and provided food service for students living on campus prior to the construction of Tawanka Commons, the campus food service center, in 1964.¹⁵

To summarize, Louise Chandler Anderson taught economics and food nutrition at Eastern Washington University (when it was a college and then state college), was promoted to department head followed by professor emeritus, and in 1956 worked one year *beyond* retirement age at the request and recommendation of the university's president and board of trustees. During this time at the height of her career, Louise Chandler Anderson lived in the Chandler-Meadors-Anderson House and just before she retired in 1956, was chosen as the honored recipient of a special award in which EWU's "New Dorm," a women's dormitory, was officially named Louise Anderson Hall—especially for her. Applauding her accomplishments, the president of the university publically praised Louise Chandler Anderson when he stated that she "made a monumental contribution to this institution,"¹⁶ and further announced at her retirement in 1956 that "she made a wonderful contribution to education in [Washington] state."¹⁷ The Chandler-Meadors-Anderson House achieved historic significance in the area of "education" from 1923 to 1960 for its association with Louise Chandler Anderson.

¹⁵ Louise Anderson Hall placard information. Special Collections & Manuscripts Library, EWU, Cheney, WA.

¹⁶ Letter to Louise Chandler Anderson from Don S. Patterson, EWU, dated 29 April 1955. Special Collections & Manuscripts Library, EWU, Cheney, WA.

¹⁷ "Retired Professor Louise Anderson Dies." *Spokesman-Review*, 5 Jan 1979.

Subsequent Homeowners

On April 1, 1960, Spokane residents William & Margaret Mary Tormey purchased the property for \$17,000. After her husband's death, Margaret Mary Tormey sold the property in 2002 for \$224,000 to Shawna & Brian Campbell, a Spokane heating/plumbing contractor (Halo Heating). In 2006, the Campbells sold the house to retired WSU education professor, Dr. Linda Warren Holloway.

ARCHITECTURAL SIGNIFICANCE***Category C***

Category C of the Spokane Register of Historic Places applies to "properties significant for their physical design or construction, including such elements as architecture, landscape architecture, engineering, and artwork."¹⁸ The Chandler-Meadors-Anderson House is nominated under Category C because it "embodies distinctive characteristics of a type, period, or method of construction."¹⁹

Distinctive characteristics are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.²⁰

Embodying distinctive characteristics and retaining a high level of architectural integrity, the Chandler-Meadors-Anderson House is a "true representative"²¹ of the American Foursquare house form.

American Foursquare House Form

One of the most popular house forms to emerge in the United States at the turn of the century in 1900 was the American Foursquare which was built in hundreds and thousands of cities and rural communities throughout the country from about 1900 to 1930. As explained by American architectural historian Robert Schweitzer in his book, *Bungalow Colors: Exteriors*, the American Foursquare house form was especially "ideally suited to urban environments and included the ability to squeeze three or four bedrooms into a really narrow plan. This was ideal for homes that had to be built on...thin urban lots..."²²

Known by a variety of names such as Edwardian, American Basic, Box House, and Corn-belt Cube, the Foursquare (its contemporary name) started appearing widely around the turn of the century. The foursquare shared the bungalow's virtues of practicality and simplicity, and even

¹⁸ *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Page 17

¹⁹ *Ibid*, p. 17

²⁰ *Ibid*, p. 18

²¹ *Ibid*, p. 18

²² Schweitzer, Robert. *Bungalow Colors: Exteriors*. Salt Lake City: Gibbs Smith, 2002, p. 71.

carried those ideals a bit further as [American] Foursquare homes tended to be less ornate than their bungalow counterparts.²³

Nationally acclaimed architectural historians Lee & Virginia McAlester illustrate and describe the American Foursquare form in their book, *A Field Guide to American Houses*, as a “simple square or rectangular plan” with a “low-pitched hip roof and symmetrical façade.”²⁴

One-story wings, porches, or carports are clearly subordinate to the principal two-story mass. The entrance, which may be centered or off-center, is a conspicuous focal point of the façade. This was the earliest Prairie form and developed into the most common vernacular version. In vernacular examples, hipped dormers are common as are full-width, single-story front porches and double-hung sash windows.²⁵

Commenting on the special interior arrangement of rooms which occurs in many foursquare house forms, the *Dictionary of Architecture & Construction* defines the American Foursquare house form as a one or two-story home having a “square floor plan consisting of four rooms.”²⁶ While not true for every foursquare home built in America, many homes of this type are distinguished with four large rooms on the main floor—one in each corner of the house.

In his book, *The Comfortable House: North American Suburban Architecture 1890-1930*, architectural historian and MIT professor Alan Gowans pictured homes similar in design and form to the Chandler-Meadors-Anderson House and gave the following description:

Two stories high, set on a raised basement with the first floor approached by steps, a veranda running the full width of the first story, capped by a low pyramidal [hipped] roof that usually contains at least one front dormer, and an interior plan of four nearly equal sized rooms plus side stairwell—that is the form of house known variously as the box, the classic box, the double cube, the plain house, and...the foursquare. The fundamental visual effect is balanced and symmetrical. Everybody knows this form; every North American town built in 1930 has dozens, thousands of them, and the countryside is full of them...²⁷

²³ Ibid, p. 71.

²⁴ McAlester, Lee & Virginia. *A Field Guide to American Houses*. New York: Knopf, 1989, p. 439.

²⁵ Ibid, p. 439.

²⁶ Harris, Cyril M. *Dictionary of Architecture & Construction, Third Edition*. New York: McGraw-Hill, 2000, p. 29.

²⁷ Gowans, Alan. *The Comfortable House: North American Suburban Architecture 1890-1930*. Cambridge: MIT Press, 1989, p. 84.

The Chandler-Meadors-Anderson House is a tangible demonstration of the American Foursquare house form. It was built in 1923 during a time when the foursquare house was particularly in vogue across America, and was designed with many of the above-referenced indentifying foursquare features. The Chandler-Meadors-Anderson House contains the following elements of the American Foursquare form:

- Two full stories
- Low-pitched hip roof
- Low-pitched hip dormers, centered on roof slopes
- Full-width covered front porch
- Massive square porch supports
- Conspicuous front door, centered at facade
- Symmetrical façade design
- Double-hung sash windows
- Four rooms in each corner of the house²⁸

The Chandler-Meadors-Anderson House is well-preserved and retains excellent exterior architectural integrity in original location, design, materials, workmanship, and association as a single-family home built in the 1920s in Spokane, WA.

M. Randolph Smith, Architect & Builder (1889-1945)

Prominent Spokane architect and builder, M. Randolph Smith, designed the Chandler-Meadors-Anderson House in 1922. As cited in his obituary in 1945, Smith was a “widely known Spokane architect, designer and builder” who “designed and constructed...many of the finest homes on the South Side” or South Hill in Spokane.²⁹ Smith was born in 1889, came to Spokane in the early 1900s, attended Lewis & Clark High School, and was employed at different times by the Vermont Loan & Trust Company, Arthur D. Jones Real Estate Developers, and by the Elmendorf & Pope Company (real estate and insurance). Beginning in 1916 Smith listed himself as a “building contractor” in both the alphabetical and classified business sections of the Spokane City Directory, and was later listed as an architect. While building his career in Spokane, Smith was chosen in 1920 as a winner of a Spokane Civic Art Award for his design of the Goodhue House, a Craftsman-style bungalow at 2411 S. Tekoa Street in Spokane. The home was selected by a jury of Northwest architects as “one of the five most notable examples of small house architecture in Spokane”³⁰ and was pictured on the front page of the real estate

²⁸ While the living room at the Chandler-Meadors-Anderson House is one large room that extends from north to south across the width of the home, the space suggests two rooms or conversation areas within the large room—one in the northwest corner and one in the southwest corner of the first floor. The northwest corner and north wall of the living room feature a fireplace around which furniture is usually placed and people congregate. The southwest corner of the room and the south wall are distinguished with a built-in window seat and built-in bookshelves separate from the fireplace area.

²⁹ “Randolph Smith, Architect, Dies.” *Spokesman-Review*, 25 Mar 1945.

³⁰ *Ibid.*

section in the October 24, 1920 edition of the *Spokesman-Review*.³¹ Six years later in 1926, Randolph Smith received honors, accolades, and a financial prize for his design of the George Visk House at 1105 E. Overbluff Road in Spokane:

Liberty Weekly selected this Spokane home submitted by M. Randolph Smith, designer and builder, as one of the four model homes throughout the country to be featured in their magazine... The other three [winning homes] are at Bronxville in New York, Minneapolis, and Kansas City. \$1,000 was awarded this house plan by the Liberty Weekly Magazine in a nation-wide contest—only four prizes of \$1,000 each were awarded by the Liberty Magazine from all the plans submitted throughout the United States. This is a great honor for Mr. George M. Visk, the owner, and Mr. M. Randolph Smith, the designer and builder...³²

Documented to date, the following is a list of homes designed and built by M. Randolph Smith in Spokane:

- | | |
|---------------------------------------|--|
| • 1012 W. 13 th Avenue | built in 1914 (Smith lived in the house while he built it) |
| • 419 W. 24 th Avenue | built in 1916 (Smith lived in the house while he built it) |
| • 1117 S. Wall Street | built in 1918 |
| • 620 W. Sound Avenue | remodeled in 1918 (interior) |
| • 2411 S. Tekoa Street | built in 1922 (<i>award winner</i>) |
| • 3003 S. Manito Boulevard | built in 1922 (the Chandler-Meadors-Anderson House) |
| • 1011 E. Overbluff Road | built in 1924 |
| • 1919 S. Oneida Street | remodeled in 1924 with additional story |
| • 1911 S. Rockwood Blvd | built in 1924 |
| • 414 W. Sumner Avenue | remodeled in circa 1926 (house designed by K. K. Cutter) |
| • 1105 E. Overbluff Road | built in 1926 (<i>award winner</i>) |
| • 20 th & Manito Boulevard | built in 1929 (page 97 in <i>Storybook Style</i>) |
| • 508 W. 21 st Avenue | built in circa 1930s |
| • 1428 S. Cedar Street | built in 1935 |
| • 1511 S. Walnut Street | built in 1938 |
| • 1521 S. Walnut Street | built in 1938 |
| • 1517 S. Walnut Street | built in 1938 |
| • 1507 S. Walnut Street | built in 1938 |

From physical evidence and information known about M. Randolph Smith and the variety of homes that he designed and built in Spokane, it is easy to conclude that Smith was an accomplished architect/builder, and prominent among his colleagues and contemporaries during his career. House forms and architectural styles which Smith used for his home designs include a kaleidoscope of Tudor and Colonial Revival, Storybook, Spanish Eclectic, and Mission traditions along with Craftsman-style bungalows and

³¹ “Spokane Homes Approved by Architects in Civic Art Awards.” *Spokesman-Review*, 24 Oct 1920.

³² “Spokane Home Winner of \$1,000.” *Spokesman-Review*, 12 Sept 1926.

American Foursquare house forms style/form for the Chandler-Meadors-Anderson House. While some of Smith's work reflects vernacular examples such as the small Colonial and Tudor Revival-inspired houses he designed and built in the 1500 block of South Walnut Street, most of Smith's designs illustrate high styles such as the Tudor Revival-style Visk House at 1105 S. Overbluff Road, the Spanish Eclectic-style homes at 1011 E. Overbluff Road and 1915 S. Rockwood Boulevard, and the Prairie School/American Foursquare Chandler-Meadors-Anderson House at 3003 S. Manito Boulevard. Most probably, there are many more homes in Spokane which were designed and built by M. Randolph Smith and remain to be documented.

In summary, the Chandler-Meadors-Anderson House is historically significant for its association with EWU educator, Louise Chandler Anderson, and architecturally significant as an excellent example of the American Foursquare form and product of Spokane architect, M. Randolph Smith.

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